

*Reunion Hall Property
Owners
Association, Inc.*

Assembly Lakes

Architectural Review and Design Guidelines

8/6/07

Assembly Lakes at Reunion Hall Community Association

General Statement

Assembly Lakes at Reunion Hall is, as its name implies, a planned community set aside for special homes.

When you acquired your home site in Assembly Lakes at Reunion Hall, your closing attorney should have provided a copy of the Declaration of Covenants, Conditions, and Restrictions for Reunion Hall (Master Protective Covenants). This document and a separate Declaration of Covenants, Conditions and Restrictions or a Supplemental Declaration of Covenants, Conditions and Restrictions for Assembly Lakes at Reunion Hall establish authority for the appointment of an Architectural Review Board (ARB). This is expressed in Article VII of the Master Protective Covenants and corresponding articles in the companion covenants including articles on affirmative rights, obligations, uses and functions.

The Protective Covenants note that among the purposes for architectural control are the preservation of the natural beauty and the establishment of harmonious design to protect the value of the property. The standards imposed by the Protective Covenants and the Supplemental Covenants should be reviewed by property owners in preparation for beginning the process of designing their homes within Assembly Lakes at Reunion Hall.

For your convenience, the Declarant has prepared the following architectural guidelines for applying for individual home plan review. In time, a more comprehensive guide for architectural review may replace this outline. The Declarant declares that no condition, requirement or standard is permanent but may be added to or deleted in whole or in part at the sole discretion of the Declarant or the Architectural Review Board for any reason including purely aesthetic reasons. The Declarant recognizes that real property is non-linear in its development characteristics and qualities, which may prompt reasonable changes or adjustments from time-to-time.

Since each home-site is different from its neighbors in regard to shape, location, topography, vegetation and similar characteristics, approval or disapproval of plans will be based on the total design solution. For this reason, approval of any application or part of an application does not create a precedent for other home sites.

Outline Architectural Guidelines For Assembly Lakes at Reunion Hall

Until such time as a neighborhood Architectural Review Board (ARB) is established, the Declarant, Assembly Lakes, LLC, and its design consultants will function as the ARB for Assembly Lakes at Reunion Hall community, which will be governed as a unique community with Architectural Guidelines exclusively prepared for the future homes.

I. Style

The primary architecture for homes should strongly relate to the traditions expressed by formal Colonial brick and wood frame homes. The design expression of these homes would have collectively woven a rich tapestry of gracious homes that complimented their neighbors and their surroundings. These styles might be found in Colonial Carolina towns such as Camden, South Carolina, Historic Charleston or the reproductions of individual residences in Williamsburg, Virginia.

The first floor must be elevated a minimum of 3 feet above final grade, and expressed architecturally by a distinctive water table. Rambling designs are inappropriate. Verticality and trim are important in Assembly Lakes at Reunion Hall theme.

The front door of the homes should be prominent in its relationship to the street and carefully detailed with interesting steps, rails, banisters, sidelights, transom and doors. A cut sheet of the proposed door must be approved by the ARB before installation.

The above statements obviously rule out popular modern styles related to ranch, Mediterranean, southwestern and contemporary styles with such features as shed roofs, flat roofs and barrel roofs. Also, the Victorian Era's detailing of gingerbread, turrets, and fish scale shingles, mansard roofs and similar expressions would not be appropriate. Material colors should reflect the Colonial period and be complimented by a thoughtful Landscape Plan.

II. Materials

Materials selected for the homes should be sensitive to the period theme. The dimensions and detailing should be appropriate to the Colonial style. Siding materials should be of horizontal wood siding, brick and/or quality cement/fiber boards with limited use of shingles and stucco or simulated stucco. Stone may be appropriate in very limited uses such as at an entrance, as a window keystone or in a chimney. Vinyl may be utilized for roof overhang soffits, porch ceilings and some clad window units. Vinyl

may be utilized for gutters and downspouts. Vinyl may not be used for siding, gable ends, fascia or railings.

Roof materials should be first class architectural fiberglass shingles in weathered wood shades or standing seam metal painted black or Charleston green. "Barn" metal or industrial and commercial metals are not acceptable. Wood roof shingles or shakes may be appropriate in some situations.

Garage doors should be a carriage style, wood or metal panel overhead units without glazing and should be opaque. Entry doors may be wood, metal or molded products that are opaque.

Materials should be applied in a workmanlike traditional manner.

III. Windows

Selecting appropriate window units is an important step in achieving unified classic elevations. Windows should be correctly proportioned **double-hung** full screen units with restrained use of bow or half-round units. Most windows and glazed doors should feature divided lights. Most window units should have properly proportioned shutters. No window unit should be flush with the vertical siding. All window units should contain a brick mold reveal. Dormers in particular should be carefully proportioned for traditional dimensions and the appropriate window unit(s) and shutters.

Window headers and sills are significant parts of the total exterior design solution. These details should be consistent with detailing around doors, foundation vents, columns, etc. Foundation vents are to be centered under windows and be a minimum size of 18" x 24".

IV. Doors

Front doors should be prominent and appear inviting. In most cases a solid six-panel front door would be most appropriate. Generally, oval, half-glass and full glass or French doors are not appropriate for front doors. Surrounds should be elegant but not overly ornate. Sidelights and over the door fanlights or rectangular transom lights usually will be acceptable. In some cases a classic pediment or broken pediment may be appropriate to the total front door presentation.

Doors opening to covered porches, patios or decks should feature some glazing. All window and door dividers should be the same weight or substantially the same from the initial appearance. The minor doors (such as garage walk doors) generally should feature panels or a divided light half glazed door with panels below. **No flush doors** should be specified.

Carved doors should not be specified or purchased without prior ARB approval. **Stain glass, etched and leaded bevel glass** doors or **double doors** likewise should not be specified without specific prior approval. These elements can be submitted as sketch plans depicting the design concept.

V. Roofs

The primary roof pitch should be not less than 8-in-12 with generous overhangs. The rake and fascia of the roof should be detailed with trim boards appropriate to the basic house design.

Designs should be based on gable or hip forms. Skylights and vents should not be positioned so as to be visible from the street. Roof penetrations should be the same color as the roof shingle. Flashing should be concealed or painted to match the roof. Flat roofs are not permitted. The ARB reserves the right to require a chimney form and/or dormers to add visual interest and relief to rooflines. A cut sheet should be provided for proposed skylights.

The owner's design professional should carefully check the final design height with local codes and these guidelines. A 35' mean roof height is the maximum permitted. The mean roof height is defined as the average of the elevation of the bottom of the roof structure and the peak of the roof structure.

VI. Driveways

Driveways should be thoughtfully planned for car storage, safety and minimizing impervious surface. Landscape screening of parking pads and the view to garage doors is required. The driveway is to be 12' maximum width at property line and at street.

The ARB requires driveways to be concrete and set a minimum of 3 feet off property line to allow for drainage and side yard landscaping. Side load garages are required.

Driveways must be shown on the Site Plan of the home. The approved driveway plan must also be reflected on the Landscaping Plan. Approved materials are concrete, brick pavers and tabby. No stamped imprints or cast paintable patterns unless ARB approved.

VII. Trim and Detailing

The manner in which homes are detailed is as important as the basic form. Trim generally will include the horizontal edges of elements such as roofs, fascia, porches, decks, drip lines, water tables, etc. and the horizontal and vertical edges of walk doors, garage doors, windows, building corners, etc. Scale and carpentry are important in expressing the trim detail. Required minimum dimensions are 6" Fascia, 8" frieze, 12" soffit, 6" corned boards and 4" trim around windows.

VIII. Site Plan

Perhaps the Site Plan and basic Building Form are the two most important elements in a successful architectural solution for any homes. The Site Plan should be very

carefully studied in relation to the placement of the home to achieve a spacious landscaped yard, capturing views from the residence, provide vehicle storage, respect the relationship to neighborhood garage and relative privacy while minimizing hard surfaces and preservation of significant existing vegetation.

The Site Plan should begin with an accurate topographic and boundary survey map showing the location of major trees and any setbacks and easements. Any existing utilities in the adjacent street right-of-way should also be shown. This drawing is the basic planning and design tool for a successful plan. It should be drawn at a scale of no less than 1 inch equals 20 feet and include a surveyor or design professional's seal and North arrow with the property owner's name and Lot/Phase numbers indicated. Major trees are described as those trees measuring four inches in diameter at four feet above existing grade except pine trees, which shall be eight inches in diameter to be considered "major". **The House must be staked out on the lot for ARB inspection.** Construction is not permitted until a site visit and final approval from the ARB. Following is an example of a site plan:

IX. House Plans

The House Plans should be presented for review at a ¼ scale. The house plans should include the following correctly dimensioned plans:

1. Foundation Plan
2. Floor Plans
3. All Elevations
4. Section through a Typical Wall depicting roof trim, the water table and final design grade.
5. Framing Plan
6. Roof Plan
7. Electrical Plan (optional)
8. Mechanical Plan (optional)
9. Porches, Decks, Service Yard Screen
10. Site Plan/Driveway

The House Plans along with the Site Plan and Landscape Plan will constitute the basic ARB submittal when accompanied by a fully completed Application and the related fees/escrows. A title sheet may be added. Each sheet of drawings in the submittal should contain the Property Owners' name, lot number, applicable scale, current date and design professional's name.

X. Landscape Plan

The Landscape Plan serves to relate the home to its home site and to the neighborhood. The importance of a well-designed Landscape Plan cannot be over emphasized. The plan requires a trained eye to visualize the appropriate blending of the house form to Nature. Developing the plan for planting zones, scale of plantings, grassed areas, walks, driveways, texture and color are a challenge for the design professional. The Landscape Plan should clearly depict the zones for grass, plant beds, trees proposed for removal, trees to be installed, natural areas where required, and any man-made features. The Landscape Plan should provide a schedule of plants with their common names, scientific names and sizes. The landscape plan should depict the driveway and walks design, materials and dimensions. Yard lighting should be indicated and cut sheets of the fixtures included in the submission. Security lighting mounted on the residence must blend with the structure. Shiny or reflective fixtures may **not** be mounted on soffits or similar highly visible locations. A Drainage Plan must be incorporated in Landscape plan.

Property must contain 1 Red Maple tree planted near the curb. The minimum size is 3" in diameter (measured at 4' from ground) and 12' tall.

Grassed areas are required to be sodded and extend to the street pavement edge in the front yard. All plantings are required to be irrigated. The area lakes may not be used for irrigation water. Pump houses for individual irrigation wells should be thoughtfully

integrated into the overall residence design and not appear as an after thought. Lake edges **may not** be bulk-headed.

Minimum permanent foundation plant size is 3 gallons. **Shrubs are required on all elevations.** 7 gallon minimum size Evergreens are required to screen the Vehicular Court, HVAC and at House Corners.

A final Landscaping Plan must be submitted and reviewed not later than when the house is framed and dried in. The Landscaping Plan must reflect the driveway plan that was approved at the final house plan review.

XI. Other Items

The Declarant has selected a standard mailbox and post for placement at the street in accordance with U. S. Postal Service requirements. All mail boxes for those homeowners who desire home delivery or identification will be the same. The required mailbox unit may be currently purchased from Waccamaw Management, LLC. They should be contacted well before a mailbox is needed so that the standard unit may be manufactured.

Only one standard contractor's or construction sign will be permitted to be erected on the home site during construction. The Declarant or ARB will provide the sign specifications. Signs must be maintained in good condition or removed. No sign may be nailed to trees or fixed to the house. All construction signs, permits and similar construction site fixtures must be removed upon issuance of a Certificate of Occupancy. See Exhibit G for form to submit.

The Declarant will issue instructions for builder access to the construction site, rules and regulations of construction related to the community and standards for maintenance of the home site during construction. It is acknowledged by acceptance of the Approval to Construct Notice that the property owner is solely responsible for the actions of the owner's contractor and the subcontractors relative to adherence to the community rules and regulations.

In the event there is an ambiguity or conflict in these outline guidelines and standards, the Declarant or ARB will determine what standard prevails.

XII. Fees and Escrows

Owners are required to deposit \$3,000 with the POA as a Landscape Escrow and \$4,000 as a Construction Escrow prior to the Declarant or POA issuing its Approval to Construct. This escrow is a bond that insures the Plans (Home and Landscaping) will be completed in conformance with the approved Plans, in a timely manner and the rules and regulations are enforced. These fees should be made payable to The Reunion Hall Community Association, Inc. The escrows are refunded following a successful ARB final inspection.

The Residential Plan Review Fee is paid when the Application for Architectural Review is submitted. It is paid to Waccamaw Management Company, LLC. The current Application form is illustrated in Exhibit D.

Fees and escrows are subject to change without notice.

XIII. Fences & Walls

Only one style of fence is permitted in Assembly Lakes, as follows:

- 48 inch tall
- Black aluminum
- Constructed with a wrought iron look
- Location restricted to the rear yard and subject to setback requirements. Any fencing on the rear side property should be located on the property line. Fencing along the rear property line is to be placed outside any lake maintenance easement area.
- Gate(s) to be of same material and design as fence.

Electronic fences or “invisible fences” (to establish electronic barrier established for pets) are allowed.

The ARB must approve all fencing prior to installation.

XIV. Important Miscellaneous

The introduction to the market of a variety of storm shutters prompts the notice to architects and contractors that the ARB is not opposed to their use. However, the wide variety of products and the methods of installation require the designer to give significant thought as to how to conceal the hardware and systems. In the Colonial period, sturdy operable window shutters (and in some cases, door shutters) served the same purpose. The variety of storm protection devices today range from films to Plexiglas panels to steel tambour shutters. These products do not adapt easily and economically as afterthoughts.

Care should be given in planning where essential exterior equipment is located and how it is screened. This equipment usually includes the electric meter, HVAC compressor(s), irrigation well pump and similar equipment. These items are required to be screened with a three sided- wall of **brick** lattice as opposed to soft structures such as shrubbery.

Property owners should select a design professional or custom homebuilder experienced in preparing plans for a quality residential structure and who has demonstrated familiarity with Colonial and traditional architecture. The design professional should contact the Building and the Planning & Zoning Departments of Georgetown County to become acquainted with local government code requirements and ordinances. At the present time there are design professionals who specialize in preparing attractive period homes in portfolios of packaged designs. Such plans may be acceptable to the ARB and may be used conditionally to minimize expense to the Property Owner. The ARB will advise whether such plans are acceptable if the owner

submits a preview set prior to purchasing the complete plan documents. If pre-designed plans are submitted, the plans must include a Site Plan stamped by an Architect (RA) or Registered Engineer (RE) registered in the State of South Carolina, a Site Survey stamped by a South Carolina registered surveyor and a signed statement by the RA or RE that the building plans conform to local codes to the best of the design professional's knowledge. The design professional should be available to assist the Property Owner modify the plans as may be required by the ARB. The time limit (12 months) from ARB approval to completed construction begins on the date of the final approval issuance regardless of when construction commences. The ARB approval document authorizes site clearing and grading as approved and is titled Approval to Construct. Any changes, alterations or deletions require an Application to Modify, with the established review fee, and may be implemented when the ARB issues the Approval to Modify.

CADD plans are acceptable if the software can accurately draw details at the correct scale relative to the overall drawing. Frequently, basic CADD software is unable to render correctly scaled details, line values and the shading required to adequately present a design concept or solution. Many "Packaged" plans do not present side and rear elevations at a 1/4" scale and omit significant detail. These are not acceptable.

Three-dimensional drawings are not required. Such drawings may be submitted to help explain a particular design feature or solution, but do not substitute for the required drawings.

Color chips and material samples should be true samples. In some cases the ARB may require the construction of a sample panel of the proposed exterior material and color on site before granting final approval for its use as to style, color, material, siding, brick, mortar, trim, etc.

The plans should clearly indicate the materials to be used on all elevations. Colors and materials should be indicated on the plans for all exterior surfaces. Surrounds, headers, sills, foundations, corners, eaves, rakes, rails, steps, balusters, pickets and other similar exterior details should be consistently detailed on all elevations. **A water table indicator is required at the finished floor level.** Failure to provide all required information will likely result in a delayed review.

The review plans must be original prints. The ARB may refuse to review plans that in its opinion are confusing or difficult to read due to inadequate drafting techniques explanatory notes or poor copies. Flood Lights are to be hooded and directed away from neighbors and lakes.

Notice: Notwithstanding the changes from time-to-time in the method of calculating Georgetown County Zoning Ordinance regarding residential building heights, the roof may not exceed 35 feet from finished grade to the mean point of the roof with the mean point being defined as the average of the elevation of the bottom of the roof structure and the peak of the roof structure.

Chimneys, including the chimney cap, may exceed 35 feet if in proportion to the total design presentation of the residence. The ARB will consider cupolas, weather vanes, monitors and similar appliquéés based on the total presentation and the quality of the

design execution as solely determined by the Board. Widow's walks and other roof decks are not appropriate.

Assembly Lakes at Reunion Hall

In the event there is an ambiguity or conflict in these outline guidelines and standards, the Declarant (or the Declarant's designated agent) will determine what standard prevails.

NOTICE: The architectural review process is an aesthetic review and attempts to insure compliance with the community Covenants, Conditions and Restrictions related to new homes, planned alterations and additions to the home site. ARB approval does not in any way certify the building structure or the lot alterations are structurally sound; meet applicable building setbacks, codes or zoning ordinances and environmental regulations.

Square Footage Requirements. All Dwelling Units erected on a Lot shall be required to have a minimum of 2200 square feet of enclosed and air conditioned space (which term does not include garages, terraces, porches, decks and the like) and will be limited to a maximum of 4000 square feet.

Signs. No signs shall be erected or maintained on or visible from the exterior of the home except those signs required and approved by the ARB or signs of the Declarant or signs required by law.

Fences. No hedges, walls, dog runs, animal pens or fences of any kind shall be permitted on any Lot except as approved by the ARB.

Wetlands Buffer. No building, fence, wall, signage, antennae, electric pole or other structure or landscaping, planting or other improvement shall be erected, installed or placed within the "Wetlands Buffer".

GENERAL INFORMATION

1. The Property Owner, Design Professional and Home Builder should read The Reunion Hall Property Owners Association and the Supplemental Declaration of Covenants, Conditions and Restrictions prepared for Assembly Lakes at Reunion Hall. The architectural review process is governed by these documents.

The area shown on the Plat is located in Flood Zone X.

The Reunion Hall at Litchfield Community Association reserves the right to perform maintenance and maintain water levels of lakes on Lots.

No private docks may be constructed.

Building setbacks are as follows

Front	25 feet
Side	5/10 feet - as recorded on the site plan
Rear	10 feet

3. Wetlands and their buffers shall be preserved and maintained in accordance with the Declaration of and Creation of Wetlands Natural Area Preserve dated December 12, 1992.

4. Submittal Information:

Please submit one fully completed application form and two house plan documents with one set of color chips and all exterior material samples to the ARB Administrator at Waccamaw Management Company, LLC (237-9551). The colors, materials and one set of plans will not be returned.

Exhibit A

Tree Protection Ordinance

Georgetown County has adopted a Tree Protection Ordinance that applies to all zoned property in unincorporated Georgetown County. This includes all of Assembly Lakes at Reunion Hall lots. The Ordinance reads as follows:

No significant trees may be removed from the border area of property without a Tree Removal Permit from the Georgetown County Building and Zoning Department. Significant trees are listed below.

<u>SPECIES</u>	<u>COMMON NAME</u>	<u>MINIMUM DIAMETER</u>
Quercus virginiana	Live Oak	8"
Quercus alba	White Oak	8"
Quercus stellata	Post Oak	8"
Quercus nigra	Water Oak	8"
Quercus falcata	Southern Red Oak	8"
Quercus laurifolia	Laurel Oak	8"
Quercus phellos	Willow Oak	8"
Acer rubrum	Red Maple	8"
Liquidambar Styraciflua	Sweetgum	8"
Liriodendron tulipifera	Yellow-poplar	8"
Taxodium distichum	Baldcypress	8"
Cercis canadensis	Eastern Redbud	4"
Ilex opaca	American Holly	4"
Cornus florida	Flowering Dogwood	4"

Fagus grandifolia	American Beech	8"	
Magnolia grandiflora	Southern Magnolia		8"
Carya tomentosa	Mockernut Hickory	8"	
Carya glabra	Pignut Hickory	8"	
Ulmus american	Elm	8"	
Nyssa aquatica	Tuplelo	8"	
Nyssa biflora	Black gum	6"	
Diospyros virginiana	Persimmon	8"	
Magnolia virginiana	Sweet Bay	6"	
Gordonia liasanthus	Gordonia	6"	

The Architectural Review Board is fully supportive of the Georgetown County Tree Ordinance. In order to remove trees from properties within The Reserve, you must have the approval of the ARB as well as Georgetown County. If the ARB does not allow removal of a tree which the County has permitted removal of, the decision of the ARB shall prevail.

Exhibit B

**CONCEPTUAL REVIEW APPLICATION: Assembly Lakes at Reunion Hall
ARCHITECTURAL REVIEW BOARD**

Lot Number: _____ Phase Number: _____ Date Submitted: _____

Street and Address: _____

Owner: _____

Address: _____

Telephone:
(Day) _____ (Evening/Weekend) _____

Cell: _____ Fax: _____

Designer: _____

Address: _____

Telephone: _____ Fax: _____

Contractor: _____

Address: _____

Telephone: _____ Fax: _____

Mobile: _____ Pager: _____

Landscape Designer: _____

Address: _____

Telephone: _____ Fax: _____

Cell: _____ Pager: _____

Please attach sketches, photographs, color samples and/or any other information and specifications regarding your proposed home. A preliminary site plan is also extremely helpful.

For Office Use:

Comments: _____

Approve

Disapprove

Conditional Approval

Conditions: _____

Exhibit C

MINOR CHANGE APPLICATION

ARCHITECTURAL REVIEW BOARD

Lot Number: _____ Phase Number: _____ Date Submitted: _____

Owner: _____

Address: _____

Telephone: (Day) _____ (Evening/Weekend) _____

Designer: _____

Address: _____

Telephone: _____ Fax: _____

Contractor: _____ **License Number:** _____

Address: _____

Telephone: _____ Fax: _____

Cell Phone: _____ Pager: _____

Description of requested change: _____

Please attach sketches and specifications of proposed change. If a color change, please provide samples of materials with correct colors applied.

For Office Use:

Comments: _____

Approved

Disapproved

Conditional Approval

Conditions: _____

Exhibit D – Final Review Application

**APPLICATION FOR RESIDENTIAL CONSTRUCTION
Assembly Lakes at Reunion Hall**

Plans are not accepted for final review without fully completed application and all applicable fees and escrows.

Lot Number: _____ Phase Number: _____ Date Submitted: _____

Street Address (if known): _____

Owner: _____

Address: _____

Telephone: _____ Evening/Weekend) _____

Designer: _____

Address: _____

Telephone: _____ Fax: _____

Contractor: _____ **License Number:** _____

Address: _____

Telephone: _____ Fax: _____

Mobile: _____ Pager: _____

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For Office Use:

- Contractor Rules Form
- Checks for Fees and Escrows
- House Plans & Application
- Site Plans
- Boundary survey Tree Survey
- Comments: _____

- Landscape Plans & Design Questionnaire
- Samples
- Roofing
- Siding
- Trim

Exhibit E

APPOINTMENT OF AGENT FOR PROPERTY OWNER:

The above Owner of the subject property hereby appoints _____ to represent Owner in the submission of residential plans and specifications to Assembly Lakes at Reunion Hall Architectural Board and to represent Owner in discussions and negotiations with the Board on all matters related to the design, construction, materials, colors, landscaping and other similar matters related to an Approval to Construct.

Authorized by: _____
Property Owner

Date

Exhibit F

General Contractor/Construction Site Rules

Please remember that you, as a contractor, are a guest of The Reunion Hall Community Association. We ask that you conduct yourself with good manners and require the same of your subcontractors and suppliers.

1. All contractors, subcontractors and suppliers must obtain a pass from the Guardhouse.
2. Speed limit inside the community is **25 MPH**. Please inform all subcontractors and suppliers of this speed limit.
3. Access is allowed **only** to the properties where you are currently working. Contractors are not allowed to use any of the facilities of the community, including lakes, pools and/or wildlife areas.
4. **Do Not Feed or Molest Alligators** – Maximum fine is \$200.00. If you have a nuisance alligator at your job site please contact Waccamaw Management immediately who will contact the Wildlife Department.
5. Construction site must be kept clear of trash at all times. Dumpsters are mandatory on site at all times during the construction process. Loose trash that may be scattered by wind must be contained.
6. Construction site must be cleared of construction debris before the crew leaves each day.
7. **No Burning** of trash on the property is allowed.
8. No construction site signage is permitted without approval of the ARB. One approved sign may be placed on each site. Signs must be removed when the Certificate of Occupancy for the home is issued.
9. Street right-of-ways are not to be used for storage of materials or parking.
10. All portable toilets are to be located a **minimum of 35 feet** from the curb line. The toilets must be screened as much as possible for the street and/or adjacent neighbors.
11. Parking must be contained to the construction site. If that is impossible, please contact the ARB office for a designated parking location.
12. No parking or driving on pedestrian or golf cart paths.
13. Walking, bike and golf cart paths must be kept clear, clean and unobstructed at all times.
14. Radio noise must be kept to a minimum.
15. **Hurricane Preparation (after Hurricane Warning has been issued)**
 - Remove dumpsters from work site.
 - Remove portable toilets from work site.
 - Secure all materials and equipment, which cannot be removed from the work site.
 - Be prepared to leave when evacuation orders are given.
16. **After storm clean up:** Each contractor is responsible for clean up of his work site, including neighboring lots where trash and materials might have been blown by the wind.

After an evacuation, you must contact Waccamaw Management for an emergency pass to enter the property.

Construction Site Rules – Continued

Construction Fence Area

In keeping with the development goals of Reunion Hall, a two (2) foot silt fence must be installed during construction. This will help preserve the vegetation along lake banks and contain trash and building material within lot boundaries.

- (A) All lots must install silt fence along the front (roadside) of lot allowing no more than a twenty (20) foot opening for ingress and egress. The opening must be closed after each working day.
- (B) Silt fencing must be continued fifty (50) feet on either side from lot front.
- (C) Lots bordering lakes must install additional silt fencing along lake border.

Silt fencing shall be installed following completion of lot clearing and should remain in place, in good order, until final landscaping installation.

Failure to abide by these rules will result in the following action:

1. First Offense: \$25.00 fine and/or suspension from the property.
2. Second Offense: \$50.00 fine and suspension from the property.

These fines will be levied against the construction deposit for each property.

Should the Management Company be forced to clean up a job site or contract with a third party to have a site cleaned up, the contractor will be charged \$500.00 for the clean up fee plus the charges by the third party.

The **Owner** of the property is ultimately responsible for the actions of the general contractor with respect to the construction of the owner's residence. Should the contractor be in violation of any of these rules, the property owner will be contacted immediately for assistance in bringing the construction site into compliance.

I have read and understand the above rules for Assembly Lakes at Reunion Hall. I understand that I am responsible for the actions of my General Contractor, his subcontractors and vendors.

Signature of Property Owner

Date

I have read and understand the above rules for Assembly Lakes at Reunion Hall. I will also make sure that my subcontractors and vendors are aware of the Community Association rules.

Signature of General Contractor

Date

Exhibit G – Construction Site Signage

A community construction sign is required and will be ordered and installed through Waccamaw Management, LLC. No real estate or other signage not approved by the ARB, are permitted. Submit the form below for the approved community construction sign.

SIGN INFORMATION - Reunion Hall

Complete (Please Print)

Lot Number: _____ **Assembly Lakes**

Owner:

Designer:

Landscape Designer:

Builder:

Sign will be installed within five (5) working days.

Exhibit H

Assembly Lakes at Reunion Hall

ARB DESIGN CERTIFICATION

(To be completed by a S.C. state licensed Architect or designer of proposed residence)

Date: _____ Lot: _____ Phase: _____

Owner's Name: _____

Architect/Designer Name: _____

Landscape Designer Name: _____

Square Footage: (See General Statement) 2500 sq. ft. minimum

Heated Area: First Floor - _____ Second Floor - _____

Porches: First Floor - _____ Second Floor - _____

Decks or Patios: _____

Garage: _____

Total Heated Square Footage: _____

Total Square Footage: _____

Foundation:

Crawl Space: (first floor elevation) _____ 36" Elevation min.

Elevated Slab: (first floor elevation) _____

Site Grade: (finished elevation) _____

Explain: _____

Exterior Materials:

Siding and/or Wall Finish: Material: _____/MortarStyle _____

Color: _____

Trim: _____

Material: _____

Color: _____

Roofing: Material: _____

Color: _____

Doors: Material: _____

Color: _____ Design: _____

Paving: (walkway, patio and drive) Material: _____

Color: _____

Decks/Railing: Material: _____
Color: _____

Windows: Material: _____
Color: _____

Garage Doors:
Material: _____
Color: _____

Shutters: Material: _____
Color: _____

Chimney: Material: _____
Color: _____

Other: Exterior Light Fixtures: _____/Cut Sheet _____

Accessory Structures: _____

HVAC: _____/Screening Material _____

I certify that the above information has been completed correctly to the best of my knowledge and complies with the community guidelines and design standards. I understand that any changes to colors and/or materials will have to be submitted with a Minor Change Application for review by the ARB.

Signature: _____ **Date:** _____

Name: _____

Address: _____

Telephone: _____ **Fax:** _____

Signed By: _____ **Property Owner**
_____ **Architect/Designer**
_____ **General Contractor**

Exhibit I

FEES & DEPOSITS

**Assembly Lakes at Reunion Hall Architectural Review Board
ARB Fee & Deposit Schedule**

<u>Type of Review</u>	<u>ARB Review Fee</u>	<u>Community Impact Fee</u>	<u>Construction Escrow Dep.</u>	<u>Landscape Deposit</u>
Single Family	\$1,000.00	\$1,100	\$4,000	\$3,000
Major Change or Modification	\$150	\$100	N/C	N/C
Minor Change or Modification	\$100	\$50	N/C	N/C
Basketball Backboards	\$50	N/C	N/C	N/C
Roof Shingle Replacement	\$100	\$100	N/C	N/C
Re-stain/Paint House	\$50	N/C	N/C	N/C
Re-inspections caused by Owner or Builder	\$100	N/C	N/C	N/C
Construction Sign	\$250	-	-	-

This applies to stakeouts and trash compliance inspections and will be billed to the owner.

Should actual review costs exceed \$1,000.00 owner will be billed additional costs on an hourly basis.

NOTE: All fees and submissions are to be received in full by noon on Monday before the Thursday meeting.

Impact Fee checks should be made payable to Reunion Hall Property Owners Association, Inc. The ARB Review Fee and construction sign checks should be made payable to Waccamaw Management Company, LLC.