



## **PALMETTO POINTE ARCHITECTURAL REVIEW COMMITTEE GUIDELINES**

### **I. CONSTRUCTION REQUIREMENTS**

#### **A. CONSTRUCTION PERIOD/LOCATION LIMITS:**

House construction, including landscaping, must be completed within one (1) year. All construction activity must be contained within the lot on which the construction is occurring. No vehicular access or storage of materials is permitted from other lots or common area or offsite without express written permission.

#### **B. FIRE BURNING POLICY:**

Burning of clean wood and paper products in 55 gallon drums for the warming of workers during cold weather months is permitted on construction sites. No other types of fires are permitted and no other types of materials are allowed to be burned. County codes are to be obeyed at all times.

#### **C. WATER POLICY:**

Palmetto Pointe Development Company, LLC will not furnish water on a construction site. The builder may apply for a temporary meter through the Saluda County Water and Sewer Authority.

#### **D. TRASH AND CONSTRUCTION DEBRIS:**

Each construction site must have some type of trash container located inside the lot lines. Trash containers may not be placed or maintained on sidewalks or streets. The area must be kept neat and free of litter and debris.

#### **E. CONSTRUCTION HOURS:**

If an occupied residence is within 100 yards of a construction project, construction activities may not start until after 7:30 A.M and must cease ½ hour after sunset or at 7:30 p.m., whichever occurs earlier.

#### **F. PORTABLE TOILET FACILITIES:**

Each builder is responsible for providing a portable toilet facility inside the lot lines of the parcel it serves. Portable toilets may not be placed or maintained on sidewalks or streets, or

within 50 feet of drainage ditches or water sources. Sharing of the toilet with another builder is acceptable to the ARC, but must be arranged by the builders.

**G. MATERIALS STORAGE:**

Construction materials may not be stored on a lot earlier than two weeks prior to the start of construction, and not before final house and site plan approvals have been obtained. No materials are allowed to be stockpiled, stored, or staged on any property other than that scheduled for construction without an approved Staging Plan included with the approved and signed construction agreement package.

**H. CONSTRUCTION MATERIAL POLLUTANTS AND WASTES:**

Concrete washout is a pollutant and should be handled appropriately. Appropriate leak-proof concrete washout facilities must be positioned by the builder prior to concrete placement. Hardened concrete may be removed and disposed of in a proper manner, and liquid concrete wastes must be disposed of in a proper manner without discharging to surface waters. Paint, stucco, form release oils, and curing compounds waste water, to include the clean-up waters, must be directed into a leak-proof container and located away from surface waters.

**I. GRAVEL SURFACE ONTO CONSTRUCTION SITE:**

A gravel surface consisting of at least 6" of stone (2- to 3-inch stone) to the construction area must be maintained at all times to keep mud from being tracked to adjacent streets. If mud is tracked onto the street from construction, builder is responsible for cleaning after each day. If builder does not clean the road, Palmetto Pointe ARC may contract for cleaning services and bill the builder the greater of the full cost of cleanup plus a \$50.00 management fee or \$200 for each occurrence.

**J. EQUIPMENT LOADING/UNLOADING:**

All equipment must be loaded and unloaded on the lot. No metal-tracked vehicles or equipment are allowed on paved streets for any reason.

**K. SHOULDER DAMAGE:**

Damage to street shoulder or sidewalk occurring as a result of construction must be corrected by the Owner/Builder at the completion of construction.

**L. LOCATING UNDERGROUND UTILITIES:**

Prior to the start of construction, all utility companies must be contacted by the Owner/Builder to mark the location of underground utilities. Areas disturbed to connect utilities must be restored by the Owner.

**M. SILT FENCES:**

Silt fences, required during the construction period, are the responsibility of the Owner/Builder to install, maintain and remove.

## **II. ARCHITECTURAL CONTROL**

### **A. PROPERTY USE**

The use of property on these lots is specifically for single family dwellings. No trailers, manufactured homes (i.e., single-wide, or double-wide), mobile homes, shacks, campers, modular homes or camping trailers and tents shall be placed or erected on any Lot and used for living quarters, temporarily or permanently. No more than 1 detached single-family dwelling and

### **B. ARCHITECTURAL REVIEW COMMITTEE APPROVAL (ARC)**

Any Lot Owner desiring to construct, repair, maintain, place, replace or reconstruct any Improvement on any Lot, Area of Extended Lot Owner Responsibility or Common Area or to make any improvements, alteration or changes to any Improvement, in addition to obtaining any and all applicable property owner or governmental approvals, shall submit Plans and any other documentation required by the Architectural Control Authority to the Architectural Control Authority, which shall evaluate, approve, disapprove or refuse to approve in writing such Plans in light of the purpose of the Declaration. The Architectural Control Authority shall have complete discretion to approve or disapprove Plans for any Improvement and to withhold review of any and all Plans submitted to it from an Owner who is not in good standing as a Member of the Association, including without limitation Members who owe past due Assessments on any Lot in the Community.

### **C. PLAN MODIFICATIONS**

Any modifications or additions to approved plans including material or color changes must be submitted to the ARC for approval prior to implementation

### **D. PROVISIONS FOR LOTS CONTIGUOUS TO THE LAKE**

Certain lots in the community are contiguous to Lake Murray ("The Lake"). The water in and the land under the lake is owned by Dominion Power or one of its subsidiaries, successors or assigns. Boundaries of the lots on the Lake are the 360-contour line known as the project boundary line (360 contour) to which such lots are contiguous. The owner of the lot shall extend only to the 360-contour of the lake for which it's contiguous. No owner shall build any improvement or dock in the Lake without first obtaining the approval of the ACA and then any approvals as required by Dominion, and any agency regulating the Lake.

### **E. LIMITED BRUSH PERMIT - DOMINION POWER**

The owner must contact Dominion Power and apply for a limited brush permit for clearing any trees that go beyond the 360-property line towards the water. Dominion must approve any trees prior to clearing past the 360. Owners that do not receive a limited brush permit will be fined, can have their dock permit revoked, and will have to replant trees at their discretion.

## **F. MINIMUM SQUARE FOOTAGE**

All single-family dwellings have a minimum square footage of 1400. The Developer may establish and amend minimum square footage requirements for dwellings within the Community, which may differ for each Lot or group of lots in the community.

## **G. BUILDING MATERIALS**

Siding must be brick, natural wood, natural stone, stucco, high quality synthetic stone or high-quality fabricated materials like Dryvit, Masonite, HardiePlank, or high-definition vinyl and comparable materials approved by the ARC.

## **H. DETACHED GARAGE OR ACCESSORY BUILDING**

All homes can have an attached or detached garage. A detached garage or an accessory building (shed, storage building, outdoor entertainment structure, pool house, etc.) is allowed with Architectural Review Committee (ARC) approval and must be in general conformity with the main dwelling. One (1) accessory building shall be permitted per lot. An accessory building may not be constructed prior to the main dwelling.

1. The accessory building must match the home in all exterior detail. This includes siding, brick, shingles, paint, roof pitch, trim, windows, shutters, etc. Exterior color scheme of the accessory building must match the exterior color scheme of the home. (minimum)
2. The accessory building must have a gable roof with shingles matching the roof and shingles of the home in style and color; the roof must have a six (6) inch(minimum) overhang around the perimeter of the roof line.
3. The door(s) for the accessory building must be six panel single or double entry door(s). Windows and shutters are required to match the windows and shutters of the home.
4. The accessory building must be able to be placed within the setback lines and must be placed on the rear portion of the lot.
5. Accessory buildings are required to be built on a concrete slab or poured footer and foundation; pre-fabricated buildings set on loose blocks will not be allowed.
6. The construction and placement of the accessory building on the lot must not, in the sole and absolute determination of the ARC, adversely affect adjoining lots, views and/or common areas.
7. An Architectural Application must be submitted in accordance with the Architectural Application providing details of the proposed structure including:
  - a. Copy of plat (survey) showing placement on the property and distance from the property lines.
  - b. Dimensions. Height, width and length of the structure.
  - c. Pictures, renderings or design drawings that include elevation views, roof and foundation detail.
  - d. Landscape plan of plantings around the structure. (if applicable).

**I. DRIVEWAYS**

Driveways must be a solid surface. Samples of solid surface driveways include concrete, asphalt, pavers or other available other solid surface driveway options. The driveway surface must be approved by the HOA. Homes are limited to a single entrance from the road. Driveways should be considered from the standpoint of safety entering and exiting the main road, ease of grade, and adequate parking for the resident. All homes requiring a driveway culvert are required to install a 24'-15" diameter reinforced concrete pipe (RCP). All culverts must be standardized to RCP per Saluda County roads and bridges requirements.

**J. DRIVEWAY APRON**

Per Saluda County requirements, Owners are required to construct the driveway apron at their expense that connects the driveway to the road. This apron, which resides in the Saluda County right of way will need to extend 22' from the road in towards the property. Owners cannot use alternative materials for the apron. It must be asphalt.

**K. FENCING**

Any fencing design and materials and location shall be approved by the ARC. Factors taken into consideration will include the height of the proposed fence, the visibility from the road or the water, and style of fence in relation to the architectural design of the house and surroundings. Any fencing design must be submitted to the ARC with the landscape plan for approval prior to receiving the certificate of occupancy.

**L. SIGNAGE**

No signs shall be erected or maintained on any lot except for signs required by law such as building permits, signs approved by the ARC, signs placed on lots owned by the Developer. Owners who are commercial builders must be approved by the ARC and may only have 1 sign in front of their model homes. No commercial builder signs shall exceed 4ft wide and 6ft long off the ground. All address markers must be approved by the Architectural Review Committee as a part of the landscape plan ARC approval process.

**M. COMBUSTIBLE LIQUID**

No storage of gasoline, propane, heating or other fuels, except for a reasonable amount of fuel that may be stored in containers appropriate for such purpose on each Lot for emergency operation of household heating and cooking appliances, for gas fireplaces and for the operation of lawn mowers and similar tools or equipment. Larger quantities (over 5 U.S. Gallons) must be approved by the Developer or the Association, When Empowered. Permanently installed Propane LP tanks shall be installed underground by qualified propane contractor.

**N. SEWAGE-DISPOSAL**

Sewage disposal shall be by septic tank approved by appropriate State and local agencies. Lots shall have private septic tanks. Lots as designated by the Developer or Board, When Empowered, in its sole discretion shall have individual septic tanks and shall connect to the community force main and drain the septic effluent through the force main pipes to the SCDHEC approved Septic Fields designated by the Developer or the Board, When Empowered.

All off-site septic drain field taps to the community septic force main must be completed by This is an exclusive contractor chosen by the developer to ensure quality control and the integrity of the public offsite septic system. The tap fee cost required by Price Enterprises is \$2200. To request a tap to the offsite septic force main, please contact Jason Price directly at Price Enterprises (864-992-8031) ([jasonprice@titanfarms.com](mailto:jasonprice@titanfarms.com)).

#### **O. WATER**

The residence on a Lot shall be connected to the subdivision's central water system. Each Lot owner who constructs a residence must contact the Saluda County Water and Sewer Authority (SCWSA), apply for service, and pay the required fees meter installation.

All home water force main connections force must be complete by Price Enterprises This is an exclusive contractor chosen by the developer and approved by Saluda County Water and Sewer Authority (SCWSA) to ensure quality control and the integrity of the public water infrastructure is not compromised. To request the water tap and water service, contact SCWSA for the application. Current tap fee costs are \$2200 through SCWSA, in addition to any other fees required by SCWSA.

### **III. CHANGES TO GUIDELINES**

These guidelines are subject to change at any time at the sole discretion of the Palmetto Pointe Architectural Review Committee, except with respect to changes relating to enforcement or other areas that require Developer or Palmetto Pointe Owners Association Board approval.

### **IV. RELEVANT DRC PROVISIONS**

In addition to these specific Guidelines, please be aware that all work in Palmetto Pointe is governed by the Declaration of Restrictions and Covenants (DCR's). All residents are highly encouraged to review the DCR's for a comprehensive review beyond the current guidelines provided. Enforcement of these is also delegated to the Architectural Review Committee.

All DCR's can be located at "Owner Resources" on the Palmetto Pointe website: <https://www.thepalmettopointe.com/resources>