

25⁰⁰ Turtlehead At Keowee Homeowners Association, Inc.
 003961 Architectural Review Board
 PO Box 4253
 Seneca SC 29678

Barcode ID: 2371336 Type: DEE
 Recorded: 09/12/2023 at 04:42:00 PM
 Fee Amt: \$25.00
 Oconee, South Carolina, Register Of Deeds
 Anna Davison - Register Of Deeds
 Page 1 of 6

BK **2982** PG **82-87**

Date: September 1, 2023

To : All Property Owners

From: The Architectural Review Board (ARB) and the Turtlehead Homeowners Association (TKHOA) Board of Directors

Re: Building and Environmental Regulations of the Turtlehead at Keowee Homeowners Association, Inc. (TKHOA)

All new construction and existing building alterations must be approved by the Architectural Review Board and meet the following requirements.

1. New Construction Review
 - a. \$2,500 non-refundable construction and review fee (\$100 fee for resubmitted requests beyond 2 denials by the ARB)
 - b. Refundable \$5000 property damage bond (subject to post construction review/approval)
 - c. Complete digital set of building plans inclusive of all floor plans, elevations, and related details (pdf format preferred); and complete landscape plans inclusive of plans and/or drawings. Drawings to include:
 - i. ¼ scale floor plans with dimensions and building areas shown
 - ii. ¼ scale elevations with building veneers and finishes noted and accurate representation of grade line
 - iii. Color board: All exterior paint/stain colors, roofing, and driveway surface to be documented for approval
 - iv. 1:20 scale site plan:
 1. building placement with dimensions to adjacent property lines
 2. proposed septic system location per (DHEC permit to construct to be included for reference)
 3. drive access, parking, or any other hard surface paving
 4. limits of clearing
 5. topographical contours (2' min. intervals), and finish floor elevation of the building.
 - v. For landscape plans, a landscape plan/drawing shall be a scaled drawing from the top-down perspective that is rendered in color and details the location of all hardscaping (e.g., patios, walkways, and walls), pergolas, trees, shrubs, non-stone walls, plants and flowers.
 - d. Any change to the "approved" set of construction plans or specifications MUST be resubmitted to the ARB committee for approval.
2. Once construction plans have been approved, a \$1000 tap fee will apply to the original Turtlehead at Keowee lots, which does not include lots which were newly annexed the 20th day of December, 2021, by Turtlehead at Keowee Homeowners Association, Inc., from Cliffs Land, LLC,
3. A one-time, non-refundable Road Impact Fee shall be imposed upon the Lot Owner-in connection with the construction of a new residence. In particular, at the time of

FILED OCONEE COUNTY, SC
 ANNA K. DAVISON
 REGISTER OF DEEDS

2023 SEP 12 PM 4:42

architectural review approval for construction of the new residence, the Road Impact Fee shall be charged at the rate of \$0.60 per square foot under roof (heated or unheated) of such residence. The Association's architectural review committee shall be authorized to withhold approval of construction on any New Lot until such time as the Road Impact Fee has been paid. Road Impact Fees shall be considered special assessments against the Lots to which they apply but Road Impact Fees collected by the Association shall be available to offset the Association's regular operating costs.

4. Major Alterations, Improvements, and Additions to existing structures or property
 - a. \$2000 non-refundable construction and review fee. (\$100 fee for resubmitted requests beyond 2 denials by the ARB)
 - b. Refundable \$3,000 property damage bond. (Subject to post construction review/approval)
 - c. Major alterations, improvements, and additions to existing structures or property are defined as those that change or alter any of the following:
 - i. square footage (including non-climate controlled square footage (e .g., garages, porches and decks);
 - ii. the footprint of any existing structures or property; and
 - iii. the pitch of any roof.
 - d. large material deliveries by tractor trailer or flatbed shall be subject to fees outlined above regardless of project size or value
 - e. Drawings and submittal requirements shall include:
 - i. Narrative of scope of work by owner describing the scope, duration, and nature of the work, inclusive of parking/access strategy as it may impact community or adjacent property.
 - ii. Plan, elevation, and site plan drawings as required or applicable to describe the scope of work.
 - iii. Color or material changes. Document existing and new colors or materials to be installed or otherwise altered.
 - iv. Building placement with dimensions to adjacent property lines.
5. Minor Alterations, Improvements and Additions to existing structures or property.
 - a. \$300 non-refundable review fee.
 - b. Refundable \$3000 property damage bond (subject to post project review/approval).
 - c. All alterations, improvements and additions to existing structures or property that do not fall under the Major category per section 2 above shall be classified as Minor and subject to the review fee and bond outlined above.
 - d. Re-roofing of an existing structure is classified as a Minor alteration, improvement or addition of existing structures or property.
 - e. Drawings and submittal requirements shall include:
 - i. Narrative of scope of work by owner describing the scope, duration, and nature of the work, inclusive of parking/access strategy as it may impact community or adjacent property
 - ii. Plan, elevation, and site plan drawings as ~ required or applicable to describe the scope of work
 - iii. Color or material changes. Document existing and new colors or materials to be installed or otherwise altered.
6. Major Landscape/Hardscape Alterations, Improvements and Additions to existing structures or property.
 - a. \$300 non-refundable review fee.

- b. Refundable \$1000 property damage bond (subject to post-project review/approval).
 - c. Major Landscape/Hardscape Alterations, Improvements and Additions to existing structures or property are defined as those that involve the mobilization of heavy equipment, grading or large material deliveries by tractor trailer or flatbed.
 - d. The installation of fencing, including the use of trees, shrubs or other plantings as natural fencing is characterized as a Major Landscape alteration, improvement or addition and subject to the review fee and property damage bond outlined in this section.
 - e. Submittal requirements shall include:
 - i. Narrative of scope of work by owner describing the scope, duration and nature of the work, inclusive of parking/access strategy as it may impact community or adjacent property.
 - ii. A landscape/hardscape plan that shall be a scaled drawing from the top-down perspective that is rendered in color and details the location of all hardscaping (e.g., patios, walkways, and walls), pergolas, trees, shrubs, non-stone walls, plants and flowers.
 - iii. For fencing, the submittal shall include a to scale site plan showing the location of all fencing and placement relative to adjacent property lines; the dimensions of all fencing and the materials to be used.
7. Minor Landscape/Hardscape Alterations, Improvements and Additions to existing structures or property.
- a. No review fees.
 - b. No property damage bond fee.
 - c. All landscaping and hardscaping projects that do not fall under the Major category outlined in Section 4 above shall be classified as Minor.
 - d. Submittal requirements shall include a narrative of the scope of work by owner describing the scope, duration and nature of the Work, inclusive of parking/access strategy as it may impact community or adjacent property.

While ALL improvements within Turtlehead are subject to review and fee assessment by the ARB per sections 1-5 above, the ARB reserves the right on a case-by-case basis to waive the review fee and/or to revise the damage bond required for projects that do not represent typical impact to roads, common property, or infrastructure. Determination will be made by the board in review of the owner's submittal documents as outlined above. Typical examples of waived review fee and bond might include repainting, minor deck or siding repair, storm damage, and select tree removal.

8. Summary of building guidelines: The builder and property owner shall become familiar with TKHOA protective covenants and restrictions and be aware that the property owner will be held accountable for compliance with and/or violation of these protective covenants and restrictions per the attached Exhibit A - Schedule of Fines. Below is a summary of pertinent covenants and restrictions.
- a. All buildings or other improvements must receive approval from the Architectural Review Committee prior to beginning any clearing or construction activities. Failure to do so shall result in retroactive fee assessment plus a fine as outlined in Exhibit A Schedule of Fines.
 - b. All fees and bond monies must be paid in full prior to final approval for the property owner or builder to begin clearing or construction.

- c. All building Permits, and house number must be posted on the building site in an area visible from the nearest road.
- d. All building sites shall maintain temporary toilet facilities and adequate waste containers on site during the course of construction.
- e. Silt fencing, drainage culverts, or other erosion control methods must be employed on all disturbed natural areas of the building site before construction begins in order to prevent mud and water from draining or being carried to the project road, adjacent property, or shoreline.
- f. Any part of any building on a lot may not be located within 20' or more from the edge of the street right of way on which the dwelling house fronts, and not less than 10' from either sideline, nor less than 20' from the rear line, and not less than 25' from the street line of a side street, if the property is on a corner. On waterfront properties, all septic system components must be placed more than 50' from the 800 MSL contour per DHEC guidelines. Oconee County also enforces a 25' undeveloped shoreline buffer yard as measured from the 800 MSL contour of Lake Keowee. Any deviation from these restrictions must be approved by the ARB. In those instances where the above setback distances are exceeded by those established by any governmental zoning authority, the setback distances shall increase to the zoning authority's distances at the time of construction unless the owner acquires permission for variance from the zoning body or appropriate board of review. In no instance will buildings be allowed closer to property lines than the above noted distances, even if the zoning ordinance permits lesser distances.
- g. Building materials and storage areas are restricted to the lot on which construction is being performed.
- h. No tree over six (6") inches in diameter as measured at 48" above grade, with exception of trees within the proposed building and drive footprint plus ten (10) feet outside the building footprint, may be removed without written approval of the ARB. Any clearing within 25' of the Lake Keowee shoreline (800' contour) must also be additionally reviewed and approved by Oconee County Building Codes.
- i. Maximum load of any concrete truck entering Turtlehead at Keowee Subdivision is limited to eight (8) yards. Owner shall be responsible for cleaning up any spills or wash outs on or along the sides of roads within the development. Contractor I Owner shall also be responsible for any damage to roads in the development as a result of construction activities, inclusive of road cleaning that may result from muddy site conditions.
- j. Construction of any dwelling or other improvements on any lot must be closed in and the exterior completely finished inclusive of driveways within twelve (12) months of the start of the project as set by the approval letter issued by the ARB, unless otherwise extended in writing by the ARB.
- k. The ARB reserves the right to assess fines for noncompliance of these diligent construction practices and the restrictions outlined in the TKHOA protective covenants and By-Laws per the Attached Exhibit A - Schedule of Fines. The ARB further reserves the right to remedy damage or other adverse conditions created by the owner/contractor at the owner's expense.

Please note that while this summary of guidelines is produced for your convenience; it does not replace stipulations of the original covenants, restrictions, or by-laws of Turtlehead of Keowee Subdivision.

Turtlehead at Keowee Homeowners Association, Inc.
 Architectural Review Board
 Schedule of Fines
 Exhibit A to Building and Environmental Regulations of the
 Turtlehead At Keowee Property Owners' Association

The following is a schedule of fines which may be imposed and may be imposed on a daily basis. If a prohibited activity is identified, the association member will be given a verbal warning with a "Fix by Date." If the association member is not compliant by the "Fix by Date" the ARB will provide a "Fix Now" written notice with a time frame for compliance. If the violation is not rectified after the "Fix Now" notice, the ARB will shut down the job site and issue a fine or fines in accordance with the schedule below. The job site will only be reopened after payment of the fine and proof of compliance.

No dumpster	\$200
Littered site	\$500
No or failed erosion control*	\$500
Mud on the roadway	\$200
No temporary sanitation (job toilet)	\$200
Parking in right-of-way	\$200
Building material in right-of-way**	\$200
Damage to right-of-way**	\$200
Parking or encroachment on adjacent property**	\$200
Building materials or equipment on adjacent property**	\$200
Non-conforming job sign or no 911 address	\$200
Burning	\$1000
Unauthorized removal/destruction of live trees 6" and larger in diameter (per tree)	\$2000
Unauthorized plan change (minor)	\$2000
Unauthorized plan change (major)	Revocation of permit and forfeiture of bond
Unauthorized finishes	Revocation of permit and forfeiture of bond
Incomplete or non-complying landscaping	Forfeiture of all funds remaining on bond
Failure to receive ARB approval prior to beginning any clearing or construction activities for:	
New Construction:	\$2500
Major Alterations, Improvements and Additions	\$2000
Minor Alterations, Improvements and Additions	\$300
Major Landscape/Hardscape Alterations, Improvements and Additions	\$300
Minor Landscape/Hardscape Alterations, Improvements and Additions	\$150

All checks for fines to be written out to Turtlehead at Keowee Homeowners Association.
 TKHOA address is PO BOX 8253, SENECA SC 29678

*The ARB reserves the right to direct the installation of erosion control measures, including silt fence, at owner's expense, if such measures are not properly installed and maintained.

** Also subject to the cost of repair and/or clean up and replacement.

I hereby acknowledge that the attached Building and Environmental Regulations of Turtlehead at Keowee Homeowners Association, Inc. (TKHOA) is a true, correct and current copy of said instrument as of September 1, 2023; that the same has been adopted by the TKHOA, and that the same is in full force and effect.

SIGNED, SEALED AND DELIVERED at Salem, South Carolina this 7th day of September 2023.

IN THE PRESENCE OF:

Witness [Signature]

Witness [Signature]

Turtlehead at Keowee Homeowners Association, Inc.

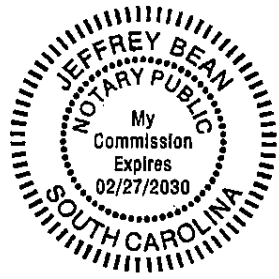
By: [Signature]
Theresa Childs, President

STATE OF SOUTH CAROLINA COUNT)

) ACKNOWLEDGMENT

County of Greenville)

Personally appeared before me this 7th day of September, 2023 Theresa Childs, President of Turtlehead at Keowee Homeowners, Inc ., and acknowledged the due execution of the foregoing instrument.



[Signature]

FILED OCONEE COUNTY, SC
ALMA J. DAVIS
REGISTER OF DEEDS
2023 SEP 12 PM 4:42