

**STONEY POINT
PROPERTY OWNERS ASSOCIATION**



**ARCHITECTURAL REVIEW BOARD (ARB)
INFORMATION, GUIDELINES, STANDARDS
AND FORMS**

Effective September 1, 2021

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**Summary of Changes to ARB Standards
since August 1, 2019**

<u>Modifications</u>	<u>Effective Date</u>	<u>Page No.</u>
Removed word “Construction” from title	9.1.21	all
Added Windows, Doors, Garage Doors	8.1.19	7
Added reference to handicap ramps	9.1.21	7
Added reference to tree removal	9.1.21	7
Added Hardscape	9.1.21	7
Removed exemption for dead trees	9.1.21	7
Approval required for storage units	9.1.21	7
Added contractor working hours	9.1.21	7
Added “rapid decision making” process	9.1.21	8
Revised new construction fee structure	9.1.21	9
Clarified Certificate of Occupancy requirement	9.1.21	9
Added Contractor signage & job box requirements	9.1.21	9
Added Builder Qualifications Procedure	3.1.21	10
Moved Additions/Remodeling/Improvements	9.1.21	11
<u><i>New Construction Section Additions:</i></u>		
Restated building site job box requirement	9.1.21	10
Added requirement for plans in PDF format	9.1.21	10
Added interior floor plan height minimums	9.1.21	10
Added required tentative construction schedule	9.1.21	10
Added soffit height revisions	5.1.20	10
Added requirement for paint panel	5.1.20	10
Added requirement for landscape all 4 sides	9.1.21	10
Added Retention of existing trees where possible	9.1.21	10
Added requirement to replace trees	9.1.21	10
Added Service Unit Shroud requirements	9.1.21	10
Added Ground cover in drainage easement	9.1.21	10
Added Requirement for CO prior to occupancy	9.1.21	10
<u><i>Additions/Remodeling/Improvements Section:</i></u>		
Added approval requirement for heavy equipment	9.1.21	11
Added approval requirement for storage containers	9.1.21	11
<u><i>New Construction Section:</i></u>		
Site Layout: added documents posted in JobBox	9.1.21	13
<u><i>Site Maintenance During Clearing:</i></u>		
Moved Erosion Control info to position 1	9.1.21	13
Added Dumpsters to be located on building site	9.1.21	13
Clarified responsibility for trash clean up	9.1.21	13
Moved “other project info” to Remodel section	9.1.21	11
Changed Port-a-john specs	9.1.21	13

Landscape Section:

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Clarified HVAC shroud requirements	9.1.21	15
Added Ground Cover in drainage easement	9.1.21	15

Architectural Materials and Design Section:

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Codified revisions to soffit height	5.1.20	16
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Revised Eleven Acres specifications	9.1.21	17
Revised French Village specifications	9.1.21	17
Revised Reedy Cove roof pitch to SP Standard	9.1.21	17
Added Fairway Crossing specifications	9.1.21	17
Added Mulligan’s Point specifications	9.1.21	18
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Fences:

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<u>Gazebos:</u> Added screening option	9.1.21	21
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Management fee retention

Added Builder Qualifications Process ExhibitA	3.1.21	34
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Added Construction Violations Document ExhbtB	2.1.21	35
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Note: To assist in recognizing the latest guidelines for 2021, the new text is written in red on the corresponding pages.

WELCOME

Congratulations on your desire to make improvements to your property. We are excited that you have chosen to build a new home in our community and we look forward to welcoming new neighbors. Possibly, you already are a resident and have decided to make improvements to your existing home. Either way, we stand ready to assist you and make the process as easy as possible.

INTRODUCTION TO THE ARCHITECTURAL REVIEW BOARD

The Stoney Point Architectural Review Board was created within the Stoney Point Property Owners Association Covenants. This complete document is available from the SPPOA through the website: <http://www.linksatstonepoint.com/> under the tab on the left for “Our Community”. It is regularly updated.

The ARB operates through a set of Operating Procedures which are determined by the current members of the Architectural Review Board. The philosophy governing the Procedures as well as the Construction Standards of the Board are not “set in stone”, but rather are subject to being changed and improved from time to time, depending upon a number of conditions or events, including:

- new land development within Stoney Point
- changes in building products and construction methodology
- changes in applicable planning and building codes
- technological advances
- non-technical viewpoints of the Board Members.

The Board has the responsibility to:

- maintain a set of Standards for new construction
- maintain standards for any reconstruction or improvement within the Stoney Point community
- ensure that the spirit of these Standards is met.

These Standards have historically reflected the more traditional, conservative character of our neighborhoods, and are the guides to preserve that “look and feel”. They help ensure that new construction or other lot improvements will blend with our neighborhood values and maintain a “good neighbor” atmosphere. By requiring that lot owners provide the ARB a set of proposed plans and other information up front for review, the Board can identify potential issues and consider alternatives before any work is begun.

All current and prospective property owners in Stoney Point should become familiar with the Standards. They apply equally to new construction and to modifications in the exterior appearance of existing structures and landscapes. The ARB has designed the Standards to be as friendly as possible; however, a certain amount of paperwork is necessary to document the flow of plans and related information through the approval process. By having the forms in a checklist style, homeowners and builders should find it simple to complete and to provide the relevant information to the ARB. The Standards do not cover building codes and other matters of construction quality. Instead, the ARB is concerned with those “look and feel” issues such as how a house is set on the lot relative to adjacent properties, the color and architectural look of materials, the containment of erosion, the landscaping plans, the protection of existing trees, the appropriate removal of construction debris, and the protection of our roadways from damage by heavy equipment.

If you are thinking about building, adding on to your existing house, making a major change in landscaping, removing trees for whatever reason, or just changing your exterior color scheme, you should give one of the ARB members a call and he or she will help you with your request. Please give the Board as much lead time as possible to evaluate your proposal. The Board is entitled to thirty days following submission of all required documentation in order to respond to any request, although it attempts to speed up that process, depending upon the extent and time required to review the request, as well as the level of its current workload.

OPERATING PROCEDURES

Preamble: The Architectural Review Board (ARB) consists of volunteers who give their time and effort to help protect property values by establishing construction standards for the community and by working with prospective homeowners and builders to ensure these standards are met. All ARB decisions must be made in good faith based on standards in effect at the time of the decision.

The SPPOA Homeowners' Association Board of Directors (SPPOABOD) enforces the Stoney Point Declaration of Covenants and Restrictions (DCR). The ARB may consider applications for certain forms of relief. The ARB will ensure compliance with the DCR in its review of the application.

Purpose: This document sets forth the procedures by which the ARB will conduct business. These rules of procedure are developed in accordance with Part Two, Article I, Section 3(c) of the DCR.

Membership: Positions on the ARB are open to any member of the Stoney Point Property Owners Association (POA) in good standing. ARB members are appointed by the SPPOABOD and serve in accordance with POA established procedures.

The Review Board: The ARB shall consist of five voting members. The ARB shall select its own Chair and Vice-Chair from the voting members. The members will share the responsibility for the stewardship of applications for consideration and the member(s) of the Board will retain the responsibility for that application through the completion of the project.

Chair: Calls and presides over all ARB meetings and is responsible for preparing the ARB meeting agendas. Approval/disapproval letters to a property owner regarding construction projects exceeding \$5,000 cost and/or correspondence relating to required monetary deposits and/or refunds must be signed by the Chair. Approval/disapproval letters and other correspondence relating to projects or requests which do not exceed \$5,000 may be drafted and signed by other members of the ARB, in a manner as agreed to by the members of the Board. The Chair also maintains a log of all requests for review received together with a record of actions taken through the date of resolution and completion.

Vice-Chair: Serves in absence of Chair.

Secretary: is responsible for preparing the ARB meeting minutes, which shall reflect all actions and decisions of the Board and distributes those minutes to ARB members, the SPPOA Board Secretary and others if so directed by the Board. Rather than a permanent Secretary, the ARB may nominate any member to act as Temporary Secretary for a meeting, at the ARB's discretion.

Consultants. The Review Board is authorized to retain the services of one or more consulting architects, landscape architects, urban designers, and/or attorneys, who need not be licensed to practice in the State of South Carolina, to advise and assist the ARB in performing the design review functions herein prescribed.

Meetings: The Chair shall hold regular meetings on the second Tuesday each month at a specified time and place; additionally, the Chair may call a special meeting upon request by any member of the ARB. Meetings are to be guided by an agenda given to members. Meetings must have a quorum present to approve/disapprove a proposal, although absent members may submit their vote in proxy in writing to the Chair. An affirmative vote of a majority of the members present constitutes the action of the ARB on any matter before it.

Records: All records of the ARB are open to any member of the POA, except where such information is deemed private or confidential by the property owner. Records of meetings shall reflect all actions taken, recommendations made, and any follow-up discussions with the person submitting the proposal. Letters of decision shall be promptly given to the property owner, with a copy to the contractor if appropriate. All

relevant supporting documentation furnished by the proponent shall be held until the successful completion of the project and then archived for five years

Construction, Improvement and Maintenance Standards: The ARB shall establish and maintain a written set of objective standards that are consistent with and serve to implement the Covenants. You must submit project plans to the ARB for all new construction and major additions & alterations to your home and property. You must not begin working on a project until the ARB has reviewed and approved your plans. **Contractors may not start prior to 7:00 am, and must conclude by 7:00 pm, Monday thru Saturday. There will be no work on Sundays or Holidays without permission from the ARB.**

Owners must have ARB approval for any improvement to a lot. Examples of some projects requiring approval include:

- Constructing a new residence
- Creating an addition to an existing property
- Building a porch
- Adding a deck
- Building a gazebo
- Installing a swimming pool
- Erecting a swing set, trampoline, or other play equipment
- Erecting a dog house
- Cutting down any flowering trees or any live trees if over 4 inches in diameter at 4 foot in height.
- **Cutting down any dead trees that are larger than 4 inches in diameter and 4 ft in height.**
- Starting a major re-landscaping project
- Erecting a fence
- Installing a new roof or a repair consisting of 20 or more shingles
- Installing a new driveway
- Re-siding your home
- **Replacing or repainting Windows, Doors, Garage Doors**
- Installing a new mailbox (contact ARB for proper specs). Approval to install is not necessary.
- Installing exterior railings or **handicapped ramps**
- Building a sea wall or any sort of dock construction (notify the ARB on new sea wall and adhere to the Stoney Point dock construction standards.) In addition, Greenwood County must issue you a permit for this work before commencement.
- Flag pole
- Outdoor hot tub
- **Hardscape (pavers, walkways, firepits, garden walls, etc.)**
- **Dumpster or storage unit on property for more than 3 days.**

Owners do not need ARB approval for the following projects:

- Cutting down trees that are smaller than the restrictions specified above
- Routine landscaping
- Re-painting exterior of your house if all the paint colors remain the same (i.e., shutters, doors, trim)
- Setting up a moveable basketball goal
- Any interior only home modifications (**although placing a dumpster on your property will require a \$1000 refundable deposit for any road damage.**)

The following policies are established to further define actions that need approval by the ARB:

Any addition to an existing structure or any change which materially affects the exterior appearance of a structure must be approved in writing by the ARB prior to start of work. The ARB shall determine what constitutes material change.

The ARB shall provide an expedited review process for proposals which require removal of hazardous trees or unsafe structural elements. The ARB shall determine what constitutes hazardous and unsafe conditions.

Any permanent structure which is free-standing from the main dwelling must be approved in writing by the ARB prior to start of any work. **A Motion on a moratorium on any detached structure was unanimously approved March 13, 2007 and ratified by the SPPOA in March 2007.**

Any change which materially affects the appearance of existing landscaping must be supported by a plan and approved in writing by the ARB prior to start of work. Homeowners are not required to request approval from the ARB for removal of dead, diseased, or unsightly shrubbery. They may, at their discretion, replant those areas with new shrubbery, bedding plants, ground covers, grass or cover with mulch.

Request Process: Any person wishing approval of a proposal must submit, in writing, a current ARB request form together with all supporting materials. Any plan submitted to the ARB must meet the terms and conditions of the DCR before it can be accepted for the review process. When an application is received by the ARB, surrounding and likely affected property owners, as determined by the ARB, will be notified that it has been received. The request must be logged in by the Chair of the ARB and a copy of the signed and dated form given to the submitter. If the ARB finds that the information provided is incomplete and will not allow a sufficient review, the submitter will be asked to provide the needed information. This additional submission will also be logged in and a new, signed and dated form given to the submitter. **As of 2021, the ARB moved to electronic decision making as a tool to enhance and speed review procedure for the less complex requests.**

Review Process: Once all materials are submitted and determined to be complete, the ARB must take action and inform the submitter within 30 days or those parts of the project meeting the currently applicable standards are considered approved. The Board is entitled to the full 30 day period following the submission of all required documentation in order to respond to any request, although it may attempt to speed up the process, depending upon the time required to adequately review the request as well the extent of its current workload. Any requests for variances to the standards must be specifically approved by the ARB. Final decisions shall be documented in writing and a copy given to the submitter. **Any project begun without written approval of the ARB is subject to the full conditions of these proceedings, including denial of the project, in which case the owner is responsible for removing any construction and rehabilitating the site.**

Disapproving a Project: The ARB may disapprove all or parts of a submission if: Based on a finding that the proposal does not meet the specific standards established in the DCR or the current Stoney Point Construction Standards, or if in the judgment of the ARB, the proposal violates one or more of the objectives for the Stoney Point community as outlined in the DCR.

Fees and Deposits: The DCR authorizes the ARB to establish a fee structure. **The ARB may negotiate, at its discretion, discounted fee structure for developer/builders with multiple, contiguous properties.**

Fees for administrative costs are set as follows:

- \$2,000 to the POA road fund for each new home construction
- **\$500** for review and inspection of new home construction
- **\$1,500 Project Management/Administrative oversight**
- \$50 for review and inspection of improvements & additions which exceed \$20,000

Fees are non-refundable.

Construction Performance Deposits and Fees to protect Stoney Point property are set as follows:

- **\$1,500 for new home construction**
- \$1,000 for other projects requiring heavy equipment and/or delivery of materials.
- \$500 for projects costing greater than \$20,000 but that do not require delivery of heavy equipment

Deposits are used to guarantee that any damage to Stoney Point **property or violations of Construction Standards** caused by construction activities is fully **compensated and/or repaired**. Deposit amounts not used for **violations or damage repair** are refundable based on successful completion of the project in accordance with the standards. **Fees for Project Management are not refundable. Certificate of Occupancy must be provided to initiate final review by the ARB for deposit return.**

Contractor & Insurance Stipulations: The following apply to all hired contractors performing work for a Stoney Point resident.

- The property owner will provide the ARB a copy of the Greenwood County Building Permit (as applicable). A copy of the Certificate of Occupancy shall also be provided (if applicable) upon completion.
- Homeowner should provide appropriate insurance coverage for any contractor doing work for them. If the Stony Point Property Owners Association (SPPOA) is brought into any legal action by their contractor, the SPPOA will pursue the homeowner to reimburse the community for all incurred expenses.
- **New construction contractors must supply signage and Job Box for document storage**

Applicant's Responsibilities: The ARB assumes no responsibility, or liability for Applicant's responsibilities which include, but are not limited to, the following:

- Performance and quality of work of any contractor or subcontractor.
- Compliance with all laws, codes, permit conditions and ordinances of any governmental agency or body.
- Determinations of environmental restrictions, drainage and grading requirements and all surface and subsurface soil conditions.
- Determination of geotechnical, structural, mechanical, electrical and all other technical aspects of a proposed design that can only be determine by competent architects, engineers, contractors and other similar professionals.
- Compliance with CC&Rs and ARB criteria.
- Accuracy of all stakeouts and Surveys

NEW CONSTRUCTION:

- Builders are required to provide documentation to satisfactorily support application for Builder Qualifications Process outlined in Exhibit A
- Builders are required to sign/return Construction Violations document Exhibit B
- Builders are required to provide an on-site JobBox for documents along with signage. Design documents requested in electronic PDF format with 8.5x11" printouts to support Appendix A applications to build.
- Certificate of Occupancy required prior to any habitation.
- Certificate of Occupancy and final review by ARB Team required prior to deposit return.

Design Documents (Architectural/Landscaping Plans): the design documents shall be provided in electronic PDF format and include the following:

Site Plan Scale: 1" = 10'

- Property Lines (include County Plat Map) *Driveways
- Building setback lines *Patios/Decks
- Easements (including water & sewer lines from house to point of connection)
- Right-of-ways *Culverts
- Dwelling perimeters (house sitting) *Drainage Plan
- Topography (finish and existing grades) *Clearing Plan
- Erosion controls *Walkways

Interior Floor Plans: First floor 9' height minimum; second floor 8' height minimum.

Tentative Construction Schedule

- Includes estimated clearing, foundation, framing and Exterior finish/painting.

Exterior Elevations Scale: 1/4" = 1'0"

- Existing grade-fill
- Four-sided exterior views of all structures including materials, textures and colors
- Window design/materials required (no "false" windows allowed on front elevations)

Building Sections Scale: 3/4" = 1' (minimum)

- Wall/Roof Sections for design considerations
- Roof Pitch/Roofing Materials/Colors
- Soffit height to be at least 9'6" on slab; 10'6" on raised foundation

Exterior Colors, Finishes, Materials

- Manufacturer's Specifications
- Materials/Finishes/Models
- Samples/Product Photos/Color Chips including front door color choice
- Paint Panel (4'x4') Required before final color approval

Landscape Plans Scale: 1" = 10' includes all 4 sides of the home

- Irrigation System required
- Existing Tree Retention Plan (4 diameter @ 4' above grade) and replacement of at least one 15-gallon tree to mitigate clearing. ARB may use discretion to require additional tree replacement.
- Plant Material List, Quantities and Sizes (min 3 Gal shrubs, 15 gal trees)

- Service Unit Shroud (7 gal shrub, fencing, other treatments)
- Ground surface treatment (sod consistent through drainage easement to roadbed)

Additions/Remodeling/Improvements: Applicants for changes, modification, alterations and improvements to existing homes or lots shall consult with the ARB to determine the design documents required for approval. No work shall commence prior to approval by the ARB.

- In addition to new home construction, the following must be approved by the ARB:
 - Projects/ home renovations which require delivery of earth moving equipment, dumpsters, storage units, seawall blocks, drum roller compactors, etc.
 - projects requiring delivery by concrete mixer trucks. Such projects may include construction or replacement of seawalls and large scale lot alterations

To get approval you must:

1. Fill out the appropriate application form (see ARB ~~Construction~~ Standards Appendix A & B)
2. Post a minimum \$1,000.00 refundable deposit to cover potential road or other property damage if heavy equipment required.
3. Additional deposits may be required should the scope of the work, in the opinion of the ARB, so warrant.

STONEY POINT **NEW** CONSTRUCTION STANDARDS

1. Site Layout, BEFORE CONSTRUCTION BEGINS

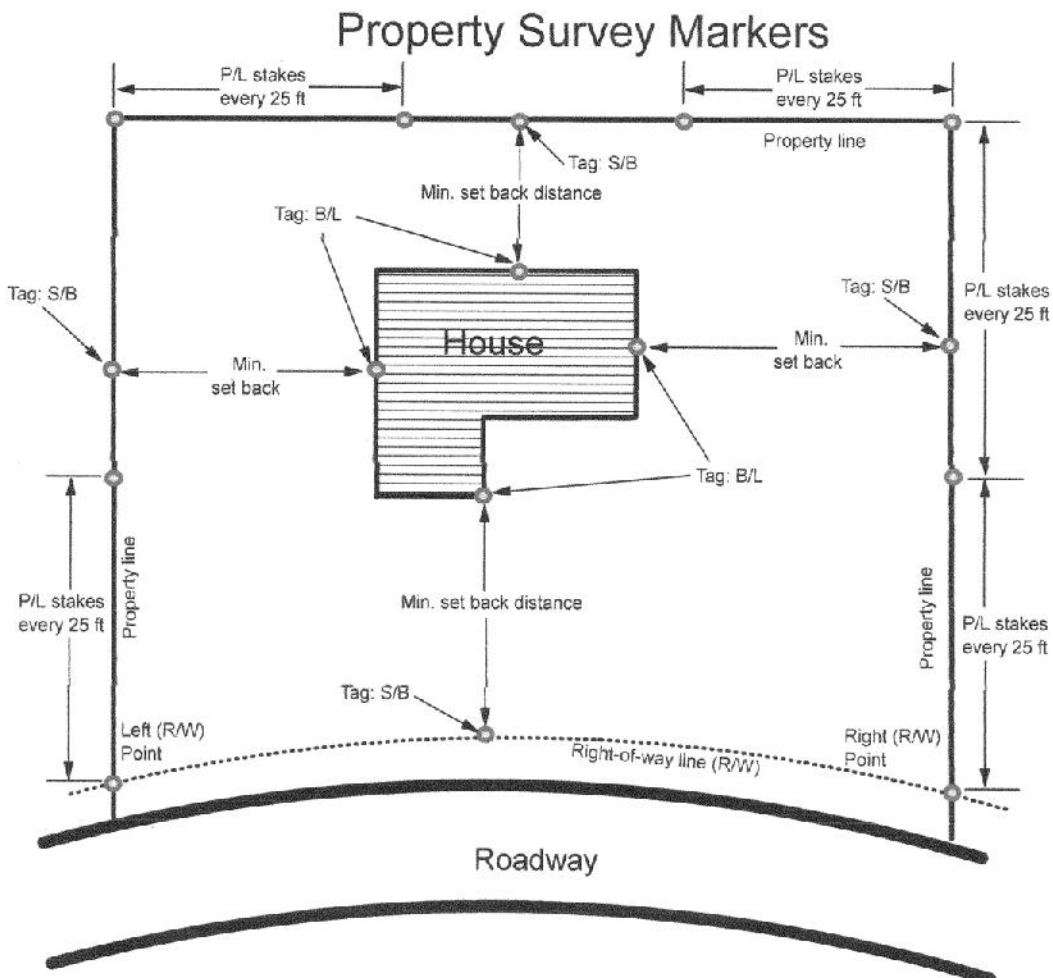
One or more of the following standards may not apply to your request.

Property Survey Markers

To ensure that the house will be built at the proper set back distances, a licensed professional surveyor must mark the property and house location as described and illustrated below providing county plat map.

- Mark the junction of the left property line and the right-of-way point. Install a stake and label it R/W (for right-of-way.)
- Mark junction of the right property line and the right-of-way point. Install a stake and label it R/W.
- Mark the remaining corners of the property plus install stakes every 25 feet to insure a clear outline of the entire property. Label stakes P/L for property line.
- Install a stake where the building structure will be closest to each property line: front, back and both sides. The stakes must be labeled B/L (for building line).

Also install a stake on all property lines where the building structure will come closest to the property lines. These points should be labeled S/B (for set back) and must conform to the “Table of Set Backs for Stoney Point Sections” in this document.



- To the extent practical, align front of house with other houses on street.
- Flag trees to remain on lot (staked and roped off to prevent damage by construction or landscaping equipment). All trees larger than 4-inches in diameter at 4' height level and greater than ten feet from the building exterior shall be removed only with permission.
- Request on-site approval by ARB inspector. *ARB approval must be secured prior to start of any on-site disturbance, including clearing of trees.*
- All Greenwood County Building Permits are the Contractor's or Property Owner's responsibility and must be posted **in the Job Box**. An approved copy of the Greenwood County Building Department drainage plan (if required) must be submitted to the ARB.

2. Site Maintenance during Clearing and Construction

- **Before clearing, builder must** control on-site erosion from disturbed ground by **constructing a silt fence around the entire property line/construction site including areas to be landscaped** to protect adjoining landowners and to prevent material from reaching Lake Greenwood. **The only opening should be for a construction driveway. (see specifications for driveway below).** Also note the name of the building contractor and lot number on the silt fence to be clearly visible from the road. Any deviation from this requirement must be approved by the ARB. Silt fencing must be **maintained in good working order and use bailed hay to augment silt runoff control** if necessary, **particularly in lakefront building.**
- Haul away all clearing debris (**no burning allowed**).
- The **builder/owner** is responsible for cleanup of all construction materials and **associated worker's debris on a daily basis.** A containerized system is required for each homesite during construction. The owner is responsible to ensure:
 - **All trash is placed in the container**
 - There is no spillage from the container
 - The container is emptied when full
 - The container is covered in heavy winds
 - **Note that dumpsters may not be located in the roadway or on property other than that of the property owner unless prior permission has been granted.**
- Do not store construction materials and debris on vacant lots and **do not use any portion of an adjoining lot for parking and/or storage without the consent of the affected property owner.** Do not park vehicles in such a way to damage the road right of way. In addition, dumping material or storing material in the roadway is not permitted. Exceptions to these requirements must be approved by the ARB.
 - **Avoid damage to roads, road shoulders and surrounding property.** Protect pavement when loading/unloading heavy equipment. The property owner is responsible for the correction of any damage to the roadway or the shoulders, to the satisfaction of the ARB, upon completion of construction.
- On projects of more than 30 days duration the Owner must provide and maintain a portable toilet for the work crew, the location of which must be approved by ARB. Toilets must be placed in an inconspicuous location not closer than **15 feet** from street and **15 feet** from any adjoining residential property lots. Door must face away from the street.

- Maintain natural drainage paths in functioning condition. Divert runoff according to Stoney Point Drainage Policy. Construct temporary driveways and parking areas to maintain proper drainage with a gravel surface.
- **Construction driveways: Driveways shall have a minimum length of 30 lineal feet starting from the road and have a minimum 4” stone depth** to help remove mud from vehicle tires before entering main roads. If required, additional stone must be added to help prevent muddy vehicles tracks from reaching the road. Contractor(s) will keep main roads clear of muddy tracks during construction.
- No delivery truck will use “Jake Braking” as a means of slowing vehicles. The contractor is responsible for informing the drivers and enforcing the terms of this requirement. Drivers caught violating this policy may be subject to being refused access to Stoney Point.
- No loud music, inappropriate language or unacceptable personal behavior on the building site will be tolerated.
- Any General Contractor Identification sign must adhere to ARB approved design requirements. See “Mailbox and Sign Requirements.”
- Construction may not start prior to 7:00 am, and must conclude by 7:00 pm, Monday thru Saturday. There will be no work on Sundays or Holidays without permission from the ARB.

3. Landscaping

- Landscaping must be designed to preserve a harmonious theme in keeping with the community. Although preliminary landscape plans are not required, **a final landscape plan, including all four (4) sides of the house, must be submitted at least 60 days prior to completion of home.**

The final landscape plan must be prepared by a landscape architect or a professional landscape company and must graphically illustrate location, lot number, adjoining property lines, the residence, driveways, sidewalks, patios, retaining walls and the required screened service yard, sizes of the plant material and name, type of lawn, mulched areas, and non landscaped areas. It is encouraged that the design should include grassed areas in combination with formal planted areas. Landscape plans must **include all 4 sides of the home** and specify minimum 3 gallon shrubs and 15 gallon trees. Only natural tree source materials such as shredded trees, bark, or pine needles, may be used as landscape mulch. For screening around **Outdoor mechanical equipment**, use minimum 7 gallon shrubs to shroud. **The shroud may be fence, lattice, or other materials subject to ARB approval.** Shrub spacing should be such that it offers effective visual screening between equipment and the surrounding neighborhood.

- Plant symbols should represent the mature spread of each proposed plant. A schedule must be included on the planting plan indicating the following:
 1. Botanical and common name
 2. Plant **height** at time of planting and/or container size and quantities
 3. Plan of any exterior furnishings (i.e., ponds, fountains,) and lighting.
- Provide protection for existing trees during construction. Keep construction vehicles, utilities, and irrigation lines outside the drip line of the trees. The SPPOA and the ARB are not responsible for damage to irrigation systems installed by Owner or Contractor within the road right of way. **Landscaping shall be completed no later than 90 days after occupancy.**
- Original design specifications for roadside ditch shall be maintained. Typically the center line of the ditch is 8 feet from the edge of the pavement and properly sloped to a depth of 18 inches. A typical roadway cross section can be obtained from the ARB. Solid Pipe, 12" in diameter or otherwise determined by the Board, is to be used under all driveways which restrict water flow in a roadside ditch. **Must sod the drainage easement to the road using materials consistent with primary ground cover.**
- Raised beds, flowers, or trees shall not be placed in the ditch line (typically 14 feet from the edge of the pavement). Driveways shall be paved and constructed to divert water away from the roadway and shall support the Stoney Point Master Drainage Plan. **An ARB inspection must be scheduled prior to final paving of the driveway.**
- As shown on the final landscape plan, owner shall provide a visually screened area to serve as a service yard for trash receptacles, air-conditioning equipment and utility connections. Such screening must be minimum 7 gallon size or fencing (wood, lattice, vinyl).
- Owner is responsible for purchase and installation of the on-site septic/sewer collection system, which is connected to the Stoney Point sewer/sanitation system. The Greenwood Metro Sewer District must inspect and approve the sewer tank system prior to operation. Eleven Acres has a system already installed and requires only the hookup.

- Sodding versus seeding lawns: Historically, there has been little success in seeding Bermuda or other southern grasses in Stoney Point. Therefore sod is the preferred method of establishing lawn areas. If a builder, owner, or landscaper chooses to seed a lawn in lieu of sod, the ARB will keep the \$3000 deposit until the following year when it is evident that an established lawn (not just rye grass) is achieved. Since sod is considered to be an established lawn, even though it may be dormant in the winter months, the deposit return will not be delayed as it relates to lawns.

4. Architectural Materials and Design Guidelines

GENERAL

- Minimum square feet of heated living space: 1,800 for single story; 2,000 for two story, **except in areas requiring larger homes or where, at the discretion of the ARB, the footprint would not be visually harmonious with neighboring homes.** All homes approved for construction by the ARB will be required to have as a minimum, a 2 car attached garage suitable to store full-size sedans.
- Structure setbacks (from lot line) are indicated on plat; **in general**, front--40 feet (50 if so marked); sides--10 feet; rear--40 feet.
- Minimum roof pitch of 8/12 (flatter pitches may be considered for porch and dormer roofs).
- **Minimum 9' 6" distance** from highest point on finished grade to soffit **for slab; 10' 6" for foundation.**
- Maximum of 40' from finished grade at its lowest point to the highest point on the structure.
- Construct windows of wood, vinyl, or aluminum-clad wood or an ARB approved equal. **No "false/erstatz" windows (shutters) allowed on front elevation.** Submit specifications and construction details with plans.
- Limit the use of vinyl or aluminum roll stock to soffits, fascia and porch ceilings.
- Install caps on all chimneys; to the extent practical, locate vents on the back slope of the roof.
- Conventional solar panels and/or skylights on front facing roofs are not permitted.
- **Landscape designed for protection from golf ball intrusion may include netting embedded within shrubs. Must be approved by both ARB and Hole 19. Neighboring property owners should be consulted for approvals as well.**
- **Hardscape additions (garden walls, firepits, etc.) must utilized designed concrete or brick. If over 32" tall, capstones required.**
- Metal roofs can be used as an architectural feature s over windows or small porches, etc., but cannot be used as the main roof material.
- All driveways must be poured with Portland concrete. Driveways must include an apron area to prevent future roadway damage at the entrance of the driveway.
- AIR CONDITIONING SYSTEMS:
In addition to central air conditioning units, single room split systems are allowable as long as the outdoor condensing units are visually screened per the ARB requirements under landscaping. Window air conditioning units will not be allowed, except for a limited time of 30 days, to allow for repairs of house central air conditioning systems and split systems. Such use of widow air conditioning units will require written ARB approval.

Specific Neighborhood Standards:

CHAMPION GREEN

Minimum of 1500 square feet of heated living space.

Structure setbacks (from lot line): front--15 feet; sides--6 feet; rear--25 feet.

Properties fronting on Swing About to conform to general ARB Standards (1800/2000)

ELEVEN ACRES (HERON'S POINT)

Design features consistent with exteriors of 5 house styles in Heron's Point Supplemental covenants on homes within the confines of Wexford and Luton Places including the use of brick and/or stucco as primary exterior materials.

Properties fronting on Starboard Tack to conform to general Stoney Point ARB design requirements.

Structure setbacks Interior (Wexford/Luton) (from lot line): front—15'; sides—7.5'; rear up to 12'.

THE ESTATES

Minimum of 2600 square feet of heated living space.

Structure setbacks (from lot line): front--50 feet; side--10 feet; rear--40 feet.

FRENCH VILLAGE

Design features consistent with the exteriors of 4 approved house designs (stucco exterior required).

Minimum of 1500 square feet of heated living space.

Structure setbacks (from lot line): front--15 feet; sides--6 feet; rear--8 feet.

All properties to front on Village Road.

REEDY COVE

Structure setbacks (from lot line): front—25/15 feet; sides--7 1/2 feet; rear--25 feet.

Minimum roof pitch: 8/12 (consistent with general Stoney Point Standards).

FAIRWAY CROSSING:

Linked Townhomes; Minimum 1500 Square Feet HLS

Structure setback (from lot line): front-15 ft; sides; 7.5ft—rear 15 ft.

MULLIGAN'S POINT

Minimum 1600 SF Main Floor HLS

Structure Set backs (from lot line) front 15 ft; sides 7.5 ft; rear 25 ft

Properties fronting Swing About to conform to general ARB Standards (1800/2000) setback: 40/10/40

EAGLE'S POINT

Minimum of 2000 square feet of heated living space on main floor.

Structure setbacks (from lot line): front--40 feet; side—10.5 feet; rear--40 feet.

For more information in on setbacks refer to “Table of Set Backs for Stoney Point Sections” in this document.

5. General Conditions.

- The Postal Service requires Stoney Point mail boxes to be on the right side of the road, driving in a counterclockwise direction from the entrance. Place the mailbox near the side property line and adjacent to the pavement, in accordance with Postal regulations.
- Mailboxes in Eleven Acres shall be white box on white post with light beneath box. Mailboxes in other areas shall be a hunter green box, with owner's name, if desired, in white, on a white post. Please see "Mailbox and Sign Requirements", page 15, for specifications.
- The repair of any damage to pavement in Stoney Point attributable to a specific construction site is the responsibility of the owner of the site, and the repair by the owner of such damage shall be accomplished to the satisfaction of the ARB. If Stoney Point is required to remove and dispose of any debris attributable to a specific construction site, the owner will be charged a cleanup fee. Unpaid costs for debris removal and/or pavement repairs remaining at time of substantial completion of the project will be deducted from the Construction Performance Deposit. In the event those costs exceed the balance of the performance deposit, the ARB shall have all legal rights available to it in order to recover those costs as set forth in the Construction Performance Deposit Agreement.
- Home construction must begin within 60 days of site clearing; if not, all debris shall be removed and the site seeded. The exterior of all structures shown on the approved plan must be completed within one year after start of project.
- Alterations from the original approved plans that affect the exterior appearance or variances from Stoney Point standards must be approved in writing by the ARB. An inspector, named by the ARB, will periodically check the progress of all construction projects.
- Minimum requirements for approval drawings:
Drawings (or pictures) submitted to the ARB must clearly show location of project on the property site plan, and include dimensions and proposed colors.
- An ARB approval expires if construction is not begun within one year of approval date.

6. Fences

The Stoney Point Covenants and Restrictions, Section 31, states that perimeter fences along property boundaries are prohibited. Section 31 further states that courtyards and enclosures that comply with the standards set by the ARB are permitted. In general, the ARB will consider courtyard and enclosure fences with the following guidelines:

- no more than 4 feet in height
- extend from a point no closer to the side lot line than the rear corner of the house
- depth of the courtyard or enclosure should be minimal depending on how visible it is from neighbors. In general, depth should not exceed 20 feet. Final depth determination to be approved by ARB.
- Material to be decorative black wrought iron or facsimile.
- Property owner must submit application and drawing showing dimensions and fencing material to ARB for approval

POOL FENCING:

For safety reasons, all residential swimming pools must have fences surrounding the pool that meet government regulations. In addition, swimming pool fences must meet the following Stoney Point requirements:

- Fence must be at least 4' high but no more than 5' high or per DHEC standards
- All gates or openings must open away from the pool and be self-closing, self-latching, lockable, and must meet height of the fence.
- Gate latches must be located on the pool side of the gate, and be 3 inches below the top of the gate.
- The fence must not have any openings 4 inches in diameter or larger.
- There should be no space between the bottom of the barrier and solid surface ground larger than 4 inches (2" clearance if non-solid surface).
- Chain link fencing is not allowed. Material to be decorative wrought iron.

POOL SUBMISSION REQUIREMENTS:

- Scaled design concept on homesite plat detailing setbacks
- Pool contractor (with up to date licensing and insurance)
- Pool Selections:
 - Deck type/color/finish
 - Coping selection
 - Line/plaster color
 - Fencing/gate selections and locations
- Landscape plan and any tree removal requests
- \$1,000 deposit (road repair contingency)
- Tentative construction schedule from contractor.
- Greenwood County Permits required prior to digging.

Boat Docks, Slips and Boat Slip Roofs

All encroachments constructed on Lake Greenwood must comply with all applicable Greenwood County agreements, ordinances and resolutions. These encroachments include docks, boat slips and boat slip roofs, among others. All new encroachments or changes to existing encroachments require the approval of the Greenwood County Lake Management Department. Greenwood County has the sole responsibility for the enforcement of the requirements, ordinances and resolutions.

Greenwood County Resolution 2004-17 allows the County to approve more restrictive regulations for these encroachments by the governing body of a homeowners association for a subdivision or neighborhood located on Lake Greenwood. The Stoney Point Property Owners' Association (SPPOA) is such a governing body and has the authorities in its Covenants and Restrictions for such supplemental restrictions to be established by its Architectural Review Board (ARB). The enforcement of these supplemental restrictions is the sole responsibility of the SPPOA, in accordance with County Resolution 2004-17.

Greenwood County has approved the following supplemental SPPOA restrictions for boat slip roofs for the Stoney Point subdivision, which are constructed on or after April 1, 2006: "Boat slip roofs must be green in color and consist of either 27 or 29 gauge metal. Roofs must be hip roofs with a 4/12 pitch; gable roofs are not acceptable." See picture below.



Existing boat slip roofs, in place as of April 1, 2006 will not be required to conform to these supplemental SPPOA restrictions. Replacement of only the fabric cover will not subject the structure to these supplemental restrictions. If the structural portion (framework) is in need of replacement, the new structure must then conform to the supplemental SPPOA restrictions.

Boat Covers: Boat "Curtains" to shroud boats on docks shall be a neutral beige in color.

Approved: 1/12/16 Replaces: 6/11/13

GAZEBOS, DOGHOUSES, PLAYGROUND APPARATUS AND SIMILAR DETACHED STRUCTURES

For purposes of the ARB, the definition of “detached” shall mean a structure which is not a part of the main dwelling unit.

The definition of a “structure” shall be as follows: anything constructed or erected with a fixed location on the ground, which has been put together from different parts, the arrangement of which may affect the health, safety or general welfare of man or animals. Permitted “Detached Structures” do not include playhouses (with the exception of “small” playhouses—see “Small Playhouses and Toys”) or storage sheds. The permitted structures must be properly maintained while in use and must be removed when no longer in use.

GROUND COVERAGE. The area or “footprint” to be enclosed by the structural members of a playground apparatus may not exceed 100 square feet. A trampoline may not exceed 155 square feet. A gazebo may not exceed 144 square feet. A dog house may not exceed 12 square feet.

DESIGN. With the exception of doghouses, no structure may have sidewalls and, therefore, must be open (however, it may be screened). A playground apparatus may not have a roof exceeding 25 square feet. The maximum height of a gazebo or a playground apparatus is restricted to 12 feet. If appropriate, the design of any detached structure must reflect the design of the residence situated on the lot.

LANDSCAPING. Any structure submitted for approval by the ARB shall include suitable landscape screening which will specifically provide limitation of its visibility from areas such as neighboring properties, roadways, the golf course and Lake Greenwood.

MATERIALS/COLOR. Regarding gazebos and doghouses, materials and colors must match those of the residence. With regard to playground apparatus, provided the apparatus is fully situated within 15 feet of the rear of the residence and within the specific area prescribed by the ARB, it may be of any material manufactured for outside use and of any color. With the exception of trampolines, if any part of the playground apparatus is located outside 15 feet of the rear of the residence *and its specific location is approved by the ARB*, it shall be constructed of pressure treated lumber and be allowed to age in color naturally or stained in a natural hue. Any non-wood components must be brown or green in color, or of natural hues acceptable to the ARB.

LOCATION. No structure requiring a Greenwood County Building Permit may be placed in violation of the setback lines requirements of either the County or the Stoney Point Declaration of Covenants and Restrictions. It is the policy of the ARB to restrict the location of any detached structure to a location which respects both the front setback line of the lot as well as the side lot restrictions. The fact that the Owner has received a “variance” from Greenwood County in no way obligates the ARB to consider that variance in its decision to approve or deny the Application. (Structures such as playground apparatus and doghouses do not customarily fall under County setback restrictions.) *The ARB reserves the right to further limit the permitted size of the structure and its location, at its sole discretion and as the ARB deems appropriate. In its decisions, the ARB shall consider all aspects of the structure under application, taking into consideration the various lines of sight from neighboring lots, available space, configuration and landscaping of the lot itself, or other conditions likely to be brought about by the structure which may limit the neighbors' enjoyment of the overall community landscape.*

Approved: 8/12/14
Replaces: 12/10/13

MAILBOX AND SIGN REQUIREMENTS

The ARB has formulated the following specifications for mailboxes and for “For Sale” and “For Rent” signs. We also have some recommendations on who to call to have them made. It is not necessary to use these sources as long as the specifications are used. Provided you adhere to these specifications, there is no ARB approval necessary.

MAILBOXES

MAIL BOX POSTS

Call Bill Lybrand at 910-0665 and identify yourself as a Stoney Point resident.

If you wish to build your own mailbox post, contact the ARB for specifications and a materials list.

HERONS POINT

Color - A white post and mailbox (names to be black letters, 1 1/2” to 2”, font to be Helvetica Bold, upper case letters).

Light- A light is to be beneath the box.

Black numbers below the light.

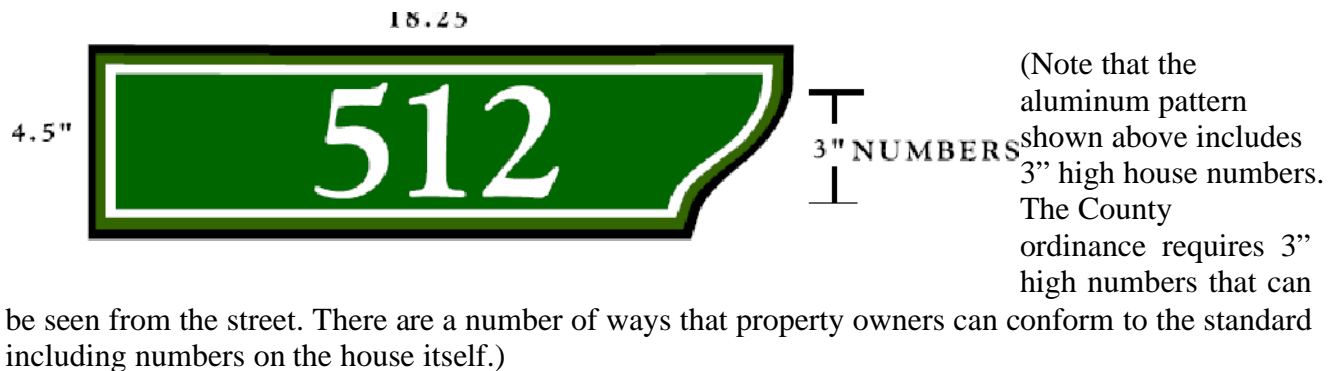
ALL OTHERS

Color – Hunter Green (Sherwin Williams PMS#2001 Krylon PMS 2001).

Cap – Copper

Decal – Hunter Green pattern with house number. Another alternative is to purchase aluminum sides (looks like the original decals; see below) From DP Sign 227-3366. Names (optional) should be white in the 1 1/2” to 2” range. Font to be Helvetica Bold, upper case letters

. DP can also supply easy-to-use peel and stick name decals.



SIGNS

Local Realtors are aware of the specifications. “Signs by Chris” has the necessary artwork for all signs and can be reached at (864)223-8082.

HOUSES FOR SALE

The current pole signs (18” x 24”) will continue to be used with the Links logo.

LOTS

A smaller, shorter version (2 1/2 feet above ground max) of the pole sign has been adopted.

RENT SIGNS (HOUSE)

The same size and restrictions as a “Lot For Sale” sign above.

GENERAL CONTRACTOR SIGN

Same size restrictions as “For Sale” signs (18” x 24”). No color restrictions.

Flag pole standards:

The installation of a flag pole must be approved by the ARB. Flag pole shall be no more than 20 feet tall above ground and installed in a safe manner in accordance with manufacturer's recommendations. No more than one flag pole shall be installed. Location of flag pole must be such that there is a minimum of 5 feet clearance beyond the size of the flag and the nearest object or right-of-way. Maximum flag size displayed shall be no more than 3 ft X 5 ft. The displayed flag and pole may not obstruct sightlines at intersections. Flagpole halyards must be of a type which does not make noise under any wind conditions. Halyards must be securely fastened.

The US flag must be displayed in a respectful manner and in accordance with the US Flag Code.

MISCELLANEOUS

Political signs of any kind are not allowed. Small (8"x10" max) security, burglary protection signs do not require approval.

Stoney Point is not regarded as a "drive-through" neighborhood. Moreover we have an excellent internal communications system (stoneypointnews@gmail.com) which allows for community-wide e-mail. We also have our monthly newsletter "To The Point". Both of these provide the capability of giving notice to other residents who might have an interest in purchasing individual items which owners might wish to dispose. Our current policy, therefore, does not permit individual item "For Sale" signage.

SMALL PLAYHOUSES AND TOYS POLICY

The Architectural Review Board has had a long-term (since 1990) policy of not allowing detached structures such as detached garages, storage sheds, workshops, and other similar structures in order to maintain the overall visual aesthetics of the community and its property values.

The ARB also wants to be sensitive to the needs of children in enjoying the use of their yards. As such, the ARB allows the use of small playhouses outside with certain limitations.

Playhouses which are small, intended for the use of small children and are able to be moved by one adult from inside of the house to outside are considered to be toys and are not required to be reviewed or approved by the ARB.

If such a playhouse is found to be used for any use other than play use by young children, then the SPPOA will require its immediate removal from outside the house.

Other, larger residential playground apparatus have been allowed, subject to their individual prior review and approval by the ARB. Requirements for such apparatus include, but are not limited to, the size, color, materials, configuration and location. Please refer to "Gazebos, Doghouses and Playground Apparatus" in these Guidelines.

To ensure that these criteria are properly maintained, property owners should contact the ARB and seek approval prior to their use outside. The ARB will expedite the review and approval process to be responsive to the needs of young children.

The use of other outside play apparatus will be subject to the prior review and approval of the ARB as noted above.

ROOF REPAIR/REPLACEMENT POLICY

Spring storms and our aging roofs have resulted in numerous repair and replacement projects. In addition, some residents have had additions constructed which required partial roof modifications. The ARB has developed a policy which we believe will accommodate most of these situations.

- Repairs of roofs that involve the replacement of fewer than 20 shingles do not require the review or approval of the ARB.
- The installation of a new roof, whether original construction or replacement, requires the submission of shingle samples. The submitted sample will be compared to the existing roof colors of the nearby residences and approvals will be based on compatibility to those residences as well as to the color scheme of the owner's residence. A streamlined application process will be used to facilitate replacement roof approvals. Any individual ARB member can approve shingles for a replacement roof.
- Building additions which result in new roof areas require an application for the review and approval of the ARB, including the submission of shingle samples. Owners are expected to make best efforts to match the existing color of the roof. We recognize that shingles fade and that it may not be possible to get an exact match even if the original manufacturer and shade can be determined. When the residence requires re-roofing, the entire residence shall be included in the project and serves as the opportunity to restore unity of color.

TREE REMOVAL ISSUES AND ARB POLICIES

The Stoney Point Covenants and Restrictions address the subject of tree removal in some detail in Part Two, Article Two, Section II as follows:

“No trees, bushes, or underbrush of any kind (four (4) inches or more in diameter at a point four (4) feet above ground level) and no flowering trees such as dogwood, magnolia, etc. regardless of size may be removed without the written approval of the Review Board. Approval for the removal of trees located within ten (10) feet of the main dwelling or accessory building or other approved structures or within ten (10) feet of the site for such building or structures will be granted unless such removal will substantially decrease the beauty of the affected portion of the Property. The Architectural Review Board reserves the right wherever to do so would not substantially diminish the use of the lot as a building site to have specimen trees preserved and that site planning provide for their retention. A tree location plan and location map of adjacent and nearby structures may be required as a part of the submission under Part Two, Article I, Section 3 and this Article II.”

Keeping those restrictions in mind, the ARB's current policy includes the following Guidelines:

- Permission to remove one or more dead trees may be approved by any one member of the ARB who only needs to verify that the tree(s) are, in fact, dead, **diseased or causing a potential hazard to the home or other improvements.**
- Live trees which are 4” or more in diameter at a point 4' above ground level may only be removed upon written application to the ARB to do so, and with a majority vote of the ARB to allow such removal.
- Specimen or Ornamental trees, regardless of size, are to be protected and their removal will not be permitted except under special circumstances, and which must be addressed on a case by case basis by the full ARB.
- The removal of trees on lots where new construction or re-construction, additions, etc. can only be addressed as part of a New Construction Request for Review application for full review by the ARB.
- Any trees approved for removal must either be cut to the same level as the surrounding ground, or the stump must be ground to the landscape level.

DRAINAGE POLICY

Going back to old English Common Law, *which is incorporated specifically in the South Carolina State Constitution*, the legal history dictates that water does not belong to any individual, but is instead a “common enemy” that we all fight as it makes its way to the sea. The old Common Law formalized the concept of natural drains, which are the swales, ditches, gullies, creeks and rivers that formed naturally as the landscape has evolved. Many lawsuits over the years have upheld the concept that it is not the water's presence that creates a new and valid tort claim, but instead, changes to the existing conditions that increase or decrease substantially the amount of water entering or leaving a property.

The Rule of Law that we follow in South Carolina and, therefore, in Stoney Point is as follows: A landowner may reroute water in any fashion he desires within the boundary of his property, provided that he continues to allow water that has been entering the property to continue to enter in the same location and quantities, and also provided that he continues to allow the water to exit in the same location and in approximately the same quantities as prior to the modifications.

Water drainage is considered to be a characteristic of a parcel when it is purchased, and is a factor in land values or the lack thereof.

When a parcel of property such as Stoney Point is subdivided into lots and thereby cut with new lot lines, the creation of the lot lines will likely cross one or more drains, thereby locking in the location that water must be allowed to flow through from that point in time forward. This applies whether the drain was newly created by a developer prior to selling and cutting lots, or whether the drain was an historical natural drain defined by the original land slopes. When a new buyer purchases the new lot, that buyer purchases the drainage conditions with the land, and any modifications to the drains within the lot will be the responsibility of the new owner. The new owner cannot lawfully justify blocking the entrance of water to his lot or changing the discharge to a new location based on conditions that may have existed prior to the changes made by the developer, but instead must follow the above Rule of Law and make provision for routing the water through his lot.

When a house is built, drainage from the lot will potentially be increased and/or redirected by storm water runoff from roofs and through gutters and runoff from driveways, sidewalks and patios. These non-porous surfaces replace the soil, vegetation and natural low points in the unimproved lot, resulting in a greater amount of runoff leaving the property and a different direction of flow than before the improvements were made to the lot. Landscaping for new houses and changes to the landscaping of existing homes can also change drainage patterns for storm water entering and/or leaving the property.

Changes to the existing drainage patterns for storm water can potentially become a legal issue between the property owner and the affected parties; namely, neighbors, the golf course, and/or entities such as the SPPOA responsible for roadside drainage systems, provided those roadways have been transferred to and accepted by the SPPOA. *Given their responsibilities and potential legal liabilities that may exist with changes to the existing drainage of a lot, it is in the best interests of the property owner to discuss likely changes in drainage with not only his Contractor and Landscaper, but also with the affected parties in advance of work being performed, the purpose of which is to work out drainage solutions that are mutually acceptable.*

Architectural Review Board approval of plans is neither a guarantee nor a representation of proper design or proper workmanship as stated in the SPPOA Covenants and Restrictions. Nor is such approval a guarantee that changes in drainage from an approved project will be acceptable to affected parties. The ARB members may inform the property owner of conditions which they notice or which are brought to their attention that may potentially result in a water runoff control or erosion issue; however, the ARB is not required to provide such advice or input to the property owner and, if

provided, shall represent a courtesy only and does not relieve the property owner of his full responsibility for changes in drainage for the lot or for problems arising from the control of storm water runoff and erosion. During the construction of homes and landscape modifications in Stoney Point, storm water runoff and erosion control has been typically addressed through the Contractor's use of silt fences. These can be effective measures for some applications, if properly installed and maintained, but they are intended to intercept and detain small amounts of sediment from disturbed areas and require periodic checks and maintenance. In cases of concentrated flow such as drainage ditches, the use of soil berms, silt dikes and rock check dams may provide better control. Any measures used should be designed for the 10-year peak runoff. **Based solely on its assessment, the ARB retains the right to withhold the return of any Construction Performance Deposit for a project until storm water runoff and erosion issues have been reasonably resolved.**

The Stoney Point Building and Grounds Committee, under the control of the SPPOA, is potentially an affected party when a property owner changes the drainage of his lot. B&G has an interest in the maintenance of the current roadside drainage system, the diversion of storm water runoff into that system, and the method of maintaining drainage control for driveway approaches that span these drainage systems. B&G also has a long-term interest (beyond the limited time frame of the ARB approved project) with property owners controlling the vegetation in these drainage systems and keeping vegetation from clogging storm drains under driveway approaches.

Effective: 01/01/17

Table of Set Backs for Stoney Point Sections

Lots	Section	Source	Setbacks		
			Front	Side	Rear
1 – 14	Phase I, Section II	PB 86-119 (1/17/95)	40	10	40
15 – 44	Phase I, Section III	PB 86-123 (1/18/95)	40	10	40
45 – 56	Phase I, Section I	PB 59-46 (4/4/90)	40	10	40
57 – 80	Phase I, Section II	PB 86-119 (1/17/95)	40	10	40
81 – 109	Phase I, Section III	PB 86-123 (1/18/95)	40	10	40
110 – 113	Phase I, Section IV	PB 90-56 (6/30/95)	50	10	40
114 – 121	Lot numbers unused				
122 – 139	Phase I, Section I	PB 59-46 (4/4/90)	40	10	40
140 – 148	Untitled	PB 104-104 (11/11/97)	50	10	40
149 – 153	Untitled	PB 105-95 (2/3/98)	50	10	40
154 – 166	Untitled	PB 104-116 (11/17/97)	50	10	40
167 – 171	Untitled	PB 107-92 (8/14/98)	50	10	40
172 - 175	Untitled	PB 107-49 (7/20/98)	50	10	40
176 – 183	Untitled	PB 115-41 (5/8/01)	50	10	40
184 – 188	Untitled	PB 105-19 (12/16/97)	50	10	40
189 – 193	Untitled	PB 106-15 (3/4/98)	50	10	40
1 – 5 & 7 - 15	Heron Pt @ 11Acres	PB 127-42 (9/23/05)/C&R “patio home”	15	7.5/0	0
16, 17 & 19, 27 & 28	Heron Pt @ 11Acres	PB 110-10 (6/22/99) Note: changes not shown on later plat 127-42	15	7.5/0	12
(18?), 20 – 26 & 29 – 34	Heron Pt @ 11Acres	PB 127-42 (9/23/05) Note: plat 110-10 changes not shown	15	7.5/0	0
35 - 40	Heron Pt @ 11Acres	PB 127-42 (9/23/05)	50	7.5/0	0
1 - 22	Reedy Cove, Phase I	PB 92-118 (10/26/95)/C&R	25/15	7.5/7.5	25
24 - 30	Reedy Cove, Phase II	PB 100-117 (1/30/97)/C&R	25/15	7.5/7.5	25
1 – 16 & 36 - 43	Champion Green, Phase I	PB 111-60 (12/2/99)/C&R	15/15	6/6	25/25
1 - 6	The Estate	PB 99-51 (10/11/96)	50	10	40
1 - 3	French Village, Phase I	PB 86-20 (11/28/94) (*Swing About)	50*	6	8
4 – 16	French Village	PB 109-78 (4/12/99) (*Swing About)	50*	6	8
1 – 27	Spyglass	PB 127-80 (11/1/05)	40	10E	40
1 – 22	Verdae Court	PB 129-55 (5/16/06)	40	10E	40

This page left blank purposely for the addition of Setbacks in the new sections of Fairway Crossing, Mulligan's Point, Eagle's Point.

Appendix A

**STONEY POINT ARCHITECTURAL REVIEW BOARD
CONSTRUCTION REQUEST FORM
NEW SINGLE FAMILY RESIDENCE or MAJOR RENOVATION**

Owner's Name _____

Lot No. _____

Property Address _____

A major renovation is defined as one which, in the sole determination of the ARB, presents multiple exterior changes resulting in a substantially different elevation(s) of the structure, such as changes in siding, windows and/or doors, roof modification, etc., and shall require a full construction review.

*The property owner and the general contractor shall sign and date this **Construction Review Request Form** and return, together with the information requested in the Plans and Materials Checklist, including the appropriate fees and/or deposits, to a member of the Stoney Point's Architectural Review Board as acknowledgment of these standards.*

Prior to construction and lot clearing, the following items, if applicable, must be submitted to and be approved by the Stoney Point Architectural Review Board (ARB):

____ Site plan showing location of house on lot with setback dimensions, neighboring home locations, location of parking areas, driveways, screened service yard and drainage paths and, if required by the ARB or Greenwood County, a detailed drainage plan. ____ House elevations with views of all sides for all levels, including architectural trim, and with all roof pitches clearly marked.

____ A final landscape plan showing planting areas with types of plants, sodded or seeded areas, existing trees to be saved, any other landscaping structures, etc. **must be submitted no later than 60 days prior to home completion.** See "Construction Standards". ____ Samples of construction materials and all exterior colors as listed on the following page. ____ For lakeside lots, provide a copy of any applications required and approvals issued by the County.

Applicable fees and deposits payable to SPPOA: (1) **\$500 plan inspection and approval** fee, (2) \$2000 road impact fee for new residence only (3) **\$1,500 Project Management fee** (3) \$1,500 to \$3,000 Construction Performance Deposit. (See attached Agreement). Fees are not refundable unless the project is never started and all approvals are rescinded. Refunds are only granted with the written consent of the ARB. ARB member to designate on this form all applicable fees and/or deposits.

I UNDERSTAND AND WILL ABIDE BY THE CONDITIONS DESCRIBED IN THE STONEY POINT COVENANTS AND RESTRICTIONS AND THE ARB STANDARDS:

Property Owner (Signature) _____ **Date:** _____

General Contractor (Signature) _____ **Date** _____

Plat: ____ **Elevations** ____ **Materials Checklist** _____ **Landscape Plan** ____ **Drainage:** ____

Plan Review Fee \$ _____ **Road Impact Fee** \$ _____ **Project Mgmt Fee:** \$ _____
Construction Performance Deposit of \$ _____ \$

Received by Stoney Point ARB Member: _____ **Date:** _____

STONE POINT ARCHITECTURAL REVIEW BOARD
Plans and Materials Checklist
SINGLE FAMILY RESIDENCE or MAJOR RENOVATION

Lot Owner's Name: _____ Lot # _____

Lot Address: _____

Owner's Current Address: _____

Owners Phone : _____ **Email:** _____

Contractor's Name and Address: _____

Phone: _____ **Email:** _____

All following information is required for New Single Family:

If item is not applicable for a renovation, please mark N/A

Heated Square footage: Main floor: _____ **Upper Floors** _____ **Basement** _____

Finish grade to Soffit: _____

Crawl Space _____ **Slab on Grade** _____ **Building height at front elevation: (Max 40')** _____

Roof pitches: Main _____ **:12 Dormers** _____ **:12 Covered porches** _____ **:12**

Specifications: **Material** **Style/Name** **Color (Include Sample)**

Siding _____

Siding _____

Siding _____

Siding(other) _____

Roof shingle _____

Fascia _____

Soffit _____

Shutters _____

Window frames _____

Window cladding: _____

Exposed foundation finish material _____ **Color:** _____

Garage door Color: _____ **Door Style to be shown on Elevation**

Exterior Doors Color _____ **Material** _____

Effective: 01/01/18

Replaces 12/13/16

Appendix B

**STONEY POINT ARCHITECTURAL REVIEW BOARD
MISCELLANEOUS REVIEW REQUEST FORM**

**FOR MINOR RENOVATIONS OR ADDITIONS, DOCKS, SLIPS, ROOF REPLACEMENTS,
SWIMMING POOLS, PORCHES, DECKS, WINDOW REPLACEMENTS, LANDSCAPE PLAN
REVISIONS, DRIVEWAY AND TREE ISSUES, LOT CLEARING, ETC.**

PROPERTY ADDRESS _____ **OWNER'S NAME** _____
ADDRESS _____ **TEL:** _____ **EMAIL** _____
GENERAL CONTRACTOR: _____

Attached are the Review Request Form and attachments/**sketch/drawings**. Depending upon the complexity of the project, a "Materials Checklist" may also be required to be attached.

Project Description:

The Property Owner shall sign and date this Review Request Form and return with the indicated information and documents required, together with the appropriate fees and/or deposits, to a member of the ARB as acknowledgment of the prescribed standards.

Prior to any construction and lot clearing, the following items, if applicable, must be submitted to and be approved by the Stoney Point Architectural Review Board (ARB):

_____ Site Plan showing location of house on lot with setback dimensions and other site information as required by ARB.

_____ Scale drawings of the proposed improvement, if applicable, showing elevations, architectural details in the same format as required by County for Building Permit.

_____ For lakefront lots, a copy of all documents necessary for County Building Permit.

_____ A revised landscape plan showing major changes to be made by virtue of the planned improvement/construction.

_____ Other requirements: (describe)

_____ A "MATERIALS CHECKLIST" as found in the "New Single Family Residence" form, see "Appendix A".

Non-refundable fees and/or refundable deposits as required by ARB as follows:

_____ \$ 50 Inspection fee for projects, the costs of which exceed \$20,000.

_____ \$ 500 Construction Performance Deposit on projects costing greater than \$20,000 but that do not require delivery of heavy equipment.

Homeowner should get appropriate insurance coverage for any contractor doing work for them. If the Stony Point Property Owners Association (SPPOA) is brought into any legal action by their contractor, the SPPOA will pursue the homeowner to reimburse the community for all incurred expenses.

I understand and will abide by the conditions as described in the Stoney Point Covenants & Restrictions and the ARB Construction Standards.

Property Owner Signature

Date

Appendix C

**STONEY POINT PROPERTY OWNERS' ASSOCIATION
CONSTRUCTION PERFORMANCE DEPOSIT AGREEMENT**

This Agreement dated _____, between the **Stoney Point Property Owners Association**, hereinafter referred to as the "SPPOA", and _____, hereinafter referred to as the "Owner" is for the purpose of defining the responsibilities of both parties with regard to the Construction Performance Deposit, hereinafter referred to as the "Deposit" in the agreed upon amount of \$ _____ paid by the Owner to the SPPOA. The Deposit is made by the Owner to guarantee that the work to be done on Lot# _____ of _____, the property address of which is _____, shall be satisfactorily completed in accordance with the plans, materials and colors approved by the **Stoney Point Architectural Review Board**, hereinafter referred to as the ARB and/or to repair any damage done to Stoney Point roadways or other property of the SPPOA as a result of the Owner's construction process.

Owner agrees to comply with all rules regarding, but not limited to, roadway damage, drainage, construction, tree removal, construction site litter as well as other requirements currently set forth in the "Stoney Point Construction Standards" and the "Stoney Point ARB Operating Procedures" which documents both parties agree represent the controlling documents governing construction activity within Stoney Point, copies of which the Owner confirms receipt. As set forth in those documents, Owner agrees that he/she shall be legally responsible to the SPPOA for any damage to Stoney Point roadways or other property of the SPPOA caused by Owner or his/her Contractor(s).

It is further agreed that the Deposit will be held in a non-interest bearing account. The Deposit shall be refunded to Owner upon the satisfactory completion of all construction less any funds deemed necessary by the ARB, at its sole discretion, to be expended by the SPPOA in order to repair damage related to the construction and/or to satisfactorily complete the planned construction work in accordance with all conditions and approvals as previously set forth. In the event the total costs to satisfactorily complete the construction exceed the balance of the Deposit, the SPPOA reserves all legal rights afforded to it by law in the recovery of those costs, to include its accompanying legal fees and court costs, from the Owner in the appropriate South Carolina court of law.

In the event the project is never started and all approvals rescinded by the ARB, the **entire** deposit shall be refunded to the Owner.

Accepted by Owner(s): _____

Property Owner's Address: _____

Accepted by SPPOA and Deposit Check in the amount of \$ _____

Received: _____

Treasurer, Stoney Point Property Owners Association



Stoney Point Architectural Review Board Builder Approval Procedure EXHIBIT A

The Stoney Point Architectural Review Board was created within the Stoney Point Property Owners Association Covenants. The Board has the responsibility to maintain a set of Standards for new construction; maintain standards for any reconstruction or improvement within the Stoney Point community; and ensure that the spirit of these Standards are met. These Standards have historically reflected the more traditional, conservative character of our neighborhoods, and are the guides to preserve that "look and feel." They help ensure that new construction or other lot improvements will blend with our neighborhood values and maintain a "good neighbor" atmosphere.

In order to ensure quality construction and completion, the ARB requires potential builders to meet the standards of this community in building skills, experience and financial stability. Builders are required to submit the following information prior to consideration of any ARB authorizations:

1. **Licensing:** Copy of SC General Contractor and Residential Builder Licenses
2. **Insurance Coverage:**
 - a. **Commercial General Liability** at \$1,000,000 BI/PD per occurrence and \$2,000,000 general aggregate
 - b. **Workmen's Compensation/Employer Liability** at \$100,000 per accident; \$500,000 disease policy; \$100,000 each employee disease
3. **Builders Risk Coverage:** Proof of coverage for the full amount of cost to construct/replace. Coverage shall be in place until CO is provided.
4. **Builder as property owner:** must be in good standing w SPPOA (no litigation, unpaid assessments or violations of Covenants and Restrictions).
5. **Experience Required:** At least 5 years building custom and/or spec homes at luxury market; having built at least 5 homes of this caliber in other communities. Support application with photos of previous builds.
6. **Reference** list consisting of at least five customers.
7. **List warranty provisions** builder offers to consumer (minimum 10 year structural required).
8. List any builder association memberships.

Builders who are unable to meet the above requirements will be denied ARB approval.

Architectural Review Board Construction Violation Fine Schedule EXHIBIT B

I, the undersigned, agree and acknowledge that I have been made aware of and have been given a hard copy as well as access to the SPPOA Google Drive Architectural Review Board Construction Standards (<https://drive.google.com/drive/u/0/folders/0BxWUBhogGKHuYkZ0UIJpdFdWVGM>). I will adhere to and comply with all the requirements, procedures and policies set forth by the Architectural Review Board on behalf of the Stoney Point Property Owners Association.

It is understood that the ARB can impose a fine against the property owner for violation of any term or condition of the ARB standards or the SPPOA covenants and restrictions (C&R's). **The property owner will be given written Notice of Non-Compliance via email with a specific "cure by" date.** The property owner has 24 hours within which to request a hearing before the BOD or the ARB. Fines begin to accrue as of "cure by" date or after decision of hearing. **The owner will be responsible to notify the ARB and request inspection when the violation has been cured.** Daily fines will accrue until such cure is approved by the ARB. If cure/correction is not accomplished in a timely manner, the SPPOA ARB reserves the right to cure. All fines imposed and accrued, as well as any cost of cure/correction, will be deducted from the property owner's construction deposit.*

*Note: Should fines exceed construction deposits, liens can be placed on the owner of the property. In addition, refusal to cure and/or refusal to pay fines may result in "Halt Work" order.

ALL VIOLATION FINES ACCRUE DAILY PENDING APPROVED CURE

CONSTRUCTION BEST PRACTICE VIOLATIONS

- | | |
|---|-------------|
| <input type="checkbox"/> Failure to maintain vegetation-protection fencing (when required) | \$25 |
| <input type="checkbox"/> Failure to maintain soil retention barriers (Silt Fence) | \$25 |
| <input type="checkbox"/> Failure to protect common areas and adjacent lots | \$25 |
| <input type="checkbox"/> Failure to stabilize construction entrance per ARB guidelines (driveway crush & run) | \$25 |
| <input type="checkbox"/> Excess dirt and gravel on the roadway leading to the work site | \$25 |
| <input type="checkbox"/> Failure to repair road damage following completion of construction | Repair Cost |

CONSTRUCTION VIOLATIONS

- | | |
|--|------|
| <input type="checkbox"/> Initiating site clearing and/or construction prior to ARB approval and/or potential suspension of building privileges) | \$25 |
| <input type="checkbox"/> Unauthorized earthwork and/or site alteration causing drainage issues
(plus cost of any resultant drainage system repairs) | \$25 |
| <input type="checkbox"/> Minor change (windows, doors, minor landscaping, exterior materials, paint and stain, etc.) without ARB approval | \$25 |
| <input type="checkbox"/> Major change (foundations, earthwork, structures, etc.) without ARB approval (and/or potential suspension of building privileges) | \$25 |

Builder Initials _____

TREE, BRUSH AND LIMB REMOVAL

- Unauthorized tree killing or removal from a common area, neighboring property, or homesite (fines accrue until owner replaces) \$25
- Unauthorized removal of live limbs or otherwise endangering a tree \$25
 - o Fines accrue until COO issued
- Failure to properly dispose of vegetative debris \$25

TRAILERS AND SIGNAGE

- Construction trailers or other construction equipment i.e., bobcats/Sleds, and flatbed trailers left over the weekend or longer (building sites are not storage sites) \$25
- Lack of required signs, permits and unauthorized sign or sign location \$25

CONSTRUCTION COMPLETION

- Owner moving into home without Certificate of Occupancy (COO) Or verbal approval from the County Zone Board \$25
- Failure to complete within time limit describe in ARB standards \$25
- Failure to complete site as approved by ARB (including landscaping) \$25

REFUSE RECEPTACLES AND DEBRIS REMOVAL

- Gravel washout outside of building or paving footprint (plus clean-up cost) \$25
- Sanitary closet missing or in unauthorized location or orientation \$25
- Failure to remove daily refuse, debris, mud, or excess dirt from Stoney Point roads \$25
- Failure to pick up refuse and work material/debris at the end of each week conditions) \$25 (unsightly)
- Stockpiled material not covered or in organized stacks (unsightly conditions) \$25
- Refuse/dumpster stored on adjoining lots with written approval from lot owner \$25
- Failure to remove full dumpster from worksite \$25
- Burning piles or burying materials, dumping on vacant lots or community property \$25
 - o (and/or **potential suspension of building privileges**)

VEHICLES, ACCESS AND PARKING AREAS

- Access of homesite by means other than the approved route of the driveway \$25
- Stockpiling materials outside of actual lot boundaries \$25
- Dripping petrochemicals from equipment and vehicles (includes leaking) \$25
- Parking vehicles in an obstructive manner on the road. (disruptive to residents and may prohibit emergency vehicles from in-egress and egress)* \$25

**Note, when parking space is limited park all construction vehicles on one side of the road.*

NOISE AND NUISANCE

- Construction outside of approved hours (Mon-Sat 7AM to 7PM; No Holidays* deliveries on Saturday) \$25 No
 - *Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas
- Radio or other audio equipment audible beyond property lines \$25

Builder Initials: _____

JOBSITE SAFETY

- Consumption of alcohol or use of other controlled substances \$25
- Personal Pets or other domestic animals on site \$25

POST OCCUPANCY VIOLATION FINE SCHEDULE

- Adding or changing a minor new building element without ARB approval (windows, doors, exterior materials etc.) (fines are per element) \$25
- Unauthorized removal of a tree 4" in diameter and greater (**plus cost to replace**) \$25
- Initiating major new construction without ARB approval (new foundations, earthwork Stain or paint colors, structural changes and additions, etc.) \$25
- Initiating landscape projects prior to ARB approval \$25

SCHEDULE OF OTHER FINES FOR ADDITIONAL CORRECTIVE ACTION

ADDITIONAL SIMILAR VIOLATIONS

Owners will be charged for recurring violations of a similar nature after the first notice and opportunity for a hearing, regardless of third-party involvement (such as a subcontractor).

DEPOSITS, FINES AND COSTS AND FINAL RELEASE

Upon affirmation by the ARB, fines, fees, and costs may be deducted from the Construction Deposit. Final Release will not be given until full compliance with the ARB standard is achieved and all accounts are paid in full.

OTHER CORRECTIVE ACTION

These scheduled fines may be imposed in addition to other corrective action that may be taken by the ARB and/or the SPPOA. With 24 hours' notice, the ARB may engage an outside party at the Owner's expense to correct situations that have not been remedied by the Builder or Owner by specified cure date. Cost of such corrective action will be deducted from Owner's Construction Deposit.

Applicant Signature

Date

ARB Chairperson Signature

Date

Builder Initials: _____