

GRASSY CREEK

**ARCHITECTURAL DESIGN
STANDARDS**

GRASSY CREEK - ARCHITECTURAL DESIGN STANDARDS

I. Introduction

Grassy Creek has the potential to become one of Mount Peasant's most desirable traditional neighborhoods with a timeless design. Through careful planning and design as well as the coordinated efforts of each homeowner in the community, Grassy Creek will stand above other communities. These Architectural Design Standards will help to ensure a cohesive design for the neighborhood without sacrificing the individuality of each home. These standards are to ensure, enhance and protect the value of all homes in Grassy Creek.

II. The Neighborhood Design

- A. The neighborhood should create architectural harmony while still promoting individuality of each home.
- B. House setbacks, finish floor elevations, and heights should respect the same conditions of neighboring houses.
- C. House styles should be those found in coastal South Carolina villages and towns. Form and detailing should vary from house to house, while still maintaining a cohesive neighborhood scale with a low country feel.
- D. The neighborhood design shall minimize the impact of the automobile on the residents.

III. Placement of the House on the lot

- A. Mount Pleasant Zoning Requirements:
 - 1. The property is zoned Planned Development. Permitted uses consist of R-1 single "family residential dwellings.
 - 2. If any requirement of this document is in conflict with the local zoning ordinance, the more restrictive shall govern.
- B. Setbacks and Height Limitations:
 - 1. Front Yard: 30-foot minimum.
 - 2. Side Yard: 12.5 feet minimum with a combined 25 foot minimum –Rear Yard: 30 feet for interior lots and 50 - 60 feet for marsh front lots , Height: 38 feet measured from ridge to where structure meets the ground as defined by the local zoning ordinance and FEMA maps. All houses must be built on crawl spaces or elevated foundations. No "slab on grade" houses are permitted.
 - 3. Houses shall have a minimum first floor ceiling of 9 feet.
 - 4. Encroachments into the setbacks shall be as determined by the Town Zoning Ordinance. Sills, belt courses, chimneys; cornices, and ornamental features may project 24 inches into front, side, or rear setback

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C. Tree Preservation – (See Tree Preservation Policy)

1. Owners and builders are encouraged to maintain as much of the existing features of the site with the design and placement of the building. The preservation of specific trees or groups of trees, as well as other significant landscape features, will enhance the aesthetics and value of the community.
2. Trees must be protected in accordance with the local ordinances.
3. No tree greater than 4 inches in caliper may be removed from the site without approval of the ARB. Trees greater than 16" in caliper require Town of Mount Pleasant approval prior to being removed from the site. A tree mitigation letter from the town of Mount Pleasant must be submitted with the final review package, if applicable.
4. Significant trees or groups of trees shall be protected during construction with fencing incorporating the drip line of the tree to prevent damage to the root systems.
5. A tree protection plan based upon a site survey must be provided in the final ARB submittal package during a new home construction process.

D. Marsh Buffer

1. The Buffer Areas are storm water filter buffers which are generally located adjacent to the critical area as established by the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management, and extending in width 35' to 50' foot landward of the critical area line shown on the Plat. This buffer is intended to provide a strip of natural vegetation through which runoff from yards, which often contains fertilizers, pesticides, and/or pet waste, will be filtered prior to entering the marsh or saltwater pond and impacting the natural resources in the area. Within the buffer areas, all natural vegetation must be left in place undisturbed, except as expressly provided herein, and no clear cutting, filling, excavation, or construction activity (other than necessary for permitted drainage or water access structures) or other permanent structures, nor shall any development or alteration of the surface or subsurface conditions be allowed in the Buffer Areas or Open Space Areas, except as expressly provided herein. Such drainage and water access structures shall be in such locations as are shown on the drainage plan approved by the Town of Mt. Pleasant, or the dock plan or permit approved by the South Carolina Office of Ocean and Coastal Resource Management (OCRM) for any docks.
2. Limited pruning of vegetation within the Buffer Areas is permitted, but will be strictly monitored and administered by the HOA for Grassy Creek, and such pruning is strictly limited restrictions and limitations:

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- a) Pruning is restricted to shrubs, vines, tree limbs and trunks less than 3 inches in diameter measured four and one-half feet above ground level. No pruning is allowed on any vegetation below 4.5 feet from ground level, nor above 25 feet from the ground.
 - b) Pruning shall be completed in a manner so as to remove only enough vegetation to provide a view of the adjacent marsh or waterway, and "" shall not remove all vegetation within the pruning zone.
 - c) No pruning activity shall be allowed prior to the permanent establishment of approved view corridors. All such view corridors shall have a site inspection and approval by the Beneficial Owners or a representative designated for the Beneficial Owners. The view corridors shall be established after inspection by the Beneficial Owners or a representative designated by the Beneficial Owners.
 - d) Upon permanent establishment of approved view corridors, the limits of pruning zones will be permanently posted with appropriate signage.
 - e) Prior to any pruning activity, the party desiring to prune shall notify the the Beneficial Owners to arrange an inspection.. During the inspection, photographs of each area will be taken to document existing conditions. The Beneficial Owners or representative of the Beneficial Owners shall have the right during the inspection to designate trees and shrubs that are significant bird habitat or food sources, and pruning of trees and shrubs so designated shall be limited to that agreed to by the Beneficial Owner or representative. Following pruning, additional photographs will be taken and provided the Beneficial Owners.
 - f) Maintenance and/or removal of dead or diseased vegetation will be permitted within the pruning zone, subject to the photographing requirements above.
3. Except as set forth above, the Buffer Areas shall remain undisturbed and in place as set forth in the Conservation Easement, dated April 15, 1997.
 4. Each and every parcel or lot of land which contains a portion of the Buffer Areas or Open Space Areas shall be required to have such Buffer Areas or Open Space Areas designated on any plat of such parcel or lot of land prior to recording such plat, with a notation giving reference to the Conservation Easement and any amendments; and the Property Owners shall include a reference to the Conservation Easement and any amendments in all deeds conveying any parcel or lot of land which contains a portion of the Buffer Areas or Open Space Areas.

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E. Outbuildings and Free Standing Garages

- A. Must be in compliance with local ordinance and must be of materials and style consistent with the main house.

F. Driveways

1. A maximum of a 10-foot width is allowed for driveways. A flared or radius transition to the curb is permitted. The driveway may begin to taper 30 feet from the garage wall to meet the width of garage door{s).
2. Materials may be concrete; concrete with salt finish, with shell aggregate, with colored concrete, with brick or concrete pavers, and with grass inserts(must be irrigated)
3. Only one driveway access point is permitted per lot.
4. The ARB must be contacted to conduct a driveway stakeout review once the drive is formed, but before the drive can be poured or paved.

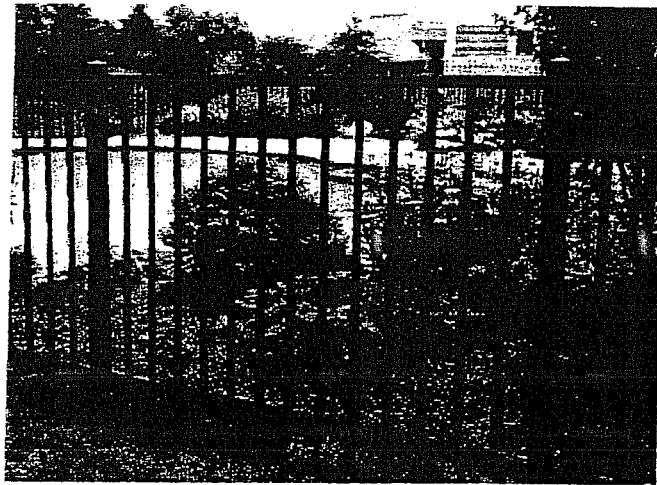
G. Garages and Carports

1. Garages that are situated to the rear of the property, detached or semi-attached garages, side entry garages, or under house garages are encouraged. Carports that are harmonious with the design of the house will be considered by the ARB.
2. Detached or semi-attached garages will not be allowed if the house has a garage beneath the living space.
3. For street facing detached or semi-attached garages, the garage must be set back 20 feet from the primary front wall of the house (not porch).
4. Courtyard plans with the garage in front of the house with the doors perpendicular to the street are not permitted.
5. Side entry and rear entry garages are permitted on corner lots. The house must be the dominant form and the garage wall must not be closer to the street than the primary wall of the house with a minimum set back of 20 feet.

H. Fences and Walls

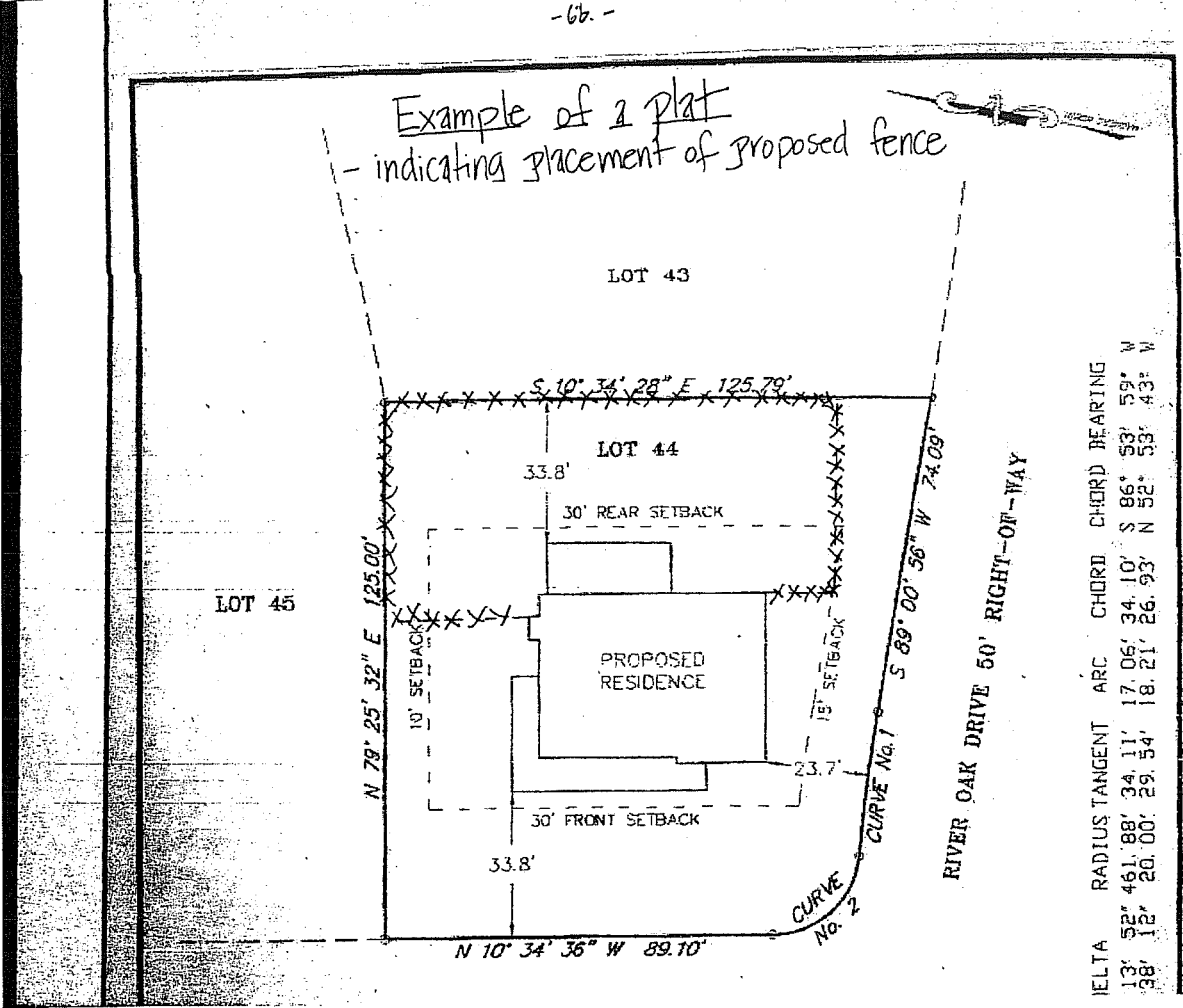
1. Approval from the ARB must be obtained in writing prior to any installation of fences regarding the location, materials, size and design.
2. Proposed fences should conform substantially in design and materials to the following guidelines:
 - a) Maximum Height: fences shall not exceed four (4) feet. in height unless the ARB in its sole discretion permits in writing a higher fence.
 - b) All marsh front lots may only have a 4' maximum invisible fencing - black aluminum or iron with vertical pickets no more than 1/2" wide.
 - c) Pre-fab wood, chain link or welded wire fencing will not be permitted on any lots.

Example of Marsh Lot Fencing:

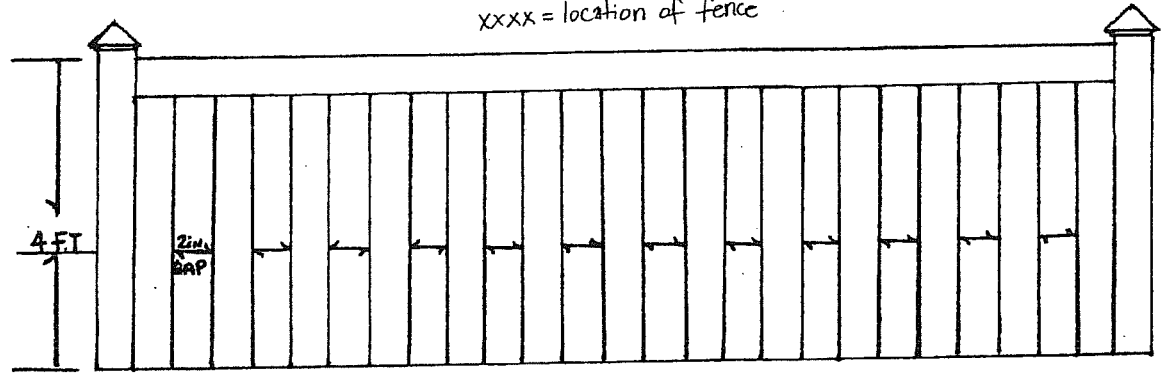


- Example of wrought iron or aluminum fencing (black only).
- This type of fence is required if placement is on a marsh lot.
- Vertical pickets no more than ½" wide.

Example of a plat
- indicating placement of proposed fence



xxxx = location of fence



Example of wooden fence

-decorative caps are not required (as shown above)

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- d) 6" x 6" posts with decorative caps or masonry columns shall be utilized.
- e) When constructing a fence, the finished side must face outwards.
- f) No fence shall be placed nearer to any street fronting on such Lot than the rear corner of the main dwelling constructed on such lot. On a Corner lot, the fence may not extend beyond the outermost wall of the house and must be screened from the street with landscaping. Fences constructed must conform to the ARB restrictions on removing trees.
- g) General: Once an approved fence has been erected on a lot line, the approved fence will be the only approved fence to be erected on that lot line. Double fencing by adjoining Lot owners will generally not be allowed on side or rear lot lines. The finished side shall face the neighbor.
- h) Fences shall maintain an 'even level', corner to corner, to the greatest extent possible and not undulate (maintain straightness) with the ground.
- i) Wood fences must be stained or painted (black or a color that goes with house- to be approved by the ARB) and maintained with a sealant so that the wood does not weather.
- j) Perimeter Privacy fencing is strongly discouraged and will be permitted only when it can be demonstrated by the owner that screening cannot be accomplished through , landscaping or other appropriate methods. Limited use of privacy fencing is acceptable when utilized for courtyard type enclosures.

I. Pools and Spas

- 1. Pools will not be allowed outside the building envelope area. Pool decks may encroach outside the building envelope area if no closer than 10 feet to any property line and the location complies with Mt Pleasant regulations. Pool and pool equipment enclosures must be architecturally related to the residence and other structures in their placement mass and detail. Such structures shall not distract from views. No above ground pools are allowed except small wading pools.

J. Play Equipment

- 1. Outdoor play areas, structures and equipment must be located where they will have a minimum impact on the adjacent Lots and where they will be best screened from general public view. Play equipment is preferred to be located in the middle half of the rear of the lot on the non-street side buffers and to not obstruct neighbor's view.

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K. Services

1. Trash storage, utility meters, propane tanks, irrigation pumps, and air conditioning units shall be screened from view to the street by plantings, wall or other element deemed appropriate by the ARB.

IV. Style, Proportion and Massing of the House

- A. Home styles may be those similar to what is found in Mount Peasants Old Village and other South Carolina lowcountry homes.
- B. The proportion and massing of the house shall be consistent with the style chosen. All sides of the house shall be consistent in this respect.
- C. Houses shall have a minimum of square footage as follows:
 1. 1,800 square feet for single story homes on lots with no marsh front.
 2. 2,300 square feet for multi-story homes on lots with no marshfront.
 3. 2,000 square feet for single story homes on lots with marshfront.
 4. 2,800 square feet for multi-story homes on lots with marshfront.
- D. Houses shall have a minimum of 9 foot ceiling on the first floor.
- E. House Colors – should be harmonious with the neighborhood. Main color should be colors found in Charleston or Old Mount Pleasant, and columns should be the same color as the house trim. Typical number of colors per home is 5-6 (main, trim, raised or elevated portion, shutters, doors, and steps). The foundation (raised or elevated portion) should be of a lighter or darker shade of the color of the main house.

V. Architectural Elements and Materials of the House

A. Porches

1. Brick or Stucco piers or arches. Infilled with wood lattice or boards. Rear porches can be infilled at the base of house.
2. Wood rails and pickets detailed appropriately for the house style.
3. Bays shall have a vertical proportion.
4. Porches, while not a requirement, shall be a least eight (8) feet deep.

B. Walls

1. Wood planks or shingles, tabby shell, cement siding or shingles, brick, or stucco(true cement stucco on lath). All profiles, texture, and colors must be approved by the ARB.
2. All walls must be constructed of the same material as house except where approved by the ARB.

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C. Trim, Eaves, and Rakes

1. The style of the house is greatly influenced by both the trim and the roof edge details.
2. The ARB will carefully review the depth of the overhang in proportion to the fascia and soffit boards on each house according to the style chosen.
3. Traditional proportion and profiles are encouraged such as: 4 inch to 6 inch wind jambs and heads, 2 inch window sills, 4 to 6 inch corners, 10 inch band boards, 6 to 8 inch frieze board.

D. Columns and Railings

1. General columns should be 8-inch square or 8 to 10 inch .round. Two 6-inch square columns may be used if paired together within twelve inches. Column size should be proportionally correct..
2. Columns may be fiberglass or wood, no vinyl wraps. The height to width ratios should be carefully considered.
3. Wood or PVC rails and pickets detailed appropriately for the house style.

E. Dormers

1. Dormers shall be in proportion with the house and not oversized.
2. Shed dormers are generally appropriate for multiple window configurations.
3. Gable dormers are generally appropriate for single window configurations and should be of a vertical proportion.
4. Windows should be the full width of the dormer with siding only above window and on dormer sides.

F. Chimneys

1. Should be constructed of brick, brick veneer, or masonry stucco.
2. No cantilevered fireplaces on the exterior of homes.

G. Roofs

1. Architectural asphalt fiberglass (minimum 25 year warranty) shingles, metal and wood. ARB will consider imitation slate if requested.
2. Gutters shall be of metal and of a style appropriate to the house, round, ogee or rectangular.
3. Slopes for the main body of the house shall generally be from "8 in 12" to "12 in 12". Porches not less than "3 in 12".
4. Other slopes as may be required by houses in flood zones will be considered on a case by case basis.

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H. Windows

1. Clear or Low-E glass permitted, tinted or bronze glass not permitted.
2. Painted wood, aluminum clad wood or vinyl clad wood.
3. Double hung, casements, awnings are permitted if appropriate for the style of house.
4. Simulated or true-divided lite mullions are required. Mullion patterns should be consistent on all elevations and should be in a vertical arrangement.

I. Doors

1. Panel and light configurations appropriate for the style of the house.
2. Fiberglass, wood, vinyl clad or aluminum clad. Wood is encouraged for front entry.

J. Shutters

1. If installed, shutters must be operable and sized appropriately for opening width and height. Owners are encouraged to protect windows on all elevations.
2. Hurricane panels, if used, must be installed in a concealed manner, must not alter the style of the house and must be approved by the ARB.

K. Fences, Walls and Hedges

1. Traditional wood pickets, brick with brick or precast caps, or a combination of materials.
2. Height as indicated elsewhere in this document. (See Paragraph III. H above)
3. Planted hedges may also be used in lieu of fences or site walls. Where a break in the hedge is necessary for access, a suitable gate shall be constructed of materials described above.

L. Mailboxes

1. All mailboxes shall be of the same design approved by the ARB.

VI. Landscape Standards

The goal of the landscape standards is to assist the homeowner to develop a landscape that enhances the community at large as well as individual homeowner. These guidelines promote continuity in the landscape where individual lots relate to one another while at the same time allowing for individuality of each lot.

Foundation evergreen plants should be used around the front of the house and all sides visible from the street. Using several layers of plants in the front foundation

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bed increases the aesthetic appeal of the landscape. It should also be noted that deer roam the landscapes of Grassy Creek. Using deer resistant plants or using a deer repellent spray is recommended to help keep your landscape healthy and beautiful.

The Guidelines below are minimum standards and are relative to the size of the footprint of the home and the elevation and size of the lot. Larger lots, corner lots and elevated homes may require more and larger plants. See Form 6.

A. Front Yard- Required

1. Trees:

- a) One canopy tree (see following Canopy Tree list from the Town of Mount Pleasant). Can be evergreen or deciduous. Must be at least 2 ½ inch caliper when measured one foot above the ground. (Palms are not acceptable)
- b) One evergreen tree a minimum of 8' tall. (Palms, Hollies, Magnolias etc.)
- c) One flowering/ornamental tree . Must be at least 1 ½ inch caliper when measured one foot from the ground. (Crapes, Cherry, Redbud , Flowering Plum, etc.)

2. Shrubs:

1. A minimum of 28 evergreen or deciduous shrubs must be installed in front yards. Front foundations areas must have at least eight evergreen shrubs four feet high at time of planting. Spacing will be determined by the mature width of the plant chosen for installation, (Where home foundations are less than 8' tall, shorter plants may be allowed at the discretion of the ARB). The remaining 20 shrubs should be a mixture of 7 gallon and 3 gallon plants with the majority being evergreen shrubs. Front yard irrigation backflows and wells must be indicated on the plan and must be screened from view with evergreen shrubs.

B. Side Yard –Required

1. All sides, visible from the street, should have evergreen foundation shrubs 48" tall(minimum) at installation. They should be planted every four feet of foundation width.

C. Elevated Homes

1. Elevated homes must have evergreen foundation plants (front and sides) at least ½ the height of the foundation wall at the time of planting.

D. Living Hedges

1. "Living" hedges are encouraged and may be substituted for walls and fences. Hedges may be placed in front yards, side yards or back yards except on Marsh Lots. Marsh lots must follow the special fencing guidelines outlined in

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the ARB Standards. Hedges must consist of evergreen plants a minimum of two feet tall at planting. Spacing will be determined by the mature width of the plant chosen for installation. Hedges must be maintained at a height no more than four feet tall.

E. Sod

1. Sod must be installed in front yards, visible side yards and in right-of-ways. Typical sod choices are Bermuda, Centipede, St. Augustine and Zoysia. The choice is often dependent upon the texture desired and the amount of sun in sodded areas.

F. Mulch

1. All natural and undisturbed areas and planting beds shall be mulched at a minimum depth of 2" or pine strawed to a minimum of 4".

G. Irrigation

1. An irrigation system must be installed in front and side yards. (Irrigation for the entire property is strongly recommended.) Irrigation Backflows or well pumps must be screened from public view and approved by the ARB.

H. Site Lighting

1. Landscape Lighting is permitted provided it does not adversely affect the adjoining properties or public right-of-way. Lighting should subtly highlight the important aspects of the house and landscaping.
2. Security lighting is permitted provided it does not affect adjoining property owners.

- VI. The following Town of Mount Pleasant Plant List includes many (but not all) of the more readily available plant materials. It is available as a material list to use when planning your landscape design.

A. Town of Mount Pleasant Canopy Tree List www.townofmountpleasant.com

(CODE-SECTION 156.201)

American Beech
American Elm (Dutch Elm Disease Resistant)
American Sycamore
Bald Cypress
Black Gum
Chinese Elm
Chinese Pistache
Darlington Oak
Deodar Cedar (Evergreen)

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Dura Heat River Birch
Eastern Red Cedar (Evergreen)
Eastern Red Oak
Ginkgo
Japanese Black Pine (Evergreen)
Laurel Oak
Leyland Cypress
Live Oak (Evergreen)
Nuttall Oak
October Glory Red Maple
Overcup Oak
Pecan
Pin Oak
Sawtooth Oak
Shumard Oak
Southern Magnolia (Evergreen)
Southern Red Oak
Trident Maple
Tulip Poplar
Water Hickory
Water Oak
Water Tupelo
Weeping Willow
Willow Oak
Zelkova

B. Town Understory Tree List

Burford Holly
Cassina Holly
Chastetree
Cherry Laurel
Corkscrew Willow
Crabapple
Crape Myrtle (as accent only)
Dahoon Holly
East Palatka Holly
Eastern Redbud
Emily Bruner Holly
Foster No. 2 Holly
Fringe Tree
Green Leaf Holly
Hollywood Juniper
Kousa Dogwood

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Kwanzan Cherry
Little Gem Magnolia
Loblolly Bay
Loquat
Nellie R. Stevens Holly
Okame Cherry
Pindo Palm
Possumhaw Holly
Purple-leaf Plum
Red Bay
Red Buckeye
Sabal Palm (as accent only with staff/Design Review Board approval)
Saucer Magnolia "Jane"
Savannah Holly
Star Magnolia
Sweetbay Magnolia
Wax Myrtle
Waxleaf Ligustrum
Weeping Cherry
Weeping Yaupon Holly
Yaupon Holly
Yoshino Cherry

C. Town of Mount Pleasant Shrubs List

Abelia
American Tea Olive
Anise Tree
Assorted Azaleas
Aucuba
Banana Shrub
Barberry
Beauty Berry
Blue Hetzi Juniper
Blue Pfitzer Juniper
Blue Point Juniper
Boxwood
Camellia
Carissa Holly
Chastetree
Clethera
Coast Leucothoe
Common Fig

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Compact Cherry Laurel
Compact Japanese Holly
Compact Mock Orange
Compact Pfitzer Juniper
Dwarf Burford Holly
Dwarf Chinese Holly
Dwarf Crape Myrtle
Dwarf Yaupon Holly
European Fan Palm
Fatsia
Florida Leucothoe
Forsythia
Fortune's Osmanthus
Gardenia
Heller's Japanese Holly
Hetzi Japanese Holly
Hollywood Juniper
Hydrangea
Indian Hawthorne
Japanese Anise
Japanese Cleyera
Japanese Plum Yew
Leatherleaf Mahonia
Ligustrum
Majestic Beauty Hawthorne
Mock Orange
Nandina
Needlepoint Holly
Oleander (Pink, Red, White)
Pineapple Guava
Pink Flowering Quince
Pittosporum
Podocarpus
Pyracantha
Sago Palm
Saw Palm
Spirea
Stokes Holly
Sweet Grass
Sweet Tea Olive
Switch Grass (Panicum) (five-foot to eight-foot)
Thorny Eleagnus
Variegated Acorus

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Variegated Asian Jasmine
Variegated Chinese Privet
Variegated Confederate Jasmine
Variegated False Holly
Variegated Miscanthus
Variegated Prostrate Juniper
Variegated Upright Holly
Viburnum
Virginia Sweetspire
Wax Myrtle
Windmill Palm
Yaupon Holly

VII. Submittals to the Architectural Review Board

- A. The goal of the ARB is to review the application of plans and specification to determine compliance with these standards. The ARB does not assume responsibility for the technical aspects, structural aspects, or safety of the design. Nor does the ARB assume responsibility for compliance with local codes, ordinances or laws. These items are the sole responsibility of the Owner, the Owners designer, and/or contractor.

Scope of Review: In reviewing each submission, the ARB shall be guided by the ARB guidelines; however the ARB guidelines shall not be the exclusive basis for its decisions and compliance with the ARB guidelines does not guarantee approval of any application. The ARB may consider any factors it deems relevant. Its decisions may be based on purely aesthetic considerations. Each titleholder, by determinations as to such matters are subjective and opinions may vary as to the desirability or attractiveness of particular improvements.

- B. The ARB will interpret these guidelines at the request of the Owner.

Schedule for Review: The ARB shall notify applicant of its determination on an application within 30 days after receipt of the completed application and all required information. In the event that the Committee fails to respond in a timely manner, approval shall be deemed to have been given; however, no approval deemed to have been given under this paragraph shall be inconsistent with the ARB guidelines.

- C. The ARB reserves the right to grant variances to these standards on the basis of hardship or unusual site conditions.

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- D. Schematic submittals shall include: (2 sets required)
1. Site plan showing existing trees over 4" in diameter with species, caliper, and canopy delineated with preliminary house, drive, and walkway layout.
 2. Schematic floor plans and all elevations with general dimensions and building material description. Elevations shall show grade elevations to scale.
 3. Must have a tree survey done by an ARB member. Call Grassy Creek property management company, Community Management Group (CMG) to set up this survey.
- E. Final Construction submittals shall include:
1. Stake out of house on lot prior to clearing – contact Grassy Creek property management company, Community Management Group (CMG) to set up this up with Grassy Creek's architect.
 2. Final Site plan showing existing trees over 4" in diameter with species, caliper and canopy delineated with final house, drive and walkway layout.
 3. Final floor plans (1/4"), all elevations (1/4"), building sections, exterior material selections and color selections.
 4. Sample material selections with color selections painted on material sample.
 5. Stake out of hardscaping, i.e., driveways, walks prior to pouring – Grassy Creek property management company, Community Management Group (CMG) to set up this up with Grassy Creek's landscape ARB representative.
 6. Detail of fences, walks, drives, porches, columns, steps, rails, eaves and window trim. Fences shall require a separate submittal form with guidelines.
 7. Landscape plan shall require a separate submittal form with the guidelines. Submittal- shall also consist of a site plan showing existing trees and their type, the delineated driveway, house and walkways as well as the proposed landscape.
- F. ARB approval:
1. The ARB will allow an expedited approval process on items it has previously reviewed but required a minimal change before it could be approved
 2. If an item is to be allowed to have ARB approval it will noted at a formal meeting.
 3. ARB approval will consist of approval from the ARB chairman and one other board member.
- G. Appeals Process
1. Any lot buyer or homeowner in Grassy Creek who is denied approval on any submittal or portion of a submittal can appeal the decision.

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2. The appeal should be noted at the formal meeting and will allow the Owner/buyer to explain and justify the original request at the next formal meeting.
 - D. Fees – all fees should be sent to CMG, Attn: Grassy Creek HOA, Suite 2B, 349 Folly Road, Charleston, SC 29412
 1. For New Construction
 - a) A non-refundable submittal fee of \$1000 shall accompany the Preliminary construction submittal – for the Architectural Review by the ARB
 - b) A non-refundable submittal fee of \$400 shall accompany the Final Construction submittal – for the Landscape Review by the ARB.
 - c) A refundable(contingent upon meeting building conditions – See New Construction Guidelines), of \$8000 shall accompany the Final Construction submittal.
 2. For Exterior changes after construction is completed
 - a) A fee of \$75.00 shall be submitted for exterior changes such as changes to the landscape, tree removal, re-painting – even if re-painting with the same color (if found to be same color this \$75 will be refunded) or additions.
- VIII. Construction Guidelines
- A. No construction may take place without a permit from the Town of Mount Pleasant and approval of the plans from the Grassy Creek ARB.
 - B. All construction activity must take place within the limits of the subject property. No storage or parking on adjacent property is permitted.
 - C. Each contractor is responsible for site safety and cleanliness. Contractor must provide dumpsters and temporary bathroom facilities as required for construction. Dumpsters and bathroom facilities shall be emptied on a as needed basis.
 - D. No burning, loud music, disturbing activity, etc. is permitted on construction sites.
 - E. All work sites must conform to all local laws and ordinances.
 - F. No deviations shall be made from the approved drawings submitted to the ARB without prior approval. The Owner of the property will be responsible for correcting deficient work.
 - G. A compliance deposit of \$8000 is required and will be refunded only when work is deemed to be completed and compliant with the approved design and ARB standards. Refer to compliance statement on ARB application form.
 - H. Construction/Repair work hours

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1. Regular Hours: 8:00 am through 6:00 pm Monday through Saturday(excluding the following holidays – Christmas Day, New Years Day, Memorial Day, Fourth of July, Labor Day, and Thanksgiving). Quiet work (no sawing, use of heavy equipment, etc) may begin at 7:00 am.
2. Overtime/Holiday/Sunday Hours: Permission may be granted for work to be conducted outside the Regular Hours state above, provided it is quiet work. The use of hammers, saws, power tools, electric or gas equipment is not allowed. All requests for these hours must be made to the ARB twenty-four(24) hours in advance.

I. Conduct

1. No loud or offensive language is allowed.
2. Radios are permitted only if they cannot be heard beyond the property lines.
3. Contractor and personnel may not bring pets onto the property.
4. No firearms are allowed.
5. No alcoholic beverages may be taken onto any job site or consumed on the job site or any other property by the builder, contractor, or subcontractor or personnel.

J. Rubbish and Debris

In order to maintain a neat and orderly appearance at all times, the contractor shall keep the construction site free of trash, litter and scrap lumber by daily cleaning. A dumpster of sufficient capacity is required on site. The dumpster must be emptied and all debris hauled away on an as needed basis and before it is filled to overflowing. Preventative measures must be taken to ensure lightweight trash (i.e., lunch debris, roofing paper, foam sheathing, etc.) is cleaned from the construction site at the end of each day.

K. Dumping and Littering

Absolutely no dumping is permitted on any property. Those parties found guilty of dumping will be fined \$500 for each occurrence. Subcontractors shall be held responsible for debris falling from construction vehicles associated with their project.

L. No Burning or Burial

Burning or burial of construction debris or vegetation is prohibited.

M. Street Cleaning

Approximately once each week near the end of the week, the contractor must remove construction dirt, mud and gravel from the street adjacent to the job site.

GRASSY CREEK - ARCHITECTURAL DESIGN STANDARDS

N. Silt Fences

Silt fences and/or other devices for sedimentation control shall be installed and maintained as necessary.

O. Materials Storage

Construction materials, equipment or debris of any kind must be stored at least eight feet (8') behind the street curbing. No materials may be stored on any street, curb, sidewalk area, or area between streets and sidewalks or on any adjacent lots. Utility easements must be kept clear of all construction materials and debris.

P. Toilets

An enclosed and regularly serviced portable chemical toilet must be provided at each residence site under construction, in as inconspicuous a location as possible.

Q. Trailers

No construction office trailers may be placed, erected or allowed to remain on any lot or in any other area of Grassy Creek, except as approved in writing by the ARB.

R. Construction Access

During the time a residence or other Improvements are being built, all construction access shall be confined to the approved driveway for the lot.

S. Parking

All vehicles must be parked so as not to impede traffic or damage vegetation. No vehicles (trucks, vans, cars, trailers, construction equipment, etc.) may be left parked on any street overnight. Construction vehicles may be left on a Lot overnight on if additional use of the vehicle will be required and made within three (3) days.

T. Common Areas

No builder and contractor personnel are allowed in the Common or Amenity areas (i.e., play park, pavilion) and no construction access will be allowed across the Amenity or other common areas.

U. Speed Limits

The established speed limit is twenty-five miles per hour and must be obeyed at all times.

V. Signs

No builder's signs are permitted (see Article VI, Section 2.d.) No Trespassing signs are permitted during the construction process.

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W. Property Damage

Any damage to streets and curbs, drainage inlets, streetlights, street markers, mailboxes, walls, fences, etc. will be repair by the builder. The repairs must be made with 10 working days to the satisfaction of the owner of the damaged property. CMG must be notified of any damage to the property. If repairs are not made within 10 days, the repair cost will be deducted from the Construction deposit of \$8000. If the deposit is not sufficient to cover the entire repair cost the additional amount will be charge to the Owner of the property. If any telephone, cable TV, electrical, water or other utility lines are cut, the party causing such damage shall:

1. Report the matter with thirty (30) minutes to CMG, and to the respective utility company
2. Bear any and all cost incurred in connection with repairing such damage.

X. Fines (subject late fees, interest charges, and Grassy Creeks Collection policy for non-payment)

1. \$1000 per month
 - a) Incomplete or no final ARB inspection
 - b) Construction activities beyond 12 months without ARB approval
3. \$1000 per incident
 - a) Clearing, building, tree cutting/removal without ARB approval
 - b) Landscaping prior to ARB approval of landscaping plan
 - c) Damage to wetlands, buffers or common areas will result in fine plus cost of repairs
 - d) Working on Sundays or beyond authorized hours without ARB approval
 - e) Changes to approved plans without ARB approval
4. \$500 per incident
 - a) No erosion control device, or not being maintained (fine plus \$50 per day)
 - b) Sand washing into road (fine plus \$50 per day)
 - c) No trash container at time of foundation framing
 - d) Accumulated rubbish, debris or trashy building site
 - e) Unauthorized dumping (fine plus cost of clean-up)
 - f) Unauthorized burning
 - g) Trailers parked in street overnight (fine plus \$100 per day)
 - h) Excessive non-construction noise (radios, etc.)
 - i) Any incident not specifically identified above.