

*The Cliffs at Keowee
Vineyards*

*Design &
Construction
Guidelines*

June 15, 2014



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THE CLIFFS AT KEOWEE VINEYARDS

ARCHITECTURAL REVIEW PROCESS SUMMARY

Please contact the Business Manger's office at (864) 895-2829, stacypittman@bellsouth.net or kristibishop@bellsouth.net to assure you have the MOST RECENT version of the Design and Construction Guidelines and Application Package for The Cliffs at Keowee Vineyards. All submittals must be made to the Keowee Vineyards Community Association ("KVCA") at 23 Raptor Way, Landrum, SC 29356.

The items below are only listed as a guideline summary to the ARB review process. Please refer to the complete review requirements referenced in the Design Guidelines for more specific details of the requirements of each review.

1. Sketch Review (required) – Should be conducted at the very early design stage. The initial architectural sketch or rendering is sufficient. (refer to page 8 in the Design Guidelines)

Benefits:

- Avoids the property owner incurring unnecessary costs in developing a design that would not be considered compatible in the Community and improves the design in the context of the site and existing topography.
- Serves as early confirmation between the architect and property owner that they have a shared vision of the property owner's desired home design

2. Preliminary Review (optional but strongly recommended to prepare for Final Review) – Should be conducted when preliminary drawings are complete. (refer to page 9 in the Design Guidelines)

Benefits:

- In order to fully benefit from this review process, it is highly recommended that the preliminary review be completed PRIOR TO THE INITIATION OF FINAL BUILDING PLANS
- Due to the expense of building plans, this step would save the property owner the expense of unusable and costly building plans.

3. Final Review/Checklist for Final Approval (required) - refer to pages 11-12 in the Design Guidelines

4. Landscape Review (required) - refer to pages 28-40 in these Design Guidelines

Note: AN INCOMPLETE SUBMITTAL WILL NOT BE ACCEPTED FOR FURTHER ACTION.

Please note some items that are commonly overlooked during the submittal process:

- ✓ Decision of the ARB will not be given at the time of the meeting (written confirmation will be provided to the property owner)
- ✓ Submittals must be made no less than 10 business days prior to meeting date
- ✓ The ARB has thirty (30) days to respond to each submittal
- ✓ Builder/Contractor must be licensed in the State of South Carolina
- ✓ Construction of the residence must be completed within twenty-four (24) months of the commencement of construction.

- ✓ All color and material submittals will require **onsite approval** by the ARB once the required 3X3 color board has been installed. All exterior colors require a maximum of 38 LRV (light reflective value).

ARB MISSION STATEMENT

To provide a process to facilitate the understanding of and compliance to the design guidelines which enhance and protect the beauty of the community.

DEVELOPMENT PHILOSOPHY

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

One of our community's strongest statements is the architectural quality of its homes. The degree to which The Cliffs at Keowee Vineyards integrates with its blended rural atmosphere is therefore dependent on the design and setting of each home. The architectural review process has been established to help ensure that each home makes a contribution to this design objective and is site-compatible by employing these guidelines.

A mountain/lake design theme will be prevalent throughout the homes at The Cliffs at Keowee Vineyards. Although all sites and homes will vary somewhat, a common set of design elements and theme compatibility should be carried throughout.

INTENT OF THE GUIDELINES

The Cliffs at Keowee Vineyards is dedicated to preserving a unique and ecologically sensitive community. The architectural design and construction philosophy of the Development is that homes be unobtrusive and compatible in form and color thereby complementing their natural setting. Home design should adapt to the topography and context of its specific site condition.

The intent of these Guidelines is to retain the existing, natural terrain and blend new construction into the natural shape of the hills, slopes, banks and ridges in as natural way as possible. By encouraging "site-sensitive" design principals, minimal grading, use of natural drainage patterns, and discouraging cut banks, mass grading, excessive terracing, and altering of existing topography. Minimizing the disturbed area of each site is a goal of good design in The Cliffs at Keowee Vineyards.

PURPOSE OF STANDARDS AND GUIDELINES

It is the purpose of these Guidelines to promote excellence in architectural design, construction and landscaping in a character appropriate to the surroundings and the special conditions of climate and other environmental factors indigenous to The Cliffs at Keowee Vineyards.

The Guidelines are expressly intended to protect and enhance the property values of all owners. The review procedures are intended to provide a systematic and uniform review for site- compatibility, construction design elements with materials and colors requiring Architectural Review Board approval. The ARB has full authority to enforce and/or amend these guidelines as it deems appropriate.

FUNCTION OF THE ARCHITECTURAL REVIEW BOARD

The Architectural Review Board (“ARB”) is established for the purpose of maintaining site and design compatibility which enhances the development of the community. Composition of the ARB is determined by the Board of Directors of the Community Association and includes a licensed architect for review all new submittals. The Architectural Review Board has been established as specified in Article XI, Section 11.2 of the Declaration of Covenants and Restrictions of The Cliffs at Keowee Vineyards.

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

The State Department of Health and Environmental Control, County, and Duke Power Company and/or Crescent Resources have jurisdiction over certain elements of the building process at The Cliffs Keowee Vineyards. **The owner and his architect and builder are solely responsible for compliance with these rules and regulations.**

BASIS OF AUTHORITY

The Cliffs at Keowee Vineyards Architectural Review Board is granted the power of establishing design guidelines through Article XI, Section 11.2 of the Master Declaration. The Master Declaration is a recorded and binding instrument as stated on the Deed to your property.

Any work done in violation of these Guidelines and Article XI of the CCRs is nonconforming. The Owner, at his sole cost and expense, shall bring any and all such work into conformance upon a written request from the ARB. If the Owner chooses not to correct such issues in a timely manner, the ARB can enjoin the property for corrective action, at Owner’s expense.

The ARB, acting on behalf of the Board of Directors, shall pursue all legal and equitable remedies to enforce the provisions of Article X and XI, including, but not limited to, placing a lien on a Lot for payment of delinquent fines and assessments. Such fines may include fines imposed by the ARB for violations as stated on the Schedule of Fines (“Benefited Assessments”), or costs related to any and all corrective actions undertaken and/or required. Additionally, legal and equitable remedies may include issuance of a “**cease-and-desist order**”.

GROUNDNS FOR REJECTION

The ARB has the sole authority to determine if the plans, design and construction are in accordance with the Guidelines. The ARB must submit to the property owner, in writing, reasons for any disapproval.

APPEAL PROCESS

If, after sixty (60) days and a minimum of two (2) submittals to the ARB there is no resolution of the issues which caused the disapproval, the property owner may appeal the ARB's decision to the POA's Board of Directors.

Appeal procedures are:

- An appeal must be made in writing to the ARB and POA stating all issues.
- There will be a preliminary meeting between the ARB and POA to consider the nature of the appeal.
- Within thirty (30) days of receipt of the written appeal, there will be an appeal meeting. The property owner or their representative must appear in person to plead their case.
- The decision of the appeal process is final.

GENERAL COMMENTS

HOME DESIGN AND SITE COMPATIBILITY

The unique topography and natural setting found on nearly every building lot at The Cliffs at Keowee Vineyards demands special attention to home design and site compatibility. Designs in the context of each individual and unique site is a requirement for a successful project. Therefore, to ensure a satisfactory experience in planning and building a home, it is strongly recommended that both an architect or home designer and a landscape architect or designer be involved in the process. Builders, however qualified, can't always offer design services, which include expertise in site planning, architectural appearance and conformity, and quality of detail. It is very unlikely that plans for modular, pre-cut, catalogue, or building supply stock plans, including most plans found in house-plan magazines and catalogues, will meet the above criteria and their use is strongly discouraged. In addition to their possible lack of architectural appeal, the generic nature of most of these plans is rarely site-compatible and unlikely to respond to topography. This can produce both unappealing visual results and inefficient and expensive construction. Modifying a site to fit a preconceived plan may be grounds for rejection.

The Cliffs at Keowee Vineyards ARB does not suggest or recommend the capability of any one contractor (builder), except said **contractor must be licensed in the state of South Carolina**. The ARB does, however, strongly recommend that the property owner seek the use of a licensed architect.

REVIEW PROCESS

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

This review process has been set up to establish a systematic procedure for review of ALL proposed new construction, existing home modifications, and landscaping. Required drawings and submittal forms must receive ARB approval. A site inspection is required for Final Review/Approval and for any proposed site improvements. The home site must be staked and strung off with tree removal plans provided.

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

The ARB will preview every project at all review stages, review the lot as staked out, and review the submission of acceptable final working drawings, specifications, landscaping plan, and color samples. Final Review shall not be presented to the ARB for review until a complete submittal package has been received by the Business Manager. The ARB has thirty (30) days to respond to each submittal. Construction must begin within 6 (six) months of Final approval, after such time re-submittal is required along with the associated fees (Application Package).

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

The ARB generally meets twice a month or as the case load dictates. Submittals must be received at the ARB office no later than five (5) business days prior to the meeting. The mailing address for the ARB is: The Cliffs at Keowee Vineyards Community Association, 23 Raptor Way, Landrum, SC 29356. Please see the Application Package for contact information. Please review the Summary of the Process section (pg. 3). Incomplete submittals will not be accepted and no action will be taken until a complete submittal package is presented along with the required bond fees.

SKETCH REVIEW (REQUIRED)

In the early stages of design, the owner and architect/designer should prepare and submit one set of preliminary schematic/sketch drawings reflecting the site layout showing the placement of the home, general grading and response to topography, driveway access, major tree considerations along with sketched elevations. The Sketch Review Form must also be submitted at this time. The sketch, exterior elevations, etc. will be reviewed and general recommendations and comments will be given. Specific concerns or requirements will be communicated in writing to the property owner. This phase is especially important to avoid incurring extensive cost and energy in preparation of a design and plans which may not be compatible with the design philosophy at The Cliffs at Keowee Vineyards. Additionally, it will help to guide each project towards a compatible design which complements the natural setting of the Community. This phase also encourages and serves as a tool to assist the property owner and architect in determining if they have a shared vision for their home. The Owner and architect are encouraged to attend this meeting. All sketch reviews must contain the following:

1. Sketch Review Form (contained in Application Package)
2. Site layout on topo to include home, driveway, primary site features (retaining walls, cut banks, etc.), and major tree considerations
3. Exterior front and rear sketched elevations (see example in Application Package)

PRELIMINARY REVIEW (OPTIONAL)

One complete set of the following:

Site Plan: A site plan shall be presented at a maximum 1"= 30' scale, depicting the site data gathered. The proposed structure setting should be reflected on a copy of the tree and topographical survey, prepared by a Licensed Land Surveyor, showing the types and location of trees greater than 6" in diameter at two (2) feet from the ground. Property lines, easements, setbacks, contour lines, and other homes and driveways on adjoining lots, and site access should also be noted. Any rock outcrop or any other special or irreplaceable features are to be identified for protection. Soil erosion protection and silt control measures must be included on the plan. The site plan must include proposed finish floor elevations relative to the existing grade elevation. The site plan should also include the proposed location of the septic system as determined by SC DHEC. Driveways should not impede drainage, and the owner is required to (at his expense) install culvert pipe (corrugated metal) measuring a minimum of fifteen inches in diameter and twenty feet in length so that any driveway does not impede drainage.

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

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

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

FINAL REVIEW (REQUIRED)

The final construction documents are prepared incorporating any and all departures and iterations from the Sketch/Preliminary Review plans.

Stake Out: The home shall be staked out on the lot with stakes at least two (2) feet tall marking the corners. A string shall connect all stakes outlining the shape of the house. The lot line nearest the house must be defined with string. All trees proposed to be removed shall be tied about their circumference with surveyor's ribbon. Septic drain fields must be identified with stakes and string, as should driveway centerlines. The stakeout must reflect the location of the house, driveway and any trees planned for removal. No trees over 6 inches in diameter at two feet above the ground may be removed or limbed at any time without prior ARB approval except those approved as marked on the site plan. Fencing shall be used to prevent injury to trees not approved for removal and to avoid any potential damage from construction equipment.

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

Color Samples: Exterior colors and materials including siding, trim, brick, stone, roofing, and stucco shall be submitted to the ARB for preliminary approval. The samples must also be mounted on an ARB Color Board (see Application Package). These sample submissions are most important to both the owner and the ARB in evaluating the appearance of the house as color chips often vary greatly from actual applications on surface materials and allows for viewing in real and artificial light. All color submittals will require onsite final approval by the ARB once the required 3X3 color board has been installed. All exterior colors require a maximum of 38 LRV (light reflective value).

Foundation and Framing Plan: Plans at 1/4" scale, showing locations and sizes of foundation and framing elements and how they relate to nearby trees, rock outcrop or other topographical features are required.

Floor Plans: Floor plans shall be drawn at 1/4" scale, containing all information necessary for construction. Exterior house lighting must be shown on either the floor plans or elevations.

Elevations: Drawn at 1/4" scale, elevations shall accurately represent the view of all sides of the house. Floor elevations must be delineated and existing and proposed grade levels must be shown. All exterior component material must be defined for specific material type

Landscape & Exterior Landscape Lighting Plan: May be presented but is not required until one (1) year after commencement of construction or three (3) months prior to completion whichever is sooner. However, any preliminary designs are desirable and helpful during the preliminary review.

Final Review Form (contained in Application Package): If the ARB fails to grant Final Approval of the project, it will suggest corrective action for re-submittal. If the ARB grants Final Approval, a Cliffs at Keowee Vineyards Construction Authorization Permit will be issued. If corrections are required, one (1) set of corrected working drawings must be presented to obtain the approval form.

CHECKLIST FOR FINAL APPROVAL

- 1) Please read the Cliffs at Keowee Vineyards Design and Construction Guidelines.
- 2) Submit fully executed Application Package.
- 3) Contact **licensed land surveyor** to prepare site plan (see Survey/Site Plan Requirements listed below).
- 4) Contract with state licensed builder (if not already done).
- 5) Secure county building permit.
- 6) Erect approved builder sign no less than five (5) days prior to meeting.
- 7) Stake the lot indicating the house location (string out), septic field, driveway, trees to be removed, and setback lines (by surveyor) no less than five (5) days prior to meeting.
- 8) Reserve scheduled time for final meeting (details available from the Business Manager). Submittals must be made no less than ten (10) calendar days prior to meeting date.
- 9) Both the builder and the property owner are strongly encouraged to attend the final meeting.
- 10) Submit a check for all fees as stated in the Schedule of Fees.
- 11) Submit one (1) copy of the Application Package and building plans to the KVCA at 23 Raptor Way, Landrum, SC 29356, (864) 895-2829. This submittal must include the following:

Survey/Site Plan Submittals: 1 copy of the following:

- Scale of 1" = 30' 0".
- Property lines with dimensions and bearings.
- Setback limits shown
- Topographical survey showing existing contours (2' 0" contour interval minimum).
- Proposed contours/grading plan (2' 0" contour interval minimum), or sufficient spot grades to indicate the finished grades of the site.
- Tree survey showing all trees larger than 6" in diameter and any flowering trees or shrubs measuring one and one-half (1.5") inches in diameter at two (2) feet above ground. Include a numbered list, corresponding with the survey, of all trees to be removed.
- Dwelling to be indicated as exterior wall with entry area and stairs delineated and deck lines shown.
- Building accurately located from property lines and setbacks.
- Location, dimension and material for walkways, driveways, retaining walls, and patios (and other significant site improvements).
- Proposed finished spot grades at each corner of house and proposed drainage patterns showing how surface drainage is to be handled. This shall include any erosion control devices to be used (I.E.; silt fence, check dams, etc.). Each lot owner is required to route storm water runoff in a manner that is consistent with the natural drainage patterns which existed prior to construction.
- Limits of construction activity (no grading, traffic, construction, or storage of materials will be permitted beyond these limits).
- Location of HVAC unit and utility meter.
- Septic tank and drain field location per the governing state agency.
- Construction Dumpster and toilet location.

Architectural Plan Submittals: 1 copy of the following:

- Floor plans at minimum scale of $\frac{1}{4}''=1'0''$, however where larger homes require, a scale of $\frac{3}{16}''=1'0''$ shall be considered upon request.
- Finished Exterior Elevations at a minimum scale $\frac{1}{4}'' = 1'0''$ for all exterior elevations.
 - a) Show how building related to finished grade levels.
 - b) Indicate and depict the proposed building material on all elevations.
 - c) Indicate overall height from finished floor elevation to highest ridge of roof.
 - d) All windows shown.
- Roof plans at a minimum scale of $\frac{1}{8}'' = 1'0''$.
- Important Construction Details shall be provided at a minimum scale of $\frac{3}{4}'' = 1'0''$ and supplemental building sections as needed at a minimum scale of $\frac{1}{2}''=1'0''$.
 - a) Support posts (minimum of 8"X8").
 - b) Typical wall section from footing to roof.
 - c) Typical handrail detail.
 - d) Typical column detail.
 - e) Typical screening detail.
- Schedules (if not indicated on plans).
 - a) Exterior electrical plans only with catalog cuts of exterior fixtures.
 - b) Exterior house lighting, location and type

Notes:

An incomplete submittal will not be accepted for further action.

Any changes or deviation from the final approved building or landscape plans MUST be submitted as a change order to the ARB for prior approval.

BEFORE CONSTRUCTION

After completing the review process and receiving final approval from the Architectural Review Board, several steps shall be followed before any lot clearing, material deliveries, or construction may begin:

An onsite inspection is required by the ARB with the location of the home staked and strung off with trees to be removed flagged.

Soil erosion control and silt control measures (noted on the site plan) must be installed in accordance with the approved plan and as required by the state. Silt control is especially important in this community due to its proximity with lakes and streams as well as other sensitive water systems and ecologically sensitive vegetation.

Every job site must contain an approved builder's sign identifying the Contractor and 911 address of the property. All signs shall be constructed and erected as specified in the Application Package. No other signs shall be placed at the job site. The job sign shall be erected no closer than ten (10) feet to the edge of the street and must be in place with the Permits posted on the rear of the Contractors sign before clearing or construction may begin or materials delivered. At no time shall a sign or permit be nailed to any tree. No additional subcontractor signs shall be displayed on any construction site.

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

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

- Receive approval of final review by completing and submitting the necessary plans, forms, and funds (see Application Package).
- Erect approved job site sign (911 address must be attached).
- Obtain County Building Permit.
- Post Building Permits at job site.
- Place a commercial dumpster and portable toilet on job site.
- Install all appropriate and designated soil erosion, silt control and mud control measures. Silt and mud control specifications are available upon request from the Business Manager.
- Provide adequate space to park vehicles out of the right-of-way at all times.

DURING CONSTRUCTION

All construction at The Cliffs at Keowee Vineyards will be under frequent observation by the ARB. Periodic field inspections will be conducted by Security personnel and the ARB on every residence under construction. Access to the development is controlled. All incoming vehicles must be registered with security for identification and pass. Construction workers are allowed access to and from the construction site only and are strictly forbidden from riding about the development. Vehicles may be periodically searched to protect all contractors from theft of material and equipment.

The maximum hours allowed for construction personnel will be from 7:00 a.m. to 7:00 p.m., Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. No residential construction work will be performed on Sundays or national holidays. Special events by the developer may stop construction during specific dates and notification will be given to all general contractors in advance.

The conduct of all workmen is the responsibility of the General Contractor/Builder. Loud cars and speeding (speed limit is no greater than 25 mph in all Cliffs Communities) are not permitted. All construction vehicles must be parked on the construction site. Loud music from radios is prohibited and disturbing property owners or guests will not be permitted at any time.

The ARB, at its sole discretion, may bar or restrict any contractor, builder or subcontractor from (a) entering any Cliffs Community and/or (b) construction or building any building or improvement in the community.

A 3' X 3' color board showing materials to be used needs to be placed directly next to the builder sign (so as to be visible from the front side of the location of the home) prior to roofing or application of exterior colors. The ARB reserves the right to require color modifications after an onsite review of the color board.

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

Fires are not permitted on residential construction sites under any circumstances. Fires on any jobsite (other than those specifically allowed by the Developer) are subject to daily occurrence fines.

Contractors must have the Owner, Builder or Architect submit all proposals for exterior changes prior to implementation. The Covenants grant the ARB power to employ workers to correct any exterior changes made without approval or to employ persons to clean up an unacceptable lot. These charges will be deducted from the Construction Compliance Bond.

Care should be taken when loading trucks hauling trash so as not to have it spill over while in transit. Contractors shall be held responsible for trash and debris falling from construction vehicles.

It is important that all sites be maintained in a clean and tidy manner. All construction materials must be kept within the property lines maintaining a clear street right-of-way. Access to the site should be limited to the proposed driveway location. Access over/through adjoining properties is not allowed without written approval of the respective property owner. Any restoration of damage to adjoining properties shall be the sole responsibility of contractor or builder and must be repaired immediately. The storage of materials should be in an inconspicuous area on the site and should be neat and orderly. The use of adjoining

properties for access or storage of any material, without the written permission of the adjacent owner, is prohibited. Temporary structures are not permitted.

Site cleanliness shall at all times be maintained at an acceptable level. If not so maintained, the ARB will issue a “Stop Work” order. An approved commercial dumpster shall be placed on each job site and shall be dumped when necessary. At the end of each workday, materials must be stored neatly and all trash placed in the dumpster. No trash shall be strewn about the lot or piled openly. Contractor and/or subcontractor utility (tools and /or equipment) trailers should not be left at the site over any weekend, overnight, or Holiday period. Untidy sites present a negative image to visitors and property owners. This requirement shall be strictly enforced. Should the ARB determine, in its sole discretion, that a site is not being maintained properly, it may undertake to have it maintained properly and will deduct the cost from the Construction Compliance Bond.

Maintain soil erosion and silt control measures. Prevent mud from entering roadways. Remove mud from roadways frequently. Fines may result if these requirements are not met.

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

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

AFTER CONSTRUCTION

When the Construction of a residence has been completed, the owner and/or contractor must notify the ARB in writing. The construction of the residence shall be completed and the landscaping shall be installed within six (6) months after completion conforming to the plans previously approved by the ARB. Any unauthorized changes must be corrected before the Construction Compliance Bond can be released.

Upon completion of construction and landscaping, all building debris must be removed from the site and the surrounding area. The construction site sign and the temporary power pole must be removed. At this time, the Contractor should notify the ARB that he is ready for Final Inspection.

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

1. Complete construction
2. Remove construction debris
3. Remove temporary facilities, utilities and signs
4. Install landscaping and mailbox
5. Notify ARB in writing for Final Inspection

CHANGES TO APPROVED PLANS

Construction Changes: No alteration, including painting or staining, affecting the exterior appearance of any building, structure or landscape shall be made without prior approval of the ARB. A request for approval must be submitted to the ARB, including all drawings necessary to define the proposed changes, color/material samples, and construction changes, before any changes are made.

If pre-construction approval of changes is not obtained, the builder and/or homeowner is at risk to have the changes made restored to the originally approved plans

STYLE

The architectural design concept for The Cliffs at Keowee Vineyards is that home structures should be site-compatible and unobtrusive in form and color, thus complementing its natural setting. No particular period style, foreign or geographic influences, or historical approaches are specially endorsed or encouraged. If one style is seen to be the dominant style desired, it would be the mountain-lake style of this region. Many of the styles which have been historically popular such as Georgian, Federal, Southern Colonial, Neoclassical, log cabin, etc. may not adapt well to sites in The Cliffs at Keowee Vineyards, nor do the more modern imitators which reflect a suburban tract look and may be subjectively rejected as incompatible.

SIZE

The Covenants stipulate the minimum square footage requirements of all residences. The minimum size of the residence will be regulated by the ARB. Building heights shall be determined by the ARB based on lot location, tree cover, neighboring homes and other factors affecting the site compatibility. Homes shall not exceed two (2) stories above a basement, and in any case shall not exceed 2 ½ stories above natural grade. Although maximum building sizes may not be specifically established in your Deed or recorded Covenants, the ARB may, at its discretion, disapprove a submittal that is inappropriate or incompatible for the site due to size or other considerations. The ARB may disapprove any submittal, which crowds the site and/or is out of context with other structures in the area.

No home shall be erected, altered, placed or permitted to remain on any lot other than a single family independent dwelling not exceeding two (2) stories in height above the basement, with a minimum requirement of at least a two (2) car garage. A residence shall contain a minimum of 2,000 square feet of heated living space; however, at the ARB's sole discretion, due to specific site conditions or other design considerations, the ARB may allow for some portion of decks, porches or other unheated and/or non air-conditioned exterior elements to be credited toward the calculation of the 2,000 square foot minimum. Garages, greenhouses or similar areas, such as unfinished basements or cellars shall not be considered floor space in meeting the above requirements. No carports are permitted. Only interior heated space in areas higher than six (6) feet will be considered in this calculation, except by the special variance exception as mentioned above. (See Garage section for more on garages, page. 11).

BUILDING SETBACK

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

SETBACKS

SINGLE FAMILY LOTS – ALL SECTIONS

Front or Side Yard – adjoining a street - 25 feet

Rear or Side Yard – adjoining a golf course – 50 feet

Rear Yard – 30 feet

Side Yard – 25 feet

Adjoining a lake – all lots – 50 feet from the Lake Setback Reference Point, except for the following lots which have a 40 foot setback requirement:

South Section: Lots 11, 17, 22, 38, 40, 51 and 52

East Section: Lots 48 and 51

West Section: Lots 11, 27 and 47

The Lake Setback Reference Point is the 800 foot contour elevation of Lake Keowee but must be determined by Surveyor and recorded on an as-built survey of improvements. For lots adjacent to Lake Keowee, the 50 foot (or 40 foot in some cases) setback must be determined by a surveyor. No structure of any type can be built inside this protected area.

The setbacks outlined above are for a typical building site. Larger, as well as irregular sites, may suggest to the ARB that these setbacks are altered. Variances may be permitted by the ARB to save prominent trees, minimize disruption to unusual topographic features, to accommodate an irregularly shaped lot or when the ARB determines, at its sole discretion, that a variance is otherwise appropriate to the site. All such determinations are final and binding upon all concerned.

A variance from said building setback lines may be given by the ARB to a lot owner upon submission of extraordinary circumstances by said lot owner. Such extraordinary circumstances may include unusual topography, lot shape and frontages. The location of large trees and similar natural materials will be taken into consideration. ARB reserves the right to control absolutely the precise location of any residential structure or appurtenance affecting all lots.

DISTURBED AREA

The maximum recommended disturbed area (all clearing, grading, and site development) for any property is $\frac{3}{4}$ acre, otherwise a recommended maximum disturbed area is 35% of the lot size. This includes driveway, parking areas, hardscape and formal landscape areas, as well as primary septic drain field. 50% of this area (or $\frac{3}{8}$ acre) may be impervious (home construction, patios, driveway, parking surfaces, etc.).

SITE GRADING

Site grading shall be kept to a minimum and drainage systems shall be designed for minimum impact or alteration of natural drainage systems. Flooding from large storms is sometimes a temporary problem in some areas; thus particular attention must be paid when grading to avoid standing water.

Retaining walls may be used to reduce areas needing grading. The walls must reflect the architecture and enhancement of the home's material or coloring and should be carefully integrated into the site and/or home with ARB approval required. The ARB encourages and may require change in elevations or grading plans to diminish the size of retaining walls. Natural plant elements will be required to diminish large retaining walls.

Sedimentation and erosion control measures must be employed during the construction process as required by the state. Please see Application Package included herein. Surface drainage must be collected or contained on-site and shall not impact adjacent properties. The use of mulch is encouraged for ground cover and erosion control during the construction process.

ROOFS

Roof pitches for major roof areas are required to be a minimum of 5/12 and a maximum of 14/12 for functional aesthetic reasons. Low roof pitches established for cost savings alone and not for aesthetic reasons may be requested to be increased. Details at the soffit, fascia, base, corner, windows and decks should have common elements that help unify the appearance.

COLORS

All exterior materials and colors should complement and recede into the surrounding environment (dark, natural colors encouraged). White windows or trim are not within the approved LRV and are therefore not allowed. Color samples for new construction shall be submitted to the ARB for approval in advance of painting or staining. All exterior colors require a maximum of 38 LRV (light reflective value). Sample photos of homes in the neighborhood are available at the KVCA. **A 3' X 3' color board showing materials to be used needs to be placed directly next to the builder sign (so as to be visible from the front side of the location of the home) prior to roofing or application of exterior colors. The ARB reserves the right to require color modifications after an onsite review of the color board.**

MATERIALS AND SURFACES

The use of high-quality exterior engineered wood-like aggregate products, natural woods, stucco and stone is encouraged while the use of imitation or less than highest quality materials is strongly discouraged and may be grounds for rejection.

The following are NOT permitted:

- Plywood siding (except for use on underside of soffit)
- Vinyl siding and soffits
- Brick, red in color and unpainted
- Log homes or log cabins and look-alikes
- Glass blocks
- Standing seam or other metal type roofing materials (except as an accent material on a case by case basis as approved by the ARB)
- Exposed concrete blocks in structures or retaining walls
- Exposed unpainted sheet metal

Roofing materials shall be wood shakes, wood shingles, engineered cementitious aggregate products, fiberglass shingles or slate. In case of fiberglass shingles they shall be of an architectural grade and have at least a 30-year warranty. Roof vents and accessories should be located away from the front elevation and painted to match the roof color.

All driveways and parking areas must be paved with asphalt or concrete unless another paving material is approved in writing by the ARB. All driveways, access gates, and entrance posts should allow for access of fire and other emergency vehicles (minimum of 12' in width).

All play equipment shall be placed so that is unobtrusive and within setback lines and placed so as to minimize visibility from any street, lake or golf course. Tree houses are considered structures requiring full approval by the ARB. The use of natural materials is required.

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

Each family dwelling unit must have permanent electric service supplied by Duke Power Company or its successor normally supplying electric service to The Cliffs at Keowee Vineyards.

Exterior floodlights must be limited in number, switch controlled and hooded.

All window air conditioning units (if any) must be screened from roads and neighboring lots. All compressor units shall be ground mounted. Compressor units shall be screened by approved fencing or planting as a visual shield and to minimize noise disturbance to neighboring property owners.

GARAGES

Every home must have a minimum of a two-car garage of at least 400 square feet. The garage will be attached or connected to the main house by a covered breezeway unless otherwise approved by the ARB, and must be of similar construction and appearance as the home. No carports are allowed unless approved by ARB variances. Each family dwelling unit must have sufficient enclosed garage space for any and all family cars. Garage doors must be located so as not to face the street, unless approved by ARB variance. In selected neighborhoods and for selected lots, this requirement may not apply.

APPURTENANCES

The proposed building of a deck or bridge into or across any natural or man-made water body or wetland area must receive prior approval from the ARB. The construction of game and play structures as well as swimming pools are considered improvements and plans must be submitted to the ARB for approval. Tennis Courts on lots are not allowed. Each home is required to have a typical mailbox, the design, color, construction and installation of which is required to conform to The Cliffs at Keowee Vineyards Guidelines for Mailboxes (Application Package).

DOCKS

The following Guidelines define the requirements for new docks beginning January 1, 2010. However, any CKV or CKFN Property Owner who wishes to convert their existing Gable Roof dock to a Hip Roof dock will be allowed to do so as long the following requirements are met and they have prior ARB approval. Conversion to a Hip Roof must be done using the material of the existing dock due to the incompatibility of steel and aluminum.

All docks must be reviewed and approved by the ARB. The submittal must include:

- (1) Duke Energy shoreline management program permit
- (2) Property Plat with pier zone indicated
- (3) Information on dock style, material, and color (photography is acceptable)

The ARB will also review and approve each dock structure, and any adjacent construction and soil issues. A survey by a Registered Land Surveyor showing the waterfront section of the home site will be required by Duke Energy prior to the granting of a valid dock permit.

Duke Energy will establish a “dock zone” and dock access rights and routing for every home site with lake frontage that has the minimum requirements for a dock. Docks and any associated construction within the fifty (50) foot setback will be strictly governed by the ARB, Pickens County Ordinances, and or Duke Energy.

TYPES OF PRIVATE BOAT DOCKS ALLOWED:

- 1) Uncovered Swim Platform Dock
- 2) Open Slip Dock
- 3) Covered Slip Dock with either a Hip or Gable roof

DOCK CONSTRUCTION GUIDELINES/REQUIREMENTS:

- (1) Hip roof design must have a 5/12 pitch.
- (2) Gable roof design must have a 2/12 pitch.
- (3) Dock construction must be all-welded, marine grade 6061 T6 Aluminum. All frames, roof truss members and fascia must be minimum 8” C-Channel aluminum (no steel framing permitted).
- (4) All floatation must be foam filled rotationally molded with bolting flange. All fasteners must be stainless steel (no lag screws).
- (5) All Dock Walkways must conform to the following requirements:
 - a. Contain two aluminum ribbed truss handrails (to deflect light and hide dirt).
 - b. Must be capped with molded IPE (Brazilian Ironwood).
 - c. Must be arched 9 inches for every 40 linear feet in length.
 - d. Maximum length of 40 feet unless otherwise determined by Duke Energy and The Vineyards ARB.
- (6) Decking must be made of one of the following materials and must be secured with stainless steel fasteners:
 - a. 1” x 6” IPE
 - b. aluminum
 - c. approved low maintenance composite material
- (7) Wrapping of the metal dock structure is allowed. If done, all roof posts, exterior frames and roof fascia must be wrapped in IPE (painting is not allowed).

- (8) The roof shall be constructed of metal, 30 year panel and be painted “Evergreen” (color name of Wheeling Corporation or equivalent).
- (9) The color of any material or structure near, attached to or related to the dock must be approved by the ARB.
- (10) All Hip roofs must have a 24” cupola and made of metal painted to match the roof color. No cupolas are allowed on gable roofs. Weather vanes are optional and must be approved by the ARB.
- (11) Anchoring or stabilizing docks to trees is prohibited. All dock anchoring/stabilizing must be contained on the dock owner’s property.

SHORELINE:

Sea walls, rip rap walls and similar walls are under the authority of Duke Energy within the 800 to 804 foot contour lake levels. Permits must be obtained from Duke Energy, and the ARB must approve the installation of any such walls or materials.

PATHWAYS/WALKWAYS:

Specifications, colors and location of walkways and piers must be approved by the ARB prior to installation.

Walkways/pathways within the 50 foot easement must be of a type approved by the ARB, made of natural materials, maximum of 5’ (five) feet in width, located on the site and approved by the ARB prior to construction.

Driveways or vehicular paths through the 50 foot buffer to a lake are strictly prohibited. Additionally, all regulations of Duke Energy and Crescent Resources shall apply and shall be the responsibility of the Owner to conform thereto.

TEMPORARY STRUCTURES

No structure of a temporary nature shall be placed upon any portion of The Cliffs at Keowee Vineyards at any time for any reason. Temporary shelters, including mobile homes, trailers, recreational vehicles, and tents, may not be used as temporary or permanent residences and are not permitted on any portion of The Cliffs at Keowee Vineyards. Trailers for contractors, builders or others normally placed at construction sites are NOT permitted. Basements or partially complete houses are considered temporary and may not be inhabited.

TREES

No tree measuring six (6) inches or more in diameter at a point two (2) feet above ground level, any flowering trees or shrubs, or any evergreens may be removed without the written approval of the ARB, unless located within ten (10) feet of a building, within the designated septic field or within the right-of-way of driveways and walkways. Exception would include damaged trees or trees which must be removed because of any emergency. Should a lot owner remove any tree or vegetation as herein provided without the above-described written approval, said lot owner shall be liable for damages, which may include fines and/or legal action.

A survey showing all trees six (6) inches or more in diameter for an area thirty (30) feet around the footprint of the building must be submitted for the Preliminary Review. The survey must show trees of twelve (12) inches or larger in diameter for the entire site. The ARB will perform a site walk prior to construction.

For trees removed or destroyed without ARB approval, the ARB may, at Owner's expense, enter the property and install trees of a trunk caliper totaling three new to every (1) one destroyed or removed. For example, the loss of a twelve-inch caliper tree shall be mitigated, at a minimum, by the planting of nine four-inch caliper trees.

UNDERBRUSH

Each lot owner shall be required to remove or chip all underbrush cleared on their lot. This applies to any property owner whether in the building process or simply underbrushing for appearance purposes

SEWAGE

Prior to the occupancy of any family dwelling unit, proper and suitable provisions shall be made for the disposal of sewage by means for a septic system, and no sewage shall be emptied or discharged into any creek, lake or shoreline thereof, or upon the open ground. All sewage disposal systems shall be designed, located, constructed and maintained in accordance with the requirements, standards and recommendations of the State Board of Health or its successor governmental authority. Each septic system shall be maintained in good condition so that its use and existence shall not constitute a nuisance to any other lot owner. Approval of such system shall be obtained from the health authority having jurisdiction. A properly designed, properly installed septic system can be the safest, most economical way to treat wastewater...**IF IT IS PROPERLY USED AND REGULARLY MAINTAINED.** Maintenance must be ordered by the homeowner. Neglecting your septic system can result in:

- Serious health risks
- Costly repairs
- Habitat destruction and loss of water recreations

In the event that the Developer, its successors or assigns, provides a public sewage disposal system available to the subdivision's lots, any lot owner whose lot has such service available shall be required to hook up to said system on the terms generally arranged for said system. Every family dwelling unit shall have permanent plumbing and running water and a permanent sewage disposal system. No temporary plumbing, water, or sewage systems are allowed. No private wells may be drilled or maintained on any residential lot without prior written approval of the POA Board of Directors.

STORAGE TANKS

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

TRASH

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

EXTERIOR HOME LIGHTING

All exterior lighting plans and fixtures must be approved by the ARB. Down lighting is required to reduce glare; exterior light fixtures on homes should be shielded, low-wattage, conservative in number, and appropriate in size and scale. Colored lights are prohibited. The ARB encourages limited use of exterior lighting in the evening to allow for viewing of the night sky.

FENCES

Fences are only allowed for enclosing pools as required by the appropriate county to meet all ordinances and regulations. All pool fences must be approved by the ARB, be simple in design, and materials must be black iron or aluminum.

POOLS & SPAS

No above ground pools, spas or inflatable bubble covers will be allowed. Pools, spas and enclosures should relate architecturally to the home and other structures in their materials and detailing.

UTILITIES AND ANTENNAE

All utilities, wires, cables, antennae and the like, of any kind (such as telephone, electrical, television, radio, and citizen band radios) must be placed underground except as may be expressly permitted and approved in writing by the ARB. Satellite dishes shall not exceed 18" in diameter and must be placed on the house structure. If the satellite dish cannot be located on the house structure, written approval must be granted by the ARB.

SIGNAGE

All signage is restricted within the community. All signs will be a standardized design approved by the ARB. Prohibited signs will be removed and discarded. No builder sign may be placed facing the golf course or the lake. All builder signs must be removed upon receipt of a Certificate of Occupancy or completion of the home.

The use of any sign, including those for the purpose of identification, renting or selling of a property, is prohibited. Owners' names, house names and lot numbers shall not be placed on the front of homes or signs placed on lots.

MAILBOXES

Mailboxes and their installation must conform to a standard design and dimension (Application Package). The mailbox must be mounted so that the face of the mailbox is 15-18" off the edge of the pavement. A listing of companies in the area which have mailboxes for the Cliffs Communities is available upon request of the Business Manager.

WATER COURSES

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

BOATS AND CAMPERS

The storage of boats, trailers and campers in yards or driveways is prohibited. They are required to be stored out of sight in garages or in basements.

RIGHT-OF-WAY RESTRICTIONS

The right-of-way consists of the road adjacent to your property, and the strip of land on each side of the road that lies between the edge of the road and the property line. A property owner does not own any portion of the right-of-way. The Cliffs at Keowee Vineyards or the Cliffs at Keowee Vineyards Community Association owns the right-of-way, and it (or its successors) has the responsibility of maintaining it.

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

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

MISCELLANEOUS

Any clearing, grading, or building without approval of the ARB will result in suspension of work and denial of builder and/or subcontractor access to project.

EXISTING HOME IMPROVEMENT REVIEW **AND CONSTRUCTION GUIDELINES**

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

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

Material and Color Samples: Any property owner of an existing dwelling is required to obtain the ARB's approval if the property owner intends to modify the exterior elements of the dwelling. In addition, some of the exterior color elements of existing dwellings do not comply with the ARB's current Design Guidelines. The ARB encourages all property owners intending to re-paint exterior color elements of their dwelling to submit color samples to the ARB for review in order to comply with the current Design Guidelines.

All colors should be of natural receding tones in order to blend with the environment. Trim color is encouraged to be the same or darker than the field color.

Site Plan: A plan with dimensions of the property must be submitted showing the location(s) of the proposed improvements.

Drawings: Sufficient plans and elevations shall be submitted to adequately define and explain the improvement or modification. Drawings representing the existing structure(s) must also be submitted.

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

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

GENERAL LANDSCAPE GUIDELINES

The Cliffs at Keowee Vineyards landscaping is generally naturalistic and beautiful in its simplicity. Special care has been taken to protect the existing vegetation, soft topography and natural drainage systems. In order to distinguish landscape elements from other site structural elements, “landscape” shall be deemed to be the combination of existing and introduced plant material and all of the land area within each lot located outside the boundaries of the building perimeter of the house. As used in these guidelines, “landscape improvements” include, but are not limited to, trees, shrubs, ground covers, annual and perennial flowers, turf grasses, mulches, irrigation and landscape lighting systems, and similar existing and introduced improvements.

Rocks, berms, natural barriers and plants may be used to create outdoor spaces and are encouraged. Care should be used in the selection of plants and flowers for size, plantings should be indigenous to the area and resistance to drought and wildlife. Storm drainage systems in the immediate area of the site shall be integrated into the overall landscape design. The use of exposed, non-hooded spotlights on homes will not be approved.

All improvements should be planned to minimize the alteration of the land and minimize the impact to the environment. Landscape and lighting plans must be submitted to the ARB for review within twelve (12) months from commencement of construction or three (3) months prior to the completion of the home, whichever is sooner. Any amount remaining in the Landscape Bond will be released only after the approved landscaping and lighting have been installed and inspected by the ARB.

The Cliffs at Keowee Vineyards ARB suggests that a registered landscape architect or designer prepare the design, site plans and landscape and lighting construction documents for the home. This assures the ARB an acceptable level of competency and that aesthetic appeal will be attained. Good professional design advice can add more in value to your home and the community than the up-front cost.

The cutting of the forest canopy is strictly prohibited unless approved by the ARB. No living tree with a diameter of six (6) inches or more, or any flowering shrub measuring one and one-half (1.5”) inches or more in diameter at two (2) feet above ground shall be cut without prior written consent of the ARB unless such plant is in the area of the lot approved for construction of a structure. The use of native grasses, groundcovers and flowers is encouraged.

Landscape plans must be drawn to 1”=10’ (min.) to 1”=20’ (max) scales and must convey a scaled representation of all planting material, identified as to size, trees in caliper and plantings in gallons, common name, and variety. **Plans shall also show the location of landscape lighting, water features, HVAC units, generators, drainage, irrigation, walks, fences, pools, decks, patios, satellite dish, etc.**

Adequate plant screening shall be provided for HVAC units, generators, service yards, trash enclosures and electric meters. The contractor shall be responsible for location of existing utilities before excavating. The proposed landscape allowance generally equals 3-8% of total construction budget depending on topography and existing vegetation. All tanks such as propane shall be buried.

Plant materials should be selected taking into account their ultimate size and compatibility with native plants, tolerance to the community’s growing conditions, invasive potential, resistance to drought and potential damage by wildlife.

Storm water drainage systems in the immediate area of the site must be integrated into the overall landscape design. Virtually every lot in the community presents some form of storm water drainage problem. Poor drainage systems have created a variety of problems for homeowners including water flowing into the home, wet walls in areas below grade, washout of plant material, and undermining of

drives, walks and culverts. It is the homeowner's responsibility to ensure that landscape and building plans make provision for the control of storm water. The following are some concepts that should be considered:

- Water must be directed away from foundations but it must NOT direct water onto your neighbors' property.
- Every effort should be made to avoid directing water runoff onto roads. If this cannot be avoided, the ARB should be contacted for referral to the appropriate party who will help identify the best solution to the problem.
- Direct runoff to assist irrigation where possible.
- Utilize gutters, down spouts and drain tile.
- Direct water away from septic tanks and fields.
- Upon completion of construction, amend compacted soil with organic material and calcium sulfate to improve water penetration into the soil and decrease the runoff burden.

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

Appendix (1) contains a list of plants which are compatible with the natural vegetation in the community. These plants should comprise a major portion of any landscape design.

Appendix (2) provides a list of plant species that should not be used in landscape designs. In addition, the use of self seeding plants near the interface between landscaped and natural areas should be avoided.

Mulch in the context of these guidelines is defined as the alternative to grass or lawn areas. It must be organic material such as ground leaves, pine bark, pine straw or wood chips in a natural color. Mulching provides a smooth transition to the existing natural vegetation.

Ornamental plants must be confined to landscape areas nearest to the home.

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

Any proposed changes to the site that involve fences, fountains, lighting, recreational structures, driveways, walks, statuary, and landscape structures must be approved by the ARB.

EXISTING HOME LANDSCAPING

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

IRRIGATION REQUIREMENTS

The water system at The Cliffs at Keowee Vineyards was designed to meet the “domestic” water requirements of homes in the community. It was not designed and does not have the capacity to deliver water to a fully developed community with substantial landscape irrigation requirements especially during a drought. As a result, it is important that all landscape plans be designed to minimize the need for irrigation during periods of drought.

The total area covered by an **irrigation system cannot exceed 10,000 square feet** with no more than 2,500 square feet irrigated with traditional aerial spray sprinkler heads. The balance of the landscaped area should be irrigated with drip irrigation systems or other state of the art watering systems designed to maximize water conservation.

The total irrigated lawn area cannot exceed 2,500 square feet and must be planted with the most drought tolerant grass varieties available at the time of installation.

The majority of the plant material used in the design should comprise species native to the area which have demonstrated a capacity to survive periods of drought or other species generally recognized to be drought resistant.

SWIMMING POOLS, FOUNTAINS AND WATER FEATURES

Swimming pools, fountains, and landscape water features are structures requiring ARB approval prior to construction. Above ground pools or inflatable bubble covers are not allowed. Pools and enclosures should relate architecturally to the home and other structures in their materials and finishing. Fountains and cascades may be included in landscapes. The shape and siting must be compatible with the natural surroundings and other structures.

TREES AND FLOWERING SHRUBS

“Mature trees” outside the building envelope may not be cut down, damaged or otherwise removed without the specific written approval of the ARB. “Mature trees” for the purposes of these guidelines shall mean the following:

<u>Tree Type</u>	<u>Trunk Diameter</u> (measured 24 in. above ground level)
Evergreen	6 inches or greater
Deciduous	6 inches or greater
Dogwood and other flowering trees	1.5 inches or greater

No flowering shrub, such as mountain laurel and rhododendron, outside the building envelope may be cut down, damaged or otherwise removed without the specific written approval of the ARB. When flowering shrubs, such as mountain laurel, wild azalea and rhododendron, are within the approved construction area, consideration should be given to transplanting them elsewhere on the lot or by providing them to other property owners for relocation to their property.

EXTERIOR LANDSCAPE LIGHTING

All exterior lighting must be approved by the ARB. Down lighting is required to reduce glare and light pollution. The location, placement and direction of lighting must not infringe upon adjacent property owners. The lighting/washing of exterior house walls is discouraged. Lighting designed to be highly reflective will be rejected. Exterior light fixtures should be **conservative in number and low voltage**. If timers are used for exterior lighting, they should be cycled to turn off at a reasonable hour and not left on all night.

FENCES

Fences are structures that require pre-approval as to design and location by the ARB. They are prohibited except as required by building codes such as enclosing a swimming pool. Fences abutting a golf course are not permitted. Natural fences and berms are allowed and encouraged, but must be included on the landscape plan.

WATER COURSES

No lake shall be constructed, nor shall the course of any stream be changed, nor any culverts installed in any stream without **prior written approval of the ARB and all controlling state and federal agencies**.

SPECIAL RESTRICTIONS

Decorative features such as sculptures, birdbaths, birdhouses, fountains, or other decorative embellishments visible from any street or golf course must be approved by the ARB.

Swing sets and similar outdoor play structures and equipment are discouraged and will only be allowed with ARB approval.

The proposed building of a deck or bridge into or across any natural or manmade water body or wetland area must receive prior approval from the ARB. Tennis courts on lots are not allowed.

The landscaping pattern or that portion of any residential lot within fifty (50) feet of the lot line bordering a golf course shall be in general conformity with the overall landscaping pattern for the course fairway area established by the golf course architect and communicated to the lot owner by the Developer and/or the ARB.

Tree removal, topping and/or pruning is strictly prohibited within 50 feet of the golf course. Any tree removal or pruning shall be done only with The Cliffs at Keowee Vineyards ARB approval.

APPENDIX 1

SUGGESTED PLANT MATERIALS

The following is a list of plant materials that are generally accepted as compatible with the natural vegetation in the area. The list represents a core group of plants which are mostly native to the area and generally perform well in the environment. The purpose is to provide landscape designers and owners not familiar with the area a sense of plant materials well suited to this environment. The list is not exhaustive and many species not on the list are worthy of consideration. However, all plants should be evaluated for their potential to be invasive in this environment and, in particular, those plants listed in Appendix 2 must not be included in a landscape design.

DECIDUOUS TREES

Oaks	Very common in the area, varieties to consider are chestnut, southern red, black and white oak
Maple	Less common in the area, varieties to consider are red, and some varieties of sugar maple. Smaller varieties such as Japanese maples, trident maple, and shagbark maple are useful as landscape accent trees.
Hickory	Common in the area, varieties to consider are bitternut, pignut or moothbark, and shagbark hickory.
Yellow Poplar	Very common in the area, known as tuliptree. Described in some sources as “one of the tallest and most beautiful eastern hardwoods”.
Sweetgum	Native to the area but not common in the area.
Birch	Not common in the are but planted for landscape accent. River birch (<i>Betula nigra</i>) is the only specie that will thrive in this environment.
Dogwood	<i>Cornus florida</i> native in the area and very common although very susceptible to anthracnose. Other varieties such as <i>Cornus kousa</i> resistant to this disease.
Sourwood	Very common and native in the area.
Eastern Redbud	Native to the area.
Black gum	Very common and native in the area. Black tupelo is an alternative name for this tree.

EVERGREEN TREES

Cedar	Eastern redcedar is native to the area. Subject to deer damage. Though not native to North America, deodar cedar is worthy of consideration.
Arborvitae	Not native to North America though used for landscaping in the area. Subject to severe damage from deer browsing.
Pine	Loblolly and Shortleaf pine are grown commercially in the area and probably provide the seed for the pines in the area.
Holly	American holly is native to the area. Most hollies do well in the area.
Hemlock	The common variety of hemlock in most nurseries is Canada hemlock (<i>Tsuga canadensis</i>). There is a variety (Carolina hemlock, <i>Tsuga caroliniana</i>) native to the southern Appalachians from Virginia to Georgia which is more appropriate to the area if it is available commercially. It should be noted that hemlocks are subject to severe damage from deer browsing. They also are susceptible to being killed by infestation by woolly adelgid. This is an insect that has spread from New England south through the eastern states and has now been found in Oconee and Pickens Counties in South Carolina. Should it spread to this area there is essentially no practical way of protecting mature trees.

SHRUBS

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

APPENDIX 2

INVASIVE PLANT MATERIALS

The plants in the following list are either known to be invasive in a variety of environments or are plants that are known to be invasive in some environments. The plants on this list should not be included in landscape plantings in the community. A few of these plants, crown vetch and kudzu in particular, have been introduced to the area and are demonstrating their ability to invade new areas. Limiting further spread of these two plants in this terrain will be very difficult if not impossible. The introduction of additional invasive species into the environment has the potential to dramatically change the natural landscape which is one of the attractive features of the community.

The ARB recommends that all plant materials used in landscaping be obtained from a source that can provide accurate identification of the materials. This is important as there are situations where some varieties of a species are invasive and while others are not. If you elect to use a “noninvasive” cousin of an invasive plant, the planting should be carefully monitored for evidence of aggressive growth and spreading which may indicate the plant is not suitable for use in landscape.

AQUATICS

Eurasian watermilfoil Although there are some milfoils that are not considered
(*Myriophyllum spicatum*) invasive, the use of any milfoil in a garden water feature is discouraged. Eurasian watermilfoil is a major problem in the lakes of New England and if it were to become established it would ruin the ponds on the golf course. Diamond milfoil or Parrot feather (*M. aquaticum*) is another invasive variety of milfoil.

HERBS

Giant reed (<i>Arundo donax</i>)	An evergreen, rhizomatous perennial grass which can reach heights of 15 feet.
Canada thistle (<i>Cirsium arvense</i>)	Many members of the genus <i>Cirsium</i> are invasive with grassy mountain slopes and are a favored habitat.
Cogon grass (<i>Imperata cylindrica</i>)	Also known as Japanese blood grass.
Chinese lespedeza (<i>Lespedeza cuneata</i>)	Be sure the varieties of lespedeza available in garden centers are properly identified.

Purple loosestrife (<i>Lythrum salicaria</i>)	This loosestrife is very invasive and a major problem in several states. It invades wetland habitats which makes it a major threat to the ponds and streams on the golf course. It has been declared a noxious weed in several states where its sale has been banned.
Fountain grass (<i>Pennisetum setaceum</i>)	This grass has the potential to be invasive but generally will not survive the cold temperatures in the area. Its use in a landscape as an annual is discouraged.
Lesser celandine (<i>Ranunculus ficaria</i>)	The genus <i>Ranunculus</i> is commonly known as buttercups. Some variants of this species are described in garden books as “extremely invasive”. None of the variants of this species should be included in a landscape.

VINES

Most vines by nature tend to climb over other plants and structures in their habitat and rapidly develop an over grown look if not pruned on a regular basis. Based on this characteristic alone, they are not particularly desirable plants for landscaping in the area as un-maintained plantings could readily spread into natural areas. The following specific vines should be avoided.

Fiveleaf akebia (<i>Akebia quinata</i>)	A semi-evergreen climber.
Porcelainberry (<i>Ampelopsis brevipedunculata</i>)	Overtakes open, sunny, disturbed habitats.
Oriental bittersweet (<i>Celastrus orbiculatus</i>)	Invades open woods, thickets, and roadsides overtopping native species. Has escaped from cultivation in 21 states from Maine to Georgia. Not quite as vigorous as kudzu, but with time has the same ultimate impact on a natural area.
Climbing euonymus (<i>Euonymus fortunei</i>)	Also known as wintercreeper. Recommended as a groundcover and described as a vigorous climber.
English Ivy (<i>Hedera helix</i>)	If not properly pruned and maintained could readily escape into natural areas abutting landscaped property.
Mile-a-minute (<i>Fallopia aubertii</i>)	Described as a vigorous, woody, twining, climber.
Kudzu (<i>Pueraria lobata</i>)	This plant needs no further comment.

SHRUBS

Russian olive (<i>Elaeagnus angustifolia</i>)	Not recommended due to its tendency to spread.
Bush honeysuckles, exotic	Since some species are invasive, the use of honeysuckles for

(Lonicera cultivars & species) landscaping is not recommended.

Common buckthorn
(Rhamnus cathartica) Described as having become a weed in some areas.

Japanese spiraea
(Spiraea japonica) Readily infests stream banks and roadsides spreading into forests, thickets and overgrown fields from New England to Indiana and south to Tennessee and Georgia.

TREES

Tree-of-heaven
(Ailanthus altissima) In addition to a tendency to be invasive, the male flowers are unpleasantly scented and the pollen may cause an allergic reaction.

Silk tree, Mimosa
(Albizia julibrissin) The numerous seedlings from this tree are a nuisance in a cultivated environment. Its spread seems to be limited to unforested areas.

Princess tree
(Paulownia tomentosa) Although described as “naturalized” in the eastern US, they currently are present in the area.

White poplar
(Populus alba) Trees tend to be fast-growing, short-lived, and weak with vigorous root systems that may damage drains, septic fields, and foundations. Produces fluffy white seeds (“cotton”).

LAKESIDE LANDSCAPE GUIDELINES

(Some information in this section provided by Friends of Lake Keowee Society, Living at Lakeside, a handbook to Keowee homeowners)

In addition to all General Landscape Guidelines, the ARB has additional requirements to assure all lakeside properties are using water-friendly landscapes. Lake Keowee's clean blue waters, scenic shores, and life-giving feeder streams are among the nation's finest. They can provide enjoyment for generations to come, but only if we are good stewards of the waterways and the waterside environment. By managing storm water run-off, protecting and enhancing what grows at the waterside, and proper maintenance of our sewage systems, we can increase the enjoyment of the waterways as well as safeguard property values.

50 FOOT LAKE SETBACK GUIDELINES

- There is a 50-foot setback from the full pool elevation mark with no impervious surface in the setback area. This buffer helps to stabilize the soil, and slow, store, and filter run-off. Nature does a wonderful job of plant selection and of developing mutually supporting canopies and root systems to form an effective buffer. Undisturbed, natural buffers are often the best as they require little maintenance and no chemical additives.
- The view lane shall not exceed 25 percent of the lot width as measured at the full pool elevation mark and as approved by the ARB.
- No trees larger than six-inch caliper at 2 feet from the ground shall be removed unless certified to be a hazard by a registered forester and require ARB approval. Mature trees shade and cool the property and typically add \$1,000 each to appraised property values.
- Trees may be limbed up to 50 percent of their height.
- Tree topping is not permitted.
- One on-shore dock station, 200 feet square or less, is permitted.
- To reduce non-point source pollution, a natural buffer of 50 feet shall be maintained with no grasses or ornamental vegetation established within that buffer. To reduce non-point pollution a vegetative buffer of 50 feet measured horizontally from the full pool elevation shall be maintained with no manicured lawns or other managed grasses established within that buffer. A diverse mix of native plants and unmanaged (uncut below 12 inches and untreated) native grasses are the preferred vegetation where available and suited to the site. Additionally, no clear cutting or mowing, cultivation activities, fertilization, use of herbicides, fungicides, or pesticides shall occur within the 50 foot buffer area. Pervious surfaces up to the lesser of ten percent or 300 square feet of the buffer area may be used for water access (i.e. patios, landing areas, etc.).
- A pathway up to five feet in width may be constructed through the setback area for shore access provided it is surfaced with natural, porous surfaces. All pathways should be kept narrow and winding to minimize their slope.
- Heavy run-off should be channeled into water barrels, basins, hollows, and depressions.

- Silt fencing **MUST** be installed and maintained continuously on all down slopes during construction.
- In the event that vegetation in the setback area is destroyed due to construction, it shall be re-vegetated within a one-year period from the time the construction activity ceases with appropriate erosion control procedures followed in the interim.

LAKESIDE WATER PUMP GUIDELINES

The ARB strongly encourages all lakeside property owners to irrigate from the lake.

1. Duke Power requires a permit application to be filed and approved prior to irrigating from the lake. Please contact Duke Power for the application.
2. Pump should be located such that it is not visible to lake traffic, neighboring properties, etc. There are many options available to shelter or hide the pump.
3. The feed line (lake water) shall be run through the rip rap so the pipe is not visible from the lake, etc. The pipe should also be painted gray to help it blend into the surrounding rock (rip rap).
4. At the connection point, a backflow valve must be installed to protect the community water system from cross contamination. This valve and connection is to be done in accordance with existing plumbing codes.
5. The suction or feed line in the lake should be constructed so as to keep the end of the feed line above the lake bottom to allow for free flow of water to the pump.

SUGGESTED NATIVE PLANTS AND CULTIVARS **FOR LAKESIDE PROPERTIES**

SHRUBS (5 ft or less – Full Sun)

Hypericum frondosum (Golden St. Johnswort)
Itea virginica (Virginia Willow)
Lindera benzoin (Spice bush)

SHRUBS (5 ft or less – Part Shade)

Clethra alnifolia ‘Hummingbird’ (Pepperbush)
Fothergilla gardenia ‘Mt. Airy’ (Bottlebrush)
Hydrangea arborescens (Smooth Hydrangea)
Hydrangea quercifolia (Oakleaf Hydrangea)
Rhododendron vaseyi (Pinkshell Azalea)
Rhododendron viscosum (Swamp Azalea)

SHRUBS (10 ft or more – Full Sun)

Aronia arbutifolia (Red Chokeberry)
Cyrilla racemiflora (Leatherwood)
Hamamelis virginiana (Witchhazel)
Viburnum dentatum (Arrowwood Viburnum)

SHRUBS (10 ft or more – Part Shade)

Callicarpa Americana (American Beautyberry)
Clethra alnifolia (Pepperbush)
Kalmia latifolia (Mountain Laurel)
Osmanthus americanus (Devilwood)
Rhododendron calendulaceum (Flame Azalea)
Rhododendron periclymenoides (Pinxter Azalea)

SMALL TREES

Amelanchier Canadensis (Serviceberry)
Cercis Canadensis (Redbud)
Chionanthus virginicus (Fringe Tree)
Halesia diptera (Two-winged Silverbell)
Styrax americanus (American Snowbell)

LARGE TREES

Fraxinus Americana (White Ash)
Ilex opaca (American Holly)
Juniperus virginiana (Red Cedar)
Taxodium distichum (Bald Cypress)
Tsuga Canadensis (Hemlock)

GROUND COVERS

Ardisa japonica (Japanese Ardisia)
Chrysogonum virginianum (Green and Gold)
Juniperus conferta (Shore Juniper)
Muhlenbergia capillaries (Pink Muhly Grass)
Panicum virgatum (Switchgrass)
Ruellia caroliniensis (Wild Petunia)
Stachys byzantina (Lams Ears)