

# Architectural Guidelines

(A/K/A Architectural Control Committee Guidelines)

## Amended 2015

### “The Retreat @ Grand Harbor” □

---

#### Table of Contents

<b>I. Purpose and Philosophy</b>	<b>Page 3</b>
A. Purpose of Guidelines	
B. Design Philosophy	
C. Authority of the Community-Wide Standards	
<b>II. Architectural Control Committee Authority &amp; Review Process</b>	<b>Page 4</b>
A. Architectural Control Committee Description	
B. Review Process	Page 4
1. Concept Review	
2. Final Review before commencing construction	
a) Site Plan	
b) Landscape Plan	Page 5
c) Architectural Plans	
d) Construction Specifications	
e) Exterior Colors	
f) Construction Schedule	
g) Document Submittal	Page 5
h) Approval/Disapproval Steps	
3. Pre-approval Conference	Page 6
4. Stake-out Approval	
5. Certificate of Compliance	
6. Home Improvement Review	Page 6
7. ACC Review Process details	Page 7
C. Construction Hours	Page 9
<b>III. Design Guidelines</b>	<b>Page 9</b>
A. The Site	Page 9
1. Setbacks	
2. Easements	Page 10
B. Architectural Design	Page 10
1. Use Restrictions	
2. Size of Structure	
3. Garage	Page 11
4. Attached Structures	

- 5. Exterior Materials
  - 6. Roofs
  - 7. Driveways
  - 8. Gutters and Downspouts
  - 9. Exterior Colors
  - 10. Courtyards
  - 11. Pools
  - 12. Tennis Courts
  - 13. Recreational Vehicles
  - 14. Antennas
  - 15. Signs
  - 16. A/C Units
  - 17. Trees
  - 18. Retaining Walls
  - 19. Lakefront Home Elevations
  - 20. Screened Enclosures
  - 21. Fences
  - 22. Chimney Caps
- C. Dock Requirements**     *This section is pending greenwood County Approval*
- 1. *Modifications*
  - 2. *Greenwood County Compliance*
  - 3. *Roof Requirements*
  - 4. *Dock Features*
  - 5. *Dock Location and Size*
  - 6. *Safety Markings*
  - 7. *Dock Usage*

Page 11

Page 12

**IV. Construction Guidelines**

Page 13

- A. Required Before Construction
- B. Required During Construction

**V. Rules & Regulations**

Page 14

- A. Prohibited Items
- B. Items requiring ACC approval
- C. Items that can be installed on a temporary basis

**Certification**

Page 15

**Attachments**

Landscape Considerations When Preparing a Landscape Plan Submittal _____	Page 16
ACC Meeting Dates and Times _____	Page 19
The Retreat @ Grand Harbor ACC Building Permit Application _____	Page 20
The Retreat @ Grand Harbor ACC Checklist for home construction _____	Page 21
The Retreat @ Grand Harbor Architectural stake-out approval _____	Page 22
The Retreat @ Grand Harbor ACC Certificate of Compliance _____	Page 23
The Retreat @ Grand Harbor Construction Preapproval Conference _____	Page 24
The Retreat @ Grand Harbor Certification of Completion _____	Page 26
The Retreat @ Grand Harbor Bond Request _____	Page 27
The Retreat @ Grand Harbor Request for Action _____	Page 28

## I. PURPOSE AND PHILOSOPHY OF GUIDELINES

### A. Purpose of Guidelines

The purpose of these guidelines is to encourage architectural and landscape designs that are appropriate to the surroundings and settings of the The Retreat @ Grand Harbor community (a Planned Development District in Greenwood County, SC.) . The guidelines are not intended to be a dictatorial set of limitations, but are written with the intent of maintaining aesthetic appeal with the intent of maintaining high property values for lots and homes while allowing for personal expression.

### B. Design Philosophy

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

The homes will face paved streets. Homes on corner lots can face either street, though the driveway must come off the street that assigns the house address.

For the protection of property values of all property owners, and to assure quality construction by responsible and professional workers, a builder or general contractor will be required for approval of any house construction. The builder or general contractor must be licensed to do business in the state of South Carolina and the builder's name and license number must be provided with the ACC application. Note: If owner is acting as the Builder/General Contractor on the construction of their home, they are required to have an active South Carolina registered residential builder's license and the cost of the construction bond will be double.

### C. Authority of the ACC Guidelines

The authority for the issuance and maintenance of Community-Wide Standards (A/K/A ACC Guidelines) are established under the "Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of The Retreat @ Grand Harbor (here in after "Covenants"). (Recorded with the Greenwood County Clerk, Instrument 6888-274-441, Book 907, Pages 115-136.)".

In addition, the "Covenants" provide for the power to levy Assessments (Articles 5 and 6). As such, the use of the terms "fines, permits fees and other payments" contained within the Community-Wide Standards are deemed to be considered specific special assessments as per 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", the Community-Wide Standards of The Retreat @ Grand Harbor, such laws and documents, in that order, shall prevail.

**The ACC Guideline that is applicable is the most recent version that is published by the The Retreat at Grand Harbor Property Owners Association, Inc. (ACC) at the time the GHACC Building Permit Application is submitted. The 2015 Architectural Guidelines (as of May 2015) are the most current.**

## II. ARCHITECTURAL CONTROL COMMITTEE AUTHORITY AND REVIEW PROCESS

### A. Architectural Control Committee

The "Covenants" allow for the delegation of the control of The Retreat @ Grand Harbor's architectural, landscaping and aesthetic requirements to the Architectural Control Committee (ACC).

These guidelines are intended to assist property owners during the design, construction, or improvement of their residence while maintaining the appearance standards of the neighborhood. The Retreat at Grand Harbor POA Board may amend these guidelines from time to time.

### B. Review Process

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

The procedures of the Greenwood County must also be followed. Submittal of drawings 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 The Retreat @ Grand Harbor application forms, completed in full, plus full payment of all submission fees, must accompany the submittal.

#### 1. Concept Review

Concept Review is an approval to continue with planning only. Concept review may be for any of the items listed under final review, is good for one year and requires no fee.

#### 2. Final Review

Along with the application fee, road impact fee, completion bond, compliance bond, mailbox and gate clicker fees, the following items are required for final review.

- a. Site Plan – A site plan shall be presented at a minimum 1" = 10' scale depicting site data and must include the following:
  1. Property line description
  2. Designation of directional north
  3. Location of house on lot
  4. Location of all decks and porches and external stairs
  5. Drives and walks
  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 that is to be removed, that is not within the building or driveway footprint

9. All existing easements and rights-of-way
  10. Location of septic system and lines, if required.
- b. 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. The landscape plan must be submitted for approval thirty (30) days prior to occupancy.
1. Landscaping will continue the harmonious theme of The Retreat @ Grand Harbor. All landscape plans must include irrigation and sod, as well as various foundation and ground cover.
  2. Corner lots shall be landscaped on the side facing the side street as well as the front street.
  3. Vegetable and flower gardens are encouraged and permitted in the side and rear yards.
  4. Landscaping shall be completed within in sixty (60) days after occupancy, though there will be some leeway depending upon weather conditions. If an extension is required, please notify the ACC.
- c. Architectural Plans – Two complete sets of architectural and construction plans: one at a scale of 1/4" = 1' and the second as an 11" x 17" copy 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 floor
  7. Height needs to be noted (from 1st floor to highest pitch of roof)
- d. Construction Specifications – Specifications must be submitted defining the color, quality and type of exterior materials not identified on plans. (Example: gray-stained, rough-hewn, cedar siding).
- e. 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 fifteen (15) days prior to installation. Colors will be evaluated in context with the colors of neighboring homes on the same street.
- f. An estimated schedule of construction indicating the dates of commencement and completion must be submitted. For a house, a maximum of twelve (12) months, excluding landscaping, is allowed. For all other construction, a maximum of nine (9) months or less may be required by the Committee at project approval. The committee upon written request will consider a longer time frame.
- g. 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 at the Committee's office. The entire required documents, fees, and cash bonds must be submitted before the Committee will take action.

- h. The Committee will review plans and send a written reply to the applicant. The Committee will either grant approval or state reasons for disapproval of the project. If the plans are changed after approval, they must be resubmitted and receive approval before proceeding. Concept or final approvals are valid for twelve months from approval date. A Greenwood County Building Permit is required to be displayed on the site during construction and a Certificate of Compliance is required at the completion of construction. **The ACC's written approval must accompany the builder's permit application to Greenwood County.**

### 3. Pre-Approval Conference

The ACC desires to avoid misunderstandings of requirements and ensure a smooth and uneventful approval and construction process for the new dwelling or modification planned by the property owner and builder. Accordingly, before any approval of plans is given and authorization sent to Greenwood County to approve a building permit, a conference with the property owner or his authorized representative is required. Only with the property owner's written authorization delivered to the administrator will the building contractor be authorized to represent the property owner at the conference. The approval conference items are attached the back of these guidelines.

### 4. Stake-out approval

After final approval and prior to beginning any clearing or construction on any lot, the owner and builder must schedule a preapproval stakeout meeting. A committee member will review the stake-out of the construction including house location, driveway location, proposed tree removal, final grades, job sign and permit, job toilet, dumpster. The Committee reserves the right suggest adjustments to the owner and builder.

### 5. Certificate of Compliance

A Certificate of Compliance from the Committee is required at the completion of construction. In order to be in compliance, the following items must be completed and/or adhered to:

1. The structure must be completed (including walks and drives) according to the approval of the Committee.
2. Exterior colors shall conform to those approved by the Committee.
3. Construction debris must be removed from the site.
4. Temporary facilities (power pole, portable toilet, etc.) and contractor sign(s) must be removed from the site.
5. Mailbox must be installed and labeled with the house number (Please see Greenwood County Regulations Section 6-7-8 Posting of address numbers for the latest requirements)
6. Curbs, Road and roadsides must be repaired to pre-construction conditions.

If at the end of the approved construction period, the construction is not completed and in compliance, the Committee may take legal action to insure compliance.

### 6. Home Improvement Review

As stated in the "Covenants", the Architectural Control Committee must approve any exterior changes, alterations, or additions. All exterior repainting must also be approved.

Failure to submit changes could reduce the bond repayment. The following are required for review.

- (1) A completed application form indicating that it is an application for improvements along with permit fee and cash bond if applicable.
- (2) Site plans showing existing structures, setbacks, property lines, and the proposed improvements, as well as any other pertinent information.
- (3) Architectural plans at 1/4" = 1'0" sufficient to adequately explain the proposed addition or alteration.
- (4) Exterior colors of all exposed exterior materials. Samples will be 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 Committee may request additional information or changes to the proposed plan before granting final approval. A completion bond may be required. A Greenwood County Building Permit is required to be displayed on the site during construction and a Certificate of compliance is required at the completion of construction.

7. ACC Review Process Details

**Purpose:** Design review as set forth in the recorded "Covenants" and any Supplements of the The Retreat @ Grand Harbor Declarations and "Covenants"..

**Meetings:** See "ACC Meeting Dates and Times" in the Attachments

**Submittal:** Must be received in the Committee's office three (3) days prior to the next scheduled meeting.

**Permits, Fees and Other Payments:** *Note: All amounts are due at Plan Submission. All fees, fines and assessments due the GH-POA must be paid in full prior to any review of a submittal*

New Construction Fees

- \$ 350 Architectural Review Fee for Plans
- \$ 200 For additional architectural reviews (if required/requested/needed)
- \$ 5,000 Road Capacity Fee due at Plan Submission- this is not to cover costs of roads damaged during construction, it is for future road repairs.
- \$ 250 Mailbox Fee
- \$ 100 Gate Clicker Fee
- \$ 3,000 Compliance Bond Fee: To be refunded on receipt by ACC of Certificate of Occupancy, less any imposed fines. Bond increases to \$6,000 for any owners building on their on behalf.

<u>Renovation Fees *</u>	<u>Arch Review Fee</u>	<u>Compliance Fee</u>
Addition, alteration, etc..... costing \$500,001 and up	\$ 350	\$ 3,000
Addition, alteration, etc..... costing \$1-500,000	\$ 300	\$ 2,000

\* Depending upon the content of a major renovation, a full or partial Compliance Bond Fee and a full or partial Road Capacity Fee may be applicable.

There are no fees for reroofing, repainting (same color), shutters, awnings, decorative art work or maintenance and repairs.

Any dock construction, sea wall or addition or repair including lifts will not require a fee if not accessing from the neighborhood. A \$500 refundable bond will be required to make sure that proper clean up or road damage is taken care of. An application for construction or repair is

required to be submitted to the GH ACC for approval before submitting to the County's Lake Management office.

*Note: A permit from the County and Lake Management is required.*

**Fees are doubled for an after-the-fact application (e.g. construction or demolition started prior to approval).** The above fees in no way void, limit or replace the Committee's right to further enforce the "Covenants" or the guidelines or to impose additional fees or fines.

**Fines:** Fines are imposed for, but not limited to, the following:

1. Beginning any new construction clearing, addition or modification to the exterior of an existing home prior to obtaining ACC approval and County permits ..... \$100/day.
2. Starting construction and site clearing without stake out approval .....\$500
3. Removing trees larger than 8" diameter measured 2'-0" above ground without permission .....\$100/tree
4. Making changes to construction that alters exterior appearance without obtaining Committee approval.....\$100/change
5. No job toilet at the beginning of construction.....\$25/day
6. No job sign with approved work hours sign improperly installed .....\$25/day
7. No job site dumpster or too many dumpsters .....\$25/day
8. Not having a clean or orderly job site.....\$25/day
9. Not having Committee permit posted properly.....\$25/day
10. Not protecting trees or common areas on construction lot or adjacent lots.....\$25/day
11. Construction workers' vehicles parked in streets, easements or adjacent lots when on site space is available at site.....\$25/day
12. Parking heavy equipment and equipment not actively being used or scheduled to be used within 5 days on lots owned by others or community property without ACC approval is prohibited.....\$25/day
13. Excessive noise (radios etc) on job site.....\$25/day
14. Contractors, subcontractors or their workers or suppliers using private facilities designed for exclusive use of property owners or club members.....\$100/day (**not negotiable**)
15. Not completing construction within approved time periods, including landscaping where applicable and not obtaining an extension..... \$ 50/day
16. Not repairing damaged roads, roadsides or curbs to pre-construction conditions prior to construction deadline..... \$ 50/day
17. Excessive mud tracked onto roads from jobsites must be cleaned daily. One written notice will be given prior to fine assessment.....\$ 25/day
18. All lot debris from clearing activity must be removed from jobsite. No burning piles or burying of materials is allowed, but burn barrels for personnel warmth are allowed. Dumping of debris on unoccupied lots or nearby property (including Frazier Road property) is prohibited..... \$ 25/day

The above fines in no way void, limit or replace the Committee's right to further enforce the "Covenants" or these guidelines or to impose additional fines. If fines exceed the amount of the cash bond then the additional fines must be paid prior to a Certificate of Compliance being issued.



### C. Construction Hours

Construction hours are 7:30 AM to 7:00 PM Monday through Friday. No construction or materials deliveries are allowed on Saturday, Sunday or holidays *unless permission is given by the ACC and then only activities that do not generate noise beyond the property line will be allowed* and if adjoining neighbor(s) don't object. A non-negotiable fine of \$100/day will be assessed for violations. (Holidays are defined as: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas).

## III. DESIGN GUIDELINES

The goal of these guidelines is to balance community design with the natural environment. While there is a strong desire to encourage freedom of individual expression in the development of the land and buildings, it must be tempered by those "protections" which are mutually advantageous to all property owners in The Retreat @ Grand Harbor.

### A. The Site

The design process should begin by considering the constraints and opportunities of the site. The following should be taken into account during the design process:

- Existing Topography
- Existing Vegetation
- Sun Orientation
- Drainage
- Driveways and Parking
- Utilities and Easements
- Setbacks
- Adjacent Structures
- Proposed Landscaping and Maintenance

#### 1. 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 generally as follows. Front setbacks are to be set at minimums to line up front elevations.

#### Lakefront Homes

Front (street)	25'
Rear (water)	40'
Sides	10'

#### Nature Homes

Front (street)	25'
Rear	25'

Sides 10'  
Rear Backing up to Sparrow Road- 50'

The Committee reserves the right to control absolutely and solely the precise location of any house or dwelling. As mentioned previously, a stakeout approval is required prior to any clearing or construction on a site, thus allowing for field adjustments if needed. Any request for a variance from these requirements must be submitted in writing. The ACC will send a courtesy notification to adjacent property owners. All variances must be approved by the GH ACC prior to construction.

2. Easements

The "Covenants" reserve certain easements for road access. Construction is normally not allowed in these easements, however landscape improvements may be proposed to the developer.

B. Architectural Design

It is necessary during the design process to consider: mass, roof form, window and door articulation; materials, finishes and colors; in addition to site constraints. As The Retreat @ Grand Harbor grows, the relationship of each residence to its neighbor will be increasingly important and should play an integral role in the design process. In addition to the general design principles, the following are required;

1. Use Restrictions

See the Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of The Retreat @ Grand Harbor Article 9 for all Use Restrictions.

2. Size of Structure

The homes of The Retreat @ Grand Harbor should emphasize exterior authenticity and style. The concept being that the size of the house is not as important as the quality of the building. The homes of The Retreat @ Grand Harbor should emphasize exterior authenticity and style. The concept being that the size of the house is not as important as the quality of the building.

Lakefront home sites will require a minimum of 2000 heated square feet with a minimum foot print of 1,700 square feet on the first floor plus the garage.

Interior home sites will require a minimum of 1500 heated square feet with a minimum foot print of 1,500 square feet on the first floor plus garages.

Total height, as measured from the finished first floor to the peak of the roof, shall not exceed thirty-five (35) feet.

3. Garage

A minimum of a two (2) car garage {20 x 20} is required for all houses. All garage door styles should be consistent with the architecture of the house. Design considerations should be given to the use of one or two doors. It is customary in the Compass Point area that garage doors do not face directly toward the street when lot size is adequate for side entry or 45 degree angled entry.

4 Attached Structures

Detached buildings must have the some physical attachment to the main home and be constructed with the same materials as the home.

5. Exterior Materials

Exterior wall material should be brick, horizontal siding, stucco or stone. The only vertical siding acceptable is "board and batten." No vinyl or aluminum siding will be allowed. All exterior colors must be submitted for approval fifteen (15) days prior to installation. Foundation walls shall be brick, stone or painted stucco parging over concrete block and match other colors of the home.

6 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. Main roof pitches should be no less than 9/12.

7 Roofs

Roofs should be metal, cedar shake, slate or architectural asphalt or fiberglass shingles. Windows and dormers looking into unfinished attic space shall have a backing material that will not permit viewing into the exposed roof framing. Pipes and vents which penetrate roof surfaces shall be painted to match the roof material color.

8 Driveways

Surface of driveways must be approved. All driveways shall be of concrete or better. Brick and stone inlays are encouraged. Asphalt drives are not permitted. Curved drives are recommended where lot size permits.

9 Gutters and Downspouts

Gutters and downspouts are required and preferably emptying into underground pipes that lead away from the property and prevent erosion in all areas.

10 Exterior Colors

Exterior color samples must be submitted for approval fifteen (15) days prior to installation. All vent pipes and other elements that penetrate the roof should be painted to match the roof color.

11 Courtyards

Courtyards plans must be attached to the house and submitted with the original house plan. Courtyard additions must be aesthetically pleasing and must be contained within the setback rules. Courtyards must follow guidelines for retaining walls and may not project so far into the yard as to create a feeling of a compartmentalized area.

12 Pools

The Committee must approve the plan and pool location prior to construction. No above ground pools will be permitted. In-ground pools should be installed in the back yard with the front-most edge (nearest the house) at 6" above ground level, according to the lay of the land. Pools must meet all local and state requirements.

13 Tennis Courts

Tennis courts are not permitted on individual lots.

14 Antennas and Satellite Dishes

No antennas will be allowed within the residential neighborhood without approval of the ACC. Sixteen to twenty-one inch (16" – 21") and smaller satellite dishes attached to the eave of the house or on the ground near the house will be allowed by the Committee.

15 Signs

Signage is restricted to the standard The Retreat @ Grand Harbor builder sign during construction of a home and signs displaying required permits. See the GHPOA "Covenants" Article 9, Section I. The builder

sign must include a work hours sign that is to be posted in English and Spanish at all building sites next to the permit box. The ACC upon request will provide specifications for this sign.

16. Exterior mechanical Equipment

Window air conditioning units are not allowed. Through-wall A/C units must be approved in advance. Exterior equipment including A/C units, tankless water heaters, irrigation controls and gas meters shall be screened from view with tall plants or fences to a height matching the equipment height. Plantings shall be planted that under normal growth in 3-5 years, the equipment will be hidden from street view.

17 Trees

Any tree over 8" in diameter measured 2'-0" above the ground and not within 25' building or driveway footprint must be approved prior to removal.

18 Retaining Walls

Retaining walls are permitted to lessen slope grades but must be approved by the ACC.

19 Lakefront Home Elevations

The home elevation facing the lakefront should have equal architectural emphasis as the front elevation since they are considered to have two fronts.

20 Screened Enclosures

All screened enclosures must have acceptable roof materials as stated in 5 above. All enclosures must be aluminum or painted wood or another approved material. Treated lumber left unpainted/stained is not acceptable.

21 Fences

Fences are not allowed except where required by law. All fence designs must be approved by the ACC. No wooden fences shall be allowed.

22 Chimney Caps

Chimney caps are required on all chimneys and fireplace vent stacks as a safety feature to help prevent fires started by wind blown sparks. If chimney caps are missing, a lien will be placed on the property until a cap is installed.

#### IV. CONSTRUCTION GUIDELINES

All residential construction at The Retreat @ Grand Harbor will be under observation by the ACC. Field inspections conducted by the Committee during construction will insure that the contractor and owner are adhering to these guidelines 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.

##### A. Required Before Construction

*Prior to beginning any clearing, grading or construction, the following must be completed.*

1. Owner or representative meeting with committee for preapproval conference
2. Final approval for construction and an ACC Building Permit approval letter.
3. Approval of site stakeout.
4. Greenwood County and other required agency permits.
5. Every construction site must have a freestanding sign identifying the contractor and displaying all building permits. The sign must be as approved by the ACC Board. The signage may be placed on lot no closer than 15 feet from the street and parallel to the curb and visible from the street. No other signs (including subcontractors, inspectors, etc.) are permitted. No signs or permits shall be attached to trees.
6. If a temporary storage unit/office is needed, it must be no larger than 1,000 square feet with a maximum height of 10 feet. The unit must be in acceptable condition and may be rejected by the ACC if necessary.

##### B. Required During Construction

1. Each construction site is required to have a job toilet placed on the lot at least 60 feet from the curb (when possible) in an inconspicuous location with the door facing away from the street.
2. Each contractor is responsible for maintaining a clean and orderly job site as well as for any materials, trash or debris falling from vehicles enroute to or from the construction site.
3. All construction materials must be stored in a neat and orderly manner and must be kept totally within the property lines and at least 10 feet from the curb (see Rule 6)
4. Debris and trash must be placed in a job site dumpster to be emptied when level with top. No open burning is permitted on the construction site except in steel drums.
5. One temporary storage structure or trailer, no larger than 2000 cubic feet, is permitted. Temporary structures must be in acceptable condition and may be rejected by the ACC Committee. The temporary structure should not arrive before the building permit is issued and removed at the time of owner occupancy. This space may be used as an office or to store materials.
6. Storage structures or trailers may not be used as living quarters on job sites.
7. Temporary utilities shall be installed in a neat manner. Temporary power poles must be installed plum (vertical) and should not be utilized for the placement of signs.
8. During construction, barricades, if necessary should protect trees and common areas. Such trees and areas should be defined at a preconstruction meeting.
9. Whenever possible, construction workers, including all sub-contractors, shall confine the parking of their vehicles to the construction site. Vehicles should be parked only on future driveway or parking area to avoid damage to existing vegetation. Roadways are to be kept as free of parked vehicles as possible.
10. Any damaged road, curbs or roadside must be repaired 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. In the event of road damage the home owner/Builder will be required to meet with a designated member of the Board of Directors (and ACC Chairperson) of the ACC to determine if a more appropriate long-term solutions is required. The Board may elect to make a more substantial repair and determine appropriate reimbursement from the Home Owner/Builder. The Board may elect to select the contractor for the repair.

11. Owners and contractors are responsible for seeing that their construction workers, sub-contractors and suppliers obey all traffic and security regulations at The Retreat @ Grand Harbor.
12. Access to the The Retreat @ Grand Harbor community is controlled by The Retreat @ Grand Harbor. Construction workers, sub-contractors and suppliers are allowed access to and from the construction site.
13. 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.
14. Because The Retreat @ Grand Harbor is a private community, contractors and their employees, sub-contractors, or suppliers shall not have the use of any community facilities including the golf course, rest rooms, boat ramps, exercise facilities, tennis courts, restaurants, swimming pools, parks, fishing areas or any other area designated for the exclusive use of property owners and club members or their guests.

## V. RULES AND REGULATIONS

- A. The following items are prohibited on individual lots and common areas;
  1. Basketball hoops or backboards, either free standing or mounted
  2. Swing sets and slides
  3. Dog pens, pet houses, or dog runs.
  4. Clotheslines
  5. Playhouses
  6. Tree houses
  7. Tennis courts
- B. The following items require ACC approval
  1. Home and Landscaping plans for new homes
  2. Home modification plans
  3. Pools
  4. Decks and patios
  5. Retaining walls and fences
  6. Antennas
  7. Screened enclosures
  8. Docks and dock modifications
- C. The following items can be installed only on a temporary basis
  1. Volleyball nets
  2. Badminton nets
  3. Croquet sets
  4. Swing sets

**CERTIFICATION**

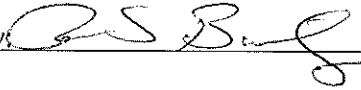
I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of The Retreat @ Grand Harbor Property Owners Association, Inc., a South Carolina corporation;

That the foregoing Architectural Guidelines constitute the Restated Community-Wide Standards (a/k/a ACC Guidelines) of said Association, as duly adopted by the Board of Directors and the members of the Association on the 6<sup>th</sup> day of May 2015.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 6<sup>th</sup> day of May 2015.

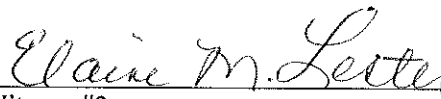
**THE RETREAT @ GRAND HARBOR PROPERTY OWNERS ASSOCIATION, INC.**

By:  (Seal  
Secretary

(CORPORATE SEAL]

Witness:

\_\_\_\_\_  
Witness #1

  
Witness #2

State of South Carolina  
County of Greenwood

Acknowledgment

The foregoing Amended Architectural Guidelines for the Retreat @ Grand Harbor were acknowledged before me by The Retreat @ Grant Harbor Property Owners Association, Inc. by Robert Todd Bailey Its Secretary, this 1<sup>st</sup> day of June, 2015.

  
NOTARY PUBLIC FOR SOUTH CAROLINA  
MY COMMISSION EXPIRES: 11-27-16

Attachments begin on the following page.