Savannah Lakes Village POA, Inc.
Property-Wide Standards for Residential Construction

The attached Property-Wide Standards for Residential Construction were revised by the Architectural Control Committee and presented to the Savannah Lakes Village Board of Directors. The Savannah Lakes Village Board of Directors approved the revised Standards at the May 18, 2022 regular BOD meeting.

The effective date of the Property-Wide Standards for Residential Construction is the date recorded in the McCormick County, SC Clerk of Court's Office.

McCormick County Clerk of Court Stamp placed below:

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GWENDOLYN D. CHILES
2022 MAY 26 PM 3:20
CLERK OF COURT
McCORMICK COUNTY, SC

BOOK 359 OF
Deeds
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It is the intent of the Savannah Lakes Village Board of Directors to revoke the previous Architectural Control Committee Rules and Regulations for Residential Construction that were recorded in the Clerk of Court Office for McCormick County, South Carolina on December 30, 2020 in Deed Book 334 at Page 2.

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SAVANNAH LAKES VILLAGE PROPERTY OWNER'S ASSOCIATION, INC.

PROPERTY-WIDE STANDARDS FOR RESIDENTIAL CONSTRUCTION

May 18, 2022
Approved

Savannah Lakes Village (SLVPOA) Inc. is not responsible for the workmanship, quality, or conformity with contractual specifications of any construction. No warranty or representation is made nor should be implied by any individual owner that the actions of the ACC in approval of building plans, inspections and or otherwise is intended as a tacit approval of the quality, safety, desirability or suitability of such design or construction.

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Architectural Control Committee (ACC)
Property-Wide Standards for Residential Construction

RECORD OF CHANGES

Change No	Effective Date	Page No.	Subject
Revision V	December 20, 2011	All	Complete Revision
Change 1	November 18, 2012	47	Propane Tanks
Revision VI	January 11, 2014	All	Various wording
Revision VII	August 6, 2015	All	Various wording
Change 1	March 3, 2016	37	Foundation walls for porches
Change 2	April 14, 2016	47	Propane
Change 3	July 19, 2016	38	Solar Panel Installations
Change 4	January 1, 2017	27	Fee Schedule Change
Change 5	May 23, 2017	45	Signage
Change 6	August 16, 2017	35	Exterior Design
Change 7	August 16, 2017	38	Roofs
Change 8	October 23, 2017	45	Signage (revision)
Change 9	December 13, 2017	51	Neglected Property
Change 10	December 13, 2017	51	Yard Art
Change 11	December 13, 2017	27	Application fee change
Change 12	March 29, 2018	47	Signage
Change 13	March 29, 2018	39	Renewable Energy
Change 14	April 18, 2018	34	Construction Entrances
Change 15	June 20, 2018	47	Swimming Pools
Change 16	June 20, 2018	54	Playground & Rec. Equipment
Change 17	June 20, 2018	37	Exterior Materials
Change 18	June 20, 2018	35	Exterior Design
Change 19	July 17, 2019	31	Construction Activity
Change 20	July 17, 2019	34	Lot grading/drainage/sediment
Change 21	January 8, 2020	46	Driveway Standards
Change 22	January 8, 2020	43	Landscaping
Change 23	September 16, 2020	All	Various wording
Change 24[1]	December 16, 2020	2	Fee Schedule removed
Change 25	December 16, 2020	4, 5,7-9	Tree replacement requirements
Change 26	December 16, 2020	7	Hours of construction
Change 27	December 16, 2020	30	Disclaimer for increased penalties
Change 28	October, 31 2021	All	2021 Revision
Change 29	May 18, 2022	All	2022 Revision

[1] Document made standalone; page number starts at one

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FORMS

SAVANNAH LAKES VILLAGE
PROPERTY OWNER'S ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE

INTRODUCTION

Note: Members/Property Owners are responsible to ensure compliance with the Property-Wide Standards for Residential Construction by their tenants/guests.

Property-Wide Standards for Residential Construction are published by the Architectural Control Committee (ACC) of the Savannah Lakes Village Property Owners Association (SLVPOA), to orient property owners and general contractors to the established "standards", requirements and specifications for new construction or any modification to the exterior of existing single-family residential dwellings within Savannah Lakes Village.

This document is updated periodically by the ACC. Please check with Community Services (CS) for the current version and ACC Fee Schedule. These standards are adopted pursuant to the authority provided by the Amended and Restated Declaration of Covenants and Restrictions of Savannah Lakes Village, McCormick, S.C. Wherever these standards exceed in scope those established by the State of South Carolina the stricter will apply.

The ACC is charged with the important function of determining and regulating the aesthetics for Savannah Lakes Village by determining what building styles, materials, and modifications are acceptable. The overall goal is the preservation of the appearance and natural character of the community and the protection of property values. Therefore, the ACC is empowered under the governing documents to deny approval based on aesthetic reasons. Non-resident lot owners have equal rights with resident homeowners. If something adversely affects property values, an absentee property owner will receive the same consideration as resident homeowners.

The committee and/or Savannah Lakes Village POA Inc. is not responsible for the workmanship, quality, or conformity with contractual specifications of any construction. This is a matter between the owner contractor(s), and the relevant government authorities. No warranty or representation is made nor should be implied by any individual owner that the actions of the ACC in issuance of permits, inspections and approval of the construction or otherwise is intended as a tacit approval of the quality, safety, desirability or suitability of such design or construction, or compliance with local, state, and federal construction requirements.

The function of the ACC is to establish and enforce the Property-Wide Standards, and to recommend amendments as the needs arise. These standards will be enforced by the ACC in the same manner as any violation or threatened violation of the declaration.

The approval process described below applies to all residential construction planned for Savannah Lakes Village (SLV). Separate standards exist for commercial construction. Applications for improvements to existing structures should follow the guidelines established in Appendix J of this document. Deviations from approved plans that affect the exterior appearance, site location, or plans may result in suspension of

privileges or enforcement actions. The SLVPOA may correct the problem and bill the violator and implement other remedies deemed appropriate.

Approval of plans by the ACC does not automatically mean approval by the McCormick County Building Department. Plans must be approved, fees paid, and construction permits issued by the authorities before construction may commence.

Construction Review Requirements:

- South Carolina Licensed Contractor or Licensed Builder is required for all construction. A current copy of the state license must be on file with the ACC and submitted each year.
- Forms for ACC Review and Approval (See Appendix A-1 for documents and forms required).
- Issuance of SLV Building Approval. No construction activity can begin prior to receipt of ACC approval (e.g., clearing the land or delivery of materials).
- Issuance of McCormick County Building Permit. The ACC staff delivers submitted construction documents to the County Building Department within two business days following each meeting. The Contractor (or owner) should contact the Building Department after this time to arrange for the County Building Permit.
- The CS/ACC Coordinator staff must receive all submittals no later than 12 noon on the first and third Thursday of each month. ACC meetings will take place during the second and fourth weeks of each month on a day established by policy letter. All submittals must be complete and in accordance with the applicable guidelines.

I. APPROVAL AND APPEAL PROCESS

A. ACC Applications

ACC applications are required for all permanent and temporary construction, additions, changes, removal or demolition to structures within the community, including, but not limited to, the following: lot clearing, residential homes, garages, driveways, sidewalks, patios, fences, retaining walls, pump stations, irrigation systems, solar energy systems, geothermal energy systems, swimming pools, pool buildings, recreational buildings, tennis courts, racquetball courts, basketball court, fire pits, and flag poles. All forms of temporary or permanent construction or any change to the exterior of the home other than routine maintenance and upkeep require approval from the ACC before the change is made.

Any construction application may be disapproved by the ACC if it is deemed by the ACC to be incompatible with the aesthetics/environment of SLV.

Fees for residential construction are established by the SLVPOA Board of Directors each year. All construction applications that require County Building Permits are forwarded within two working days to the McCormick County Building Department after approval by the ACC. Owners or contractors are

required to obtain permits and pay fees to McCormick County before starting any construction, change or modification.

B. Process for Appealing an ACC Decision

The ACC can disapprove any application it determines does not reasonably protect the aesthetics and property values of the Village or endangers the health, safety and welfare of all Property Owners based on the guidelines contained in this document. When an application is disapproved the applicant may resubmit the application with any changes recommended by the ACC. If the recommended change(s) are not acceptable to the owner(s) they may initiate an appeal process of the ACC decision to the Board of Directors.

To begin an appeal of an ACC decision a written statement of intent must be submitted to the SLV Board of Directors within 30 days. The appellant will be granted the opportunity to present his/her case to the Board of Directors in the same manner prescribed for a Hearing after an alleged violation or the imposition of a fine. All decisions of the ACC are subject to review by the Board of Directors.

II. GENERAL CONSTRUCTION GUIDELINES

A. Required Licenses

All single and multi-family dwellings must be built by a General Contractor or Residential Builder licensed in the State of South Carolina. The contractor or builder receiving the ACC approval must provide proof of General Liability, Worker's Compensation and Builder's Risk Insurance. The contractor or builder is responsible for ensuring that all sub-contractors working under the licensed contractor's direction at the construction site holds a current Worker's Compensation policy. Contractors and sub-contractor insurance policies must remain in effect until the Certificate of Occupancy (CO) is issued to the homeowner. A copy of the contractor's General Liability, Worker's Compensation and Builder's Risk policy is to be attached to Appendix F during the application process.

B. Replication of Home Designs

In the interest of ensuring that the SLV community has a unique aesthetic appearance with homes that reflect individual taste and design and avoid over replication of home elevations and color schemes, the following new home requirements are implemented.

1. The same front elevation of a home will not be permitted on the adjacent lots in either direction from the proposed lot. This will include the lot directly across street from the lot on which new construction is proposed.

2. Color scheme may be repeated on every other lot provided they are on different elevations and not be the same scheme.

3. Exceptions: A builder/prospective homeowner may apply for a variance from the home replication requirements by demonstrating to the ACC that the proposed home possesses significant exterior alterations/options that differentiate it from existing or proposed homes within the area defined in paragraph 1, above. Such differentiation may include the following.

    a. Roof pitches, dormers, porches, or other optional features that will ensure the home does not in fact bear resemblance to the existing neighboring structures.

    b. Any other feature that the builder/prospective homeowner believes sets the home apart from its neighbors, making it an individual home excluding landscape.

    c. The builder will submit with its new home package appropriate documentation and drawings to substantiate a request for variance including pictures of the adjacent homes as described in 1.

    d. Builders/prospective homeowners are encouraged to contact Community Services for informal review and comment/guidance on proposed variances from the rule, and to attend the ACC meeting where the proposed home will be reviewed by the Committee.

C. Structure Plans

The owner is responsible for submitting to the ACC three (3) complete and identical sets of building plans that accurately represent the proposed structure and meet acceptable architectural standards. All plans must be professionally drawn with sufficient and explicit details to be adequate for the entire construction process. The floor plans shall be typically drawn to a scale of 1/8 inch equals one foot. Builders are required to submit sufficient architectural grade plans with multi-dimensional views to provide an accurate representation of the overall design of the home. The plans must include exterior elevations that are to scale horizontally and vertically. All elevation views will accurately depict the revised finish grade around the perimeter of the home. Three-dimensional isometric views may be requested to present an accurate representation of the design.

Original plans presented to the Committee for review shall not include "redline" changes. Any changes that affect the integrity, foot-print or architectural design/appearance of the structure shall be represented by professionally re-drawn plans.

Each set of plans must include the following individual plans and adhere to the requirements listed below.

1. Floor plans of all levels including basic plumbing and electrical layouts.

2. Elevations of all sides including specific roof pitches, roof materials, overhangs, exterior finishes, and the structure's surrounding finished grade profile of the ground are to be shown.

3. One general building section which details the wall construction, roof pitches, overhangs, and footings.

4. The minimum square footage of all heated floor areas per dwelling unit is indicated on each plat.

5. Drainage and Tree Preservation/Replacement Plans. Drainage and tree preservation/replacement plans submitted shall consist of an overlay on the professionally prepared plot plan or survey of the property. Changes after initial approval shall be re-submitted before they are implemented.

   a) Drainage Plans shall meet the requirements of the South Carolina residential building codes and any other applicable local, state, and federal requirements.

   b) Tree Preservation/Replacement and Preliminary Landscaping Plan

      (i) Tree preservation and replacement requirements apply to new construction or addition projects to existing homes on all lots that result in clearing more than half the gross area of the lot or involves tree removal from more than 10,000 sf of land.

      (ii) The Tree Preservation/Replacement and Preliminary Landscape Plan shall consist of the following:

         1. The proposed preservation of existing trees will be positively identified on the Tree Preservation/Replacement and Preliminary Landscape Plan.

         2. The proposed removal of existing trees that are of a diameter (see definition in Glossary of Terms) equal to or greater than six inches (6") and closer than 20 feet apart shall be positively and definitively identified on the preliminary landscape plan.

         3. Pre-existing trees proposed as replacement trees shall be identified on the Tree Preservation/Replacement and Preliminary Landscape Plan. See subsequent rule and regulations on replacement trees in Section II F1.

6. Landscaping Plans. Landscaping plans shall consist of at least the following as an overlay on the plot plan or survey of the property. Changes after approval of the landscaping plan shall be re-submitted before they are implemented. Property Owners are responsible to meet the requirements of the South Carolina residential building codes and any other applicable local, state, and federal requirements.

   a) The type and placement of all perennials, shrubs, bushes, trees, ground cover, rock, and stone proposed to be placed on the property.

   b) Sketches in plan-view are suggested to make clear what will be the final appearance of the landscaping.

These same requirements may be applicable for submission of a change/addition to home under construction or change/addition to existing home request.

At the submission of the Final Inspection Form (Appendix I), an as-built survey will be required. The requirements for the as-built survey drawing will be the same as those for the initial plot plan (Appendix A-2) except the as-built survey must show actual floor elevation(s), placement of the house, attachments, property line, easements, utilities, driveways and erosion/storm water control.

Property owners are advised that the preservation of existing trees and the planting of replacements trees will be verified at the completion of construction.

D. Schedule for Completion of Construction

Construction activities must begin within 60 calendar days of approval by the ACC. Failure to begin work within this timeframe may result in revocation of ACC approval and forfeiture of the Architectural Review Fee.

The date of issuance of the county building permit is the start of construction. The following schedule for completion shall apply to the construction of a home.

1. The exterior of each home shall be dried-in within six (6) months of the start of construction.

2. The interior of each home shall be finished within twelve (12) months of the start of construction (final inspections completed) and Certificate of Occupancy issued.

3. If circumstances warrant the request of an extension of time to complete the home an application for extension must be approved prior to original scheduled completion date. See Appendix G.

4. Landscaping shall be completed within six (6) months after issuance of the Certificate of Occupancy by McCormick County Building Department.

NOTE: An approved ACC building application is valid for twelve (12) months. A prorated renewal fee will be charged if a Certificate of Occupancy is not obtained within one year of the date on which the application was approved.

No residence may be occupied, nor any personal items stored in any home until a final inspection is completed by the ACC and a Certificate of Occupancy is issued by the McCormick County Building Department. A Final Inspection Request form is located at Appendix I.

E. Construction Activity Information

<u>Dumpster, chemical toilet and additional trash containers</u>

1. A chemical toilet is required upon clearance of the lot and prior to start of construction.
2. A solid-sided commercial waste container (dumpster) with a minimum capacity of six (6) cubic yards is required on all building sites immediately following installation of footings/foundations/slabs. The dumpster shall be emptied when full using a commercial dumping service. The dumpster is not to be used for personal refuse.
3. Dumpsters shall be located to permit free and safe access of traffic.
4. The ACC will allow placement of the dumpster and chemical toilet on common property and easement if necessary to facilitate access, however, advance approval from Community

Services is required. They are not allowed to be placed on private property adjoining the construction site.

5. An additional trash container with a lid, measuring no less than 55 gallons, must be provided for non-construction trash, and shall be emptied when full.
6. Chemical toilets must be a minimum of three (3) feet off the edge of the pavement so that they do not present a safety hazard (e.g., door should not face the street).

Miscellaneous

1. Once an application for any work has been approved, the property lines must be defined with a string, surveyor's tape or other means. All building activities and materials shall be restricted to the lot for which the application was approved.
2. Neither the road right-of-way nor the common properties shall be used as a staging area for building materials. Deviations shall be requested in advance from Community Services.
3. Concrete trucks can only be washed out on the construction site, not in the right-of-way.
4. Excess noise shall be kept to a minimum. No loud audio devices are permitted.
5. Builders, contractors/sub-contractors may begin exterior work no earlier than 6 AM and will finish no later than 8 PM.
6. Builders, contractors/sub-contractors may work on Saturday between 9am and 5pm.
7. No work on Sunday or the following Holidays: New Year's Day, Thanksgiving, and Christmas Day.
8. All builders, contractors/sub-contractors must stop work and be off premises by times indicated above.
9. There are no restrictions on the times when interior work may be performed provided that noise from within the structure (i.e., power tools, music etc.) is not audible beyond the construction site.

F. Lot Clearing

NEW CONSTRUCTION LOT CLEARING REQUIRES PRIOR APPROVAL FROM THE ACC.

Lot clearing is prohibited unless a new home application has been approved by the ACC and a building permit has been issued by McCormick County. Debris from lot clearing operations must be removed from the property within ten (10) days.

No tree may be removed within twenty (20) feet of the property line of any common property used as a golf course (or permanent recreational area) unless a Tree Removal Permit has been issued by the Community Services Department or a landscaping plan which includes the tree removal has been approved by the ACC.

The ACC encourages all owners and builders to preserve pre-existing mature trees, especially hardwoods, that add to property value and do not suffer from irretrievable disease/infection or present a risk of damage to people or property.

Clearing is the extensive removal of existing trees from an area that are of a diameter equal to or greater than three inches (3"), and closer than 20 feet apart. [See Glossary]

Tree diameter is the diameter at breast height (DBH) which is a point on the stem of the tree at four and one-half feet above ground level.

F 1. Pre-existing Trees as Replacement Trees

Pre-existing trees not removed that are listed on the Recommended Tree List are considered equivalent to one or more replacement (new) trees if those trees are located between the new building and adjacent streets, and not in the utility or drainage easements, or street right of ways.

Existing trees that are listed on the ACC Recommended Tree List that are a minimum of six inches DBH, and located between the new house and adjacent streets eliminates the need for replacement trees. Existing trees meeting these requirements and left undisturbed throughout construction substitute for two replacement trees.

Soil under the canopy of the pre-existing tree should be left undisturbed to preserve the root structure of the tree. Removal of smaller vegetation under the canopy and application of mulch or sod without excavating or compacting the dirt under the canopy is acceptable.

If pre-existing trees are preserved in sufficient quantity based on amount of cleared space, location, diameter, and total number of trees defined in the Replacement Schedule below, no new replacement trees are required.

These are minimum requirements for pre-existing and replacement trees. There is no maximum limit.

F 2. Replacement Trees

Replacement trees should be selected from the recommended tree list. They shall be of a form and quality set out in the American Standard for Nursery Stock (ANSI Z60.1, latest edition), and are to be a minimum 2-inch trunk caliper as measured 6 inches from the soil surface with a minimum height of eight feet.

Where practical, replacement trees should be located at least 10ft from any property line, tree, building, fence, roadway, or other built element. Trees should not be placed in the utility or drainage easements, street right of ways or such that its canopy at maturity would overhang the street or neighboring properties, or, such that tree would present a safety hazard to road traffic.

F 3. **Replacement Schedule**

The minimum number of replacement trees required is determined according to gross lot size.

Replacement Tree Density Schedule

Lot Size (acres)	Minimum Number Replacement Trees Required
1/4 or Less	2 trees
> 1/4, Up to 1/2	3 trees
> 1/2, Up to 3/4	4 trees
> 3/4	5 trees

Every effort should be made to evenly space replacement trees between the house and adjacent road(s). Additionally, new replacement trees may not be placed within the golf course setback.

F 4. Tree Removal (Appendix M-1)

TREE REMOVAL AND UNDER BRUSHING AFTER OCCUPANCY OF A HOME (NEW OR EXISTING) REQUIRES PRIOR APPROVAL FROM THE COMMUNITY SERVICES DEPARTMENT.

1. No mature tree (or tree over 6 inches in diameter at DBH) may be removed from any platted residential property within Savannah Lakes Village unless a Tree Removal Permit has been issued by the Community Services Department. Debris from the removed tree and any trash generated shall be removed from the property and disposed of in a proper manner.
2. No tree may be removed within twenty (20) feet of the property line of any common property used as a golf course (or permanent recreational area) unless a Tree Removal Permit has been issued by the Community Services Department or a landscaping plan which includes the tree removal has been approved by the ACC.
3. Tree removal from common property (property owned by SLVPOA) is not permitted. Contact the Community Services Department with any concerns about trees on common property.

4. Storm debris or low hanging limbs on your property may be removed as necessary but must be disposed of in a proper manner. Dumping limbs, grass clippings or storm debris on adjacent lots, common property or Corps property is not permitted.
5. The contractor will take care to prevent equipment from making ruts or otherwise damaging any adjacent property, easements, or roads.

F 5. Lot Underbrushing Permits (Appendix M)

1. Lot underbrushing is allowed on undeveloped lots per the underbrushing permit agreement found in Appendix M. Spacing of trees should not exceed twelve (12) feet. Mature trees or trees larger than six (6) inches in diameter at waist height should not be cut unless they are damaged or diseased.
2. During underbrushing, pines will be selected first. Attempts will be made to preserve hardwoods and native ornamental trees or shrubs, such as dogwoods, redbuds, hollies, sparkleberries, etc. In densely overgrown areas, some removal of ornamentals may be required to provide acceptable wildfire protection.
3. Under brushing or partial clearing of adjacent property requires a separate underbrushing permit

G. Burning

Absolutely no open burning is permitted.

H. Construction Entrance

Upon ACC approval of lot clearing, a construction entrance must be installed. It should be designed to provide access to the site while minimizing mud and debris being tracked onto the asphalt roadway.

Minimum Construction Entrance Requirements:

- 25 feet long x 14 feet wide
- 6-inch minimum base of crushed stone appropriate to ensure mud is not transferred to the street.
- Nonwoven geotextile fabric underlayment is required
- Roadway signs noting "Construction Zone" shall be erected as needed.

The crushed stone entrance must be maintained throughout the entire construction process. The builder is solely responsible for ensuring that adjacent roadways are kept and maintained free from mud and debris. Upon notification of violations, the builder will within 24 hours clear/clean the roadway.

I. Lot Grading, Drainage and Erosion and Sediment Control During Construction

- Erosion and sediment control measures must be established and maintained during construction and landscaping.

- Positive measures must be taken to ensure that any mud, excessive run-off, silt or sediment is contained and not allowed to contaminate adjacent properties, golf course properties, and streets.

Runoff during construction shall not do any of the following:

- Run into streets.
- Run across other properties.
- Run to common, Corps, and/or golf course property.

J. Utility Companies

Prior to the start of construction **all** utility companies must be contacted to locate their respective utility.

K. Shoreline Under Brushing Permits

A permit from the US Army Corps of Engineers is required for any clearing activity on the shoreline strip.

III. AESTHETIC DESIGN

All residential buildings and structures must meet the requirements for aesthetics as established by the ACC, including but not limited to the following:

A. Exterior Design

1. The exterior appearance of homes must be enhanced by design elements and/or the use of a variety of façade materials to ensure that each home has its own separate identity. Homes that are similar in appearance and color are discouraged. See section II B, Replication of Home Models and Designs.

2. The front of the house must contain several design features that add character normally associated with an attractive house, such as:

    - setbacks
    - porticos
    - wide steps
    - planters
    - fieldstones
    - bricks
    - roof dormers
    - pediments
    - bay or specially designed windows
    - entrance doors with sidelights
    - shutters
    - decorative trim

3. The rear elevation of homes cannot be 100% in a continuous plane.

4. The side elevations of a home must be attractive and include one or more features such as listed below, when viewed from the street, golf course, cart path or lake:

    - Bay/Bow Windows
    - Window Shutters
    - Window Pediments
    - Water Tables
    - Decks
    - Multiple Materials

5. Houses are limited to 2 ½ stories on the front (street side) elevation.

6. Log homes, "A" frame homes, and any manufactured home resembling a mobile home are prohibited.

7. Free standing storage shed, or utility buildings are prohibited in SLV.

B. Exterior Materials

1. If the dominant exterior construction material is fiber cement or vinyl, it may not represent more than 70% of the total building area on either the front elevation of the home or on the rear elevation of golf course and lake front properties [Including windows, doors]

2. The following exterior construction materials are acceptable: brick, wood, stone and stucco. Fiber/cement and vinyl siding may be used provided that the gauge, texture, and color of said siding materials is of high quality.

3. The use of vinyl siding is approved if it has a Consumer Reports Rating of "very good" for fading, warping impacts, wind, and rigidity. The minimum thickness for vinyl siding is 0.044 inches. A list of approved and preferred vinyl siding products is available from Community Services. Other products will be evaluated on a case-by-case basis.

4. Exposed concrete or block walls must be stucco or parged and painted to match the siding as closely as possible or must be faced with an approved color-compatible material. The use of brick or stone on foundation walls is encouraged for the front of home to add character and to the rear of the home for contrast on golf courses and lake front properties.

5. Support posts/columns must be of water-resistant material and can be left natural or colored to match or complement the home. Unpainted metal posts are prohibited.

6. Colors that are neon, extremely vibrant, highly saturated or lacking in strong chromatic content are prohibited for the body of the structure, dormers, cupolas, gables and other dominant features.

7. Extremely high sheen paint finishes are prohibited for the body of the structure, dormers, cupolas, gables and other dominant features.

8. Complementary/contrasting colors must be used on windows, doors, trim, stone and shutters.

9. Tinted windows are acceptable. Mirror finishes are not permitted.

C. Decks and Porches

1. All support posts for decks, porches, and steps extending to ground level must be supported by footings. Concrete pads are acceptable for wooden steps.

2. If treated wood support posts are used for decks and porches more than 4 feet above ground, they will be 6x6 minimum.

3. Steel or aluminum columns or posts may be acceptable if finished to meet the minimum 6x6 size or larger.

4. If the floor of a rear deck or porch is 4 feet or less above ground, continuous decorative screening is required. Decks or porches more than 4 feet above ground shall be in harmony with the architectural features of the home. Screening of these areas may be addressed in the landscaping plan submitted to the ACC.

5. A deck or porch on the front entry level of a house must have a continuous foundation wall constructed of poured concrete, concrete block, or brick. Exposed concrete or block walls must be stucco or parged and painted to match the siding as closely as possible or must be faced with an approved color-compatible material. The use of brick or stone on foundation walls is encouraged for the front of home to add character and to the rear of the home for contrast on golf courses and lake front properties.

6. Elevated decks have an underdeck area which can have a negative visual impact on adjoining neighbors, particularly when used as an informal storage space. The use of decorative screening or landscaping to minimize adverse visual impacts is encouraged and may be required by the ACC, particularly in the case of high decks. The installation of lattice to screen the undercroft is permitted for elevated decks, but homeowners must still obtain prior approval from the ACC.

D. Garages

1. Single family residential homes must have a minimum two (2) car garage.

2. Free standing detached garages will be prohibited.

3. If a breezeway is used to access the garage, an adequate covered walkway must be constructed of concrete, brick or other durable materials aesthetically compatible with the main structure of the house.

4. Carports are prohibited.

5. Paved access to the street is required for all residential dwellings. See Parking and Driveway Standards, Section VII.

6. No garage, or portion thereof, may be used as a living space.

E. Roofs

1. Architecturally appropriate roofing materials are required and must be algae resistant. Acceptable quality materials include asphalt/fiberglass shingles, slate, tile, metal, and composites.

2. Metal with a galvanized surface finish is prohibited.

3. The roof must add visual interest to the house and must have a minimum of six roof planes.

4. White and metallic silver roof colors are not permitted.

5. Main roof pitch must be a minimum of 6/12. Ancillary roofs may have a pitch of less than 6/12.

6. Roof stacks and plumbing vents should be placed on rear slopes of the roofs where possible and must be black or match the roof color.

F. Renewable Energy

F 1. Solar Panels

Solar panels are becoming more common and are customarily installed on rooftops, thus becoming a prominent feature of the home. The sloping terrain of SLV places many homes below street level, accentuating the rooftop. Solar panel requests will be reviewed on a case-by-case basis, with attention given to:

- View and perspective from the street, golf course and/or lake
- View and perspective from neighboring properties

Solar Panels must be low profile, visually integrated with the roof of the house.

Ground mounted solar panels must be located in the rear or side yards and screened from neighboring properties. The installation shall be reviewed on a case-by-case basis.

Submission Requirements

1. A copy of the plot plan and the proposed location of the solar panels.
2. A drawing showing the proposed layout of the solar panels.
3. Actual color sample of panel framing to be installed.
4. Photograph or drawing of the house showing the proposed location of the solar panels.

5. Catalog photographs or manufacturer's "cut sheets" of the solar panels and complete specifications of all components, including cables and connections.

F 2. Solar Shingles

As with other roofing materials, solar shingles must be architecturally appropriate. Colors should be an integral part of the exterior color scheme, consistent with the wooded, natural environment of SLV. Solar shingles must be algae resistant.

Submission Requirements

1. Actual color sample of shingle to be installed.
2. Manufacturer's photographs of the solar shingle and complete specifications of all components, including cables and connections.

F 3. Wind Energy

Wind energy collection systems are not allowed.

F 4. Water Harvesting

Rain Barrel

A rain barrel is a container that collects runoff from your home's gutter system, connected to the downspout with a diverter or fitting under a modified downspout. A spigot or hose connector lets you drain the water for use around your landscape. A rain barrel must reside next to your home or garage structure.

A rain barrel must:

1. Include a hose that drains the overflow or use a basic overflow outlet.
2. Have a solid top except for where the gutter downspout empties into the barrel.
3. Have a debris screen on the opening used by the gutter downspout, to keep leaves, animals, and insects out of the barrel.
4. Be opaque and if plastic, be UV resistant. It may be decorative and should complement or closely match the exterior color of the home.

Cisterns

Cistern installation and usage must adhere to all McCormick County/South Carolina municipal codes. All Cisterns above and below ground can be used for Water Harvesting. Only commercially produced cisterns are approved in Savannah Lakes Village. Consideration should be given to installing above ground cisterns:

1. Under decks where it would take minimal effort for screening the cistern from view.
2. In the crawlspace area under the homes living space, enclosed within the home's footprint.

All above ground cistern tanks installed outside of the home footprint must be adjacent to the house and screened on all sides, with a solid wall or fence with a gate for access as required and must not exceed 60" (5') in height.

The solid wall or fence shall match or compliment the dominant exterior surface color of the house and may be constructed of brick, stucco, parged concrete block, treated wood or solid vinyl fencing. Lattice or double lattice is not an approved material.

McCormick County must approve the use of any water harvesting.

Submission Requirements

1. A copy of the plot plan and the location of the proposed cistern plan.
2. Name of cistern manufacturer and if possible, catalog photograph of cistern.
3. Catalog photographs or manufacturers cut sheets of the cistern.
4. Specifications of all components.

G. Setbacks and Easements

Setbacks (called building setbacks.) No home or portion of the home shall be placed closer to the front or back lot lines than the setback lines shown on the recorded subdivision plat.

Golf Course Setbacks. All lots adjacent to the golf course have a 20 ft. setback along the golf course side of the property. A home or portion of a home may not encroach into a golf course setback.

Under brushing is permitted in a golf course setback with an approved Under Brushing Permit (Appendix M.)

A single residence may be constructed upon two or more lots if approved by the ACC. In such cases a waiver of the 7 ½ foot utility easement and side yard setback on the appropriate interior lot lines will also have to be approved by McCormick County. If approved, the homeowner and contractor are responsible for clearing the easement for utilities. Annual assessments will continue to be levied on each individual lot comprising the single residence on two or more lots.

H. Soil Conservation

It is a prime concern of the SLVPOA to protect the natural beauty and environment of SLV and J. Strom Thurmond Reservoir. Therefore, the owner will be responsible for ensuring that the soil conservation and drainage standards for the protection of all properties and J. Strom Thurmond Reservoir are being adhered to with respect to the McCormick County Soil and Water requirements.

I. Right-of-Way and Easements

Utility Easements: Each residential lot in Savannah Lakes Village has a 7 ½ foot utility easement parallel to the side property lines. No home or portion of the home shall encroach into the utility easement.

McCormick County Right-of-way Easements: The County has a right-of-way used for drainage and utilities running parallel to the street along the front lot line. The right-of-way is 25 feet as measured from the center of the street.

IV. LANDSCAPING (Appendix K & K-1)

The yard of each home must be established in a way that complements the house and the surroundings. Once established, it must be maintained in a neat and orderly manner; one that is pleasing to the eye and free from any unkempt appearance.

1. Lots that have more than one exposed view such as corner, golf course, and lake front lots must be treated in a consistent manner.
2. While the landscaping style may take advantage of our natural beauty, it should be designed with care to provide appropriate fire wise prevention strategies. To provide an adequate firebreak, the landscaping must employ a combination of grass lawn or an approved ground cover and formal plantings. Plantings need not be expensive or elaborate, just well-placed and aesthetically pleasing.
3. The extensive use of pine straw or mulch as a landscaping cover will not be approved for aesthetic and fire prevention purposes.
4. Stone used for landscaping cannot exceed 4" and must be installed with a Geotech fabric beneath the stone. Stone must be earth tones and or multicolored and approved by the ACC in the landscaping plan. White stone is not allowed.
5. The grounds surrounding a new home that have been disturbed by construction activity must be rough graded prior to ACC final inspection. Landscaping must be completed within six (6) months of the date of occupancy of the new home In-ground sprinkler systems (Appendix P) must be submitted for approval with the landscaping plan.
6. Until landscaping is established and capable of controlling sediment, the homeowner is responsible for preventing sediment from running into ditches, onto neighboring properties, streets, a golf course, or Corps of Engineers' property.
7. Restoration of county right-of-way, including drainage ways, regrading road shoulders and provisions for ground cover establishment must be completed prior to final inspection by the ACC and issuance of the County Certificate of Occupancy (CO.)
8. All proposed exterior lighting must be detailed on the final plans. Exterior lighting should not create a nuisance to the adjoining property owners.
9. Decorative objects (yard art) such as sculptures, birdbaths, fountains, etc. should be minimal and tastefully integrated into the landscape plan. Yard menageries will not be permitted.

V. FENCES AND WALLS

Fences are not recommended because of the open character of SLV. In certain cases, the use of accent fences to define small areas of a lot may be appropriate if they are in keeping with the architecture of the house. Garden fences, pergolas, and trellises will be considered according to their merits when proposed as integral landscape features.

1. An application to construct a fence must be submitted describing its purpose, path, and length. The fence should be aesthetically pleasing and architecturally complementary to the home and consistent with the immediate neighborhood.
2. Fences may only be constructed of metal, an example of which is available at the Community Services office. Fences may not exceed 48" in height and should be professionally installed. Fence finish color shall only be black. All support posts must be anchored in cement.
3. Fences may only be erected at the rear of a single-family home. The fence should extend out to the side property lines. Fences may not encroach into golf course setbacks.
4. Temporary enclosures erected for the purpose of controlling deer or other plant-eating animals must meet any guidelines imposed by the ACC and enforced through the Community Services Department. Electric fence insulators and posts, if employed, must be of an approved color. A sign must be installed on the barrier to warn of the possibility of electric shock. The temporary enclosure may not be constructed within the street right of way.
5. Retaining walls up to and including 24 inches in height above ground level do not require approval. All other retaining walls require ACC approval.

VI. HOUSE EXTERIOR MECHANICAL/ELECTRICAL COMPONENTS

These components would generally consist of the HVAC compressor unit, electric meter, phone/data equipment and the effluent pump control. It is recommended that these components be in a common service yard when possible. The most practical location would be on the side of the house near the utility easement and the interceptor tank.

This service yard should be as visually unobtrusive as possible. The service yard may be enclosed or shielded from view with shrubbery or a wall. If a wall is used it must not to exceed 60 inches in height. The wall may be constructed of brick, parged stucco coated cement block, treated wood or solid vinyl fencing. The color of the wall hall compliment the dominant exterior surface color of the house.

The service yard and wall must be completed with the house completion. If shrubbery is to be used to shield the service yard, it may be completed with the landscaping.

VII. PARKING STANDARDS AND DRIVEWAYS

A. Parking

1. External vehicle storage or standing space shall be provided for each residential dwelling.

a. A single dwelling shall have no less than two (2) vehicle spaces served by an adequate driveway with adequate room for the movement of vehicles.

b. Each vehicle space shall be a minimum of 200 square feet (10 ft. wide x 20 ft. in length).

c. Vehicle parking is not allowed on any area other than the vehicle spaces.

2. Vehicles stored on residential property.

a. No inoperative vehicle of any type may be parked outdoors on a residential property for longer than 72 hours.

b. Within one continuous week, no recreational vehicle, motor home, camper, boat/personal watercraft, or boat/personal watercraft trailer shall be parked on the premises for more than 72 continuous hours during the months when Eastern Standard Time is in effect, or 120 continuous hours during the months when Eastern Daylight Time is in effect.

3. Golf Cart Parking

Golf carts may be temporarily parked in the driveway of the home and should be parked in an enclosed area such as a garage whenever possible.

4. Parking and storage of commercial vehicles.

Vehicles used specifically for commercial purposes including, but not limited to, construction trucks, cargo-carrying trucks, trailers and construction equipment shall not be parked on a residential lot other than for the purpose of accommodating work on the premises. Commercial vehicles as described above may only be parked on the street right-of-way during working hours and must be removed at the end of each working day.

5. Vehicles parked/stored on common property.

a. No vehicle, including but not limited to, automobile, truck, camper, trailer, recreational vehicle, boat trailer, or golf cart, shall be parked on common property at any time.

b. No vehicle shall be parked or stored on right-of-way or other property without approval from Community Services

c. An exception to the street right-of-way parking prohibition is that for a period of up to 72 hours, parking will be permitted for the purpose of accommodating the temporary requirements of residents, their guests, or visitors.

B. Driveway Standards

1. Driveways

a. The following construction materials are acceptable: concrete, brick or other durable aesthetically compatible (e.g., stone pavers, etc.) material. Crushed stone and asphalt are prohibited.

b. Entire driveway must be a minimum of 12 feet wide.
c. Driveway must be completed prior to final inspection
d. Any change in location from the approved plot plan requires approval.
e. Pavement will not be expanded to create curbside parking areas.
f. Driveway will be maintained in good condition.
g. Application of paints and stains requires approval.
h. Property owners are responsible for extending their driveways to the edge of the street pavement.

2. Drainage/Erosion

The property owner is responsible for installing, maintaining, and replacing the driveway culvert if required.

Use of stone for water control or landscaping will be limited and requires approval from the ACC. Stone used for drainage/erosion control cannot exceed 15" and must be installed with a Geotech fabric beneath the stone. Stone must be earth tones and or multicolored.

VIII. CENTRAL SEWER SYSTEM

SLV utilizes a pumped effluent sewer system (interceptor tank.) This system consists of a holding tank, pump, electric controls, and associated equipment. Property owners are responsible for extending the gravity sewer line five (5) feet from the foundation of their home. The owner shall also provide a 115-230 volt 30-amp circuit with AWG 10-3 including ground wire to the control panel.

Ownership of the interceptor tank transfers to McCormick County at the time the Certificate of Occupancy is issued. McCormick County will invoice the homeowner for maintenance such as pumping out the interceptor tank and repairs to the pump and associated equipment.

IX. SWIMMING POOLS

Swimming pools require ACC approval prior to installation.

Only in-ground pools are allowed.

Swimming pools are prohibited on golf course lots.

No swimming pool or part thereof, including the deck, shall protrude into any front yard, side yards, construction setback line or easement.

The swimming pool area should be walled or fenced to prevent uncontrolled access by children and pets from the street or adjacent properties. The wall if installed shall be maintained in good condition, and meet the requirements of applicable local, state, and federal requirements.

Discharging of pool water into the interceptor tank or any other part of the sewer system is prohibited. It shall be controlled and directed into established drainage easements.

X. SIGNAGE

All signs are prohibited in areas zoned upon any recorded subdivision plat as residential with the following exceptions:

A. Signs erected by the POA, Developer or public authority for identification of streets, neighborhoods, recreational amenities, traffic control and directional purposes.

B. Signs erected by the Developer in connection with its sales program.

C. Signs of temporary nature advertising property for sale and new home construction are limited to one (1) sign per lot. Golf course and lake front properties may display one (1) For Sale sign in the front and one (1) For Sale sign in the rear of the lot.

D. For Sale and Open House signs must be placed upon the specific property involved. Open House signs may be displayed during open house hours only.

E. All For Sale signs shall be no more than 12H X 12W inches in size. All sign material will be white corrugated plastic. The upper 4" space is available for a logo or business name. The lower 8" shall contain white text reversed out of a green (Pantone 574C) rounded rectangle (Reference Sign Design Template provided by the SLVPOA). 1" vinyl white lettering should be used for Lot, Block and Subdivision. All signs, excluding resale homes, must include lot, block, and subdivision for identification purposes. Information tubes, toppers, streamers, and sign riders are prohibited. Sign stands shall be heavy duty plastic spider stake style suitable for ground mounting and comply with sample stand available from Community Services. Signs and stands meeting the above specifications may be purchased from any vendor or a provider recommended by SLVPOA.

F. Yard Sale, Garage Sale or any other signs of this type are not allowed.

G. Signs are the responsibility of the property owner and/or Real Estate Company. Signs must be removed within 10 days after closing or after termination of a listing. Signs that are illegal, illegible, or not maintained will be subject to removal by the SLVPOA if prior notification has been given to the property owner and/or Real Estate Company. Repetitive violations may be subject to fines.

XI. MISCELLANEOUS REQUIREMENTS

A. Mailboxes (Appendix L)

Residential mailboxes, paper boxes, posts and numbers will be of a uniform type and design and will be supplied by the SLVPOA. The cost of the mailbox, paper box, numbers, and post are included in initial permitting fees. The mailbox and permitting fees are approved and published annually by the SLVPOA.

All boxes will be black in color. Except for temporary seasonal decorations, no changes in the color or design of the box and support are permitted. It will be the property owner's responsibility for maintaining or replacement of the box, paper box, and post support. Mailboxes are expected to be maintained in a condition acceptable to the Postmaster of McCormick County and letter carrier. Stand-alone paper boxes are not permitted. Replacement mailboxes are available through Community Services.

The Postmaster of McCormick County is the final authority on the placement of your mailbox. It is advisable to check with the Postmaster prior to the placement of your box. For single family residences, placement will be in the right of way of your lot or in the right of way directly across the street from your lot.

B. Trash Containers

All trash containers must be stored inside garages, basements or enclosures. Trash containers should be removed from the street on the day the garbage service runs.

C. Propane Tanks

1. All propane tank installations or modifications, including tank size, tank location and tank screening must be approved by the ACC prior to installation.
2. Propane tanks of 120 gallons or greater must be buried. Above ground storage tanks must be less than 120 gallons or two 57 gallons per lot and be in accordance with all applicable building codes.
3. Above-ground tanks must be situated adjacent to the house and screened on all sides with a solid wall and with a gate for access.
4. For all new homes, propane tanks must be screened within thirty (30) days of issuance of the Certificate of Occupancy by the McCormick County Building Department. It is the responsibility of the builder to construct the screening for any new home containing a gas fireplace, water heater, furnace, range or other gas equipment or appliance. The enclosure must be a minimum of forty-five (45) inches square, with height to be sixty (60) inches. The enclosure must be of weather resistant material and can be left natural or colored to match or complement the home and composed of materials defined in Section VI. HOUSE EXTERIOR MECHANICAL/ELECTRICAL COMPONENTS.

D. House Numbers

Residential numbers must not be less than three (3) inches in height. All numbers must be made of a durable, clearly visible, reflective material.

1. House address must be plainly visible and placed either on the mailbox and or on the front of the house.
2. Where more than one residence, building or other occupied structure share the same driveway, numbers for each residence, building or other occupied structure shall be placed at the walk, driveway, or other appropriate place clearly visible from the road so that individual addresses can be clearly distinguished.

3. In all cases, numbers shall be installed on the same side of the road as the building or structure being identified.

E. Clotheslines

No outside clotheslines will be allowed.

F. External Antennas/TV Satellite Dishes (Appendix N)

1. Over-the-air antennas or satellite dishes are permitted upon application to Community Services.
2. Installation preference is in rear yards not visible from the street and ground mounted rather than pole mounted if signal reception is not impaired.
3. Signal reception locations certified by a dealer/installer in writing or a statement of location certification by the individual homeowner who may install his own reception equipment may be required by the ACC after installation in a non-preferred location.
4. All other outdoor antennas require ACC approval. Any electronic interference created by a satellite dish shall be the sole responsibility of the property owner who shall correct or eliminate the interference or remove the device.

G. Yard/Garage Sales

Yard/garage sales at individual residences are prohibited.

H. Boat Dock Lease Application

A request for a boat dock lease must be made through the SLVPOA Community Services Department. Copies of the "Boat Dock/and Shoreline Policy and Operations Plan" and application procedures are available at Community Services.

I. Pets

Any person who keeps or maintains any pet in the Community agrees to indemnify and hereby holds harmless the Association, its Directors, Officers, and agents, from any loss, damage, claim or liability of any kind or character whatsoever related to such pet. The Board of Directors may establish additional rules regarding pets in the Community, which may include restrictions on the breeds in addition to the number and/or size of permitted pets.

J. Neglected Property

Consistent with SLV governing documents, the ACC reserves the right to take action against property owners who allow their property to become neglected. Violators may be subject to fines.

K. Yard Art

Consistent with the ACC charter, the ACC reserves the right to have removed, on a case-by-case basis, any yard art that does not meet the aesthetics of SLV.

L. Playground and Recreational Equipment

Swing sets, gym sets, trampolines, bouncy houses, kiddy pools, doll houses, tree houses, basketball goals, playhouses, volleyball courts, badminton courts, and similar items are prohibited on the rear or side yard of golf course lots.

Swing sets, gym sets, trampolines, bouncy houses, kiddy pools, doll houses, tree houses, permanent basketball goals, playhouses, and similar items are prohibited in any front or side yard.

Portable basketball goals shall be addressed on a case-by-case basis.

Temporary or event installation of such equipment for a period not to exceed 72 hours is permissible.

M. Burning and Fire Pits

No open burning of underbrush, leaves, branches, or trash of any kind is permitted on recorded platted residential property, right-of-way, or common property in SLV by any property owner or builder or agent of a property owner or builder. Builders and property owners are subject to a fine for violation of this rule.

Fire pits are permitted with approval from Community Services. Wood burning fire pits require a 5-foot non-combustible perimeter and a non-combustible screen covering consisting of 1/8" hardware cloth or finer mesh.

XII. FINE STRUCTURE FOR VIOLATIONS OF ACC PROPERTY-WIDE STANDARDS

The ACC shall uniformly apply these enforcement actions and shall not be arbitrary or capricious in taking enforcement action. Each violation is treated individually and separately on each platted homesite.

SUMMARY OF VIOLATIONS AND FINES

DESCRIPTION OF VIOLATION	NOTIFICATION PERIOD	INITIAL FINE OF UP TO THE AMOUNT LISTED BELOW	CONTINUING FINE OF UP TO THE AMOUNT LISTED BELOW
Making modifications to a lot, exterior or structure of a home either under construction or completed without approval from the ACC	3 business days	$300	$50 per day
Failure to Maintain Construction Site	3 business days	$200	$25 per day
Failure to comply with approved drainage, tree preservation/replacement, and landscaping plans.	3 business days	$300	$50 per day
Unapproved Removal of Trees	Immediate	$100 per tree	$100 per tree
Failure to have required dumpster/portable toilet on construction site.	1 business day	$200	$25 per day
Using common property, right-of-way, or cul-de-sacs to store construction materials without written permission from Community Services.	3 business days	$200	$25 per day
Failure to Clear mud or other debris on a roadway.	1 day	$300	$50 per day
Washing out concrete trucks on county right of way, common property, or adjacent property.	1 business day	$200	$25 per day
Open Burning	Immediate	$500	per instance
Dumping debris or construction waste on right of way, common property, or adjacent property.	3 business days	$300	$50 per day
Destruction of common property, right of way, and roadways	3 business days	$200	$25 per day
Trash, litter, and or debris on or around site.	1 business day	$300	$50 per day
Failure to comply with Construction Completion Schedule	3 business days	$200	$25 per day
Unkempt Yards/Poor Condition of House	3 business days	$100	$10 per day
Parking	1 business day	$100	$10 per day
Animal Related			
Identification of Dogs and Cats; Rabies Vaccination.	Immediate	$100 per animal per instance	$100 per animal per instance
Dogs and Cats Roaming the Community.	Immediate	$100 per animal per instance	$100 per animal per instance
Waste Removal	Immediate	$100 per animal per instance	$100 per animal per instance
Nuisance Animals	Immediate	$100 per animal per instance	$75 per animal per instance

Violation: Making modifications to a lot, exterior or structure of a home either under construction or completed without approval from the ACC.

First and follow-up Second Notification: Verified communication (i.e., phone, email) with property owner of record giving notice of the violation.

ThirdNotification: Three business days after the second notification, and pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter notifying the property owner of record of the failure will be sent, and an initial fine of up to $300 plus up to $50 per day may be applied until satisfactorily addressed.

Fourth Notification: Pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter to the property owner of record advising intent to begin lien process for overdue cost for Specific Property Assessments levied on each property to maintain property-wide standards, revocation/suspension of member rights and privileges, and other remedies prescribed by SLVPOA.

Violation: Failure to Maintain Construction Site

First and follow-up Second Notification: Verified communication (i.e., phone, email) with property owner of record giving notice of the violation.

Third Notification: Three business days after the second notification, and pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter notifying the property owner of record of the failure will be sent, and an initial fine of up to $200 plus up to $25 per day may be applied until satisfactorily addressed.

Fourth Notification: Certified letter to property owner of record advising intent to begin lien process for overdue costs for Specific Property Assessments levied on each property to maintain property-wide standards, revocation/suspension of member rights and privileges, and other remedies prescribed by SLVPOA.

Violation: Failure to comply with approved drainage, tree preservation/replacement, and landscaping plans.

First and follow up Second Notification: Verified communication (i.e., phone, email) with property owner of record giving notice of the violation.

Third Notification: Three business days after the second notification, and pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter notifying the property owner of record of the failure will be sent, and an initial fine of up to $300 plus up to $50 per day may be applied until satisfactorily addressed.

Fourth Notification: Pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter to the property owner of record advising intent to begin lien process for overdue cost for Specific Property Assessments levied on each property to maintain property-wide standards, revocation/suspension of member rights and privileges, and other remedies prescribed by SLVPOA.

Violation: Unapproved Removal of Trees

First and Only Notification: Trees removed without approval shall be assessed a fee of $100 per tree.

Violation: Failure to have required dumpster/portable toilet on construction site.

First and follow-up Second Notification: Verified communication (i.e., phone, email) with property owner of record giving notice of the violation.

Second: One business day after the second notification, and pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter notifying the property owner of record of the failure will be sent, and an initial fine of up to $200 plus up to $25 per day may be applied until satisfactorily addressed.

Fourth Notification: Certified letter to construction company/property owner of record homeowner advising intent to begin lien process for overdue costs for Specific Property Assessments levied on each property to maintain property-wide standards, revocation/suspension of member rights and privileges, and other remedies prescribed by SLVPOA.

Violation: Using common property, right-of-way, or cul-de-sacs to store construction materials without written permission from CS.

First and follow up Second Notification: Verified communication (i.e., phone, email) with property owner of record giving notice of the violation.

Third Notification: Three business days after the second notification, and pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter notifying the property owner of record of the failure will be sent, and an initial fine of $200 plus up to $25 per day may be applied until satisfactorily addressed.

Fourth Notification: Pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter to the property owner of record advising intent to begin lien process for overdue cost for Specific Property Assessments levied on each property to maintain property-wide standards, revocation/suspension of member rights and privileges, and other remedies prescribed by SLVPOA.

Violation: Failure to Clear mud or other debris on a roadway.

First and follow-up Second Notification: Verified communication (i.e., phone, email) with property owner of record giving notice of the violation.

Third Notification: One business day after the second notification, and pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter notifying the property owner of record of the failure will be sent, and an initial fine of up to $300 plus up to $50 per day may be applied until satisfactorily addressed.

Fourth Notification: Pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter to the property owner of record advising intent to begin lien process for overdue cost for Specific Property Assessments levied on each property to maintain property-wide standards, revocation/suspension of member rights and privileges, and other remedies prescribed by SLVPOA.

Violation: Washing out concrete trucks on county right of way, common property, or adjacent property.

First and follow-up Second Notification: Verified communication (i.e., phone, email) with property owner of record giving notice of the violation.

Third Notification: One business day after the second notification, and pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter notifying the property owner of record of the failure will be sent, and an initial fine of up to $200 plus up to $25 per day may be applied until satisfactorily addressed.

Fourth Notification: Pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter to the property owner of record advising intent to begin lien process for overdue cost for Specific Property Assessments levied on each property to maintain property-wide standards, revocation/suspension of member rights and privileges, and other remedies prescribed by SLVPOA.

Violation: Open Burning

First and Only Notification: Dispatch Sandy Branch Fire Department, as necessary, followed by a certified letter to the property owner of record giving notice of the failure, and pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions, a fine of up to $500 per instance may be immediately applied.

Violation: Dumping debris or construction waste on right of way, common property, or adjacent property.

First and follow-up Second Notification: Verified communication (i.e., phone, email) with property owner of record giving notice of the violation.

Third Notification: Three business days after the second notification, and pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter notifying the property owner of record of the failure will be sent, and an initial fine of up to $300 plus up to $50 per day may be applied until satisfactorily addressed.

Fourth Notification: Pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter to the property owner of record advising intent to begin lien process for overdue cost for Specific Property Assessments levied on each property to maintain property-wide standards, revocation/suspension of member rights and privileges, and other remedies prescribed by SLVPOA.

Violation: Destruction of common property, right of way, and roadways.

First and follow-up Second Notification: Verified communication (i.e., phone, email) with property owner of record giving notice of the violation.

Third Notification: Three business days after the second notification, and pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter notifying the property owner of record of the failure will be sent, and an initial fine of up to $200 plus up to $25 per day may be applied until satisfactorily addressed.

Fourth Notification: Pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter to the property owner of record advising intent to begin lien process for overdue cost for Specific Property Assessments levied on each property to maintain property-wide standards, revocation/suspension of member rights and privileges, and other remedies prescribed by SLVPOA.

Violation: Trash, litter, and or debris on or around site.

First and follow-up Second Notification: Verified communication (i.e., phone, email) with property owner of record giving notice of the violation.

Third Notification: One business day after the second notification, Pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter notifying the property owner of record of the failure will be sent, and an initial fine of up to $300 plus up to $50 per day may be applied until satisfactorily addressed.

Fourth Notification: Pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter to the property owner of record advising intent to begin lien process for overdue cost for Specific Property Assessments levied on each property to

maintain property-wide standards, revocation/suspension of member rights and privileges, and other remedies prescribed by SLVPOA.

Violation: Failure to comply with Construction Completion Schedule.

First and follow-up Second Notification: Verified communication (i.e., phone, email) with property owner of record giving notice of the violation.

Third Notification: Three business days after the second notification, and pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter notifying the property owner of record of the failure will be sent, and an initial fine of up to $200 plus up to $25 per day may be applied until satisfactorily addressed.

Fourth Notification: Pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter to the property owner of record advising intent to begin lien process for overdue cost for Specific Property Assessments levied on each property to maintain property-wide standards, revocation/suspension of member rights and privileges, and other remedies prescribed by SLVPOA.

Violation: Unkempt Yards/Poor Condition of House

First and follow up Second Notification: Verified communication (i.e., phone, email) with property owner of record giving notice of the violation.

Third Notification: Three business days after the second notification, and pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter notifying the property owner of record of the failure will be sent, and an initial fine of up to $100 plus up to $25 per day may be applied until satisfactorily addressed.

Fourth Notification: Pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter to the property owner of record advising intent to begin lien process for overdue cost for Specific Property Assessments levied on each property to maintain property-wide standards, revocation/suspension of member rights and privileges, and other remedies prescribed by SLVPOA.

Violation: Parking

First and follow-up Second Notification: Verified communication (i.e., phone, email) with property owner of record giving notice of the violation.

Third Notification: One business day after the second notification, Pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter notifying the property owner of record of the failure will be sent, and an initial fine of up to $100 plus up to $10 per day may be applied until satisfactorily addressed.

Fourth Notification: Pursuant to Article IX of the Amended and Restated Declaration of Covenants and Restrictions a certified letter to the property owner of record advising intent to begin lien process for overdue cost for Specific Property Assessments levied on each property to maintain property-wide standards, revocation/suspension of member rights and privileges, and other remedies prescribed by SLVPOA.

Violations: Animal Related

Identification of Dogs and Cats; Rabies Vaccination

All dogs and cats owned, harbored or maintained within the Community shall wear identification of the animal's owner or caretake and proof of a current rabies vaccination according to requirements in South Carolina Code Section 47-5-60, "Inoculation of pets; certificates and tags."

Notification and Enforcement: Verified communication (i.e., phone/email) giving notice to the property owner of record of the violation of the violation and imposition of a fine of up to $100 per animal per instance.

Dogs and Cats Roaming the Community

All dogs or other domestic animals shall be confined to the property of the owner unless controlled and restrained by a proper leash anywhere else in the community.

Notification and Enforcement: Verified communication (i.e., phone/email) and certified letter to the property owner of record notifying of the violation and imposition of a up to $100 fine per animal/instance.

Leashed animals are only allowed on golf course cart paths or on the non-fairway side of the cart path.

Notification and Enforcement: Verified communication (i.e. phone/email) and certified letter to the property owner of record notifying of the violation and imposition of up to a $100 fine per animal per instance.

Waste Removal

Any person having custody and control of an animal on any Common Property within the boundaries of the Community shall collect, remove, and properly dispose of any feces left thereon by the animal.

Notification and Enforcement: Verified communication (i.e., phone/email) and certified letter to the property owner of record notifying of the violation and imposition of a fine up to $100 per animal per instance.

Nuisance Animals.

No Person shall allow or permit an animal to bark, whine, meow, cry, or screech in an excessive or continuous fashion, or make other noise in such a manner so as to result in a serious annoyance or interference of the reasonable use and enjoyment of neighboring properties.

Notification and Enforcement: Verified communication (i.e., phone/email) and certified letter to the property owner of record notifying of the violation and imposition of up to $75 fine per instance.

No Member, Owner, Occupant, or Tenant may permanently harbor any animals other than generally recognized household pets not to exceed four. No Member, Owner, Occupant, or Tenant may keep, breed, or maintain any pet for any commercial purpose in the Community.

Notification and Enforcement: Verified communication (i.e., phone/email) and certified letter to the property owner of record notifying of the violation and imposition of up to $100 fine per animal per instance.

No animal determined to be dangerous may be kept in the Community. If the Board of Directors, after a recommendation from the Architectural Control Committee, determines that a Member, Owner, Occupant, or tenant's pet endangers any person, or other pet, or creates a nuisance or unreasonable disturbance in the Community, the Board of Directors may require that the pet be permanently removed from the Community upon seven (7) days written notice to such Person. If the Member, Owner, Occupant, or tenant fails to comply, the Board of Directors may obtain a court order, or other remedy as provided in South Carolina statutes requiring the Member to comply. Notwithstanding the above, the Board of Directors may suspend Member privileges while it seeks voluntary compliance with the order.

Notification and Enforcement: Verified communication (i.e., phone/email) and certified letter to the property owner of record notifying of the violation and imposition of up to a $500 fine per instance.

In the event of subsequent violation(s) the same procedures outlined above will apply, however, repeat and/or additional violations may result in increased fines and/or loss of membership privileges.

The ACC at its discretion may decide which, if any, enforcement action to pursue against each Violator except that it shall not be arbitrary or capricious in taking enforcement action. The failure of the ACC to enforce any provision of the Property-Wide Standards for Residential Construction shall not be deemed a waiver of the right of the ACC to do so thereafter.

XIII. GLOSSARY OF TERMS

ACC	Architectural Control Committee appointed by the SLV Board of Directors under the authority of the Covenants and Restrictions and the Amended and Re-Stated Bylaws of the SLVPOA, and as defined in the ACC Charter.
ACC Charter	The most current document authored by the SLVPOA Board of Directors titled Architectural Control Committee Charter. This document establishes the responsibilities of the ACC.
Aesthetic	The conclusion reached by the ACC in its interpretation of the Property-Wide Standards for Residential Construction as it pertains to the pleasing appearance of a property within SLV.
Approval	To deem satisfactory with respect to the requirements in the Property-Wide Standards for Residential Construction
As-Built Survey	An accurate professionally prepared land survey depicting the final constructed state of a property within SLV. The as-built survey is to be accompanied by a markup of all design documents showing all discrepancies and changes from the original plans submitted to and approved by the SLVPOA ACC.
Caliper Size	A tree's diameter measured either six inches from the top of the root ball, or 12 inches above the root ball for larger trees.
Certified Letter	Certified US postal service letter with tracking number and evidence of date of delivery plus email of letter to email address of record for construction company/property owner of record with electronic evidence of delivery.
Basal Area	The cross-sectional area of trees at breast height. It is a common way to describe stand density. In forest management, basal area usually refers to merchantable timber and is given on a per hectare or per acre basis.
Color Scheme	The combined appearance of composition, color, and texture of the roof, siding, fascia, trim, windows, shutters, doors, gutters/downspouts of a particular house.
Burning	To set ablaze, afire, or aflame.
Bylaws	The document titled "Amended and Restated Bylaws of the Savannah Lakes Village Property Owner's Association, Inc." as amended.
Change In Elevation	An Elevation change constitutes color scheme, type of stone façade (if any), roofing material/color, and architectural features such as style, dormers, shaker board etc.
Clearing	The removal from an area of all existing trees that are of a stem diameter equal to or greater than three inches (3"), and closer than 20 feet apart.
Common Property	Property owned by or under the care of the SLVPOA.
Corps Property	US federal property under the control of the US Army Corps of Engineers Savannah River District.
Date of Delivery	Date of delivery of certified letter by US Postal Service.

Declaration of Covenants and Restrictions	The document titled "Amended and Restated Declaration of Covenants and Restrictions Savannah Lakes Village, McCormick County, South Carolina.
Diameter of Tree	Tree diameter, is the Diameter at Breast Height (DBH) which is a point on the stem of a tree at four and one-half feet above ground level.
Easement	The right of use over the property of another for the mutual benefit of adjoining lands. An example is the utility and drainage easement.
Garage Sale	For this document a garage sale is defined as an event where the owner is selling items from within the house and garage. In a garage sale no items for sale are placed outside the garage or home during the sale (i.e. not in the yard, not in the driveway, not in any connecting common areas).
Inoperative Vehicle	A vehicle of any sort that cannot move under its own power.
Landscaping	The process of making a yard or piece of land more attractive by altering the addition of ornamental features consisting of but not limited to the planting of trees, shrubs, and grass or the placement of ground cover such as mulch or stone.
Lot	A portion or parcel of land having fixed boundaries designated on a plot or survey.
Mid-Story Trees	Trees whose crown forms below that of Overstory trees. Midstory trees typically reach a DBH of 10 to 25 inches and a height of more than 30 feet at maturity with a 20-foot canopy. They require a minimum spacing of 25 feet between both existing and replacement trees.
Minor Change	A change which has no appreciable effect or impact on the structure, function, appearance, or regulatory compliance of a property within the SLV when completed. A minor change does not require approval by the SLVPOA ACC. Examples of a minor change could be the substitution of a higher quality paint of the same color or the substitution of medium for coarse grade mulch.
Neglected Property	A property which in the judgement of the SLVPOA or its authorized representatives has fallen into a state of disrepair.
Open Burning	The burning of anything such that the products of combustion are emitted directly into the ambient air without passing through a flue, stack, or screen.
Overstory Trees	Trees whose crown constitutes the highest layer of vegetation, usually forming the canopy. Overstory trees typically reach a DBH greater than 25 inches and a height greater than 60 feet at maturity. They require a minimum 30 feet between both existing and replacement trees and grow more than 40 feet tall with a 30-foot-wide canopy.
Property-Wide Standards for Residential Construction	This document.
Model	Refers to the name a builder applies to a particular design of a house.
POA	See SLVPOA.
Recommended Tree List	A list of recommended trees acceptable for planting in the SLV .
Retaining Wall	A wall that holds back earth.

Rip Rap	Materials such as rock or loose stone placed to prevent erosion.
Setback	The distance by which a building or part of a building is set back from the property line.
SLVPOA	The Savannah Lakes Village Property Owner's Association, Inc
Structural or Major Modification	A significant change to an approved plan that will have measurable impact on the structure, function, appearance, or regulatory compliance of a property within the SLVPOA when completed. A structural or major modification requires approval of the SLVPOA ACC prior to implementation. Examples could be the substitution of Hardiboard™ siding for brick veneer, the addition of a dormer to the roof, or a change in elevation of the structure.
Tree Preservation/Replacement and Preliminary Landscaping Plan	A plan submitted by the owner of record to the ACC for approval identifying the trees to be preserved, the trees to be removed, and any required replacement trees within the confines of the lot on which construction is proposed.
Underbrushing	The selective cutting and continuing control of woodland understory vegetation such as weeds, vines, and briars, and the thinning/removal of tree seedings, small shrubs, and bushes, growing in a wood or forest.
Understory and Ornamental Trees	The underlying layer of vegetation, especially the trees and shrubs growing between the canopy and the ground. They are shade tolerant and remain small. Understory trees typically reach a DBH of 15 inches or less and a height of 30 feet or less at maturity. They require a minimum 15 feet between both existing and replacement trees.
Verified Communication	Telephone call with written record of conversation and email sent to email address of record for construction company/property owner of record, with notice to begin correction within 10 days.
Yard Sale	For the purpose of this document a yard sale is defined as an event where the owner has openly placed items for sale outside the house and garage for the purpose of attracting buyers.

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