

Architectural Control and Construction Requirements
For
The Plantation at Grand Harbor Homeowners Association, Inc.
REVISION #3, December 2018

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I. PURPOSE AND PHILOSOPHY OF REQUIREMENTS

A. Issuance and Authority of This Document

This document (“Requirements”) is created and adopted in accordance with Article VII of the Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges for Patriot Plantation (“Covenants”, Recorded with the Greenwood County Clerk, Instrument 000004104, Book 776, page 252), as amended by the Assignment of Architectural Control Committee (“ACC”), recorded with the Greenwood County Clerk, Instrument 201100001596, and Book 1251, Pages 30-31). For the purposes of this document, the abbreviations HOA and ACC contained herein shall be used interchangeably as the context demands.

In addition, the “Covenants” provide for the power to levy Assessments (Articles 5 and 6, Instrument 000004104, Book 776, pages 249-252). As such, the use of the terms “fines, permits fees and other payments” contained within the ACC Requirements are deemed to be considered specific special assessments in accordance with the “Covenants”.

If there is a conflict or inconsistency between Federal, State and Local Laws, including but not limited to zoning ordinances, Greenwood County Lake Greenwood requirements, the “Covenants”, or ACC Requirements, such laws and documents, in that order, shall prevail.

The ACC Requirements document that is applicable is **the most recent version that is published by the Plantation HOA or ACC at the time the Plantation HOA Building Permit Application is submitted by the property owner. The 2018 ACC Requirements is the most current version.**

B. Purpose of Requirements

The purpose of these Requirements is to establish architectural and landscape designs that are appropriate to the surroundings and settings of The Plantation at Grand Harbor (TPGH), which includes Phase I, Lots 1-59 and Phase II, Lots 60-77, Equestrian Lots 82-98 and Veranda Beach Lots 1-28. Lots 78-81 have been re-zoned and are not in the community. The Requirements are established to ensure that certain design standards and aesthetic appeal, including landscaping, are maintained while allowing for personal expression within these requirements.

C. Design Philosophy

These Requirements are designed to establish an attractive, harmonious, coherent and pleasant place to live.

D. Veranda Beach Design Philosophy

Veranda Beach (VB) is a unique area within the Plantation community, with smaller lots that deserve special attention to the type, size and character of homes constructed on these lakefront properties.

The design style envisioned for VB lots # 1-28 is based on the South Carolina architectural character known as the “Charleston” style. The coastal water-oriented character was influenced by construction that could withstand the winds and high waters of the South Carolina Low Country seashore and marshes. Homes were built to provide living spaces above high water flood levels and to provide views over the ocean and marshes from upper level rooms, verandas and porches. That style is the architectural character that always has been envisioned for Veranda Beach. Four original design options are provided for consideration by owners of lots in Veranda Beach and have prior approval by the Plantation’s Board of Officers and are referenced in the Covenants filed with Greenwood County.

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It is understood that property owners may wish to submit other designs for consideration by the ACC. However, the established design character of the “Charleston-style” contained in the four (4) design plans referenced above will be the benchmark against which all variations will be compared. Designs having ground level garages, multiple living levels, upper level porches and pitched roofs are the goal for this area of the Plantation. All of those characteristics will maintain the architectural character (especially three floors) of the four (4) existing plans as provided from the inception of Veranda Beach by the original developers.

Based on a survey performed in August 2013 by a licensed architect, some of the Veranda Beach lots may not be suitable candidates for using any of the four (4) pre-approved plans. Plan modifications for such sites must be submitted and reviewed by the Board/ACC and its architect. Any submission other than the existing four (4) plans must be ‘height and style compatible’ (see next paragraph) from the rear (lake) side with the existing four (4) plans. Moreover, any VB plan submitted that is a significant deviation from the four (4) existing plans must be approved by the HOA’s Board and its architect. Architectural review costs will be paid by the applicant along with other fees contained in Section VI of this document.

In the above paragraph, the term ‘height and style compatible’ simply means that in order to maintain the architectural integrity of the Veranda Beach community, the review of different height variations will be relative to the elevation and slope of each lot. For example, at lot that is at 450’ of elevation and flat will be required to maintain the height that is illustrated in the original four (4) designs. Lots that may have an elevation of 20’ higher than that may contain less height from the lake view or street view depending on how the house is to be built on the lot elevation.

See also required Veranda Beach setbacks in Section II, which follow.

II. GENERAL BUILDING STANDARDS

A. Setbacks

No part of a building except bay windows, stoops, stairs, fireplace or roof overhang may be built between the property line and the setback line of the building.

Minimum setback requirements are as follows:

<u>Lakefront Home Sites</u>	Phase I <u>Lots 1-59</u>	Phase II <u>Lots 60-77</u>	Veranda Beach <u>Lots 1-28</u>
Front (street)	50’	30’	20’
Rear (water)	75’*	50’*	25’*
Sides	10’	10’	7 ½’
<u>Interior Home Sites:</u>	<u>Equestrian</u> <u>Lots 82-98</u>		
Front (street)	75’		
Rear	30’		
Sides	10’		

*Rear (water) setbacks must be measured from the 440’ contour per Greenwood County requirements.

B. Easements

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The Covenants reserve certain easements for property access and utility service. Construction is not allowed in these easements.

C. House Use and Design, including Size and Materials

It is necessary during the home design process to consider mass, roof form, window and door articulation, materials, finishes and colors, and site constraints. As TPGH grows, the relationship of each residence to its neighbor will be increasingly important and must play an integral role in the house design process.

1. Use Restrictions:

- a. No lot shall be used except for the private residential purposes of a single family
- b. Not more than one residential unit shall be constructed on a lot.
- c. Commercial and/or retail activities are prohibited from being conducted on any Plantation property.

2. House Size and Placement

- a. PHASE I, Lots 1-59: Lakefront homes require a minimum of 2,500 heated square feet. A minimum of 1,750 heated square feet is required on the first level if the home is to be multi-level. The use of “first level” refers to the ground level, not any sub-ground levels, i.e. basements or patio levels. Enclosed porches, sunrooms and finished rooms over the garage will not be counted as part of the minimum square footage requirement regardless of heated square feet, with the exception of Veranda Beach.
- b. PHASE II, Lots 60-77 AND EQUESTRIAN Lots 82-98: Lakefront homes require a minimum of 2,500 heated square feet. A minimum of 1,750 heated square feet is required on the first level if multi-level home. Equestrian homes require a minimum of 2,500 total heated square feet. Enclosed porches, sunrooms and finished rooms over the garage will not be counted as part of the minimum square footage requirement regardless of heated square feet. The Equestrian home sites will have a main house and may have up to a two (2)-horse stall barn built on each home site.
- c. Veranda Beach, Lots 1-28: See specific four designs and above “Veranda Beach Design Philosophy “ in Section I.D. The design choices are contained in separate documents. Each Veranda Beach property owner will be sent a separate document containing the four house designs. A minimum of 2500 heated total square feet is preferred for Veranda Beach homes, with a 1500 square foot footprint on the ground floor.
- d. No house in The Plantation at Grand Harbor can exceed 3 stories.
- e. House placement: All houses will face (i.e. front door) paved streets. Houses on corner lots may face either street, although the driveway must come off the street that assigns the house number.
- f. Architectural Emphasis: The house elevation facing the lakefront must have at least equal architectural emphasis as the front elevation.
- h. Garages: no “stand-alone garages will be permitted; all garages must be connected to the house directly or by a breezeway to the main residence.

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- i. Size compatibility with neighboring homes will be a critical consideration in reviewing submitted applications. Homes that are significantly smaller or larger than surrounding homes will be reviewed closely for supporting rationale for size (including lot size, design and appearance from the lake).
3. Material Requirements
- a. **Exterior wall material** must be brick, stucco or stone. Horizontal or vertical siding may be used, with real wood or Hardie-like plank. No vinyl or aluminum siding will be allowed. Shutters must be made of wood, metal or Hardie plank.
 - b. **Exterior Colors:** Color scheme proposals beyond what already exists within the Plantation will be carefully reviewed. Samples will be required in order to have a full and objective review of community compatibility. Exterior color samples must be submitted for approval; a painted sample portion of an exterior wall may be required before permission to proceed with full painting is granted. All vent pipes and other elements that penetrate the roof must be painted to match the roof color.
 - c. **Roof Pitches:** Roof pitches will be dictated by the architecture of the home. Dormers, garages and porch roofs should also complement the architecture and style of the house.
 - d. **Roof material:** Roofs should be metal, cedar shake, slate or architectural asphalt shingles.
 - e. **Driveway & Walkways:** Surfaces of driveways and walkways must be concrete. Brick and stone inlays are encouraged. Asphalt is not permitted. The locations and paths of driveways and walkways require prior approval of HOA/ACC and must complement the contours of the landscape to provide an appealing entryway to the home, including adequate curvature from the street to the home.
 - f. **Gutters and Downspouts:** Gutters and downspouts should match the house trim color and are required for runoff control. Refer to section II.G.2 for further information regarding downspouts.
4. Ancillary Structures and Equipment
- a. **Courtyards:** Courtyards must be contiguous to the house and must be aesthetically pleasing and must conform to the setback requirements. Courtyards must follow all requirements for fencing, retaining walls, and may not project so far into the yard as to create a compartmentalized area.
 - b. **Pools:** The HOA/ACC must approve the plan, including pool location, deck surfaces, etc. prior to construction. No above ground pools will be permitted. No slides or diving boards will be permitted. In-ground pools should be installed in the back yard with the front-most edge (nearest the house) at ground level, according to the lay of the land. Pools must meet all local and state requirements. No pools are permitted on Veranda Beach, Lots 1-28. Location of pool equipment must be installed behind the main residence unless otherwise approved.
 - c. **Tennis Courts:** Tennis courts are not permitted.
 - d. **Antennas, Satellite Dishes:** No antennas will be allowed within the residential neighborhood. Satellite dishes must be as small as practical and attached to the eave of the house. If no signal can be received from an antenna on the eave, ground units may be installed with pre-approval by the HOA/ACC; the installation location of preference is the back or side of the house
 - e. **A/C Units:** Window air conditioning units are not allowed.

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- f. **Retaining Walls:** Except on Veranda Beach, Lots 1-28, retaining walls are permitted to lessen slope grades but must be approved by the HOA/ACC. Retaining walls are prohibited on Veranda Beach, Lots 1-28. Retaining walls at water's edge (i.e. seawalls) must also be permitted by the County. Retaining walls are the property of the deeded lot owner.
 - g. **Screened Enclosures:** All screened enclosures must have acceptable roof materials as stated in item 3(d).
 - h. **Fireplace Vents:** All fireplace vents or other appliance vents that protrude more than 12" from the roof must have an approved chimney treatment to hide the vent. The façade of the chimney must match or complement the exterior of the house; stone treatment is preferred.
 - i. **Chimney Cap:** Chimney caps are required on all chimneys and should maintain the architectural integrity of the house.
 - j. **Mechanical equipment, including pool equipment:** Must be shielded from view, front, side and rear by appropriate and mature plantings or other approved screens.
 - k. **Fences, excluding Pool Fences:** Equestrian Lots 82-98 may use split-rail fences only; *no other fences are allowed*. Split-rail landscape fencing may be used to accent areas of property, i.e. bridges, parking pads, plantings, etc.
 - l. **Pool Fences:** Pool fences, if used, must be constructed of a quality better than 'link fences' and must compliment the landscape plan with a subtle design, to maximize visual appeal. A pool fence plan must be proposed with house plans and discussed fully with the ACC, with subsequent ACC/HOA approval. Pools and fences may be proposed separately from house construction.
 - m. **Solar energy panels and light tubes:** Solar energy panels mounted on roofs and light tubes that penetrate rooflines must be approved by the ACC/HOA either in the initial design of the home or as a separate project. Location and appearance of these devices must be tasteful and as inconspicuous as possible so as not to negatively impact the integrity and harmony of the community.
 - n. **External lighting:** All external residence and property lighting must be planned and installed with the goal of minimizing the impact upon one's neighbors and the community. Tasteful, low-level wattage external lights are preferred; but proper lighting for safety also is important. Limiting glare and reducing light trespass and light pollution of the sky should be goals in all outside lighting plans.
 - o. **Outside showers:** Outside showers may be installed, with the approval of the ACC/HOA; these structures must be tastefully designed (during original construction or as an add-on structure) to blend harmoniously with the house lines. Colors and other external finishes must complement the house. Walls must be constructed for protection of modesty of the shower users. Wastewater must be drained or pumped into the home waste water system.
 - p. **Mailboxes:** mailboxes must be the same design and color in all of Plantation and will be ordered and installed by the ACC/HOA upon submission of the required fee by the homeowner.
- D. Dock, Lift and Roof Requirements (except Veranda Beach; see E below for VB dock requirements & limitations.)

Construction and modification of all docks, dock covers, lifts and boathouses (including addition of jet ski lifts) must have prior approval by the HOA/ACC. The design must consider the constraints and opportunities of the

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site. **All docks are subject to a Joint Dock Easement Agreement and approval by Greenwood County.** The following should be taken into account during the design process: the view from the house and neighboring homes; existing vegetation; utilities and easements; adjacent dock structures, required setbacks.

The list of requirements for new and modified docks, lifts and boathouses in TPGH are:

1. Greenwood County Compliance - All Greenwood County Lake Greenwood requirements must be met. If a Greenwood County regulation becomes more restrictive than the HOA/ACC requirement, the Greenwood County requirement prevails. For Plantation and for Veranda Beach dock approval (new construction, repair, revision) by Greenwood County, HOA/ACC approval is required first. If HOA/ACC requirements are more restrictive than Greenwood County requirements, the HOA/ACC requirements will prevail unless a variance is granted by the HOA/ACC.
2. Dock Design can be one of three; (photos on Attachment I)
 - a. Single slip with hip roof
 - b. Single slip with hip and a half roof
 - c. Double slip with one hip roof or double hip roof
3. Roof Requirements
 - a. Roofs must be hip style with 4' rise by 12' run and may not extend above an elevation 453 feet above sea level.
 - b. Roof material is to be standing seam 27 or 29 gauge metal, forest green in color.
 - c. Roof is to cover the slip area only and overhang over deck space is limited to no more than two feet on each side, except for the approved "hip and a half" design.
 - d. Shared docks may have separate covers over each slip as approved by the HOA/ACC.
 - e. Support structures holding roofs shall be installed far enough apart so as to not obstruct the view of the lake and shall be rough-hewn 6" x 6" posts or equivalent contained within or immediately abutting the slip area.
4. Boatlifts and jet ski lifts
 - a. Boatlifts may be placed only within the slip area and under the roof, if a roof is used
 - b. Phase II, Lots 60-77: Boatlifts and roof structures in Phase II must be located within the existing dock. Boatlifts will not be permissible on the outside of the dock. Lifts in place as of February 28, 2005 on the outside of the dock will not be required to conform with these specifications until replacement is needed.
 - c. Jet ski lifts may be placed on the outside of docks or dock gangways, in a safe place for swimmers and boaters; they may not be constructed on the lake side of the dock. Jet ski lifts may be either fixed or floating, single or double.
5. Dock Features
 - a. Storage lockers may not exceed three feet in height.
 - b. No second levels, plumbing facilities (except spigot outlets) or living quarters are allowed.
 - c. Canoe or kayak racks may be placed on the outside of docks or gangways and must be tastefully constructed, to be compatible with or to match the dock.
6. Dock Location and Size
 - a. Must conform to Greenwood County requirements.
7. Safety Markings - White reflectors shall be placed on the outermost corners of every dock or pier with two additional reflectors on each side.
8. Dock Usage - Boat slips are for private residential use only by lot owners.

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E. Docks: Veranda Beach, Lots 1-28

In addition to these requirements, all applicable requirements in 'D' above apply as well. All docks must have prior approval by the HOA/ACC before approval by Greenwood County. Any modification must be approved by Greenwood County and the HOA/ACC (HOA/ACC approval before Greenwood County). The following specific requirements were made by Greenwood County at the approval of the original VB Development District, permitting housing construction in this area and are the only permissible dock structures in Veranda Beach.

1. Lots 1 & 2 - No Docks
2. Lots 3 & 4 - Finger Dock (no slip) 48x5
3. Lots 5 & 6 - Double Slip (single walk out) 64x5
4. Lots 7 & 8 - Double Slip (single walk out) 64x5
5. Lots 9 & 10 - Double Slip (single walk out) 64x5
6. Lots 11 & 12 - Double Slip (single walk out) 64x5
7. Lot 13 – Single Slip 64x5
8. Lot 14 – Double Slip (single walk-out) 64x5*
9. Lots 15 & 16 - Double Slip (single walk out) 64x5
10. Lots 17 & 18 - Double Slip (single walk out) 64x5
11. Lots 19 and 20 – Double slip (single walk out) 50x5
12. Lots 21 & 22 - Finger Dock (no slip) 48x6
13. Lots 23 & 24 - Finger Dock (no slip) 48x6
14. Lots 25 & 26 - Double Slip (single walk out) 64x5
15. Lots 27 & 28 - Double Slip (single walk out) 64x5

Boatlifts will be permitted. Roofs will be permitted over slips only. The roofs must conform to requirements under D. 3. above, except that a pitch of 3' rise by 12' run is required.

* Double slip (single walk-out) 64x5 approved December 2016

F. Seawalls

All seawall construction must be approved by the HOA/ACC, in addition to obtaining County approval. Standard block construction is recommended for conformity of appearance from the lake. Complete riprap use, instead of a block wall, can be proposed but will be approved only for unusual circumstances or as a temporary shoreline stabilizing measure.

G. Landscape:

1. A landscape plan at 1/8" = 1'0" scale showing the location of the house, driveways and walkways with proposed landscaping concepts is required. The plan shall indicate all planting including proposed trees.
 - a) Landscaping will continue the harmonious theme of TPGH. All landscape plans must include irrigation and sod and the number, size and specimen of trees and foundation plantings.
 - b) All sides of the house and other structures must be landscaped. Plantings must be placed such that at least 75% of the foundation is covered at the time of installation.
 - c) Corner lots shall landscape on the side facing the side street as well as the front street.
 - d) Vegetable and flower gardens are encouraged and permitted in the side and rear yards on Phase I, II and the Equestrian Lots.

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- e) Landscaping is to be completed no more than sixty 60 days after occupancy, though there will be some leeway depending upon weather conditions. If an extension is required, the HOA/ACC will be responsible for such extension approvals.
2. Control of water runoff from the homeowner's property to that of the neighbors is important. A drainage and runoff control plan must be incorporated into the building and/or landscaping plan. For lakefront properties, water from all gutter downspouts must be conveyed through underground drainage pipes to the lake. Drainage from hard surfaces (driveway, patio, etc.) and where feasible from ground surfaces should be channeled to underground drainage pipes to the lake. Additional surface water runoff areas must be handled in other conventional ways, such as dry stone beds, to avoid negative impact upon adjacent properties or the lake. These efforts at water runoff amelioration necessarily may be ongoing as properties mature and drainage patterns within a given property change over time.
3. Equestrian Lot landscaping: The following minimum requirements must be met, unless a variation is granted by the ACC.
- a. All of the above detailed requirements apply to any landscaping planned/installed on an equestrian lot.
 - b. At a minimum, one (1) acre of property must be landscaped and/or cleared to a presentable finished appearance.
 - c. Areas around the house structure and all other structures must be landscaped in a fashion similar to other Plantation homes and as required in the above sections.
 - d. The driveway must have adequate curvature and have small trees and undergrowth cleared for at least 10-20 yards on each side; appropriate mulch or pine straw should be placed 5-10 yards from the driveway on each side. Alternatively, shrubbery and/or other formal landscaping, including sod, can line the driveway along its full or partial length.
 - e. The street-property interface must be landscaped for the entirety of the lot. Approximately 25 yards in depth along the road frontage must be maintained and landscaped with sod, plantings or mulch or cleared as detailed below. Sod must be installed at a minimum depth of 8-10 feet for at least 200 feet or 1/3 of the street frontage, whichever is greater. The remainder of the street frontage may be landscaped with shrubs and grasses or other plantings. Sections from 10 plus yards to 25 yards depth along the road frontage may be maintained with mulch, pine straw or a natural mulch cover that is reasonably clear of debris and leaves given the wooded nature of the Plantation. No section of the 25-yard depth road frontage may remain "wild" or be allowed to become overgrown with grasses or trees.
 - f. It is expected that a large portion of these lots will remain deeply wooded and "natural", especially in the rear parts of the properties. Diseased and/or dead and downed trees must be cleared and removed on a regular basis. Downed trees or large limbs near the street frontage require immediate action for removal.
 - g. Storm water drainage from downspouts and other run-off must be collected in drainpipes and through other means and directed either directly onto the street or into existing drain boxes. Storm water must not be permitted to drain onto other properties or undeveloped lots. Some runoff can be permitted to dissipate onto completely natural areas on the lot, as long as the water stays on the lot.
4. Landscape Specifications are as follows:
- a) All installations to be minimum five (5) gallon plantings around front elevation foundation. Plantings in "natural areas", rear and sides of the foundation shall be a minimum of three (3) gallon in size. The intention is to create a mature landscape appearance from the beginning. 'Natural Areas' are those on the individual's property that remain wooded or partially wooded where no specific landscape plans are made at the initial building/construction period. Any area specified as "natural area" shall be cleared of underbrush and covered with mulch, leaves or pine straw.
 - b) Irrigation installation shall cover all landscaped areas and continue to the street curbing.
 - c) Sod is required on all areas to be grassed, including the 'utility right-of-way area' at the street level (approximately 8-10 feet in depth) from the curb.

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- d) Mechanical equipment servicing the home must be landscaped to screen the view of the equipment from the street, lake and adjacent properties.

III. NEW CONSTRUCTION: REVIEW PROCESS

A. Overview of Review/Approval Process

This process provides a systematic and uniform method for review of proposed construction projects. No site preparation or clearing for construction, demolition, material deliveries or construction may begin without first obtaining a Plantation Building Permit and stakeout approval.

The procedures of Greenwood County also must be followed. Submittal of documents should occur early enough so as not to delay the construction schedule.

The committee schedule will be published each year by the ACC. When project submittals are at a high rate, additional meetings will be scheduled and announced. The committee must receive all submittals no later than three days preceding the scheduled ACC meeting. The appropriate Plantation application forms, completed in full, plus full payment of all submission fees, must accompany the submittal.

An informal concept review can be requested by a property owner at any time to be sure that a contemplated project is, in the view of the ACC, preliminarily within acceptable bounds. The outcome of this review is only informal and is not binding in any way upon the HOA/ACC.

A residential builder or general contractor must perform all construction. A residential builder or general contractor will be required to be responsible for the project for approval of any house construction. The residential builder or general contractor must be registered or licensed to do business in the state of South Carolina and the residential builder's name and registration/license number must be provided with the ACC application. Note: If owner is acting as the registered or licensed Builder/General Contractor he/she is required to have licensed (where required by the county or state) and insured sub-contractors with active South Carolina contractor licenses and will need approval of these by the ACC. (See Section VI for fees required.)

B. Insurance Requirements

The work covered by this Section is intended to clarify the type and extent of insurance requirements required by contractors, subcontractors and those homeowners who are acting as their own general contractors building in The Plantation. The following more clearly defines the individual parameters:

1. SUMMARY

- a. Insurance coverage is required for all General Contractors, including homeowners acting as General Contractors, and subcontractors performing work at no expense for the life of the building process and shall be underwritten by an Insurance Carrier(s) licensed and authorized to underwrite such Liability in the State of South Carolina.
- b. The Contractor and/or Subcontractor shall not commence work until he/she has obtained the liability insurance coverage required and has filed Certificates of Insurance on same with the ACC/HOA, and the ACC/HOA has approved the Certificates of Insurance and the represented coverage.
- c. The Contractor and/or Subcontractors shall, during the execution of the work, take necessary precautions and place proper guards for the prevention of accidents and shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the

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execution of the work. Safety fences especially shall be erected around foundations and other areas where injury might occur.

- d. Each policy shall have provisions to include a minimum 30-day written notice of cancellation or change in value less than the required amounts to the ACC/HOA.
- e. The Plantation ACC/HOA must be shown as additional named insured under any policy.

2. **INSURANCE REQUIREMENTS**

- a. **Commercial General Liability Min. Coverage:** \$1,000,000.00 BI/PD per occurrence and \$2,000,000.00 general aggregate.
 - 1) Arranged to include the following coverage:
 - a) Coverage shall be written on an occurrence basis.
 - b) Liability coverage shall not be impaired or the aggregate is not impaired by any other project, past or present, and the limits required, shall be fully available to the ACC/HOA.
 - c) Premise/Operations
 - d) The ACC/HOA must be shown as additional named insured.
- b. **Worker's Compensation and Employer's Liability Coverage:**
 - 1) The coverage shall be minimally provided and arranged in the following state of South Carolina statutory form, augmented in an amount to satisfy the Umbrella and/or following excess underlying limits described below.
 - a) \$100,000 each accident
 - b) \$500,000 disease policy limit
 - c) \$100,000 each employee disease

Approval Steps of Final Formal Review

1. Submit Lot Plan and House Plan, including Landscape plans, to the Architectural Control Committee (ACC) for review and approval. The HOA Board may function as the ACC. Submittal must include enclosed application plus full payment of all fees and bonds stipulated in this document. See Article VI for a list of fees and bonds.
2. The ACC will review plans and send a written reply to the applicant within thirty (30) days of receipt of all required information. The ACC will either grant approval or inform applicant that the plans are incomplete or state reasons for the disapproval of the project. Any change from the approved plans (changes are only those aspects that require ACC approval---this does not include interior changes, room sizes, etc.) must be resubmitted and receive approval before proceeding. A TPGH Building Permit is required to be displayed on the site during construction and a Certificate of Compliance is required at the completion of construction.
3. Submit HOA/ACC approved plans to Greenwood County Building Permit Office for review and approval
4. Inform ACC when the lot is to be staked out, i.e. the staking process that defines the house 'footprint'. The stakeout must be approved by the ACC, as must the tree removal plan. See Section D.

Note: No site clearing, material deliveries or construction may begin without the completion of items 1, 2, 3 and 4.

There are helpful forms and checklists contained in this document. Attached are:

- A. 'Habitat Management Requirements For The Bald Eagle': As required because of the declared habitat area
- B. 'Building Application and HOA Permit': Must be completed for approval by the HOA
- C. 'Checklist for Home Construction': Summarizes requirements of documentation needed
- D. 'Stake-Out Approval': Facilitates pre-construction process
- E. 'Certificate of Compliance': Facilitates construction completion process review
- F. 'Certificate of Completion and Bond Return Request': To be completed by property owner at completion
- G. 'Request for Action': A form that will be used by the HOA to note building violations or non-compliance issues
- H. 'Builder Acknowledgement': A required agreement/signature by Builder
- I. Photos of Acceptable Dock Designs and Roofs

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C. Lot Plan Submission:

Site Plan: A site plan shall be presented at a minimum 1" = 10' scale depicting site data which must include the following:

1. Property line description
2. Designation of directional north
3. Location of house on lot & stable on equestrian lot as applicable
4. Location of all decks and porches
5. Driveways and walkways
6. Setback dimension on all four sides of house
7. Existing and proposed grade contours if grade changes are to be made
8. Location and description of any tree over 8" in diameter, measured at 2 feet from the ground, that is to be removed, and that is not within the building or driveway footprint.
9. All existing easements and rights-of-way
10. Dock design/specifications (if applicable)

D. House Plan Submission:

Architectural Plans: A complete set of architectural and construction plans at a scale of 1/4" = 1' shall be submitted and must contain the following information:

1. Footing and foundation plan
2. Floor plans
3. Building sections
4. Elevation of all views
5. Details of construction
6. Total square feet of heated area on each level
7. Construction specifications – A full set of specifications must be submitted defining the color, quality and type of exterior materials not identified in detailed construction. (Example: gray-stained, rough-hewn, cedar siding).
8. Exterior colors – Proposed colors of exterior materials including, but not limited to siding, trim, cornice, brick, roofing, stucco, shutters, lattice and gutters must be submitted for approval.
9. Construction schedule indicating the dates of commencement and completion must be submitted. For a house, a maximum of twelve months, including landscaping, is allowed. For all other construction, a maximum of nine months or less may be required by the HOA at project approval. A longer time frame will be considered by the ACC upon written request.
10. Fees, as required.

The above information must be submitted in duplicate including all forms and plans. Once approved, one set of plans will be returned with approval noted for application to Greenwood County for a building permit. The other set of plans will be placed in a permanent file and kept by the HOA. All the required documents, fees and bonds must be submitted before action will be taken by the HOA/ACC.

E. Stake-out Approval:

After final building approval and prior to beginning any clearing or construction on any lot, the owner and builder must notify the ACC of the stakeout date. An ACC member will attend the stake-out of the construction including house location, driveway location, proposed tree removal, final grades, job sign(s) and permit job toilet and dumpster. The ACC reserves the right to identify changes that may have been made since the plans were

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approved and require the property owner to submit the changes for review/approval by the ACC. Changes made that are not approved could result in fines or withdrawal of approval.

IV. HOME IMPROVEMENT/RECONSTRUCTION/MODIFICATIONS REVIEW AND APPROVAL PROCESS

Any exterior changes, alterations, or additions must be approved by the ACC/HOA; examples include, but are not limited to: patio, decks, fire pits, walkways, walls, pools/spas and fences. All exterior re-painting and re-roofing must also be approved, and any house reconstruction after a fire, tornado or other natural disaster that has resulted in near complete house damage must be submitted as new construction. The following are required for review by the HOA/ACC:

- A. A completed application form indicating that it is an application for improvements along with the Renovation Fee, Road Impact Fee and/or Compliance Bond, if applicable (attachment B, page 16). If reconstruction is requested after events as indicated above, full fees as indicated under New Construction Fees must be submitted, including the \$1500 compliance bond, or \$3000 in the case of a spec home.
- B. Site plans showing existing structures, setbacks, property lines, and the proposed improvements, as well as any other pertinent information.
- C. Architectural plans at ¼" = 1'0" sufficient to adequately explain the proposed addition or alteration.
- D. Exterior colors of all exposed exterior materials. Samples are required in order to assure that any new addition will match the existing structure.

As with new construction, two sets of drawings must be submitted. After reviewing the project, the ACC may request additional information or changes to the proposed plan before granting final approval. An HOA Building Permit is required to be displayed on the site during construction and a Certificate of Compliance is required at the completion of construction.

V. REQUIREMENTS DURING CONSTRUCTION

A. GENERAL

All residential construction and all home improvement modifications within TPGH will be subject to compliance inspections by the HOA/ACC. Field inspections conducted by the HOA/ACC during construction will ensure that the contractor and owner are adhering to these Requirements and the Covenants. These inspections will be random and unannounced. A final inspection for a Certificate of Compliance will occur only after all construction is completed. Entering buildings or lots under construction shall not constitute a trespass.

The property owner is responsible during construction for addressing and remediating any issues previously created by a former property owner, by a developer or by natural causes, such as old drains, storm water runoff areas, old or discarded construction or housing materials and the like.

B. REQUIREMENTS

- 1. Every construction site must have a freestanding sign that is visible from the road identifying the contractor and displaying all building permits. The sign must be as approved by the HOA/ACC and be of a uniform design. The sign may be placed on the lot no closer than fifteen (15) feet from the street and parallel to the curb.
- 2. No other signs (including subcontractors, inspectors, etc.) are permitted. No signs or permits shall be attached to trees.

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3. Each construction site is required to have a job toilet placed on the lot at least 20 feet from the curb (when possible) in an inconspicuous location with the door facing away from the street.
4. Each contractor is responsible for maintaining a clean and orderly job site and preventing any materials, trash or debris from falling or being thrown from vehicles en-route to or from the construction site.
5. All construction materials must be stored in a neat and orderly manner and must be kept totally within the property lines and at least 25 feet from the curb.
6. Each construction site must have a dumpster on site prior to the start of house foundation construction. Debris and trash must be placed in the dumpster, which must be emptied when the trash is level with top. No open burning is permitted on the construction site except in steel drums.
7. One temporary storage structure or trailer, no larger than 2000 cubic feet, is permitted. Temporary structures must be in acceptable repair/condition and are subject to review and approval by the HOA/ACC. The temporary structure must not be placed on the work site before the building permit is issued and must be removed at the time of homeowner occupancy. This space may be used as an office or to store materials.
8. Storage structures or trailers may not be used as living quarters on job sites.
9. Temporary utilities must be installed in a neat manner. Temporary power poles must be installed plum (vertical) and should not be utilized for the placement of signs.
10. During construction, trees and common areas should be protected by barricades, if necessary. Such trees and areas should be defined at a preconstruction meeting. The owner must minimize the clearing of the lot of desirable trees. Clear cutting is expressly prohibited. All trees over eight (8) inches in diameter, measured at 2 feet from ground level, will remain unless in the footprint of the house or expressly approved for removal by the ACC. The owner will submit a tree removal plan that will accompany the initial drawings. All diseased and dead trees must be removed, as should any trees that are at risk of falling and damaging any home or property. It should be kept in mind that pine trees are very susceptible to beetles and other diseases in this area.
11. Any and all parts of the construction site that create a hazard, such as open basements, open walkout levels, decks or porches, dug-out foundation areas or drain holes and the like must be completely barricaded or fenced with materials that are clearly visible and sturdy enough to prevent anyone nearby from falling into these areas.
12. Construction workers, including all sub-contractors, must attempt to confine the parking of their vehicles to the construction site. Vehicles should be parked only on future driveway or parking areas to avoid damage to existing vegetation. Roadways are to be kept as free of parked vehicles as possible. Tracking of mud from the construction site onto the roadways must be minimized with adequate stone cover of future driveway and parking sites.
13. Silt fences must be installed and maintained throughout all construction, including landscaping around the property, with emphasis upon preventing silt from washing into the lake.
14. Any damaged roads, rights-of-way and/or curbs must be restored to pre-construction conditions prior to issuance of Certificate of Compliance. Roads must be kept reasonably clean from dirt from construction-related vehicles traveling to and from the job site. Stone must be placed on the property to create a temporary roadway to minimize tracking mud onto the roadways.

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15. All heavy equipment must be unloaded on the lot that is intended for use. Too much damage can occur to asphalt roadways when equipment is unloaded on the road.
16. Weight limits of trucks: The following limits will be strictly enforced: concrete trucks - maximum load is 8 cubic yards; all other trucks - maximum weight is 15 tons of material. Upon spot checks, bills of lading must be produced for inspection by the ACC or its agent. A fine of \$100 will be assessed for each violation.
17. Owners and contractors are responsible for ensuring that their construction workers, sub-contractors and suppliers obey all traffic and security regulations at TPGH.
18. Access to TPGH community is controlled by TPGH. Construction workers, sub-contractors and suppliers are only allowed access to and from the construction site.
19. The normal hours allowed for construction are 7:30 a.m. to 7:00 p.m., Monday through Friday. If it is necessary for construction workers, sub-contractors or suppliers to be working before or after hours or on Saturday (or less likely Sunday), contractors must arrange for special permission from the ACC in advance. No workers, sub-contractors, or suppliers are allowed in TPGH on holidays; Sunday work normally is not permitted except in extreme circumstances.
20. No excessive noise is allowed on the construction site. Radios or similar devices are permitted only if they cannot be heard beyond the construction site property lines.
21. Because TPGH is a private community, contractors and their employees, sub-contractors, or suppliers shall not have the use of any community facilities including the rest rooms, boat ramps, swimming pools, parks, fishing spots, picnic areas or any other area designated for the exclusive use of property owners and Grand Harbor club members or their guests.
22. When the house becomes ready for occupancy after completion, all signs must be removed except the family name post that may be already present on each lot.
23. Construction timeline: Construction must be completed within 12 months from the date of permit issuance by Greenwood County. If construction activity is ongoing in the 12th month and the project needs an extension, the property owner must submit a written extension request to the ACC for review/approval. Absent a reasonable request and approval for an extension within the 12-month timeframe, there will be a fine levied of \$25/day.
24. Construction abandonment: If there is a 30-day or more period of time when no construction activity takes place and/or the project has exceeded 12 months without HOA/ACC approval, the HOA/ACC approval to build may, after investigation of the circumstances, be rescinded and Greenwood County notified that the project has been abandoned, if so determined. If the property owner desires to renew the project after the HOA/ACC has rescinded its approval, depending upon the circumstances, a new application may be required and that application may require new permit fees as contained in Section VI of this document. Projects that exceed the stated 12-month construction limit without an approved extension will result in a fine of \$25/day after that limit (See p. 15 for fines.). If an abandoned construction site requires cleanup at the expense of the HOA, this expense will be taken out of the cash Compliance Bond.
25. Habitat Management Requirements for the Bald Eagle in the Southeast Region must be followed. (See Attachment A attached hereto)

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VI. FEES, COSTS, BONDS AND OTHER PAYMENTS: *Note: All amounts required by the HOA/ACC are due at the time of plan submission.*

New Construction Fees

\$4,500	\$3000 for a non-refundable review fee and \$1,500 (\$3000 in the case of a spec house, making the total \$6000) as a cash compliance bond, the latter to be refunded on issuance by the HOA/ACC of a Certificate of Compliance, less any imposed fines.
\$300*	Architectural Review Fee, Veranda Beach Only*: If a plan is submitted other than the four (4) original plans, the HOA/ACC may choose to contract with a licensed architect to review the submitted plans for the purpose of maintaining a consistent architectural character for Veranda Beach. The \$300 fee will be charged for each submitted plan.
\$300*	Construction Compliance Review*: The HOA/ACC may contract with a licensed builder to monitor construction to ensure compliance with the approved construction process. This monitoring review will be mandatory in the case of a spec house.
\$275**	Mailbox cost will include reflective house numbers and will be in accordance with the current TPGH mailbox requirements, including the material, color and installation of the conforming mailbox. Verandah Beach mailbox cost may be less because most homes will share a single post with two separate mailboxes.

Note: If the HOA/ACC incurs any costs due to the use of 3rd party professionals to review construction permit applications, such charges will be billed to the applicant property owner. No costs will be incurred by the HOA/ACC.

*HOA/ACC will notify applicant if any of these fees are required.

** Mailbox costs may be changed (increase or decrease) without notice if the cost to the HOA changes.

Modification Fees

\$1,000	Compliance Bond for enclosed additions or remodels. To be refunded on issuance by the HOA/ACC of a Certificate of Compliance, less any imposed fines.
\$500	Compliance Bond for exterior additions or remodels. To be refunded on issuance by the HOA/ACC of a Certificate of Compliance, less any imposed fines.

There are no required fees for reroofing, repainting, installing shutters or gutters, installing awnings, or other maintenance/repairs.

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VII. SCHEDULE OF FINES:

A. Clearing or starting construction without stake-out Approval	\$500
B. Removing trees without permission, e.g. trees greater than 8 inches in diameter \$100/TREE	
C. Making changes to construction that alters exterior appearance without obtaining HOA/ACC approval \$100/change	
D. No job toilet, no job sign, improperly installed or improper sign \$25/day	
E. No job site dumpster or too many dumpsters \$25/day	
F. No silt fencing in place or ineffective silt fencing \$100/day	
G. Not having a clean or orderly job site \$25/day	
H. Litter left on the construction site or within The Plantation at Grand Harbor Property \$25/day	
I. Not having the HOA/ACC Building Permit and County Building Permit posted properly \$25/day	
J. Not protecting trees on construction lot, adjacent lots or common areas \$25/day	
K. Construction workers' vehicles parked off construction site when space is available at site \$25/day	
L. Excessive noise on job site \$25/day	
M. Contractors, subcontractors or their workers or suppliers using private facilities designed for exclusive use of property owners or club members \$100/day	
N. Not completing construction, including landscaping where applicable, within twelve months of the start of construction for a house and within nine months or less for all other construction if required by the HOA/ACC \$25/day	
O. Not repairing damaged roads, rights-of-way or curbs to pre-construction conditions \$25/day	
P. Excessive mud tracked onto roads from jobsites must be cleaned daily . One written notice will be given prior to fine assessment \$25/day	
Q. All lot debris from clearing activity must be removed timely from jobsite. No dumping piles, burying or burning of materials (or open fires) is allowed, but burn barrels are allowed. Dumping of debris on unoccupied lots or any property within the boundary of TPGH is prohibited. \$25/day	
R. Weight of construction trucks exceeding the following limits:	\$100/per violation
1. Concrete trucks are limited to eight (8) cubic yards volume of concrete material.	
2. Trucks delivering any other materials are limited to fifteen (15) tons of material per load.	
3. Compliance with these limitations requires delivery receipts to be given to the HOA/ACC prior to issuance of the HOA/ACC Certificate of Compliance, if requested, or upon spot checks.	
S. Violation of construction hours: construction hours are 7:30 am to 7:00 pm, Monday	

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through Friday. \$100/day
T. Projects that exceed 12 months from date of county permit issuance, unless otherwise approved as an extension by the HOA/ACC.....\$25/day
U. Projects that are abandoned as defined in Section V, B, 23 above.....\$25/day

The above fines in no way waive or limit the HOA’s right to recover damages or the right to proceed at law or in equity to compel compliance with the terms of the Covenants and these Requirements; the HOA also reserves the right to levy reasonable fines for other infractions of the ACC Requirements that are not listed above, including against the builder or contractor. If fines exceed the amount of the Cash Bond(s), the additional fines must be paid prior to a Certificate of Compliance being issued.

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Attachment A

**THE PLANTATION AT GRAND HARBOR HABITAT MANAGEMENT
REQUIREMENTS FOR THE BALD EAGLE**

- 1) **Primary Zone:** This is the most critical area and must be maintained to promote acceptable conditions for eagles.
Size: Except under unusual circumstances, the primary zone should encompass an area extending 660 feet outward from the nest tree. The precise radius distance would be dependent upon the proximal and spatial configuration of the critical elements (nest tree(s), feeding area, roost trees, etc.) within a particular nesting area, or other compelling factors.
 - A. **Recommended Restrictions:**
 - i. Close proximity of the following activities to Bald Eagle nests are likely to have detrimental impacts on eagle nesting and should not occur within the primary management zone at any time:
 - ii. Residential, commercial or industrial development, tree cutting, logging, construction and mining
 - iii. Use of chemicals toxic to wildlife.
 - B. The following activities would likely be detrimental while eagles are present and, therefore, should be restricted in the primary zone during the nesting period, but not necessarily during the non-nesting season:
 - i. Unauthorized human entry
 - ii. Helicopter or fixed-wing aircraft operation within 500 feet vertical distance or 1,000 feet horizontal distance from a nest
- 2) **Secondary Zone:** Restrictions in this zone are needed to minimize disturbance that might compromise the integrity of the primary zone and to protect important areas outside the primary zone. The secondary zone should be arranged so as to be contiguous with feeding areas and provide a protected access between nests and the feeding area. In some cases that would involve extending a corridor from the primary zone to a particular feeding area, with that corridor requiring the same restrictions as the secondary zone.
Size: The secondary zone should encompass an area extending outward from the boundary of the primary zone, a distance of 660 to 1,320 feet. The precise distance will be dependent upon site-specific circumstances.
 - A. **Recommended Restrictions:** Certain activities within the secondary zone are likely to be detrimental to Bald Eagles and in most cases should be restricted. These activities include, but are not necessarily limited to, the following:
 - i. Development of new commercial and industrial sites
 - ii. Construction of multi-story buildings and high density housing developments between the nest and the eagles' feeding area
 - iii. Construction of new roads, trails and canals which would tend to facilitate access to the nest
 - iv. Use of chemicals toxic to wildlife, such as herbicides or pesticides

Other activities may take place in the secondary zone, but only during the non-nesting period. Even intermittent use or activities of short duration during nesting are likely to constitute disturbance. Examples are logging, land clearing, construction, seismographic activities employing explosives, mining, oil well drilling and low-level aircraft operations. Minor activities such as hiking, bird watching, fishing, and camping, picnicking, hunting and recreational off-road vehicle use may be permitted in the secondary zone at any time.

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Attachment B

BUILDING APPLICATION AND HOA/ACC PERMIT

Type Construction Applying for: _____ New _____ Existing

OWNER

LOCATION

Name

Subdivision name Lot #

Mailing Address

New Building Street Address

City/State/Zip

Builder's Name

Builder's Address

Email address

Builders Contact Name and Phone:

Builder's SC License # _____ Estimated Construction Dates:

Estimated Cost: _____

Start _____ Completion _____

Total Square Footage: _____

Setbacks:

Heated Main Level: _____

Front: _____ Rear: _____

Heated Upper Level: _____

Right: _____ Left: _____

Heated Lower Level: _____

Porches: _____ Decks: _____

Total height from avg. existing grade to roof peak: _____

Garage: _____

Exterior Treatment:

Foundation Finish: _____

Color: _____

Skirting Material: _____

Color: _____

Wall Material: _____

Color: _____

Trim Material: _____

Color: _____

Door Type: _____

Color: _____

Rail Material: _____

Color: _____

Roofing Material: _____

Color: _____

Shutter Material: _____

Color: _____

_____ Material: _____

Color: _____

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**Attachment B
(continued)**

Check List of Necessary Items

- _____ 2 Complete Sets of Plans
- _____ 2 Sets of Specifications
- _____ 2 Sets of Site Plans
- _____ 2 Sets of Landscape Plans
- _____ Builder Acknowledgement Agreement Signed and included
- _____ Compliance/New Construction Bond/Fee \$4,500
((\$1,500 to be refunded on issuance of Certificate of Compliance after construction)
- _____ Mailbox Cost \$275. Order and payment can be delayed until the house is ready for occupancy.

- _____ \$300 Architectural Review Fee: Applies only to Veranda Beach plan submissions that vary from the original four (4) house plans; HOA/ACC will notify applicant if this fee is required.

- _____ \$300 Construction Compliance Monitor: The ACC may contract with a licensed builder to ensure compliance with the approved construction process; HOA/ACC will notify applicant if this fee is required.

All Fees/Bond are due and payable to The Plantation at Grand Harbor HOA with the Building Application/Permit.

I have read the TPGH HOA Architectural Control and Construction Requirements and agree to comply with all requirements.

Property Owner(s) Signature _____
(printed name) _____

Property Owner(s) Signature _____
(printed name) _____

Date Submitted _____ Received by _____

THE ABOVE REQUIREMENTS ARE FOUND TO BE ACCEPTABLE:

Date _____ Approval Signed by: _____

(printed): _____

Member HOA/ACC

Architectural Control and Construction Requirements
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Attachment C

CHECKLIST FOR HOME CONSTRUCTION

- _____ **Application Completed in Full and Signed By Owner (Required) and Builder Acknowledgement form is signed by builder and property owner**

- _____ **Compliance Bond**

- _____ **Mailbox**

- _____ **Colors or Samples of Materials**

- _____ **Site Plan (2 each)**
 - _____ Property Line Description
 - _____ Directional North
 - _____ Location of House on Lot (if applicable, up to a two-stall barn on lot)
 - _____ Location of Decks and Porches
 - _____ Location of Driveways, Walkways and Parking
 - _____ Setback Dimensions
 - _____ Existing and Proposed Grade Contours
 - _____ Drainage Flow by Arrows
 - _____ Trees to be removed, not within building or driveway footprint, marked for on-site review
 - _____ Easements and Rights-of-Way
 - _____ Service Yard Location
 - _____ HVAC Unit Location

- _____ **Landscape Plan (2 each)**
 - _____ Proposed Planting, including size of plantings
 - _____ Irrigation Specifications
 - _____ Drainage plan (schematic or verbal description)

- _____ **Architectural Plans (2 each)**
 - _____ Footing and Foundation Plan
 - _____ Floor Plan(s)
 - _____ Building Sections
 - _____ Electrical Plan
 - _____ All Elevations
 - _____ Special Details
 - _____ Total Square Feet on Each Floor
 - _____ Total Height from Average Existing Grade to Peak of Roof

- _____ **Construction Specifications (2 each)**
 - _____ Exterior Materials
 - _____ Driveway materials
 - _____ Walkway materials

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Attachment E

CERTIFICATE OF COMPLIANCE

Approved	Not Approved	
		Completed in compliance with approval
		Construction debris removed
		Temporary facilities and signs removed
		Landscaping completed (including irrigation)
		Exterior colors as approved
		HVAC unit screened from view
		House number on installed mailbox post
		Roads, rights-of-way and/or curbs repaired
		Fines have been deducted or paid in full

When the above items are completed and ready for final inspection, return this form with the following information completed. A member of the HOA/ACC will issue the Certificate of Compliance after an on-site inspection. The Certificate of Compliance must be requested prior to twelve months after the start of construction of a house and nine months on other construction. All items must be approved prior to deadline.

Date Permit Issued: _____

Location _____
 Lot Number Block Address

Owner: _____
 Name

 Mailing Address

 City State Zip Phone - Email Address

The structure(s) on the above noted lot has (have) been found to be in compliance with the covenants, requirements and approvals except as noted above.

Date: _____ Signed: _____
 Member TPGH HOA/ACC

COMMENTS: _____

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Attachment F

Certificate of Completion and Bond Return Request

I/we (insert name of owners or builder)

hereby certify that the construction of the dwelling, and other building if allowed and landscaping at

Address of Location

is complete and in accordance with the plans approved by the HOA/ACC.

Request is hereby made to return the refundable Construction or Compliance Bond(s) less any fines
in the amount of \$_____.

Access is granted to the HOA/ACC and/or its agent to perform an external inspection of the property during
normal business hours to confirm this certification.

Property Owner

Date

Architectural Control and Construction Requirements
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Attachment G

REQUEST FOR ACTION
(Infraction of the Covenants and/or HOA/ACC rules)

Date: _____

Name of Complainant: _____ Name of Offender: _____

Address of Complainant: _____ Address of Offender: _____

Telephone Number: _____ Telephone Number: _____

Email: _____ Email: _____

DETAILS OF THE COMPLAINT)

Date of first action taken: _____ Action taken: _____

Date of 2nd action taken: _____ Action taken: _____

Date of 3rd action taken: _____ Action taken: _____

Final Resolution: (Date: _____)

Architectural Control and Construction Requirements
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Attachment H

BUILDER ACKNOWLEDGEMENT

The undersigned Builder/General Contractor agrees and accepts The Plantation at Grand Harbor Homeowners Association Inc. Requirements as stipulated in the document entitled, 'Architectural Control and Construction Requirements for The Plantation at Grand Harbor'. Moreover, the Builder/General Contractor acknowledges the roads in the Plantation are private. Use of the roads is a privilege and not a right. Permission to use the roads is subject to control by the HOA. Builder/General Contractor agrees that if duly notified violations of the subject document are not reconciled by the Builder, per the Homeowners Association (HOA) notice and requirements, that the Builder/General Contractor may be barred from using the roads in the community and the security gate access may be withdrawn, i.e. barred from entering the community, unless or until full compliance is made with the HOA's stated violation(s). Such community access denial will include all relevant sub-contractors associated with the subject construction project.

Builder (Company Name): _____ SC License # _____

Builder or Agent Name: _____

Signature: _____ Date: _____

Property Owner Name: _____

Signature: _____ Date: _____

On behalf of HOA/ACC: _____

Signature: _____ Date: _____

Architectural Control and Construction Requirements
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Attachment I

Boat Dock Designs



Single Slip
Roof: Hip



Double Slip
Roof: Double Hip or
single hip to cover
both slips



Single Slip
Roof: Hip and a
half