



Architectural and Construction Guidelines

TABLE OF CONTENTS

I.	INTRODUCTION	III-p	Mailboxes
I-a	Philosophy	IV.	REVIEW PROCESS
I-b	Purpose and Intent of the Guidelines	IV-a	Review Process
I-c	Function of the Architectural Review Board	IV-b	Preliminary Review
		IV-c	Final Review
II.	SITE AND LANDSCAPE DESIGN	IV-d	Review & Construction Process Diagram
II-a	Site Planning	V.	CONSTRUCTION REGULATIONS
II-b	Sloping Sites	V-a	General Requirements
II-c	Grading, Erosion Control, and Retaining Walls	V-b	Access
II-d	Building Setback	V-c	Conduct
II-e	Trees	V-d	Temporary Structures
II-f	Landscape Design	V-e	Construction Requirements
II-g	Water Drainage	V-f	Existing Home Improvement Review
II-h	Water Courses	V-g	Existing Home Construction Guidelines
II-i	Planting Composition		
II-j	Right-of-Way Restrictions		
II-k	Construction Zone		
II-l	Utilities		
III.	HOME DESIGN		
III-a	Design		
III-b	Size		
III-c	Roofs		
III-d	Colors		
III-e	Materials and Surfaces		
III-f	Exterior Doors		
III-g	Windows, Dormers, and Shutters		
III-h	Garages		
III-i	Porches and Decks		
III-j	Drives, Walkways, and Hardscapes		
III-k	Appurtenances		
III-l	Exterior Lighting		
III-m	Fences		
III-n	Pools, Spas		
III-o	Signage		

I. INTRODUCTION

I-a PHILOSOPHY

The Cliffs at Keowee Springs is a master-planned lake and mountain community designed to be well integrated with the natural terrain and environment. The design objective is to blend the development into its natural setting rather than contrast or compete with it.

A community's strongest statement is the architectural quality of its homes. The degree to which The Cliffs at Keowee Springs is integrated with its rural mountain atmosphere is dependent on the design and setting of each home. An environmentally sensitive design can only be achieved through a careful, well thought-out response to your particular lot, and the vegetation and topography of the building site. The architectural review process has been established to help ensure that each home makes a contribution to this design objective and is site-compatible when employing these guidelines. Although all sites and homes will vary somewhat, a common set of design elements and theme compatibility should be carried throughout.

The homes in The Cliffs at Keowee Springs should be considered as a part of the overall community rather than being viewed as individual structures. Consideration for outdoor living spaces and surrounding property should be given when designing a home.

To ensure a satisfactory experience in planning and building a home, it is strongly recommended that both an architect and a landscape architect be involved in the process. Builders, however qualified, can't always offer design services, which include expertise in site planning, superior architectural appearance and consistency, and quality of detail.

I-b PURPOSE AND INTENT OF THE GUIDELINES

These guidelines are intended to serve as your guide in the process of planning a new home. While this document can prove to be a helpful tool in planning homes at The Cliffs at Keowee Springs, it can neither provide every answer nor guarantee ideal solutions for every situation.

This document outlines the recommended design process and considerations, aesthetic and environmental context and requirements, as well as the procedures involved in the architectural review process. These are the minimum requirements of site development, architecture, landscape design and detailing of the home.

The guidelines are expressly intended to protect and enhance the property values of all owners throughout. The architectural review process is intended to provide a systematic and uniform review for site compatibility, architectural design, materials, colors, and construction of all projects in The Cliffs at Keowee Springs. The ARB retains full authority to enforce and/or amend these guidelines as it deems appropriate.

I-c FUNCTION OF THE ARCHITECTURAL REVIEW BOARD

The Cliffs at Keowee Springs Architectural Review Board and the architectural and construction guidelines are established under the Master Declaration of Covenants, Conditions, and Restrictions for the community. The Master Declaration is a recorded and binding instrument as stated on the Deed to your property.

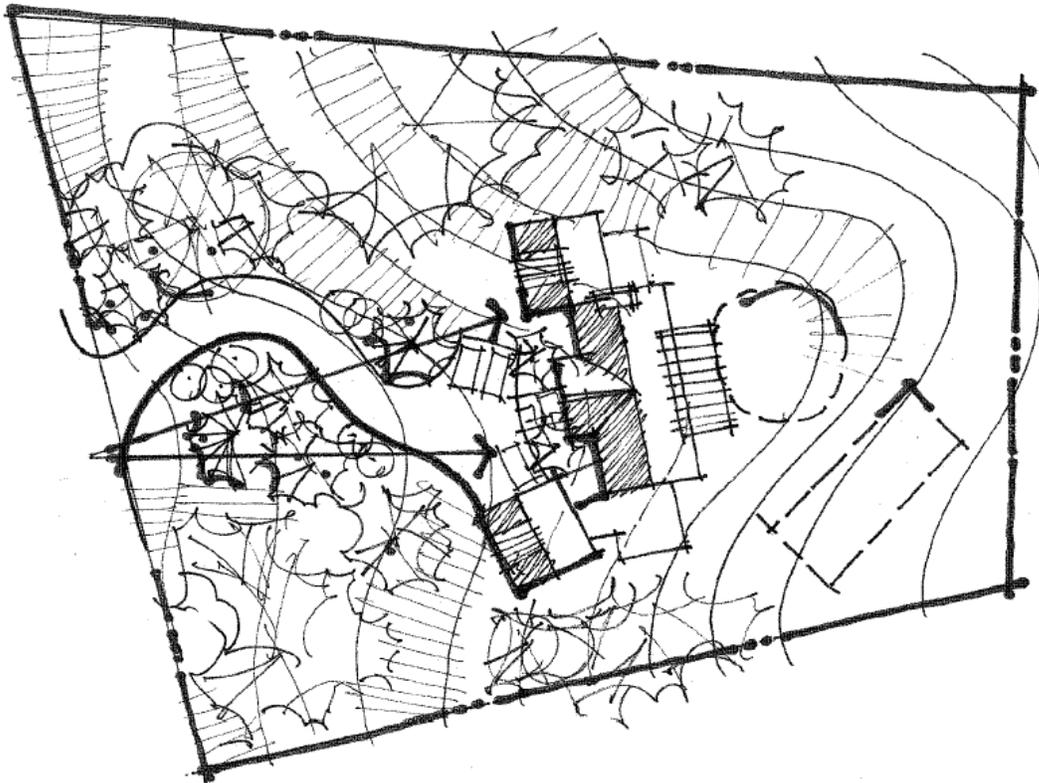
The function of the Architectural Review Board (“ARB”) is to preserve the natural setting and beauty of the development and to establish and preserve a harmonious and aesthetically pleasing design for the community.

The approval of the Board relates to the harmony and compatibility of external design and site conditions and placement optimization. The Board does not assume liability for either structural design or impact to a neighbor’s property during construction. Architectural Review Board approval, and the subsequent issuance of The Cliffs at Keowee Springs Construction Authorization Permit, are just some of the initial steps toward construction of a home.

II. SITE AND LANDSCAPE DESIGN

II-a SITE PLANNING

Site planning is perhaps the most critical component of successfully blending and integrating a home with its unique site and natural setting. Preconceived ideas rarely apply to site specific topography and design “in the context of the site” where the built environment fits comfortably in its unique setting is a requirement. A careful site analysis should be the first step in the process of home design. A topographic survey should be obtained in order to help understand the context for design. Special consideration of existing site features such as difficult vs. accessible site slopes, views, solar exposures, neighboring lots, existing trees, vegetation and unique site features should be given and diagrammed on the site plan. Site access, house and primary focus for living space locations, drainage patterns, septic drain field requirements and locations, are some of the important points that need to be addressed during the initial site analysis and site design. It is likely that the individual nature of each specific property will influence the home design and planning as much as the preliminary discussions and preferences for a particular home design.



Prior to any grading, clearing, or removal of trees larger than six inches in diameter or any flowering or evergreen shrubs, a site plan must be approved in writing by the ARB. The site

plan should take into account the overall development of the site, as previously described in this document, and include the following:

- All property boundaries
- Topographical survey showing 2-foot intervals
- House location and orientation including finished floor elevations
- Driveway location and proposed materials
- Required setbacks from all boundaries
- Proposed grading and drainage
- Location of any existing structures on adjacent property
- Tree survey showing all trees larger than six inches in diameter
- Denote all trees proposed for removal
- Limits of construction activity
- Proposed septic fields
- All walkways, patios and retaining walls
- Any other proposed structures or equipment including but not limited to HVAC units, generators, statues, water features, flag poles, outdoor fireplaces, etc.

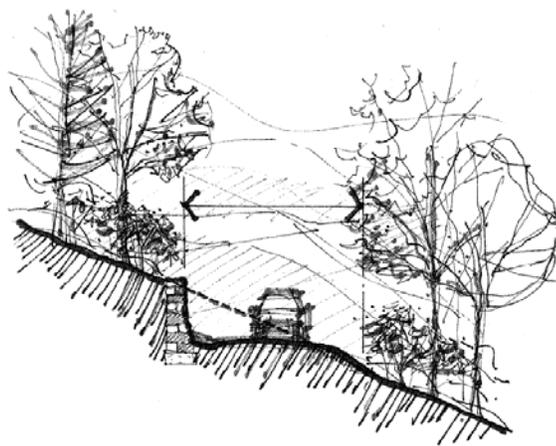
II-b SLOPING SITES

Should existing land forms need to be altered as part of the construction process, those areas should be recreated similar to their preexisting condition. Designs for sloping sites should attempt to take up grade changes within the footprint of the house. Where possible the design and shape of the home should solve any uphill site and parking access fill and retaining issues; retaining walls, cut and fill slopes are usually the product of designs “forced” on site topography and are to be minimized. As described in Section II-c, there are fixed limits for retaining/landscape wall heights and materials. A carefully considered home design can provide grade level access at several points of “natural grade”, with good site and building design achieving very little change to existing topography. The location and design of the proposed structure should relate to the existing terrain. All topographic transitions should appear to be natural. The proposed site plan should include an accurate depiction of the proposed grade changes that also corresponds with the architectural elevation drawings.

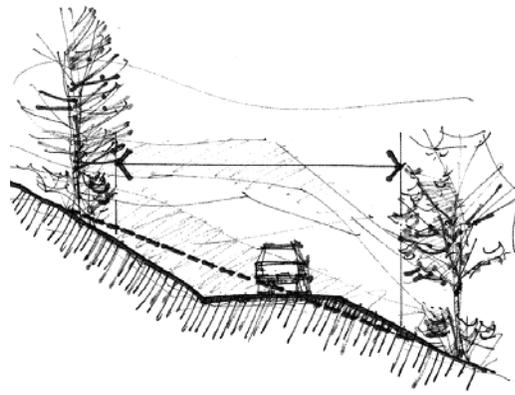


II-c GRADING, EROSION CONTROL & RETAINING WALLS

Site grading shall be minimized in order to ensure a more naturalized appearance. Natural formations, existing trees and grades should be preserved when possible.

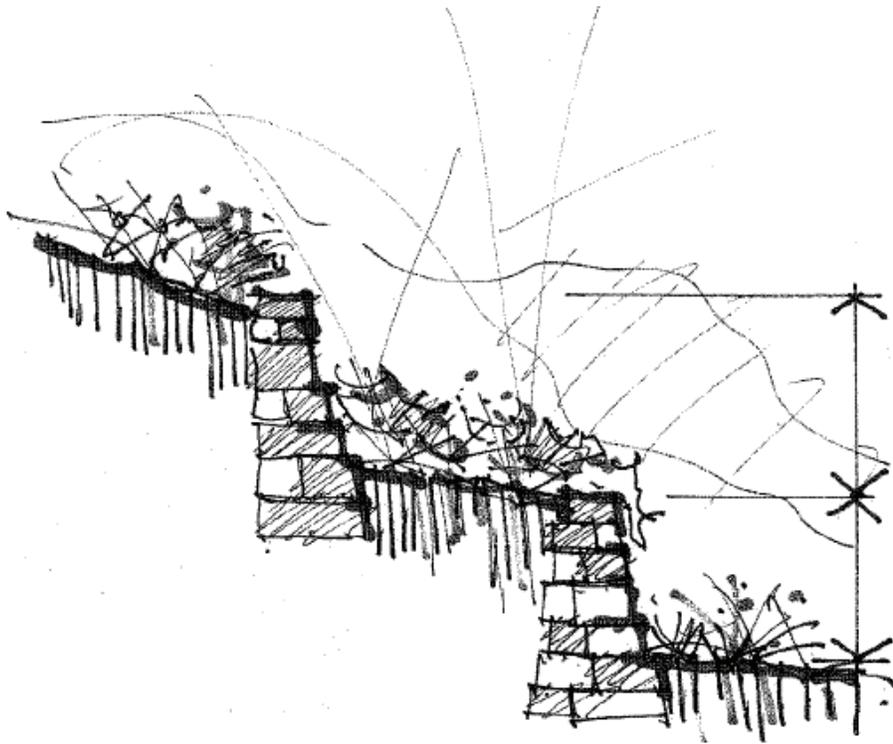
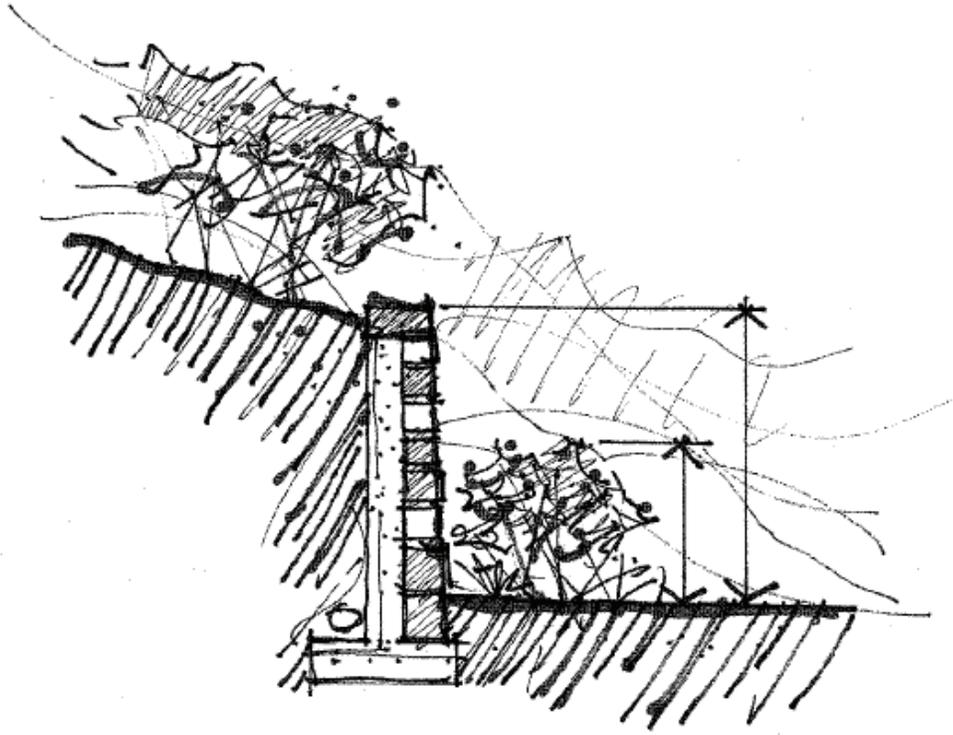


Acceptable



Not Acceptable

Retaining walls can be used to preserve natural grade and site features, and to prevent unnatural grading as well as preventing erosion, however, they should not be used as a device to avoid shaping the home design in the context of existing topography or imposing too large a “footprint” on a particular property. Site, retaining, and foundation walls should become an extension of the basic architectural design and material composition of the home. Walls should utilize the same or similar masonry finish as the home to complement the home’s exterior. The need for taller walls may require the use of smaller “stepped” walls to provide the necessary height while maintaining a natural scale and providing planting “terraces”. Site retaining walls shall be a maximum height of 8 ft., with a 48" high planting buffer in front of the wall where possible. Two terraced walls not exceeding 10 ft. in combined height may be permitted where this reduces grading and site impact. Plantings will be required to screen walls and create a more natural appearance. These wall designs are a part of the required site grading plan submittal.



Stepped or Terraced Retaining walls

An erosion control plan should be in place prior to commencement of grading and should be maintained throughout the construction period. The erosion control plan should incorporate silt fencing, ground cover, and rock/gravel basins as required to minimize erosion and retain all sediment on the site. Erosion control measures will be included on the site plan. Failure to install and maintain effective erosion control may result in an immediate fine. The ARB, at the owner's expense, may enter the property and take corrective action if necessary.

II-d BUILDING SETBACK

The building area of every lot must be delineated to determine the portion of the lot upon which the house may be constructed. This area is specified by the easements and setbacks as recorded on the subdivision plat or in the legal description of the lot. In the absence of setbacks specified on the subdivision plat and/or covenants, the typical setbacks required by the ARB are:

SINGLE FAMILY LOTS – ALL SECTIONS

- Front Yard - 25 feet from edge of road right-of-way
- Side and Rear on interior lots - 20 feet
- Side Yard adjoining a street - 25 feet from edge of road right-of-way
- Adjoining Lake Keowee - 50 feet from the Lake Setback Reference Point

The Lake Setback Reference Point is the 800 foot contour elevation (full pond level of Lake Keowee) as determined by a Surveyor and recorded on an as-built survey of improvements. This 50' setback from Lake Keowee is known as the Lake Buffer Area and has restrictions on the disturbance or removal of topsoil, trees and other natural growth. Allowable development in the Lake Buffer Area is discussed in the Landscape Design section.

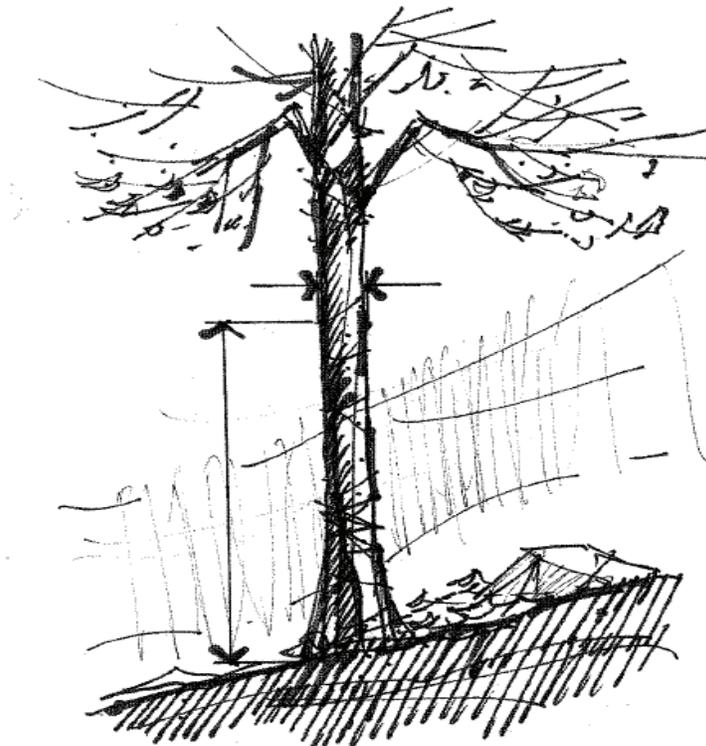
The setbacks outlined above are for a typical building site. Variances may be granted by the ARB to save prominent trees, minimize disruption to unusual topographic features, accommodate an irregularly shaped lot or when the ARB determines, in its sole discretion, that a variance is otherwise appropriate to the site. In any event, the owner is responsible for compliance with all applicable regulations, ordinances, and laws of all authorities or agencies having jurisdiction over any lot or the Lake Keowee Project. All such determinations are final and binding upon all concerned. At the discretion of the ARB an owner may be required to file a variance with the court.

II-e TREES

Preservation of mature trees during the building process is key to melding a home with the natural mountain environment. To preserve an established tree canopy the ARB will strictly enforce the guidelines and review all requests for tree removal or pruning.

The removal or damage of any trees measuring six (6) inches or more in caliper at a point four and one-half (4-1/2') feet above ground level, any flowering trees or shrubs, or any evergreens without the written approval of the ARB is strictly prohibited. Trees within ten (10) feet of a building, or within the driveways, walkways or septic areas will be considered

for removal and must be noted on the site plan. Exceptions would include dead or damaged trees posing a safety hazard and requiring emergency removal. The removal of additional trees after construction has commenced requires a written request and a site inspection by the ARB. Pruning of live branches is allowed up to ten (10) feet above ground level without approval. Trees in the construction zone not approved for removal must be protected by a barrier around the drip line area of the tree. Absolutely no grading, fill dirt, stored materials, or heavy equipment allowed in the drip line area. All utility trenches in the root zone of a tree must be hand dug.



Should a lot owner or his agent remove any tree or vegetation as described without the required written approval, the lot owner shall be liable for damages, which may include fines and/or legal action. In addition to a fine for trees removed or destroyed without ARB approval, the ARB may require, at the Owner's expense, the installation of trees of a trunk caliper totaling three new to every one destroyed or removed. For example, the loss of a twelve-inch caliper tree shall be mitigated, at a minimum, by the planting of nine four-inch caliper trees.

A survey showing all trees six (6) inches or more in diameter and all flowering trees/shrubs for an area thirty (30) feet around the footprint of the building must be submitted on the site plan for the Preliminary Review. The survey must show trees of twelve (12) inches or larger in diameter for the entire site.

II-f LANDSCAPE DESIGN

The Cliff at Keowee Springs ARB suggests that a registered landscape architect prepare the design, site plans and landscape construction documents for the home. This assures the ARB an acceptable level of competency and that aesthetic appeal will be attained. Good professional design advice can add considerable value to your home and the community.

The Cliffs at Keowee Springs common-area landscaping is generally naturalistic and beautiful in its simplicity. Special care has been taken to protect the existing vegetation, soft topography and natural drainage systems. All improvements should be planned to minimize the alteration of the land and minimize the impact to the environment. Landscape plans must be submitted to the ARB for review within six (6) months of commencement of construction and installed within (6) months of the homes completion. The balance of the Construction Compliance Bond will be released only after the approved landscaping has been installed.

The landscape plan should incorporate plantings of size and quantity, which existed naturally on the home site prior to construction. All foundation walls and retaining walls should be adequately screened. Where trees are removed as a result of construction, the landscape plan should address these areas through the addition of new trees, shrubs or other significant plantings. Large areas of sod, pine straw, mulch, or bark are discouraged. Rock, gravel or pebble stones are not acceptable mulching materials. Owners are encouraged to leave those areas that are far enough from the homes to be undisturbed in their natural state. It is important that the species of plants chosen compliment and support the design of the home.

Pathways and terraces for outdoor living areas are encouraged with natural, unobtrusive materials that are enhanced by the planned landscaping. Stone steps and mulched paths in a serpentine pattern that minimizes ground disturbance with plantings to provide screening and erosion control are appropriate. Rocks, berms and plants may also be used to create outdoor spaces.

The Lake Buffer Area is an environmental buffer zone. Tree removal in this area is restricted to dead or diseased trees as certified by a licensed arborist. Disturbance of the ground cover is limited to an access path to the dock area permitted by Duke Energy Lake Services. Pathways and landings are to be made of natural, pervious materials designed and constructed to minimize the impact of clearing and grading. Landings or sitting areas are limited to a maximum of 200 square feet. Native landscaping is required to stabilize and screen pathways from the lakefront. A dimensioned plan, with materials noted, is required with the landscape plan for approval by the ARB prior to installation. All activities below the 804' elevation contour, including shoreline stabilization, require a permit from Duke Energy Lake Services and approval by the ARB.

Care should be used in the selection of plants and flowers for size, tolerance of environment, and resistance to drought and wildlife. Environmentally sensitive treatments for water runoff from impervious surfaces are required with rain gardens, catch basins, and collection systems designed to minimize erosion and provide an alternate irrigation supply.

The cutting of the forest canopy is strictly prohibited unless approved by the ARB. No living tree with a diameter of six (6) inches or more, or any flowering shrub, or any evergreen shall be cut without prior written consent of the ARB. The use of native grasses, groundcovers and flowers is encouraged.

Each property owner is responsible for preventing the development of any unclean, unsightly, or unkempt conditions of buildings or yards that will reduce the beauty of the specific property or the community as a whole. In formal landscaped areas, bed and lawn areas must be maintained. The ARB has the authority to correct poorly maintained landscape areas at the owner's expense.

II-g WATER DRAINAGE

Storm water drainage systems in the immediate area of the site must be integrated into the overall landscape design. The following are some concepts that should be considered:

1. Water must be directed away from foundations but must NOT be directed onto neighboring properties.
2. Every effort should be made to avoid directing water runoff onto roads. If this cannot be avoided, the ARB should be contacted for referral to the personnel who will help identify the best solution to the problem.
3. Direct water runoff to assist irrigation where possible.
4. Utilize gutters, down spouts and drain tile.
5. Direct water away from septic tanks and fields.
6. Upon completion of construction amend compacted soil with organic material and calcium sulfate to improve water penetration into the soil to decrease the runoff burden. Most of the soil contains large amounts of clay and is compacted by construction equipment to a porosity almost equivalent to concrete.



II-h WATER COURSES

No lake shall be constructed, nor shall the course of any stream be changed, nor any culverts installed in any stream without prior written approval of the Developer. Waterways: The owner of lots fronting on a lake, stream, or other waterway, or an open-space area, separating the lot from such waterway, will not be permitted to erect or maintain a private dock, dam, or similar structure on such waterway unless required permits are obtained from the ARB.

II-i PLANTING COMPOSITION

Maintaining the native vegetation in the undisturbed areas of individual lots, in general, requires vigilance on the part of community residents to not introduce plant species that will be invasive in this environment.

The following is a list of plant materials that are generally accepted as compatible with the natural vegetation in this area. The list represents a core group of plants which are mostly native to the area and generally perform well in this environment. The purpose is to provide landscape designers and owners not familiar with the area a sense of plant materials well suited to this environment. The list is not all inclusive and many species not on the list are worthy of consideration. However, all plants should be evaluated for their potential to be invasive in this environment.

DECIDUOUS TREES

Oaks	Very common, varieties to consider are chestnut, southern red, black and white oak
Maple	Less common, varieties to consider are red, and some varieties of sugar maple. Avoid silver maple as they are structurally weak and will not stand up to the winds which can occur in the mountains. Smaller varieties such as Japanese maples, trident maple, and shagbark maple are useful as landscape accent trees.
Hickory	Varieties to consider are bitternut, pignut or moothbark, and shagbark hickory.
Yellow Poplar	Very common, known as tuliptree. Described in some sources as “one of the tallest and most beautiful eastern hardwoods”.
Sweetgum	Native to the area but not common.
Birch	Not common but planted for landscape accent. River birch (<i>Betula nigra</i>) is the only species that will thrive in this environment.

Dogwood	Cornus florida very common and native to the area. Cornus kousa is another variety.
Sourwood	Very common and native to the area.
Eastern Redbud	Native to the area.
Black gum	Very common and native to the area. Black tupelo is an alternative name for this tree.

EVERGREEN TREES

Cedar	Eastern red cedar is native to this area. Though not native to North America, deodar cedar is worthy of consideration.
Arborvitae	Not native to North America though used for landscaping.
Pine	Loblolly and Shortleaf pine are grown commercially in the area and probably provide the seed for the pines in the mountains.
Holly	American holly is native to the area.
Hemlock	The common variety of hemlock in most nurseries is Canada hemlock (Tsuga canadensis). There is a variety (Carolina hemlock, Tsuga caroliniana) native to the southern Appalachians from Virginia to Georgia which is more appropriate to the mountains

SHRUBS

Azalea	Native to the area with several varieties, both deciduous and evergreen, available for landscaping.
Mtn. Laurel	Native to the area.
Rhododendron	Native to the area with several varieties available for landscaping.
Pieris	Not native to the area but a useful plant to provide variation when mixed with azaleas, laurel and rhododendron.

II-j RIGHT-OF-WAY RESTRICTIONS

The right-of-way consists of the road adjacent to your property, and the strip of land on each side of the road that lies in the designated right-of-way. The Cliffs at Keowee Springs controls the right-of-way, and it (or its successor or the Property Owners Association) has the responsibility for maintenance.

Owners may not build or place any structure in the right-of-way, remove any trees or other vegetation from the right-of-way, or undertake any projects in the right-of-way that would affect drainage, safety, or aesthetic without obtaining prior written notice from the ARB. Proceeding with a project in the right-of-way without written approval will incur the peril of having to restore the right-of-way to its original condition at Owner's expense.

If an Owner proceeds with a project in the right-of-way after obtaining approval, (such as planting grass on the shoulder of the road, or installing a curb across a driveway entrance), owner will be solely responsible for all maintenance and damage associated with that project.

II-k CONSTRUCTION ZONE

In order to preserve the maximum amount of surrounding natural landscape during the construction process, contractors should plan for material storage and delivery, parking and clearing limitations. In order to preserve existing trees adjacent to the home site, manual trenching or excavating may be required. The Contractor is responsible for defining the construction zone and should be present during the initial clearing. In order to stay within the construction zone, the order of task used to build the home must be considered as part of the project design. For example, large retaining walls on the rear of the property may need to be constructed prior to the construction of the home. Under no circumstances will contractors be allowed to encroach, use, damage, or block access to adjacent lots. Any use of adjacent property must be approved by that owner in writing and submitted for the ARB record.

II-l UTILITIES

Information regarding utility connection, tap and service fees may be obtained by contacting the serving utility companies. All utility lines must be placed underground and utility connections, meter boxes must be located in an inconspicuous location as well as screened from view.

All satellite dishes shall be a maximum of 36 inches in diameter and must be located in an area that is not viewed from the main road. Regardless of their location screening may be required based on their view from neighboring lots. Prior to installation the ARB must approve their size, color, and location.

Prior to the occupancy of any family dwelling unit, proper and suitable provisions shall be made for the disposal of sewage by means of a septic system, and no sewage shall be emptied or discharged into any creek, lake or shoreline thereof, or upon the open ground. No sewage disposal system shall be used unless such system is designated, located, constructed and maintained in accordance with the requirements, standards and recommendations of the State Board of Health or its successor governmental authority. Each septic system shall be maintained in good condition so that its use and existence shall

not constitute a nuisance to any other lot owner. Approval of such system shall be obtained from the health authority having jurisdiction. In the event that the Developer, its successors or assigns, provides a public sewage disposal system available to the subdivision's lots, any lot owner whose lot has such service available shall be required to hook up to said system on the terms generally arranged for said system. Every family dwelling unit shall have permanent plumbing and running water and a permanent sewage disposal system. No temporary plumbing, water, or sewage systems are allowed. No private wells may be drilled or maintained on any residential lot without the prior written approval of Developer.

Fuel storage receptacles may not be exposed to view and must be buried and installed in accordance with all applicable guidelines and regulations.

Each lot owner shall provide sanitary containers for garbage, and all garbage receptacles, tools and equipment for use by the lot owner or otherwise shall be placed in a fenced enclosure to shield same from general visibility from roads and neighboring properties. Trash, garbage and other waste shall be kept in said sanitary containers. No trash, garbage, construction debris or other unsightly or offensive material shall be placed upon any portion of The Cliffs at Keowee Springs, except as temporary and incidental to bona fide improvements of said area. Animal-proof trash receptacles are mandatory and should be screened by plantings, a berm, or a fencing element.

III. HOME DESIGN

III-a DESIGN

The architectural design concept for The Cliffs at Keowee Springs should focus on a lake cottage style with a strong mountain influence that compliments its natural setting. All home structures shall be site-compatible and unobtrusive in form and color. No particular period styles, foreign or geographic influences, or historical approaches are specially endorsed or encouraged. Many of the styles which have been historically popular such as Georgian, Federal, Southern Colonial, Neoclassical, etc. may not adapt well to sites in The Cliffs at Keowee Springs, nor do the more modern imitators which reflect a suburban tract look and may be subjectively rejected as incompatible.

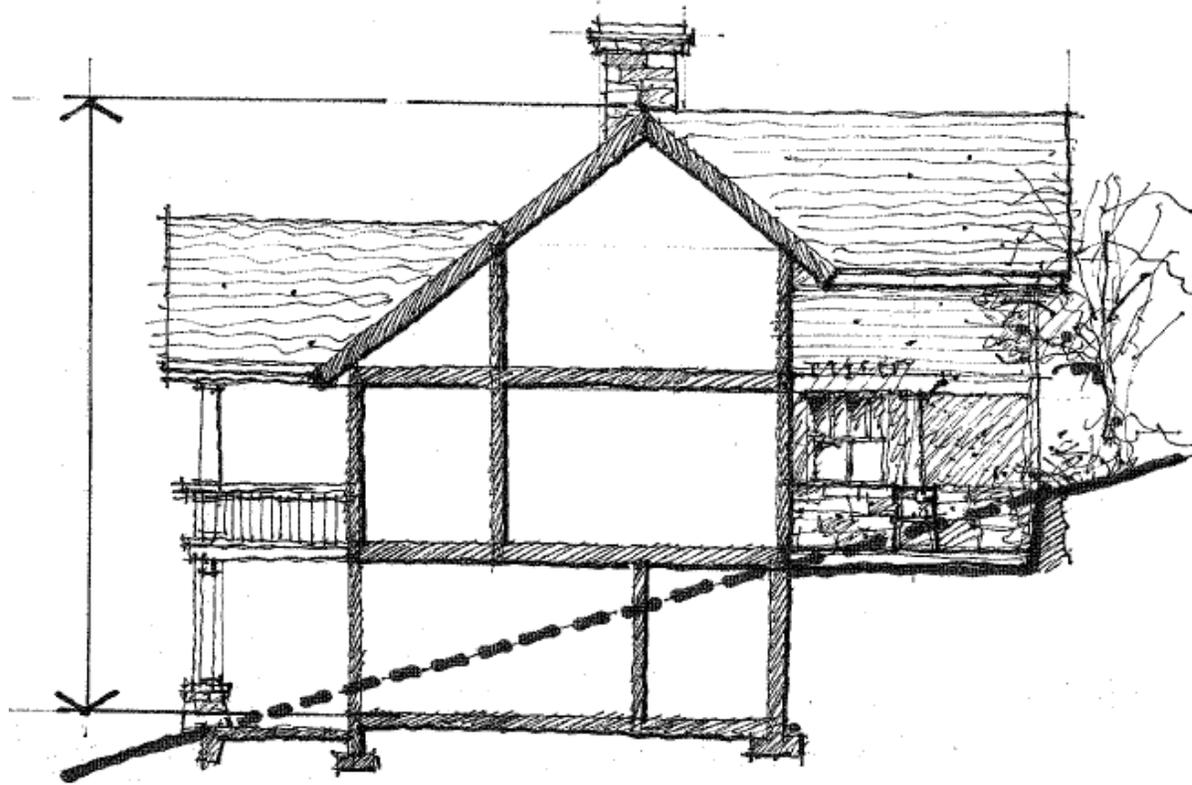
Appropriate consideration shall be given to scale and materials, where the careful approach to forms and details lend a higher order and authenticity to these architectural references. Overstated, as well as cheap, thin, and site forced imitations for the sake of pre-existing or pre-conceived designs and styles will not be approved. Mountain designs in the context of the site, using stone, wood, porches, broad overhangs, strong eaves, stone chimneys, and sheltering forms are considered “good design”, however designs imitating Colorado lodge, log cabin, chalet or rustic, are not compatible with the Cliffs at Keowee Springs. The use of other architectural style precedents, while not specifically prohibited, will be the sole responsibility of the property owner in establishing the design compatibility with the community and will be subject to ARB approval.

It is very unlikely that plans for modular, pre-cut, catalogue, or building supply stock plans, including most plans found in house-plan magazines and catalogues, will meet the above criteria and their use is strongly discouraged. In addition to their possible lack of architectural appeal, the generic nature of most of these plans rarely suits site-compatibility requirements, and modifying a site to fit a preconceived plan may be grounds for rejection. Every site and home presents a unique opportunity. Good professional design assistance will almost certainly add more in value to your home, and the community at large, than the initial cost.

III-b SIZE

The Covenants stipulate the minimum square footage that may be contained in a residence built on a lot. Building heights shall be determined by the ARB based upon lot location, tree cover, neighboring homes and other factors affecting the site compatibility. Homes shall not exceed two (2) stories above a basement, and in any case shall not exceed 2 ½ stories above natural grade. Special design features (loft gables, porches, light wells, stair towers which

are part of the basic roof shapes and forms) will be considered on an individual basis as part of the ARB review process. These features should be addressed during the sketch review process, and approved during the preliminary design review process prior to inclusion in the final design.



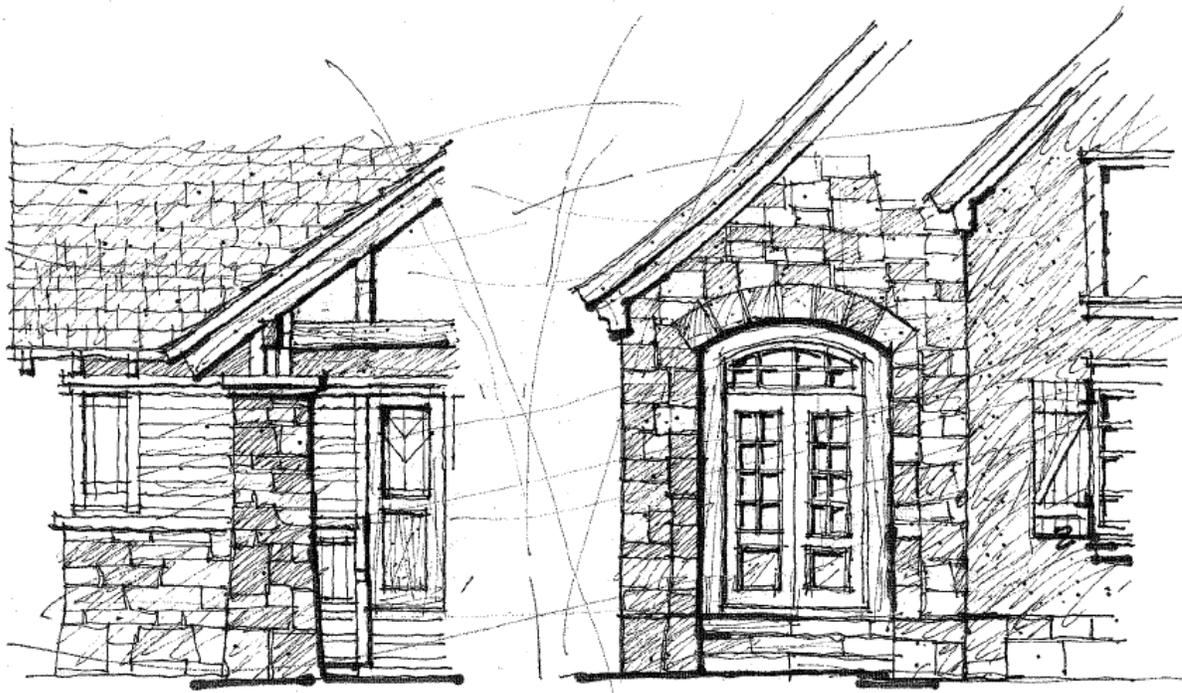
Height of home “steps” with the grade

No home shall be erected, altered, placed or permitted to remain on any lot other than a single family independent dwelling not exceeding two (2) stories in height above the basement, with a minimum requirement of at least a two (2) car garage which may be attached or detached. One story dwellings shall not contain less than 1,600 square feet of heated living area, however no detached dwelling with less than 2,000 square feet of heated living area shall be built on a waterfront lot. One and a half story dwellings shall not contain less than 1,800 square feet of heated living area, however no detached dwelling with less than 2,200 square feet of heating living area shall be built on a waterfront lot. Two (or more) story dwellings shall not contain less than 2,000 square feet of heated living area, however no detached dwelling with less than 2,400 square feet heated living area shall be built on a waterfront lot. At the ARB’s sole discretion, due to specific site conditions or other design considerations, the ARB may allow for some portion of decks, porches or other unheated and/or non air-conditioned exterior elements to be credited toward the calculation of the square foot minimum. Garages, greenhouses or similar areas, such as unfinished basements or cellars shall not be considered floor space in meeting the above requirements. No carports are permitted. Only interior heated space in areas higher than six (6) feet will be considered in this calculation, except by the special variance exception as mentioned

above. All ceilings are recommended to be a minimum of nine (9) feet above the finished floor. In addition, while maximum building sizes may not be specifically established in your Deed or recorded Covenants, the Board may, at its discretion, disapprove a submittal that is inappropriate or incompatible for the site due to size or other considerations. The Board may disapprove any submittal, which crowds the site and/or is out of context with other structures in the area.

III-c ROOFS

Roof pitches for major roof areas are required to be a minimum of 7/12 and a maximum of 14/12 for functional aesthetic reasons. Auxiliary roofs may be of a lower pitch if approved by the ARB. The aesthetic appearance of a residence roofscape depends greatly upon the articulation of the siding, roofing, details, fenestration, walls and fences. Roofing materials shall be cedar shingles, engineered cementitious aggregate products, clay tiles, asphalt fiberglass shingles, or slate. In case of asphalt fiberglass shingles, they shall be of an architectural grade and have at least a 35-year warranty. All metal roofs must be standing seam copper, with seams at a minimum 12" on center, and shall not exceed a 5/12 pitch unless approved by the ARB. The ARB recommends standing seam copper for all cornice returns. This flashing shall not exceed a maximum slope of 3/12. Roof vents and accessories should be located away from the front elevation and painted to match the roof color. Cornice details should reflect the homes architectural style and simplified "boxed" soffits at gable ends are not allowed. The use of vinyl is prohibited. Gutters shall be half round with round downspouts and have the appearance of weathered copper.



III-d COLORS

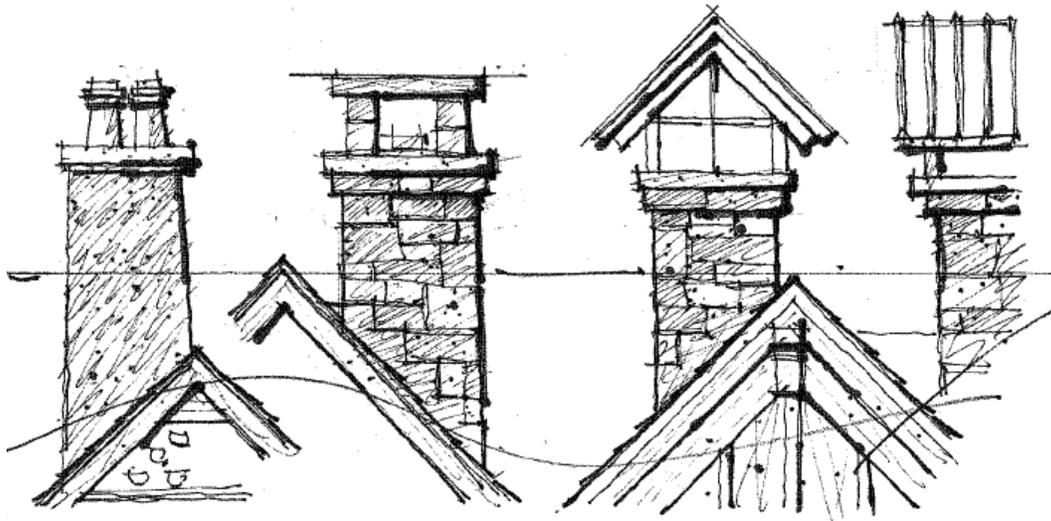
All exterior materials and colors should complement the surrounding environment of The Cliffs at Keowee Springs. The natural tones of the understory, barks, and winter grays should be the reference for complementary color and hue selection. Color application for homes should be designed and considered in the context of surfaces and textures more than “lines and trim” contrast. Suburban and development themes of contrasting trims and surfaces should be avoided, however this is not to exclude accents where appropriate.

III-e MATERIALS AND SURFACES

The use of high-quality exterior engineered wood-like aggregate products, natural woods, stucco and stone is encouraged while the use of imitation or less than highest quality materials is strongly discouraged and may be grounds for rejection. All exterior material changes shall occur on inside corners. Material changes on outside corners showing the thickness of the material used will not be approved. Materials should be considered in their field of three dimensions, and not used like veneers or wallpaper. Stone should be used for visual strength and support as foundations, piers, chimneys, and even entire primary and secondary building masses. Stone used as a two dimensional accent will not be approved. Sidings should describe primary fields of the building design, and not change arbitrarily from plane to plane. Consistency and simplicity of theme in the use of different materials should be developed. Gables and lower fields are appropriate places to make changes in both siding materials and colors. These changes should include carefully detailed trims, boards, bands, etc. depending on the precedent and style of architecture. Log siding, log homes, or log cabins are not permitted. Architectural style and details shall be consistently applied to all elevations to prevent the appearance of a “façade” home. Vinyl siding or soffits are not permitted

Masonry veneer shall consist of natural stone, textured stucco, painted brick (red brick is not permitted) or material otherwise approved by the ARB. All homes shall have masonry veneer at the foundation and at column bases. A continuous four (4) inch water table separating the house from the foundation is required where materials change or transition. A textured cement plaster (genuine stucco) may be used on chimneys and on foundation walls in darker colors only where historically appropriate. No concrete may be exposed on the foundation of the house or any other structure. Cast (synthetic) stone is approved for use only at chimneys that extend above the roofline on interior fireplaces. Natural stone is required for fireplace chimneys on an exterior wall, extending to grade.

Chimney caps should reflect the style, material, and detail of the home's design. Prefabricated chimney caps are subject to approval by the ARB. Spark arrestors are required for all chimneys.



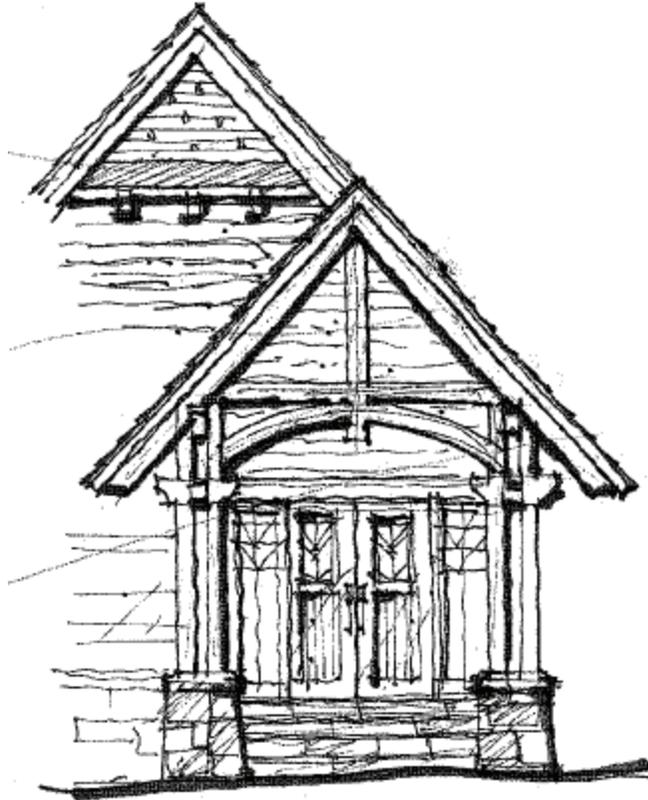
Foundation walls, porch and deck piers, shall have a consistent top elevation around the entire house starting below the main floor framing to avoid inappropriate or awkward material transitions. Stepped foundations are permitted as long as the top elevations of the foundation walls, porch, or deck piers finishes remain at the constant height noted above. All foundation elements, chimneys, and floor framing above, shall be supported from grade. Visually unsupported cantilevers are not permitted.

Site walls, landscape walls, decks, piers, porches, pergolas, etc. shall be considered as part of the “entire design context” and not treated as an afterthought or secondary quality. These features should be a continuation of the building design and afford the same quality and weight of detail and material. Bare, treated deck posts are not permitted. Decks and Porches should be supported with stone piers, brick piers, or wood piers with detail and definition of support appropriate to the scale of the entire building.

The extensive use of wood lattice is discouraged. If used in cases where historically called for, and approved by the ARB, it will be of an architectural grade. Lattice members shall have a minimum size of $\frac{3}{4}$ " x $1\frac{1}{2}$ " (actual size). The openings between lattice members shall not exceed the face dimension of the lattice member itself plus $\frac{1}{2}$ ". Uninterrupted lattice panels shall not exceed 4' x 6'. The wood frame surrounding the maximum 4' x 6' panel shall have a face dimension of no less than $3\frac{1}{2}$ " (stile and rail). Lattice member direction shall be horizontal and vertical (not diagonal).

III-f EXTERIOR DOORS

Exterior doors shall be appropriate to the style of the home and custom entrance doors are encouraged. Solid doors shall have raised panels. Wood doors with partial glass can vary in the proportion of glass to wood so long as the solid area has raised panels. French doors can have standard flush stiles and rails.



The use of muntins in glass or wood/glass doors is stylistically dependent on the architecture. Louvered doors, leaded glass and /or stained glass are acceptable.

III-g WINDOWS, DORMERS, AND SHUTTERS

Windows and dormers shall be designed to be consistent in size and detail with the historical style of the home. Unless otherwise approved by the ARB all windows shall have permanently affixed exterior muntins (dividers). Window manufacturers often refer this to as SDL (simulated divided lights). Muntins shall be of the same color as the window sash surround. Muntin patterns can vary with the historical style of the home. Either casements or double hung windows are acceptable provided that muntins are used with historical correctness. No visible films of any kind may be used on glass.



Low E glass is acceptable and encouraged where solar glare and heat gain are a problem. All windows in a stone, masonry or stucco veneered wall must have a lintel comprised of stone, wood or masonry. Windows requiring jack arches shall use pre-cut or machine-cut brick or stone.

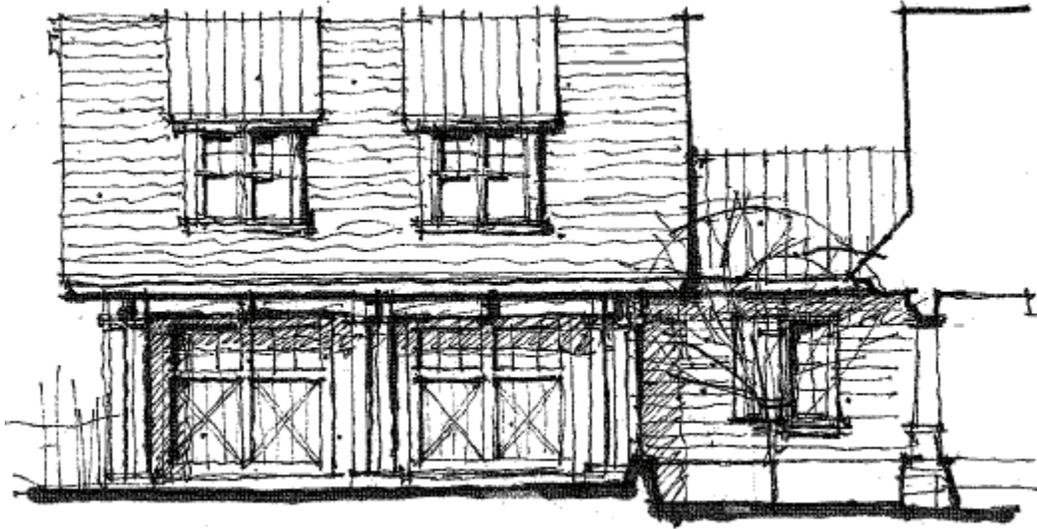
As with all other architectural elements on the exterior, shutter type and location shall be dependant upon the architectural style of the home. Shutters should be authentic in scale and construction. Thin, cheap imitations are not permitted and attachment should be made to simulate true working details with hinges and shutter dogs.

III-h GARAGES

Garage doors and their openings should be detailed to provide visual depth to their trim returns and provide shadow-depth definition where possible. Careful attention to proportion, window openings, shutters, roof forms, dormers, etc. are especially important to garage structures in order to complement the overall visual quality of the design.

Every home must have a minimum of a two-car garage of at least 600 square feet. The garage must be attached or connected with a breezeway unless otherwise approved by the ARB, and must be of similar construction and appearance as the home. No carports are allowed. Each family dwelling unit must have sufficient enclosed garage space for any and all family cars. All two car garages must incorporate single bay garage doors or double bay

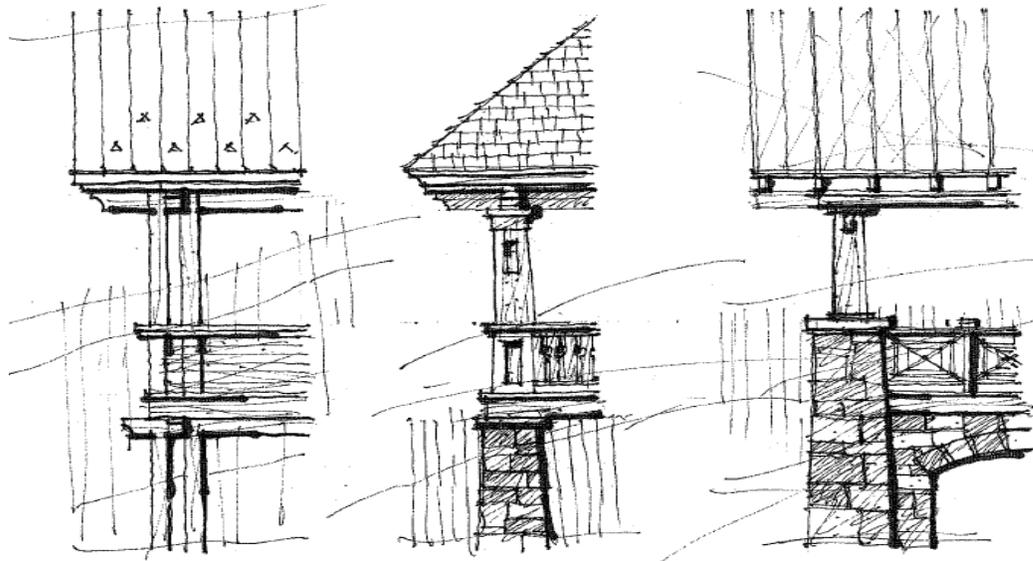
doors with the appearance of individual single bay doors. Garage door details should be included on the plans and submitted for approval.



Garage doors must be located so as not to face the street, unless by ARB variance. In selected neighborhoods and for selected lots, this requirement may not apply. In all cases adequate landscaping should be incorporated in order to screen the garage area and doors should be kept closed when not in use. Care should be given to the approach of the driveway to the home and to the parking area to add interest to the garage area so as to not dominate the site.

III-i PORCHES AND DECKS

Porches and decks should be designed and constructed with the same details and materials as the home for consistency and to appear as an extension of the main living areas. All elevated decks shall have an equal size, or larger, finished deck or patio below. Deck columns shall be sized proportionately for their height and shall utilize masonry bases to match the masonry used on the home.



III-j DRIVES, WALKWAYS, AND HARDSCAPES

All driveways and parking areas must be paved with asphalt, pavers, an earth colored concrete, exposed aggregate concrete, or pea gravel unless another paving material is approved in writing by the ARB. Driveways should be a maximum of twelve (12) feet wide and have an apron to match the existing masonry on the home extending a length of ten (10) feet at the road/driveway transition

Special attention should be given to driveway grading and drainage. It is not appropriate to concentrate water along asphalt curbs, rather to ditch and collect the water in intervals to eliminate concentrated flow and erosion. Erosion control outfall and distribution should be considered with the site plan submittal and handled with landscape quality detail.

Stone, concrete pavers, pea gravel, mulch, and bark are all possible selections for exterior ground surfaces and walkways. Consideration should be given to the life of the product chosen and its exposure to the elements as well as its appearance from surrounding areas. Colors/finishes should blend in to the natural surrounding in order to minimize the impact of these areas on the natural landscape. All vertical hardscapes should use the same masonry materials used on the foundation of the house.

III-k APPURTENANCES

Play structures, basketball goals, outbuildings, tree houses, terraces, outdoor fireplaces, swimming pools, showers, etc. require review and written approval by the ARB. Tennis Courts, viewing platforms, and outside clotheslines on lots are not permitted.

All play equipment shall be placed so that it is unobtrusive and within setback lines and placed so as to minimize visibility from any street, neighboring lot, or golf course.

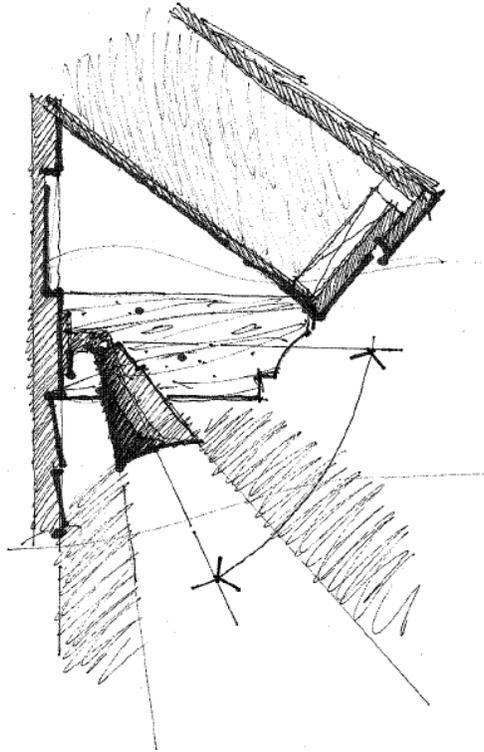
Unless approved by the ARB, no decorative features such as sculptures, birdbaths, birdhouses, fountains, or other decorative embellishments shall be permitted that are visible from any street, neighboring lot, or golf course.

Window air conditioning units are prohibited. All compressor units shall be ground mounted. Compressor units shall be screened by approved fencing or walls, and plantings.

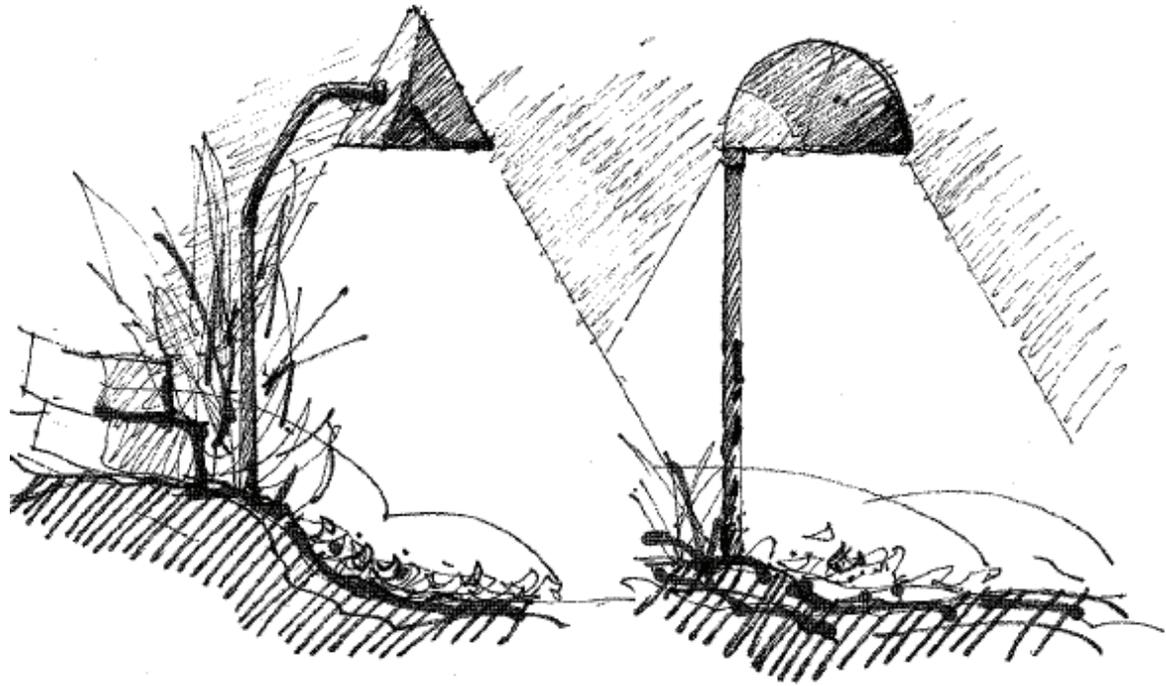
The proposed building of a deck or bridge into or across any natural or man-made water body or wetland area must receive prior approval from the ARB.

III-1 EXTERIOR LIGHTING

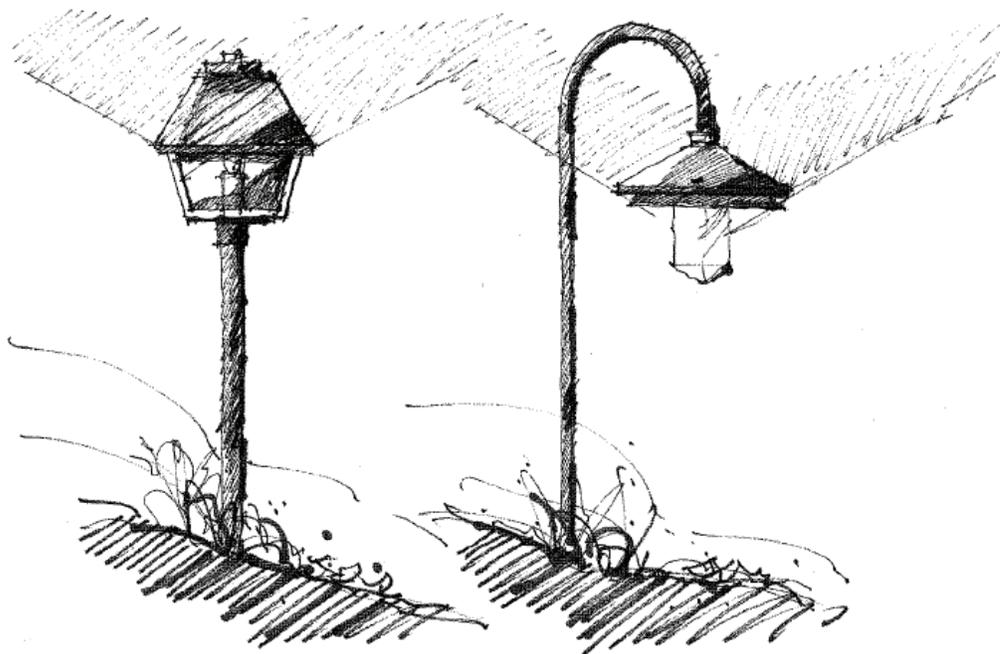
All post mounted lighting and building lanterns shall be capped (no globe lights are permitted) so as to eliminate uplighting. High lumen flood lighting is discouraged, and shielded light fixtures required. Lighting should be angled 60 degrees from vertical or greater and not direct light across adjacent property lines or street boundary lines. Cross lighting of paths and landscape areas using hidden and carefully place hooded fixtures is recommended. The use of repetitive and openly placed, closely spaced path lighting is discouraged. All exterior lighting must be submitted on the site plan and architectural elevations with fixture details for review and approval by the ARB. Colored lights are prohibited. The ARB may also restrict the size of bulb to minimize glare.



All landscape lighting should be considered as a part of the overall landscape plan. The lighting scheme should be limited in area and intensity. It should provide for safety only with care taken not to pollute the night sky. To achieve this low voltage and down lighting will be required. Gas lanterns are encouraged. Light fixtures, finishes, and lamp sizes should be submitted for approval.



Acceptable



Unacceptable

III-m FENCES

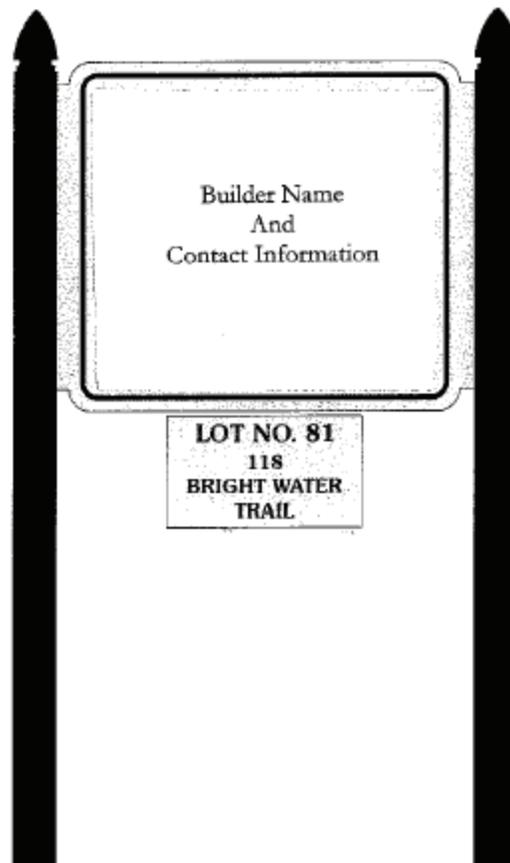
Fences are generally discouraged. However, if desired, fence design, layout and materials must be submitted for approval by the ARB. Fences must harmonize in character and color with the house and the landscape design. Walls, fences and screens should be used to provide privacy, enclose service areas and HVAC units and to reduce the scale of large masses. Fences around pools must be approved and meet all codes, ordinances and regulations. Natural materials and elements such as stone or boulder walls and berms are allowed and encouraged.

III-n POOLS, SPAS

No above ground pools or inflatable bubble covers will be allowed. Pools and enclosures should be site compatible and relate architecturally to the home and other structures in their materials and detailing and are subject to ARB approval.

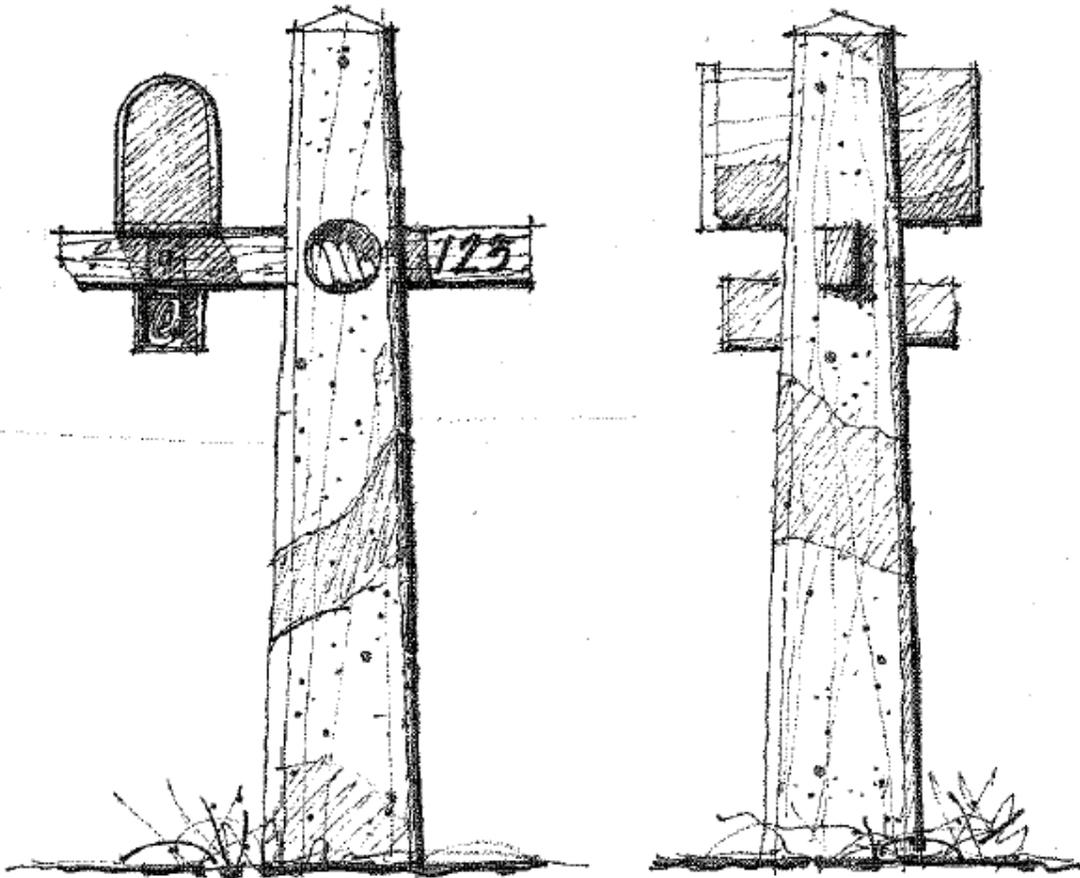
III-o SIGNAGE

All signage is restricted within the community, whether displayed on the exterior or interior of a property within the community. All signs will be a standardized design approved by the ARB. Prohibited signs will be removed and discarded. No builder sign may be placed facing the golf course or waterway.



III-p MAILBOXES

Mailboxes will be required for each home and must conform to the community specifications as adopted by the ARB. The mailbox must be mounted so that the face of the mailbox is 15-18 inches off the edge of the pavement and 4 feet from the property driveway.



IV. REVIEW AND CONSTRUCTION PROCESS

IV-a REVIEW PROCESS

The Architectural Review Board exists to review all buildings proposed for construction at The Cliffs at Keowee Springs and to encourage high quality architectural construction and site-compatible design, which is appropriate with the surroundings and special conditions indigenous to the area.

This review process has been set up to establish a systematic procedure for review of proposed construction. Required drawings and submittal forms must receive Preliminary Approval, and a site inspection with any proposed site improvements noted and the home staked out with tree removal plans provided must be accomplished before submission for Final Approval.

The ARB may disapprove any proposed construction on purely aesthetic or site incompatibility grounds, where, in its sole judgment, such action is required to protect natural beauty and attractiveness of the site and/or the improvement modifications or residence are deemed to be incompatible with the general architecture or environment of the community.

The ARB staff will preview every project at the Preliminary and Final review stages, review the lot as staked out, and review the submission of acceptable final working drawings, specifications, landscaping plan, and color samples. The final project shall not be presented to the Board for review until a complete Preliminary submittal package has been presented and approved. The ARB has thirty (30) days to respond to each submittal. Construction must begin within 12 months of approval authorization; after such time re-submittal is required along with the associated fees (Application Package).

No site clearing, material deliveries, or construction may begin without first obtaining final approval from the ARB. A Cliffs at Keowee Springs Construction Authorization Permit is issued only after the Board grants Final Approval. It is incumbent upon the property owner to request and obtain a schedule date for your Review process with the ARB. All County Building Department rules and regulations must be followed as well with appropriate necessary permits obtained.

Submittals must be received at the ARB office no later than ten (10) calendar days prior to the meeting. The ARB office is located at The Cliffs at Keowee Springs Property Owners' Association Office, 3598 Highway 11, Travelers Rest, SC 29690. The phone number is (864) 371-1000. Please contact the Association office for meeting times and location. Please review the Summary of the Process section. Incomplete submittals will not be accepted and no action will be taken until a complete submittal package is presented along with the required review fee. Please note that it is the Property Owner's sole responsibility

to seek and obtain any and all necessary written approvals prior to any clearing or construction activities in The Cliffs at Keowee Springs.

The Design Guidelines derive their authority from the Master Declaration of Covenants, Conditions and Restrictions for The Cliffs at Keowee Springs; the Guidelines are meant to clarify and add greater detail to the Covenants.

Any work done in violation of these Guidelines and The Cliffs at Keowee Springs Covenants and Restrictions, is nonconforming. With a written request from the ARB, the Owner, at his sole cost and expense, shall bring any and all such work into conformance. If the Owner chooses not to correct such issues, the ARB can enter the property for corrective action, at the Owner's expense.

The ARB, acting on behalf of the Board of Directors, shall pursue all legal and equitable remedies to enforce the provisions of the Covenants and Restrictions, including, but not limited to, placing a lien on a Lot for payment of delinquent fines and assessments. Such fines may include fines imposed by the ARB for violations as stated on the Schedule of Fines or costs related to any and all corrective actions undertaken and/or required. Additionally, legal and equitable remedies may include issuance of a "cease-and-desist order" as issued by the Court.

IV-b PRELIMINARY REVIEW

As early in the process as possible the owner and architect/designer should prepare and submit a set of preliminary schematic drawings reflecting the general form, spatial relations, materials, articulation, setting, and circulation drive patterns. The intent of the Preliminary Review is to discuss the project, and review the intended architectural style and site plan. Regardless of what form of presentation is used; all preliminary submittals must contain the following:

Site Plan: A site plan shall be presented at a maximum 1"= 20' scale, depicting the site data gathered. The proposed structure footprint should be sited on a copy of the topographical survey with minimum 2' contours as prepared by a Licensed Land Surveyor. The plan shall show the type and location of trees 6" in diameter or greater at a height of 2 feet above the ground as well as property lines, easements, setbacks, contour lines, and other homes and driveways on adjoining lots, and site access. Any rock out-cropping or any other special or irreplaceable features are to be identified for protection. Soil erosion protection and silt control measures must be included on the plan. The site plan must include proposed finish floor elevation relative to the existing grade elevation. The site plan should also include the proposed location of the septic system. If the driveway will impede drainage the owner is required (at their expense) to install culvert pipe measuring a minimum of fifteen inches in diameter and twenty feet in length underneath the drive to maintain water flow.

Floor Plans: Schematic and preliminary in nature; floor plans at 1/4" scale, representing the layout of spaces for all levels of the proposed building. The plan must include the calculation of the square footage of heated space.

Elevations: Schematic and preliminary in nature; drawings shall be ¼” scale, representing the view of all exterior sides of the proposed structure. Wood, stucco and/or masonry elements of all exterior walls shall be accurately and specifically depicted or designated.

Landscape Plan: Preliminary plan may be presented at this time. The landscape plan must be submitted for review within six months after the commencement of construction, however, any preliminary designs may be desirable and helpful during the preliminary review.

Preliminary Review Form: The ARB will either grant Preliminary Approval or provide reasons for objection of the submittal, and normally will offer suggestions addressing objectionable or compliance issues. If the preliminary drawings are substantially changed, either by request of the Board or desire of the owner, they must be resubmitted and receive Preliminary Approval before proceeding for Final Approval. A Preliminary Approval is valid for twelve (12) months from date of initial approval. A check for the amount as outlined in the Schedule of Fees section (Application Package) must be presented at the time of package submittal to ARB office.

IV-c FINAL REVIEW

The final construction documents are prepared incorporating any and all departures and revisions from the preliminary plans. All changes or revisions from the preliminary plans are to be noted as such on the final plans submitted for review.

Stake Out: The outline of both house and garage are to be accurately located and marked with stakes and connected with string. The following items are also required to be located and staked for on-site review: drive and walkway centerlines, property line and building setbacks, and septic field. All trees proposed to be removed shall be tied about their circumference with surveyor’s ribbon. Fencing shall be used to prevent injury to trees not approved for removal and to avoid any potential damage from construction equipment. No trees 6 inches or greater at 4-½ feet above the ground or any flowering tree or any evergreen may be removed or pruned at any time without prior written Board approval.

Final Site Plan: Update the Preliminary Site Plan to incorporate all changes or modifications, with the proposed drive and mailbox locations.

Color Samples: Information and/or samples of proposed colors and finishes of all exterior materials including siding, trim, brick, roofing, stucco, stone walls and veneers, driveway, doors, windows, and lattice shall be submitted for as part of the ARB package for review. In addition these colors and finishes are required on an on-site color board. These sample submissions are most important to both the owner and the Board in evaluating the appearance of the house as color chips often vary greatly from actual applications on surface

materials. Under no circumstances is a material to be used or a color applied prior to formal review by the Board.

Foundation and Framing Plan: Plans at ¼” scale, showing locations and sizes of foundation and framing elements and how they relate to nearby trees, rock out-croppings or other topographical features are required.

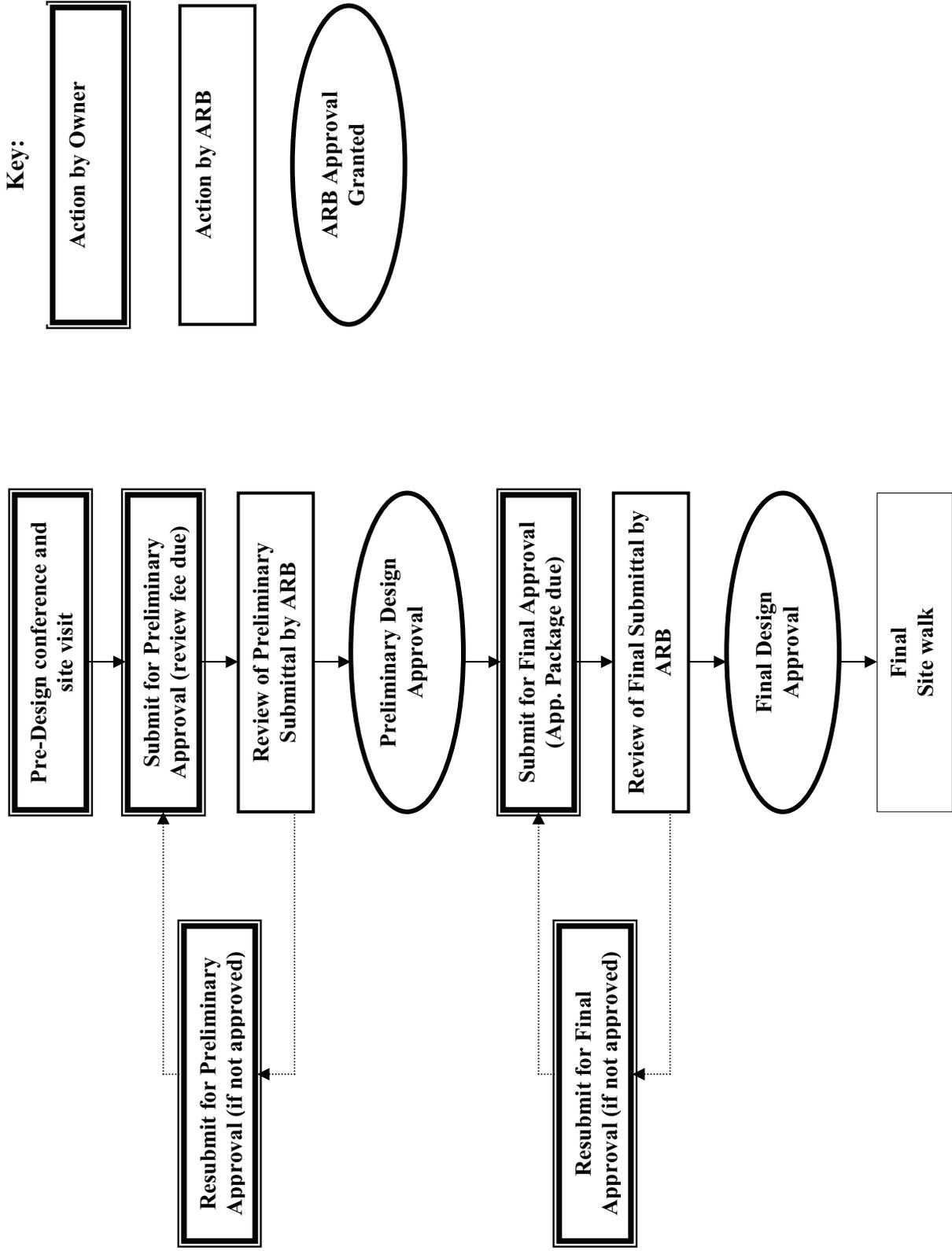
Floor Plans: Floor plans shall be drawn at ¼” scale, containing all information necessary for construction. Electrical plan must be included for interior and exterior with these submitted plans.

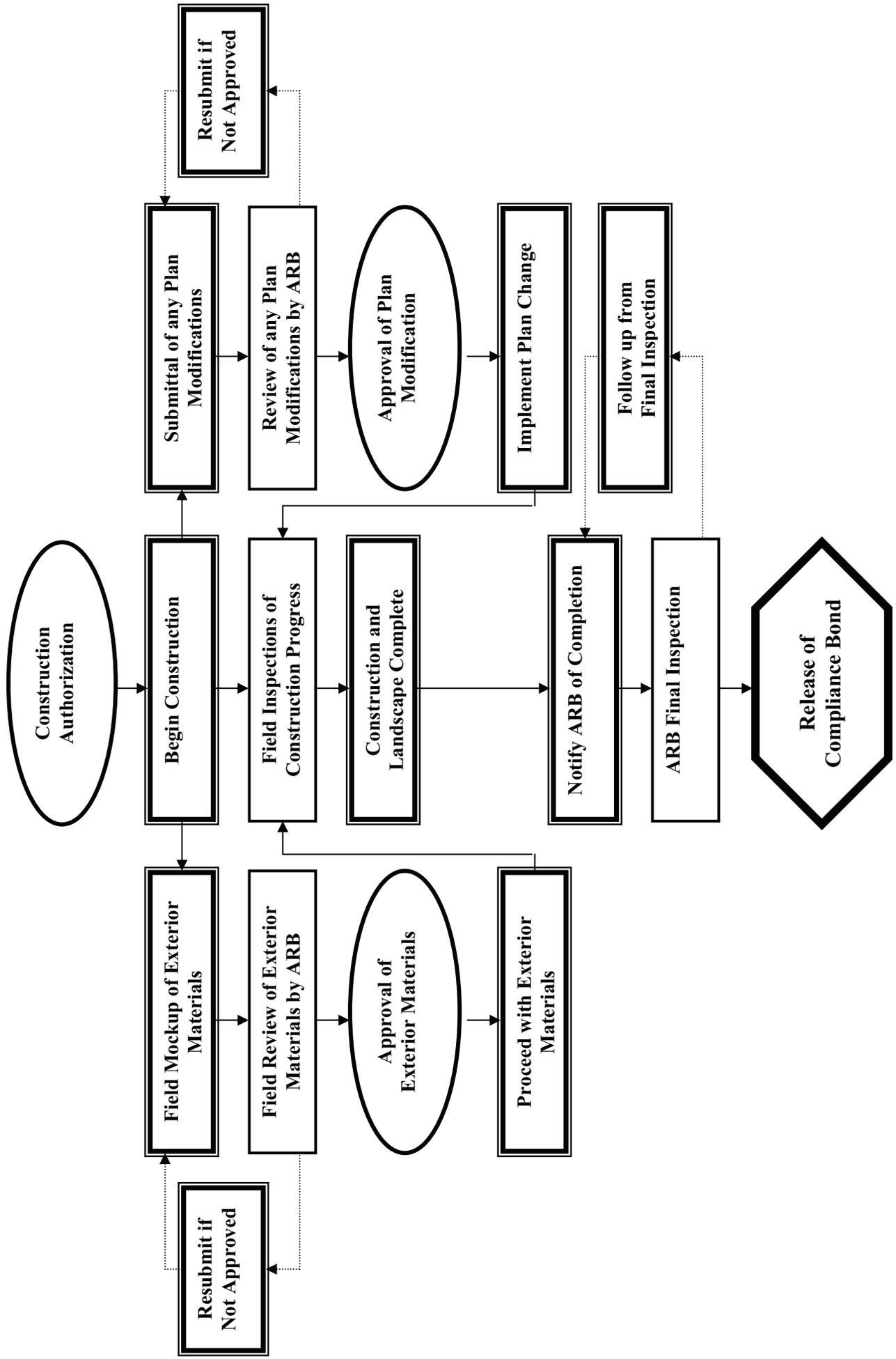
Elevations: Drawn at ¼” scale, elevations shall accurately represent the view of all sides of the house. Floor elevations must be delineated and existing and proposed grade levels must be shown. All exterior component material must be defined for specific material type and colors are also required in the plan submission.

Landscape Plans: Drawn 1”= 20’ maximum. The plan must convey an accurate scaled representation of all planting material, identified as to size, common name, and variety. Plans shall also show the location of landscaping lighting with fixture catalogue cuts, sprinkler head locations and patterns, walkways, fences, pools, decks, patios, play structures and mailboxes. Adequate plant screening shall be provided for HVAC units, service yards, trash enclosures and electric meters. The contractor shall be responsible for locating existing utilities before excavating. The landscape plan may be presented but is not required until six months after commencement of construction, when it is mandatory.

Final Review: If the Board fails to grant Final Approval of the project, it will suggest corrective action for re-submittal. If corrections are required, one set of corrected working drawings must be presented to obtain approval for the project. Half-size prints will be acceptable. When the Board grants Final Approval a Cliffs at Mountain Park Construction Authorization Permit will be issued.

IV-d REVIEW & CONSTRUCTION PROCESS DIAGRAM





V. CONSTRUCTION REGULATIONS

V-a GENERAL REQUIREMENTS

The Cliffs at Keowee Springs ARB does not suggest or recommend the capability of any one contractor (builder), except said contractor must be licensed in the state of South Carolina. The Cliffs at Keowee Springs ARB does not recommend or take responsibility for any of the terms and conditions of any arrangements between the property owner and contractor selected for construction on the home, notwithstanding the approvals that are necessary from The Cliffs at Keowee Springs ARB. The ARB does, however, recommend that:

- The property owner establishes a contract with a builder, defining the terms and conditions for construction of the home on the owner's property, as well as seeking the advice of counsel in the preparation of the contract. Although not required, a licensed architect is recommended.
- The property owner seeks the counsel of an insurance agent to protect all interests adequately and to cover the home during construction and subsequent to completion, so the property owner will be adequately covered for all types of contingencies and/or liabilities.

All builders (and owner-builders) of residences at the Cliffs at Keowee Springs must have a residential builders license in the State of South Carolina.

Construction must begin within twelve (12) months of approval authorization and continue until complete; after such time resubmittal is required along with the associated fees. Construction of the residence must be completed within eighteen (18) months of the commencement of construction. Landscaping shall be completed no longer than (6) months after the completion of construction. Construction activities continuing beyond these requirements will result in a forfeiture of the construction compliance bond.

The owner, builder, or architect must submit all proposals for exterior changes prior to implementation. The Covenants grant the ARB authority to employ workers to correct any exterior changes made without approval or to employ persons to clean-up an unacceptable lot. These charges will be deducted from the construction compliance bond.

V-b ACCESS

Access to the development is controlled. All incoming vehicles must be registered with security for identification and pass. Construction workers are allowed access to and from

the construction site only and are restricted from other areas of the development. Vehicles may be periodically searched to protect all contractors from theft of material and equipment.

The maximum hours allowed for construction personnel will be from 7:00 a.m. to 7:00 p.m., Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. No residential construction work will be performed on Sundays or holidays.

V-c CONDUCT

The conduct of all workmen is the responsibility of the General Contractor/Builder. Workers are not allowed to roam or use development facilities. Loud cars and speeding (speed limit is no greater than 25 mph in all Cliffs Communities) are not permitted in the Cliffs at Keowee Springs. All construction vehicles must be parked on the construction site. Loud music from radios and disturbing property owners or guests will not be permitted at any time. Parking on road shoulders or blocking roadway or drives is prohibited.

For serious or repeated violations the ARB, at its sole discretion, may bar or restrict any contractor, builder or subcontractor from entering or working in The Cliffs at Keowee Springs.

The above regulations are designed to enhance The Cliffs at Keowee Springs overall appearance for our residents and visitors. Repeated violation of these regulations could result in the suspension of the building approval for a given residence until the contractor has taken corrective action. Additionally, a Contractor who repeatedly violates either the letter or "spirit" of these guidelines may be required to post a larger construction deposit or, in the extreme, be prohibited from working at The Cliffs at Keowee Springs development.

V-d TEMPORARY STRUCTURES

No structure of a temporary nature shall be placed upon any portion of The Cliffs at Keowee Springs at any time for any reason. Temporary shelters, including mobile homes, trailers, recreational vehicles, and tents, may not be used as temporary or permanent residences or be permitted to remain on any portion of The Cliffs at Keowee Springs. Trailers for contractors, builders or others normally placed at construction sites are permitted only after specific approval in writing by the ARB and only for its need during construction. Basements or partially complete houses are considered temporary and may not be inhabited.

V-e CONSTRUCTION REQUIREMENTS

Before Construction:

After completing the review process and a satisfactory site inspection, several steps shall be followed before any lot clearing, material deliveries, or construction begins.

Soil erosion control and silt control measures, as noted on the approved site plan and as required by all governmental regulations, must be installed. Erosion control is especially important in The Cliffs at Keowee Springs due to the nature of the terrain and topography inherent in the mountain landscape.

Every job site must have an approved sign identifying the builder and the site location. Both lot number and street address must be included on the sign. All signs shall be constructed and erected as specified in the Application Package. No other signs shall be placed on the job site. The job sign shall be erected no closer than fifteen (15) feet from the edge of the street and must be in place with the permits posted on the rear of the sign before any clearing or construction may begin or materials delivered. At no time shall a sign or permit be nailed to any tree. No additional subcontractor signs shall be displayed on any construction site. Signs are not to be erected before preliminary approval.

An ARB Construction Authorization Permit must be obtained for all construction, renovations, improvements, or modifications prior to the commencement of construction. Also, the Contractor must submit a completed Application Package for new construction and improvements. The receipt of this Permit does not preclude the necessity of also obtaining a County Building Permit. Both are required for construction along with any additional permits that may be required from other state, county or local agencies.

A construction compliance bond shall be posted as specified in the Application Package.

In summary the following steps shall be completed before construction may begin:

- Receive all final approvals for the site plan, building plans, color selections, and site inspection.
- Submit Construction Compliance Bond
- Install builder sign.
- Obtain County Building Permit.
- Post building permits at job site.
- Place a commercial dumpster and portable toilet on job site.
- Install all appropriate and designated soil erosion, silt control and mud control measures.
- Install gravel “mud mats” at job site entrance/access road to keep mud off roadways.
- Provide adequate space to park vehicles out of the right-of-way at all times.

During Construction:

All construction at The Cliffs at Keowee Springs will be under frequent observation by the Architectural Review Board. Periodic field inspections will be conducted by the Board members on every residence under construction. The ARB is under no obligation to continually request compliance with guidelines or provide ongoing warnings for violations. The builder accepts full responsibility for compliance with the guidelines for any and all vendors/subcontractors working on site. All violations are subject to fines as deemed necessary by the ARB to ensure compliance.

Each construction site is required to have a job toilet for the use of workers. It must be placed at least twenty-five (25) feet from the street in an inconspicuous location with the door facing away from the street and neighboring homes.

Fires are not permitted on residential construction sites under any circumstances. Fires on any jobsite are subject to an immediate fine. Care should be taken when loading trucks hauling trash so as not to have it spill over while in transit. Contractors shall be held responsible for trash and debris falling from construction vehicles.

It is important that all sites be maintained in a clean and orderly manner. All construction materials must be kept within the property lines maintaining a clear street right-of-way. Access to the site should be limited to the proposed driveway location. Access over/through adjoining properties is expressly prohibited. Any restoration of damage to adjoining properties shall be the sole responsibility of contractor or builder. The storage of materials should be in an inconspicuous area on the site and should be neat and orderly. The use of adjoining properties for access or storage of any material, without the written permission of the adjacent owner, is prohibited. No temporary structures are allowed without ARB approval.

Site cleanliness shall at all times be maintained at an acceptable level. If not maintained, the ARB will issue a "Stop Work" order. An approved commercial dumpster shall be placed on each job site and shall be dumped when necessary. At the end of each workday, materials must be stored neatly and all trash placed in the dumpster. No trash shall be strewn about the lot or piled openly. As disorderly sites present a negative image to visitors and property owners, this requirement shall be strictly enforced. Should the ARB determine, in its sole discretion, that a site is not being maintained properly, it may undertake to have it maintained properly and will deduct the cost from the Construction Compliance Bond.

Soil erosion and silt control measures must be maintained throughout the job. Silt fence shall be installed with steel posts and welded wire backing. Gravel mud mats are required at site driveway access to prevent mud from entering roadways. Any mud or dirt tracked on the roadway is the responsibility of the builder and must be cleaned. Fines may result if these requirements are not met.

Temporary utilities should be installed in a neat manner. The temporary power pole must be installed plumb and will not be allowed for the placement of signs. A temporary water hookup may be provided.

As explained in detail above, residential construction sites must contain the following:

- Commercial dumpster
- Job Toilet
- Temporary utilities
- Job sign (with permits)
- Silt control, erosion control
- Gravel mud mat – sufficient to keep mud, dirt, and debris off roadway
- Tree protection

After Construction:

When the Construction of a residence has been completed, the owner and the contractor must contact the ARB. The construction of the residence shall be completed and the landscaping shall be installed conforming to the plans previously approved by the ARB. Any unauthorized changes must be corrected before Construction Compliance Bond can be released.

Upon completion of construction and landscaping, all building debris must be removed from the site and the surrounding area. The construction site sign and the temporary power pole must be removed. At this time, the Contractor should notify the ARB that he is ready for Final Inspection. The ARB must be notified of the construction completion and the final inspection requested within 1 year of the project’s completion or the construction compliance bond will be forfeited.

As a checklist, the following items shall be completed prior to issuance of Final Compliance Letter:

- Complete construction
- Remove construction debris
- Remove temporary facilities, utilities and signs
- Install landscaping and mailbox
- Pay an appropriate utility tap fee (if not already paid)
- Notify ARB for Final Inspection

V-f EXISTING HOME IMPROVEMENT REVIEW

As stated in the Covenants, no site preparation, excavation, changes in grade, landscaping or initial construction, erection, alteration or installation of any improvements, including, but not limited to, dwellings, outbuildings, driveways, fences, walls, signs, television antennas/dishes, clotheslines, mailboxes, post lamps, recreational or playground equipment and other structures, shall be undertaken upon any residential lot, residential site, or any other lot or parcel or property in the shape, height, materials, color scheme and location of the proposed improvements and/or landscaping shall have been submitted to the Architectural Review Board and expressly approved in writing. Plans submitted for construction of initial improvements upon the lot or parcel must contain details of any driveway(s) serving the lot or parcel to be improved including such driveway(s) intersection with the roads in the Development.

When submitting for review and approval of proposed improvements, presentations must include but may not be limited to the following:

- Material and Color Samples: Samples are most important when applying for improvement approval because of the necessity of matching existing materials.
- Site Plan: A plan with dimensions of the property must be submitted showing the location(s) of the proposed improvements.
- Drawings: Sufficient plans and elevations shall be submitted to adequately define and explain the improvement of modification. Drawings representing the existing structure(s) must also be submitted.
- Completed Improvement Review Form: The improvement review form will be submitted along with a set of plans for review along with the plan review fee.

After reviewing the project, the Board will either suggest changes or grant Final Approval. As with new construction, a set of the drawings and the Construction Compliance Bond must be submitted prior to obtaining a Construction Authorization Permit. As specified in the construction guidelines, The Cliffs at Keowee Springs ARB and County Permits must be displayed before site clearing, material delivery, or construction may begin.

V-g EXISTING HOME CONSTRUCTION GUIDELINES

The primary purpose of the Covenants and Guidelines is to foster the creation of a community which is aesthetically pleasing and functionally convenient for all residents and visitors. These restrictions, governing proposed homes, homes under construction, and existing homes require every home to be maintained in a manner that conforms to these Guidelines.

Improvements: No alteration, including painting or staining, affecting the exterior appearance of any building, structure or landscape shall be made without prior approval of the ARB. A request for approval must be submitted to the ARB including a completed Improvement Review Form, all drawings necessary to define the proposed improvement, color samples, and site stakeout.

Landscape: Every property owner is responsible for preventing the development of any unclean, unsightly, or unkept conditions of building or yards, which shall reduce the beauty of the neighborhood as a whole or the specified area. In formal landscaped areas, bed and lawn areas must be maintained. In natural areas, weed growth must be controlled. Any proposed changes in landscaping such as fences, fountains, lighting, game structures, drives, walks, landscaped structures and statuaries must be approved by the ARB.

Signage: The use of any sign, including those for the purpose of identification, renting or selling of a property, is prohibited. Single-family homes may be identified only

by graphics included on a mailbox as specified by ARB. Owners' names, house names and lot numbers shall not be placed on the front of homes or signs placed on lots.

Boats and Campers: The storage of boats and campers in yards or driveways is prohibited. They are required to be stored out of sight in garages or below houses. The Cliffs at Keowee Springs ARB and/or the Community Association may be contacted for information regarding lease of off-premises storage facilities.

Exterior Lighting: All exterior lighting shall be installed so as not to disturb neighbors and minimize visual access to the light. Exterior floodlights must use a hooded-type fixture and directed downward to minimize glare.