

**The Residences at
Crescent Mountain Vineyards**

**Single Family Homes
DESIGN AND CONSTRUCTION
GUIDELINES**

Revision #5

1-9-2024

Revisions:

- 1-4 – Previous, no information
- 5 – Updated Compliance Bond from \$2000 to \$4000
Updated Road Usage Fee from \$1000 to \$2000

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The Residences at Crescent Mountain Vineyards

Dear Property Owner(s):

On behalf of the Board of Directors, the Architectural Review Committee (ARC) and your fellow Property Owners, welcome to Crescent Mountain Vineyards.

These guidelines are intended to serve as your benchmark in the often complex process of planning a new home. While this document can prove to be a helpful tool in planning homes, it can neither provide every answer nor guarantee ideal solutions for every situation. Nevertheless, as questions arise concerning your building plans, the ARC committee will be most happy to help you. We encourage you to participate when possible in all presentations to the ARC as they are made by your architect, designer or builder.

We hope you, your designer and builder will find these guidelines helpful and we encourage your questions and comments. If we may be of any assistance whatsoever, please do not hesitate to call us.

Sincerely,

The Board of Directors, Crescent Mountain Vineyards Property Owners Association

And

The Architectural Review Committee

DEVELOPMENT PHILOSOPHY

The Residences at Crescent Mountain Vineyards (CMV) is a planned community designed to take advantage of the quiet upcountry lifestyle, representing a small village one might find in the country sides of France. The design objectives for the homes are to be in keeping with the French architecture and ambiance which entails the setting and the landscape.

The architectural review process has been established to help ensure that each home makes a contribution to this design objective by way of employing these guidelines. Although all sites and homes will vary somewhat, a common set of design elements and themes should be carried throughout.

INTENT OF STANDARD AND GUIDELINES

These "Guidelines" are intended to assist property owners during the design, construction and improvement of their residences. The guidelines are intended to protect the property values of all owners throughout, and the review procedures are intended to provide a systematic and uniform review for all construction requiring ARC approval. The "Guidelines" are amended from time to time as necessary by the ARC.

It is the purpose of these Guidelines to promote excellence in architectural design and construction in a character appropriate to the theme and the natural surroundings of The Residences at Crescent Mountain Vineyards.

FUNCTION OF THE ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee is granted the power of establishing design guidelines through Article III, Section 8 of the Declaration of Restrictive Covenants. The Declaration of Restrictive Covenants is a recorded and binding instrument as stated on the Deed to your property.

The Architectural Review Committee (ARC) is set up for the purpose of enhancing the development. The Committee's composition of members is determined by the Board of Directors of the Crescent Mountain Vineyards Property Owner's Association.

The approval of the ARC Committee relates to the harmony and compatibility of external design and site design optimization. The ARC does not assume liability for either structural design or impact to a neighbor's property during construction. ARC approval and the subsequent issuance of the Construction Authorization Permit, are some of the initial steps toward construction of a home.

The South Carolina Department of Health and Environment Control (DHEC) and Greenville County have jurisdiction over some elements of the building process at The Residences at Crescent Mountain Vineyards. The owner and his architect/builder are solely responsible for compliance with DHEC and Greenville County rules and regulations.

BASIS OF AUTHORITY

The Design Guidelines derive their authority from the Declaration of Restrictive Covenants for The Residences at Crescent Mountain Vineyards; the Guidelines are meant to clarify and add greater detail to the Covenants. The applicable Covenants include, but are not limited to, those found in the Covenants.

Any work done in violation of these Guidelines and the Declaration of Restrictive Covenants is non-conforming. With a written request from the ARC, the Owner, at his sole cost and expense, shall bring all such work into conformance. If the Owner chooses not to correct such issues, the ARC can enter the property for corrective action, at Owner's expense.

The ARC, acting on behalf of the Board of Directors, shall pursue all legal and equitable remedies to enforce the provisions of Covenants, including, but not limited to, placing a lien on a Lot for payment of delinquent fines and assessments. Such fines may include fines imposed by the ARC for violations as stated on the Schedule of Fines (Exhibit A) ("Benefited Assessments"), or costs related to any corrective actions required. Additionally, legal and equitable remedies may include issuance of cease-and-desist order as issued by the Court.

GENERAL COMMENTS

The unique topography and natural setting found on nearly every building lot at The Residences at Crescent Mountain Vineyards demands special attention to home design and site integration. Therefore, to ensure a satisfactory experience in planning and building a home, it is strongly recommended that both an architect and a landscape architect be involved in the process. Builders, however qualified and successful, cannot always offer design services which include expertise in site planning, superior architectural appearance and conformity, and quality of detail.

Every site and home presents a unique opportunity. Good professional design assistance will almost certainly add more in value to your home, and the community at large, than the up-front cost.

The ARC does not suggest or recommend the acceptability of any one contractor (builder) over any other, except said contractor must be licensed in the state of South Carolina. Contractors may be banned from building in the Crescent Mountain Vineyards (see General Regulations). ARC does not recommend or take responsibility for any of the terms and conditions of any arrangements between the property owner and contractor selected for construction of the home, notwithstanding the approvals that are necessary from ARC. The ARC does, however, recommend that:

- (a) The property owner establishes a contract with the builder, defining the terms and conditions for construction of the home on the owner's property, as well as seek advice of counsel in the preparation of the contract. Although not required, an architect licensed in South Carolina is recommended.
- (b) The property owner should seek the advice of an insurance agent to protect all interests adequately and to cover the home during construction and subsequent to completion of

construction, so that the property owner will be adequately covered for all types of contingencies and liabilities.

Please remember that no clearing of any type can be commenced without having received Final Approval from the ARC. The ARC encourages your participation in the process, and urges you to engage qualified professionals in the survey, architectural, construction and landscape disciplines.

SUMMARY OF THE PROCESS

PRELIMINARY APPROVAL

- (1) Read the Design and Construction Guidelines & Restrictive Covenants.
 - (2) Contract with licensed South Carolina builder.
 - (3) Contract with licensed surveyor to prepare lot boundary, tree and topographical survey.
 - (4) Determine preliminary home design; meet with architect or builder to establish proposed location of home and driveway on the lot.
 - (5) Develop home design and floor plan and elevations.
 - (6) Submit one copy of the preliminary submittal package to the ARC. The preliminary submittal package must include the following: (a) site plan (1 copy); (b) home design (1 copy); (c) copy of the Preliminary Review Form (Exhibit C); (d) check for Review Fee (Exhibit B).
- Note: Any incomplete submittal will not be accepted for further action.
- (7) Reserve scheduled time for preliminary meeting with the ARC (allow a minimum of 14 days notice). Submittals must be made no less than seven (7) calendar days prior to meeting date. ARC meetings are scheduled as appropriate.
 - (8) After ARC preliminary approval, stake the lot indicating the house location and trees to be removed.
 - (9) Submit survey with proposed location of house and septic system to DHEC for inspection and approval.
 - (10) Schedule site inspection with Builder, Owner and ARC (or other Developer's Representative) prior to Final Review.

FINAL APPROVAL

(11) Incorporate any changes or modifications and submit the following final review package to the ARC for Final Review: (a) complete sample of all exterior building materials (Exhibit I). (b) Final home design and site plan (1 copy); (c) Final Review form (Exhibit D) (d) Check for Construction Compliance Bond (Exhibit B); (e) Signed Construction Agreement (Exhibit E).

Note: Only complete submittals will be accepted for final approval. Omission of any element will constitute rejection of final approval. Proceeding without final approval will incur a fine.

(12) Reserve scheduled time for final meeting with the ARC (allow a minimum of 14 days notice). Submittal must be made no less than seven (7) calendar days prior to desired meeting date.

(13) Secure County building permit and submit copy to ARC for their records.

(14) Install required construction site amenities - dumpster, silt fence and erosion control measures, builder's sign and temporary sanitary facilities. Call the ARC when complete. Refer to installation procedures for detailed instructions.

(15) Secure Construction Authorization Permit (Exhibit G) from the ARC.

(16) Commence construction.

(17) A landscape plan must be submitted to the ARC for approval no later than six (6) months after commencement of construction. Landscaping must be completed no later than six (6) months after completion of home. Any amounts remaining in the Construction Compliance Bond will be refunded only after the approved landscaping has been installed.

(18) Inform ARC of project completion for Final Compliance Letter and refund (if any) of the Construction Compliance Bond. Prior to issuance of Final Compliance Letter, an on-site inspection will be performed to assure conformance of previously approved materials and colors. Occupancy of the residence shall not take place until the owners have received their Certificate of Occupancy and the ARC has completed an on-site final inspection and the approval letter has been issued.

DESIGN

The architectural design concept for all lots in The Residences at Crescent Mountain Vineyards is to be that of an upscale community in the French theme. It is the intent of the development to do this in a proper architectural manner. Therefore, the landscape, surroundings and home placement should all be considered when selecting the proper style and roof pitch of your house.

SIZE

The Covenants stipulate the minimum square footage that may be contained in a residence built on a lot. The minimum size of the residence may be regulated by the ARC. Building heights shall be determined by the ARC based upon lot location, tree cover, neighboring homes and other factors affecting the site. Homes shall not exceed two (2) stories above a basement, and in any case shall not exceed 2 1/2 stories above natural grade. In addition, while maximum building sizes may not be specifically established in your Deed or recorded Covenants, the ARC Committee may, at its discretion, disapprove a submittal that is inappropriate for the site due to size. The committee may disapprove any submittal which crowds the site and/or is out of context with other structures in the area.

No home shall be erected, altered, placed or permitted to remain on any lot other than one (1) single-family detached dwelling not exceeding two (2) stories in height above the basement, with a minimum requirement of at least two (2) car garage which may be attached or unattached. Carports are discouraged and must be approved by the ARC. A residence shall contain a minimum of 1,600 square feet living space with a minimum of 1,200 square feet on the first floor; however at the ARC's sole discretion, due to specific site conditions or other considerations, the ARC may allow for some portion of decks, porches or other unheated and air-conditioned exterior elements to be credited toward the calculation of the 1,600 square foot minimum. Garages, greenhouses or other areas, unfinished basements or cellars shall not be considered floor space in meeting the above requirements. Only interior air -conditioned and heated space in areas higher than six (6) feet will be considered in this calculation, except by special exception as mentioned above. *See Garage section for more on garages.*

BUILDING SETBACKS

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

Front or Side Yard - adjoining a street - 35 feet

Rear Yard - 35 feet

Side Yard - 35 feet

The setbacks outlined above are for a typical building site. Larger, as well as irregular sites, may suggest to the Committee that these setbacks be altered. Variances may be permitted by the ARC to save prominent trees, minimize disruption to unusual topographic features, to accommodate an irregularly shaped lot or when the ARC determines, in its sole discretion, that a

variance is otherwise appropriate to the site. All such determinations are final and binding on all concerned.

Relief from said building setback lines may be given by the ARC to any lot owner upon showing of extraordinary circumstances by said lot owner. Such extraordinary circumstances may include unusual topography, lot shape, frontages and also potential views to give property owners the fullest enjoyment of their lots. In order to assure, however, that location of houses will be staggered where practical and appropriate so that the maximum amount of views and privacy will be available to each house, that the structures will be located with regard to the ecological constraints and topography of each lot, taking into consideration topography, the location of large trees and similar considerations, ARC reserves the right to control absolutely the precise site and location of any residential unit or other structure upon all lots. Provided, however, that such location shall be determined only after reasonable opportunity is afforded the lot owner to recommend a specific site.

COLORS

All exterior materials and colors must be in keeping with the style of the home and complement the specific architecture and details, such as wood, stone and roofing you have chosen for your home. Color samples for new construction and color changes of existing buildings shall be submitted to the Committee for approval prior to application.

MATERIALS AND SURFACES

Many styles of acceptable architecture use materials such as stone stucco, plaster and sometimes brick and wood. The houses are more than one story most of the time. The doors and windows are often framed with stone. Additionally, styles might include a combination of brick and neatly cut stone together with Quoins, stone, swags, arches, columns and keystones as well as many other classic details. Listed below are the exterior materials: Walls - (stone) Almost every type of stone from marble to rock or stone cut precisely in blocks to beautiful carved details to roughly laid blocks.

Bricks - Mostly red, in many different patterns from common to Flemish to Herringbone (basket-weave may not be used).

Wood - Wood is very rarely used as the main exterior material. It may be used for trim, soffits, posts and other architectural details. Stucco - Many forms of stucco (Plaster are acceptable from smooth, evenly scored to very rough with rock exposed. Stucco may also be used with brick, wood, iron details and trimming,. And/or can be made to look like marble blocks or stone.

Windows - Arched tops, flat tops, centered tops and almost always painted wood trim or clad to appear painted.

Shutters and Blinds - There are several types of shutters: top openings, side openings, blinds of paneled or beaded boards and may be working or non-working design If you choose to use non-working shutters, the size and shape should be such that if closed, they would fit the window frame properly.

Balconies - Balconies can be made of a concrete base with iron railings, stone or wood side rails or completely made of wood. Again, the style of architecture and building materials will determine the materials used and style of your balconies.

Porches and Patios – Porches and patios should be constructed of brick, stone or finished concrete. The material selected should be in keeping with the style of the house.

Driveways - All driveways and parking areas must be paved with asphalt, concrete or architectural pavers. Alternate materials must be approved in writing by the ARC.

Materials – general - The proper application, use and combination of the materials listed above is crucial for the success of a beautiful home. This is why it is very important to select an architect/builder that understands how some of these elements can be used. The use of high- quality exterior engineered wood-like aggregate products, natural woods, stucco and stone is encouraged while the use of imitation or less than highest quality materials is strongly discouraged and may be grounds for rejection.

There are certain materials that are not to be used at all on the homes. They are:

- 1) Shiplap siding
- 2) Beveled siding
- 3) Vinyl siding
- 4) Plywood siding

Note: The use of vinyl and plywood siding is not permitted except for use on underside of soffit.

- 5) Victorian details such as turned columns for the front porch or other elements that make up English or American Colonial architecture
- 6) Standing seam or other metal type roofing materials are not permitted.
Exceptions may be made for copper roofs.
- 7) Log homes or log cabins are not permitted.
- 8) No concrete blocks may be exposed unless they are plastered or stuccoed.
- 9) No unpainted sheet metal may be exposed.
- 10) No rectangular downspouts

ROOFS

Roof pitches are required to be a minimum of 4/12 and a maximum of 14/12 for functional and aesthetic reasons. Please see Exhibit L. The aesthetic appearance of a residence roof-scape depends greatly upon the articulation of the siding, roofing, details, windows, walls and fences. Details at the soffit, fascia, base, corners, windows and decks should have common elements that help unify the appearance.

Terra Cotta tiles, Roman tiles, “S” tiles, flat pantiles, Tuscany tiles, French tiles, slate, copper or tin (used only on a small garden house or “lean-to”) are recommended. The pitch of the roof will dictate the types of roofing materials you can use. For a steeper pitched roof, for example, the Roman tile and the “S” tile may not be used. Alternatively, roofing materials may be wood shakes, wood shingles, engineered cementitious aggregate products, or fiberglass shingles. In case of fiberglass shingles these shall be of an architectural grade and have at least a 25 year

warranty. Roof vents and accessories should be located away from the front elevation and painted to match the roof color.

GUTTERS

Gutters may be half-round style (recommended) or standard K Style. Downspouts must be round.

GARAGES

Every home must have a minimum of a two car garage containing at least 400 square feet. The garage must be attached unless otherwise approved by the ARC, and in that case must be of similar construction and appearance as the home. Each family dwelling unit must have sufficient enclosed garage space for any and all family cars. Garage doors must be located so as not to face the street, unless by the ARC variance.

APPURTENANCES

The proposed building of a deck or bridge into or across any natural or man made water body or wetland area must receive prior approval from the Committee. Exterior lighting requires Committee approval, and must be installed so as not to disturb either neighbors or nearby traffic. The construction of game and play structures as well as spas and hot tubs are considered improvements and must be submitted to the Committee. All play equipment shall be placed so that it is within setback lines and best efforts shall be made to place such equipment so as to minimize visibility from any street.

Unless approved by the ARC, no decorative features such as sculptures, bird baths, bird houses, fountains, or other decorative embellishments shall be permitted that are visible from any street.

Walls, fences and screens should be used to provide privacy, enclose service areas and HVAC units and to reduce the scale of large masses.

Each family dwelling unit must have permanent electric service supplied by Duke Power Company or Blue Ridge Electric, whichever utility services your property. All compressor units shall be ground mounted. Compressor units shall be screened by approved fencing or planting.

Each home is required to have a typical mailbox (see MAILBOXES Exhibit K).

Tennis Courts on lots are not permitted.

Outside clotheslines are not permitted.

STORAGE TANKS

Fuel storage receptacles for primary heating must be located underground. Auxiliary receptacles, for grilles or fireplaces, may not be exposed to view. All fuel storage receptacles must be installed in accordance with all applicable guidelines and regulations.

EXTERIOR LIGHTING

All exterior lighting must be approved by the ARC. Down lighting is encouraged to reduce glare; exterior light fixtures on homes should be of baffled design and conservative in number. Colored lights are prohibited. The use of exposed, non-hooded spotlights on homes will not be approved, where visible from the street. Exterior floodlights must be hooded fixtures to minimize direct visual access.

FENCES

Natural landscape fences are allowed. The natural fences are appropriate and provide a natural barrier with minimum maintenance. Fences must be pre-approved. Fences must harmonize in character and color with the house and the landscape design. They must be designed using any of the following materials:

- Stone
- Stone and stucco
- Stone and iron
- Stone and wood
- Stucco and iron
- Stucco and wood

POOLS, SPAS / FOUNTAINS

All pools, spas and fountains must be pre-approved. The size, shape and sitting of pools must be carefully designed to achieve a feeling of compatibility with the surrounding natural and man-made environment. The location of swimming pools, spas and fountains should consider many factors including indoor and outdoor relationships, setbacks, views to and from the pool area, wind, sun, topography (grading and evacuation), and fencing. Pool and equipment enclosures must relate architecturally to the home and other structures in their placement, materials and detailing. No above ground pools or inflatable bubble covers will be allowed. Fountains and cascades can be a pleasant element in any landscape. The sit, shape and siting must be compatible with its natural surrounding and all structures.

SIGNAGE

All signage is restricted within the community. See “EXISTING HOME CONSTRUCTION GUIDELINES – Mailboxes and signage” for further clarification.

MAILBOXES

Mailboxes and their installation must conform to a general design, but individual differences are permitted, with ARC approval. The design and certain dimensions can be seen on Exhibit K. The mailbox must be mounted so that face of the mailbox is 15-18" off the edge of pavement.

ANTENNAE

All utilities, wires, cables, antennae and the like, of any kind (such as telephone, electrical, television, radio and citizens band radios) must be placed underground except as may be expressly permitted and approved in writing by the ARC. Satellite dishes shall not exceed 33" in diameter and must be placed as unobtrusively as possible.

TEMPORARY STRUCTURES

No structure of a temporary nature shall be placed upon any portion of The Residences at CMV at any time for any reason. Temporary shelters, including mobile homes, trailers, recreational vehicles and tents, may not, at any time, be used as temporary or permanent residences or be permitted to remain on any portion of The Residences at CMV. Trailers for contractors, builders or others normally placed at construction sites are not allowed unless specifically approved in writing by the ARC. Basements or partially complete houses will be considered temporary and may not be inhabited.

SEWAGE

Prior to the occupancy of any family dwelling unit, proper and suitable provisions shall be made for the disposal of sewage by means of a septic system, and no sewage shall be emptied or discharged into any creek, lake or shoreline thereof, or upon the open ground. No sewage disposal system shall be used unless such system is designed, located, constructed and maintained in accordance with the requirements, standards and recommendations of the State Board of Health or its successor governmental authority. Each septic system shall be maintained in good condition so that its use and existence shall not constitute a nuisance to any other lot owner. Approval of such system shall be obtained from the health authority having jurisdiction. In the event that CMVPOA provides a public sewage disposal system available to the subdivision's lots, any lot owner whose lot has such service available shall be required to hook up to said system on the terms generally arranged for said system. Every family dwelling unit shall have permanent plumbing and running water and a permanent sewage disposal system. No temporary plumbing, water, or sewage systems are allowed. No private wells may be drilled or maintained on any residential lot without the prior written approval of ARC.

TRASH / TRASH RECEPTACLES

Each lot owner shall provide sanitary, animal-proof containers for garbage. All garbage receptacles, tools and equipment for use by the lot owner or otherwise shall be placed in a garage or fenced enclosure, and screened by planting, or berms to shield same from general visibility from roads abutting the lot owner's property, and also from neighboring properties. Trash, garbage and other waste shall be kept in said sanitary containers. No trash, garbage, construction debris or other unsightly or offensive material shall be placed upon any portion of The Residences at CMV, except as temporary and incidental to bona fide improvements of said area of the development.

LANDSCAPE

Rocks, berms and plants may be used to create outdoor spaces. Care should be used in the selection of plants and flowers for size, tolerance of environment, and resistance to drought and wildlife. Lawn areas are encouraged particularly in the front as they greatly enhance the appearance of the yard and residence. Storm drainage systems in the immediate area of the site shall be integrated into the overall landscape design. Additional information and requirements regarding landscape standards and guidelines can be found in the "FINAL REVIEW" section of this document.

TREES

No tree measuring five (5) inches or more in diameter at a point two (2) feet above ground level, any flowering trees or shrubs, or any evergreens may be removed without the written approval of the ARC, unless located within ten (10) feet of a building, or within the right-of-way of driveways and walkways. Exceptions would include damaged trees, or trees which must be removed because of any emergency. Should a lot owner remove any tree or vegetation as herein provided without the above-described written approval, said lot owner shall be liable for damages which may include fines and / or legal action.

A survey showing all trees five (5) inches or more in diameter for an area thirty (30) feet around the footprint of the building must be submitted for the Preliminary Review. The survey must show trees of twelve (12) inches or larger in diameter for the entire site, or if approved by ARC, an area of approximately one (1) acre surrounding the house.

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

WATER COURSES

No lake shall be constructed, nor shall the course of any stream be changed, nor any culverts installed in any stream without prior written approval of the ARC.

Waterways:

The owner of lots fronting on a lake, stream, or other waterway, or on an open-space area, separating the lot from such waterway, will not be permitted to erect or maintain a private dock, dam, or similar structure on such waterway unless required permits are obtained.

REVIEW PROCESS

The Architectural Review Committee (ARC) exists to review all buildings proposed for construction at Crescent Mountain Vineyards and to encourage high quality architectural and site design which is compatible and appropriate to the surroundings and special conditions indigenous to the area.

This review process has been set up to establish a systematic procedure for review of proposed construction. Required drawings and submittal forms must receive Preliminary Approval, and a site inspection with the improvements staked out must be accomplished before submission for Final Approval.

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

The ARC staff will preview every project the Preliminary and Final review stages, will review the lot as staked out, and will review the submission of acceptable final working drawings, specifications, landscaping plan, and color samples. The project will not be presented to the Committee for review until a complete Preliminary submittal package has been received. The ARC has thirty (30) days to respond to each submittal. Construction must begin within 12 months of approval; after such time re-submittal will be required along with the associated fees.

No site clearing, material deliveries, or construction may begin without first obtaining final approval from the Committee. A Crescent Mountain Vineyards Construction Authorization Permit (Exhibit G) is issued only after Final Approval is granted by the Committee. Please schedule your Review process into the construction schedule. All County Building Department rules and regulations must be followed as well.

The Committee generally meets on an “as required” basis, or as the case load dictates. Upon property owner/builder request, a meeting will be scheduled with the ARC committee no later than fourteen (14) days following request. Submittals must be received by the ARC no later than seven (7) calendar days prior to the meeting. Please review the Summary of the Process section. Incomplete submittals will not be accepted and no further action will be taken until a complete submittal package is presented.

PRELIMINARY REVIEW

As early as the owner and architect/designer are able to prepare preliminary schematic plans, two sets of such plans should be submitted for review together with the other required preliminary review materials. These plans should consist of schematic drawings that reflect the general form, spatial relations, materials, articulation and circulation patterns. Schematic drawings are most appropriate for preliminary submittal. The intent of the Preliminary Review is to discuss the project, and review the preliminary architectural style and the site plan. Regardless of what form of presentation is used, all preliminary submittals must contain the following:

Site Plan: A site plan shall be presented at 1" = 30' scale, depicting the site data gathered. The analysis should be drawn on a copy of the tree and topographical survey, prepared by a Licensed Land Surveyor, showing the types and location of trees greater than 5" in diameter at waist height as well as property lines, easements, setbacks, contour lines, and other prominent, natural features. The analysis should include, but is not limited to, drainage, views, homes and driveways on adjoining lots, and site access. Any rock out cropping or any other special or irreplaceable features are to be identified for protection. Soil erosion protection and silt control measures must be included on the plan. The site plan must include proposed finish floor elevation relative to the edge of pavement elevation.

The site plan should also include the proposed location of the septic system. Driveways should not impede drainage, and the owner is required to (at his expense) install culvert pipe (corrugated metal) measuring a minimum of fifteen inches in diameter and twenty feet in length so that any driveway does not impede drainage.

Architectural Schematics: Floor Plans: Schematic and preliminary in nature; floor plans at 1/4" scale, representing the layout of spaces for all levels of the proposed building. The plan must include the calculation the square footage of air-conditioned and heated space.

Elevations: Schematic and preliminary in nature; drawings shall be 1/4" scale, representing the view of all exterior sides of the proposed structure. Wood, stucco and/or masonry elements of all exterior walls shall be accurately and specifically depicted.

Landscape Plan: See Landscape Requirements.

Stake Out: The home shall be staked out on the lot with stakes at least two (2) feet tall marking the corners. A string shall connect all stakes outlining the shape of the house. The lot line nearest the house shall be defined with string. All trees proposed to be removed shall be tied about their circumference with surveyor's ribbon. Septic drain fields must be identified.

Preliminary Review Form: The Committee will either grant Preliminary Approval or provide reasons for objection to the submittal, and normally will offer suggestions to remove any objection. If the preliminary drawings are substantially changed, either by request of the Committee or desire of the owner, they must be resubmitted and receive Preliminary Approval before proceeding for Final Approval. A Preliminary Approval is valid for twelve (12) months from date of approval.

A check for the amount as outlined in the Schedule of Fees section (Exhibit B) must be presented at the time of submittal of package to the ARC.

FINAL REVIEW

The construction documents are prepared incorporating any and all changes from the preliminary review plans.

Final Stake-Out: The preliminary stake-out must be updated reflecting changes, if any, in the location of the house or driveway and any additional trees to be removed. No trees over 5 inches at waist height may be removed or limbed at any time without prior Committee approval. Fencing shall be used to prevent injury to trees not approved for removal and to avoid any potential damage from construction equipment. Final determination of septic drain field should be completed.

Final Site Plan: Update the Preliminary Site Plan to incorporate all changes or modifications, and the proposed location of the mailbox.

Color Samples: Proposed colors of all exterior materials including siding, trim, brick, roofing, stucco and lattice shall be submitted or actual samples of materials proposed for use. The samples must be mounted a board as described in Exhibit I. These sample submissions are most important to both the owner and the Committee in evaluating the final appearance of the house as color chips often vary greatly from actual applications on varying materials.

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

Floor Plans: Floor plans shall be drawn at 1/4" scale, containing all information necessary for construction.

Elevations: Drawn at 1/4" scale, elevations shall accurately represent the view of all sides of the house. Floor elevations must be delineated and existing and proposed grade levels must be shown. All exterior materials must be defined for material. Electrical plan must include location and type of exterior lighting affixed to house and must be presented at time of preliminary approval.

Building Sections: Drawn at 1/4" scale, necessary for clarification or construction. Additional details would include typical wall sections, exterior trim, window and door details, exterior walls, fences, or screens, railings and/or seating, and screen porch sections.

Final Review Form: If the Committee fails to grant Final Approval of the project, it will suggest corrective action for re-submittal. If the Committee grants Final Approval, a Crescent Mountain Vineyards Construction Authorization Permit (Exhibit G) will be granted. If corrections are required, two (2) sets of corrected working drawings must be presented to obtain the approval form. The completed Construction Compliance Bond Receipt Form must accompany the drawings.

GENERAL REGULATIONS

All builders (and owner-builders) of residences at Crescent Mountain Vineyards must be licensed by the State of South Carolina. At a minimum, a South Carolina residential builder's license is required.

Construction of the residence must be completed within eighteen (18) months of the commencement of construction

Landscaping must be completed no later than six (6) months after completion of home.

The maximum hours allowed for construction personnel will be from 7:00 a. m. to 7:00 p.m., Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. No residential construction work will be performed on Sundays or national holidays.

The conduct of all workmen is the responsibility of the General Contractor. Workmen are not allowed to ride about or use development facilities. Loud cars and speeding (SPEED LIMIT IS NO GREATER THAN 18 MPH in Crescent Mountain Vineyards) are not permitted in the development facilities. All construction vehicles must be parked on the construction site. Loud music from radios and disturbing property owners or guest will not be permitted at any time.

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

The ARC, at its sole discretion, may bar or restrict any contractor, builder or subcontractor from (a) entering Crescent Mountain Vineyards and / or (b) constructing or building any building or improvement in Crescent Mountain Vineyards.

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

SITE GRADING

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

DYNAMITING

If dynamiting is required to remove large boulders, the contractor/owner shall contact the ARC for approval prior to dynamiting. The following is required:

1. Notify the ARC in writing and provide contact information for the person/company performing the blasting.
2. Provide to the ARC a copy of proof of insurance and a written statement of responsibility for any damages resulting from the blasting.
3. Provide to the ARC copies of written notification to all surrounding Homeowners having residences within 500 feet of the blasting. Notification shall include the anticipated date and time of the blasting. Note: the ARC may provide , upon request, the contact information of record for the neighboring Owners.
4. Upon completion of the actions outlined above, the ARC will grant approval for dynamiting.

RETAINING WALLS

Retaining walls require ARC approval and must be submitted as part of the Landscape Design Plan. Any changes to original plan must be resubmitted to the ARC for approval. Retaining walls may be used to reduce the area needing grading. The walls must reflect the architecture of the home and should be carefully integrated into the site and the home.

Sedimentation and Erosion Control Measures: Must be employed during the construction process as required by the state of South Carolina and DHEC. Please see the appropriate Exhibits M, N, and O included herein. Surface drainage must be collected on-site and shall not impact adjacent properties.

CONSTRUCTION GUIDELINES

Before Construction:

After completing the review process, receiving final approval of the stake-out and construction documents, and receiving a Building Approval from the ARC, several steps shall be followed before any lot clearing, material deliveries, or construction may begin.

Soil erosion control and silt control measures (noted on the site plan) must be installed in accordance with the approved site plan.

Every job site must contain an approved sign identifying the Contractor. All signs shall be constructed and erected as specified by the Guidelines (Exhibit J). No other signs shall be placed on the job site. Individual contractor signs must be approved by the Committee before being placed on the job site. The job site sign shall be erected no closer than fifteen (15) feet to the edge of the street and must be in place with the Permits posted on the rear of the Contractors sign before clearing or construction may begin or materials be delivered. At no time shall a sign or permit be nailed to any tree. No additional sub-contractor signs shall be displayed on construction site. Signs are to be erected before Construction Authorization Permit is issued.

An ARC Construction Authorization Permit must be obtained for all renovations and new construction. Also, the Contractor must submit a completed Construction Deposit Form along with the required Construction Compliance Bond for new construction and improvements. All

other requirements must be met. The receipt of this Permit does not preclude the necessity of also obtaining a County Building Permit. Both are required for construction along with any additional permits that may be required from other agencies.

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

Receive approval of final review by completing and submitting the necessary plans, forms, and funds. See paragraph above or Summary of the Process.

1. Erect approved job site sign.
2. Obtain County Building Permit.
3. Post Building Permits at job site.
4. Place dumpster and portable toilet on job site.
5. Install all appropriate soil erosion, silt control and mud control measures.
6. Provide adequate space to park vehicles out of the right-of-way at all times.

During Construction

All construction at Crescent Mountain Vineyards will be under frequent observation by the ARC. Periodic field inspections will be conducted by the Committee on every residence under construction.

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

Fires are not permitted on residential construction sites under any circumstances. Care should be taken when loading trucks hauling trash so as not to have it spill over while in transit. Contractors shall be held responsible for trash and debris falling from construction vehicle.

It is imperative that all sites be maintained in a clean and tidy manner. All construction materials must be kept within the property lines maintaining a clear street right-of-way. Access to the site should be limited to the proposed driveway location. Access over/through adjoining properties is expressly prohibited. Any restoration of damage to adjoining properties shall be the sole responsibility of contractor or builder. The storage of materials should be in an inconspicuous area of the site and should be neat and orderly. The use of adjoining properties for access or storage of any material, without the written permission of the adjacent owner, is prohibited. Temporary structures are not permitted.

Site cleanliness shall at all times be maintained at an acceptable level. If not so maintained, the ARC will issue a "Stop Work" order. A commercial dumpster shall be placed on each job site and shall be dumped when necessary. At the end of each work day, materials must be stored neatly and all trash placed in the dumpster. No trash, including drink cans, food wrappers, garbage, etc. shall be strewn about the lot, neighboring lots or piled openly. As untidy sites present a negative image to visitors and property owners, this requirement shall be strictly enforced. Should the ARC determine, in its sole discretion, that a site is not being maintained properly, it may undertake to have it maintained properly and will deduct the cost from the Construction Compliance Bond.

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

Fires on any jobsite are strictly prohibited and subject to daily fines.

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

As explained in the foregoing, residential construction sites must contain the following:

1. Commercial dumpster
2. Job toilet
3. Temporary utilities
4. Job sign (with permits)
5. Silt control, erosion control

After Construction:

When the Construction of a residence has been completed, the owner and the contractor must contact the ARC. The construction of the residence shall be completed and the landscaping shall be installed conforming to the plans previously approved by the ARC. Any unauthorized changes must be corrected before Final Compliance Letter will be issued.

Upon completion of construction and landscaping, all building debris shall be removed from the site and the surrounding area. The construction site sign and the temporary power pole shall be removed. At this time, the Contractor should notify the ARC that he is ready for Final Inspection. Upon approval, a completed Final Compliance Letter will be issued.

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

1. Complete construction
2. Remove construction debris
3. Remove temporary facilities, utilities and signs
4. Install landscaping and mailbox
5. Pay an appropriate utility tap fee (if not already paid)
6. Notify ARC for Final Inspection

RIGHT-OF-WAY RESTRICTIONS

The right-of-way consists of the road adjacent to your property, and the strip of land on each side of the road that lies between the edge of the road and the property line. A property owner does not own any portion of the right-of-way. This land is owned communally by the Property Owners Association. Maintenance of the right-of-way is the responsibility of the Board of Directors, however, Owners may, and are encouraged to, assume maintenance of the strip of land between the road edge and their property.

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

Owners may not build or place any structure in the right-of-way, remove any trees or other vegetation from the right-of-way, or undertake any projects in the right-of-way that would affect

drainage, safety, or aesthetic without obtaining prior written approval from the ARC. Proceeding with a project in the right-of-way without written approval will incur the peril of having to restore the right-of-way to its original condition at Owner's expense.

LANDSCAPING

Crescent Mountain Vineyards' common-area landscaping is generally naturalistic and beautiful in its simplicity. Special care has been taken to protect the existing vegetation, soft topography and natural drainage systems. All improvements should be planned to minimize the alteration of the land and minimize the impact to the environment. Landscape plans must be submitted to the ARC for review within six (6) months of commencement of construction and landscaping must be completed within six (6) months of completion of the home. Any amount remaining in the Construction Compliance Bond will be released only after the approved landscaping has been installed.

LANDSCAPE DESIGN AND CONSTRUCTION

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

Landscape Plans: Drawn to 1" = 30' (min.) scale must convey a scaled representation of all planting material, identified as to size, common name, and variety. Plans shall also show the location of landscaping lighting with fixture catalogue cuts, sprinkler head locations and patterns, walks, fences, pools, decks, patios, play structures and mailboxes. Adequate plant screening shall be provided for HVAC units, service yards, trash enclosures and electric meters. The contractor shall be responsible for locating existing utilities before excavating. The proposed landscape budget shall be disclosed; the landscape allowance generally equal 3 - 8 % of total construction budget depending on topography and existing vegetation.

The cutting of the forest canopy is strictly prohibited unless approved by the ARC. No living tree with a diameter of five (5) inches or more, nor any flowering shrub, shall be cut without prior written consent of the ARC unless such plant is in the area of the lot approved for construction of a structure. The use of native grasses, groundcovers and flowers is strongly encouraged. (see LANDSCAPE and TREES above).

MISCELLANEOUS

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

Mulching, preferably with pine bark or pine straw, is required for all planted areas to provide a smooth transition to the existing natural vegetation. All other types of mulching must be approved by the ARC.

EXISTING HOME IMPROVEMENT REVIEW

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

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

Material and Color Samples: Samples are most important when applying for improvement approval because of the necessity of matching existing materials.

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

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

Completed Improvement Review Form: The improvement review form will be submitted along with two (2) sets of plans for review along with the plan review fee.

After reviewing the project, the Committee will either suggest changes or grant Final Approval. As with new construction, two (2) sets of the drawings and the Construction Compliance Bond must be submitted prior to obtaining a Construction Authorization Permit. As specified in the construction guidelines, ARC and County Permits must be displayed before site clearing, material delivery, or construction may begin.

EXISTING HOME CONSTRUCTION GUIDELINES

The primary purpose of the Covenants and Guidelines is to foster the creation of a community which is aesthetically pleasing and functionally convenient for all residents and visitors. These restrictions, governing proposed homes, homes under construction, and existing homes require every home to be maintained in a manner conforming with these Guidelines.

Improvements: No alteration, including painting or staining, affecting the exterior appearance of any building, structure or landscape shall be made without prior approval of the ARC. A request for approval must be submitted to the ARC including a completed Improvement Review Form, all drawings necessary to define the proposed improvement, color samples, and site stake-out.

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

Mailboxes and Signage: As amended by the First Amendment to the Design Guidelines dated May 26, 2005: The use of any sign, except for the purpose of selling an Owner's Lot or Home, is prohibited. The street number of single family homes may be identified only by graphics included on a mailbox as indicated by Exhibit K, and on the Owner's home, if desired. Owners' names, or house names shall not be placed on the front of homes or on signs placed on lots.

Signs shall be of uniform size, shape and color as shown in Exhibit "P". Wording on signs shall be limited to "FOR SALE", Lot Number (vacant lots only), and one (1) phone number.

Boats and Campers: The storage of boats and campers in yards or driveways is prohibited. They are required to be stored out of sight in garages. The ARC and/or the Community Association may be contacted for information regarding lease of off premises storage facilities.

Exterior Lighting: All exterior lighting shall be installed so as not to disturb neighbors and minimize visual access to the light. Exterior floodlights must use a hooded-type fixture and be directed downward to minimize glare. (see EXTERIOR LIGHTING above)

SCHEDULE OF FINES

EXHIBIT A

The Residences at

Crescent Mountain Vineyards

Architectural Review Committee

The following is a schedule of fines which may be imposed on a daily basis. Fines are legally assessable and collectable. Liens may be filed and enforced. Fine amounts are subject to change at the sole discretion of the ARC. Fines may be issued at the **per diem** fee; reasonable time for correction will be allowed before daily fines are imposed.

No Dumpster	50.00
Burning without a permit	200.00
Littered Site.....	50.00
No Erosion Control *.....	50.00
No Temporary Sanitation (Job Toilet).....	100.00
Parking in Right-of-Way	50.00
Building Material or equipment in Right-of-Way	100.00
Damage to Right-of-Way.....	100.00
Parking on Adjacent Property	100.00
Building Materials or Equipment on Adjacent Property	100.00
Non-Conforming Job Sign.....	100.00
Damage to Small Trees, Vegetation or Natural Areas.....	100.00
Unauthorized Removal or Destruction of Trees five (5) inches.....	300.00
and larger in diameter per tree	
Incomplete or Non-Complying Landscaping	50.00
Unauthorized Plan Change (Minor).....	200.00
Unauthorized Plan Change (Major)	500.00
Unauthorized Finishes (paint, stain, roofing)	Revocation of Permit and
	Forfeiture of funds remaining on deposit

*** The ARC 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.**

For silt fence installation the cost shall be \$200 plus \$1.50 per lineal foot of fence installed. Failure to control mud on roadways is grounds for fines as may be determined by the ARC.

SCHEDULE OF FEES

EXHIBIT B

The Residences at
Crescent Mountain Vineyards
Architectural Review Committee

Construction Compliance Bond (New or Existing Construction) \$4,000.00

Review Fee for New Construction (Non-Refundable) \$ 400.00

Road Usage Fee (Non-Refundable)\$2,000.00

The Construction Compliance Bond is held in Escrow throughout the duration of the project in a non-interest bearing account. Any fines imposed will be deducted therefrom.

Review fees are separate and not paid from Construction Compliance Bond.

The balance remaining at completion of project, including completion of approved landscaping, will be refunded to entity submitting the initial funds.

PRELIMINARY REVIEW

EXHIBIT C

The Residences at
Crescent Mountain Vineyards
Architectural Review Committee

Address of Project _____ Lot _____ Plat _____

Owner _____

Address _____

Telephone _____

Architect _____

Address _____

Telephone _____

Contractor _____ Job Foreman _____

Address _____

Telephone _____ Job Foreman Telephone _____

<u>Check List</u>		<u>Square footage</u>	
_____ Preliminary stake out		Required	Actual
_____ Site Topo / Tree Survey	HVAC Sq Ft	1600+	
_____ Schematic Floor Plans	Other		
_____ Schematic Elevations	Total		

EXTERIOR MATERIAL DESCRIPTIONS (OPTIONAL AT PRELIMINARY)

Foundation _____	Color / Mfr. / Name / Number _____
Walls _____	Color / Mfg. / Name / Number _____
Windows and Doors _____	Color / Mfr. / Name / Number _____ Clad [] Wood []
Roofing _____	Color / Mfr. / Name / Number _____
Garage Doors _____	Color / Mfr. / Name / Number _____
Paved Areas _____	Drives _____

ARC ACTION Approved _____ Disapproved _____

FINAL REVIEW

EXHIBIT D

The Residences at
Crescent Mountain Vineyards
Architectural Review Committee

Address of Project _____ Lot _____ Plat _____

Owner _____

Address _____

Telephone _____

Architect _____

Address _____

Telephone _____

Contractor _____ Job Foreman _____

Address _____

Telephone _____ Job Foreman Telephone _____

<u>Check List</u>		<u>Square footage</u>	
_____ Preliminary stake out		Required	Actual
_____ Site Topo / Tree Survey	HVAC Sq Ft	1600+	
_____ Schematic Floor Plans	Other		
_____ Schematic Elevations	Total		

EXTERIOR MATERIAL DESCRIPTIONS

_____ Foundation

_____ Color / Mfr. / Name / Number

_____ Walls

_____ Color / Mfg. / Name / Number

_____ Windows and Doors

_____ Color / Mfr. / Name / Number
Clad [] Wood []

_____ Roofing

_____ Color / Mfr. / Name / Number

_____ Garage Doors

_____ Color / Mfr. / Name / Number

_____ Paved Areas

_____ Drives

ARC ACTION

Approved _____ Disapproved _____

CONSTRUCTION AGREEMENT

EXHIBIT E

The Residences at

Crescent Mountain Vineyards

Architectural Review Committee

CONTRACTOR INFORMATION

NAME _____

ADDRESS _____

PHONE# _____ LICENSE# _____

CONSTRUCTION LOCATION ADDRESS _____

OWNER _____

JOB SUPERINTENDENT _____ PHONE _____

Have you built any homes at Crescent Mountain Vineyards prior to this application? ___ YES ___ NO

AGREEMENT

1. Owner and Contractor have read and agree to the terms and provisions of Crescent Mountain Vineyard Declaration of Restrictive Covenants and the Design and Construction Guidelines. Failure to comply may result in fines.
2. The project will be completed as described by the drawings and specifications approved by the Committee.
3. The construction site will be maintained in a clean manner, an approved job sign will be installed, a commercial dumpster and job toilet shall be placed in conformance with ARC Guidelines.
4. Contractor is responsible for the conduct of all workers performing services on this project at all times working at his direction.
5. All workers and vehicles are subject to search to help prevent theft of materials and equipment.
6. Any fines imposed will be deducted from the Contractor Compliance Bond.
7. Any restorative, corrective, enforcement or maintenance efforts expended by ARC on behalf of Contractor shall be payable from the Construction Compliance Bond.
8. Other than Building Contractor sign, all or other signs on the homesite or displayed in the house in such a manner as to be visible from the street are prohibited.
9. Prior to tree removal, clearing or beginning construction of the building, compliance with setback lines and conformance with pre-approved tree removal plan must be verified to the ARC by a registered land surveyor at Owner's expense.
10. Any changes from the originally submitted plans and specifications affecting the exterior of the home or the site submitted must be approved in writing by the Architectural Review Committee prior to action.

11. Drainage (including road ditches and culvert pipe beneath the construction access road) is to be approved by Crescent Mountain Vineyards ARC.
12. Silt fences and erosion control measures shall be installed by lot owner at his expense prior to any clearing.
13. No burning is permitted on the site.
14. Any change from approved outside colors and/or outside lighting is to be approved by the ARC.
15. Stumps, wood or other material shall not be dumped on adjacent lots. Clean up surrounding lots for trash weekly.
16. The road and drainage ditch right of way in front of this lot must be kept clear of dirt, mud, trash, etc. at all times during construction. No construction worker vehicles, supplier vehicles, or building materials are permitted on the right-of-way without special permission of the Crescent Mountain Vineyards ARC. Both traffic lanes are to be open at all times. If Crescent Mountain Vineyards does approve the parking of vehicles on the shoulder of road, contractor is responsible for placing "MEN WORKING" signs on the road so that drivers traveling in either direction on the road are adequately warned. The signs are to be provided by Contractor.
17. All lots shall have a drainage ditch established by builder along the front of the property line to allow water from road to drain off of right of way. **No lot will be allowed to slope toward road without a drainage ditch installed.** Contractor shall make provision to prevent above normal rainwater, mud, silt from affecting abutting properties.
18. Only pre-approved walkways or any other improvements shall be allowed in setback areas.
19. Any dogs or pets brought to the job site shall be leashed and contained within the property boundaries.
20. The speed limit is 18 miles per hour and shall be strictly enforced.
21. Construction vehicles shall not block roadways or mailboxes. Neighboring driveways may not be used for parking or turnarounds.
22. Mud on the roadways shall be minimized at all times. Failure to control mud and mud build-up on roads is grounds for fines and/or ARC-ordered clean-up at Owner's expense.
23. Construction shall conform to the latest requirements of the South Carolina State Building Code, South Carolina Plumbing Code, the National Electric Code and pertinent local codes. Each contractor or subcontractor is responsible for ensuring work meets such requirements and obtaining all approvals.
24. It is understood and agreed to by both owner and contractor that failure on their part or on the part of either of them to comply with the terms and provisions in any part of the Crescent Mountain Vineyards Declaration of Restrictive Covenants and / or Design and Construction Guidelines may result in a cease-and-desist order or fine against them by Crescent Mountain Vineyards and forfeiture of the portion of the Bond amount which might otherwise have been returned and a loss by the Contractor, his employees and sub-contractors of the privilege of traveling on the roadways within Crescent Mountain Vineyards. Such fines are not limited to the Construction Compliance Bond amount.
25. It is understood that the ARC has the authority to bar or restrict any Builder, Contractor or Subcontractor from entering Crescent Mountain Vineyards or constructing any building or improvement.
26. I have been given a copy of the "Crescent Mountain Vineyards Design and Construction Guidelines". I understand said requirements and agree to abide by the Guidelines and accept fee penalties if imposed.

Building Contractor

Crescent Mountain Vineyards ARC

Owner

Date

The Residences at
Crescent Mountain Vineyards

EXHIBIT F

RECEIPT FOR CONSTRUCTION COMPLIANCE BOND

The Crescent Mountain Vineyards, does hereby acknowledge receipt of the sum of \$_____.00 from _____ as Building Contractor or Owner as a construction compliance bond with regard to the home to be built on Lot _____. If the home is completed in accordance with the Plans and Specifications approved by the Architectural Review Committee, including landscaping, and if the road, shoulders and right-of-way are returned to an acceptable condition approved by Crescent Mountain Vineyards ARC, and no fines were incurred as listed under the Schedule of Fines, Exhibit A, or other fines were imposed, the full amount of the bond will be refunded. Builder and Owner agree that fees imposed will be paid from, but are not limited to, the Construction Compliance Bond. The Bond amount will be held in a non-interest account.

In addition, failure to comply with the terms of this document may result in sanctions described in Article IX of the CMVs Declaration of Restrictive Covenants, and the Design and Construction Guidelines.

If a request for refund is not received within 90 days of issuance of the County Certificate of Occupancy then the funds shall be considered forfeited and no refund shall be made at any later time.

Date this _____
Day / month / year

Building Contractor or Owner(s)

Crescent Mountain Vineyards

By _____

The Residences at
Crescent Mountain Vineyards

CONSTRUCTION AUTHORIZATION PERMIT

EXHIBIT G

The construction site on Lot_____, at The Residences at Crescent Mountain Vineyards, has been inspected and found to be in compliance with all requirements at this time.

Sign_____

Job Toilet_____

Erosion and Silt Control Measures _____

Dumpster _____

Construction is approved to commence any time after: _____

Development Coordinator

The Residences at
Crescent Mountain Vineyards

FINAL COMPLIANCE LETTER (SAMPLE)
Architectural Review Committee

EXHIBIT H

To: Construction Company or Owner(s)
From: ARC Committee
Date:
Subject: Final Acceptance and Refund of Construction Compliance Bond for

The above-mentioned site has been inspected and found to be in compliance with all ARC requirements. The refund of the Construction Compliance Bond will be refunded, less any fines incurred.

Refund to be in the amount of : _____

The fines incurred were as follows:

(1) _____ Date _____ Amount _____

(1) _____ Date _____ Amount _____

(1) _____ Date _____ Amount _____

(1) _____ Date _____ Amount _____

The Residences at
Crescent Mountain Vineyards

SAMPLE BOARD SUBMITTAL

EXHIBIT I

Owner (s): _____

Lot Number and Section: _____

Builder: _____



Paint Field Color



Paint Trim Color



Paint Accent Color



Roofing Material Sample

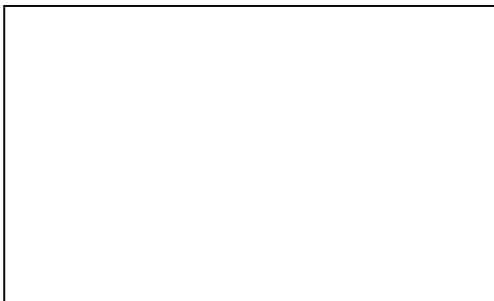


Photo or Color Copy or Description of
Stone Material, Manufacturer, Mix & Color



Other: _____

BUILDERS SIGNAGE

Technical drawing of a house number sign assembly. The main sign is rectangular with rounded corners, measuring 36" wide and 32" high. It features a 1/2" MDO-DEEP BURGUNDY border and a 3/4" BORDER-LIGHT GRAY. The sign text reads: BUILDER: JOHN JOHNSONS, GREENVILLE, SC, (864) 000-0000. Below the main sign is a smaller rectangular plaque, 18" wide and 40" high, with a LOT NO. field. The entire assembly is mounted on a 4x4 P.T. POST LIGHT GRAY. Dimensions are indicated on the right: 36" (width), 32" (height), 18" (width of lower section), and 40" (height of lower section). Material specifications are listed on the left: 1/2" MDO-DEEP BURGUNDY, SOUVENIR DEMI-BOLD WHITE, 3/4" BORDER-LIGHT GRAY, and 4x4 P.T. POST LIGHT GRAY.

36"

32"

18"

40"

BUILDER:
JOHN JOHNSONS
GREENVILLE, SC
(864) 000-0000

LOT NO. _____

1/2" MDO-DEEP BURGUNDY

SOUVENIR DEMI-BOLD
WHITE

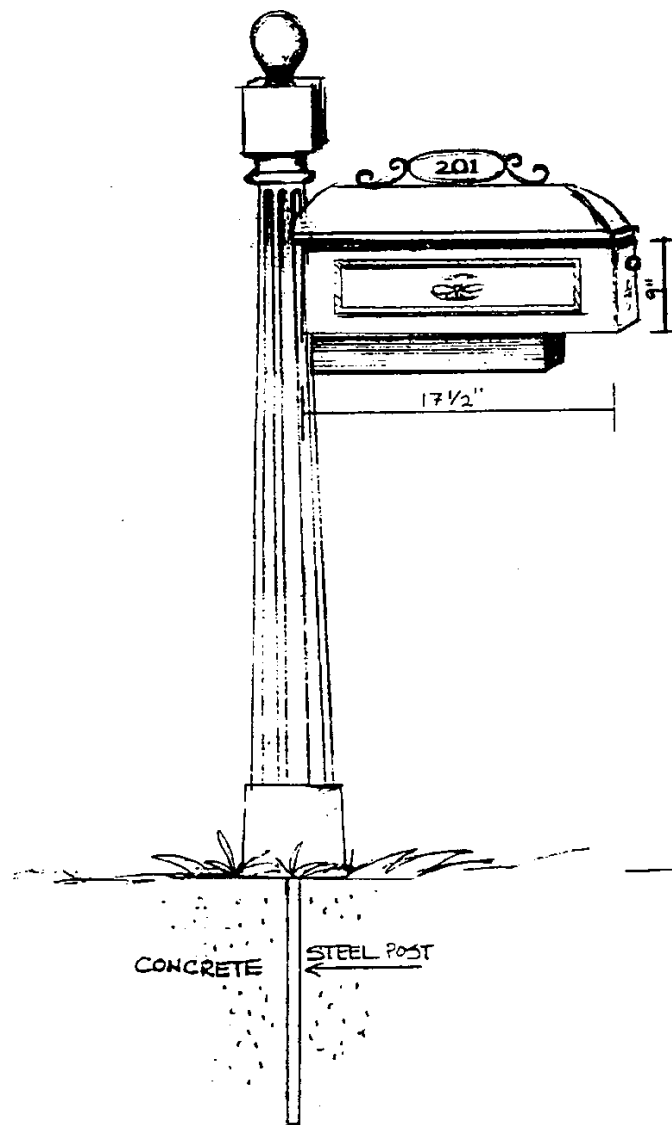
3/4" BORDER-LIGHT GRAY

4x4 P.T. POST
LIGHT GRAY

OR
MORE

The Residences at
Crescent Mountain Vineyards

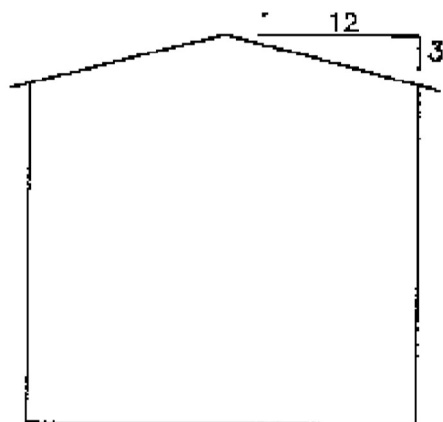
**EXHIBIT “K”
MAILBOX GUIDELINES**



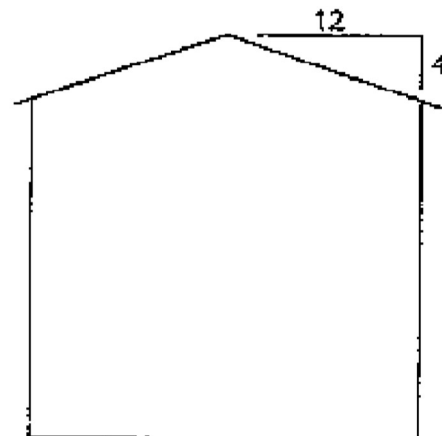
The Residences of
Crescent Mountain Vineyards

ALLOWABLE ROOF PITCHES

EXHIBIT "L"



NOT APPROVABLE
3 IN 12



APPROVABLE—GREATER THAN
4 IN 12

The Residences at
Crescent Mountain Vineyards

EXHIBIT M

**CERTIFICATE OF COMPLIANCE WITH
PROVISIONS OF THE GREENVILLE COUNTY
STORMWATER MANAGEMENT & SEDIMENT CONTROL PLAN**

An approved stormwater management and sediment control plan has been developed for this subdivision.

I, _____ hereby certify that I am familiar with the provisions of the approved stormwater management and sediment control plan for The Residences at Crescent Mountain Vineyards Subdivision, and that I will comply with all of the provisions outlined therein when engaging in any land disturbing activities or building construction on Lot Number(s) _____, or will develop and obtain an approved plan for the lot(s).

Signed: _____

Title: _____

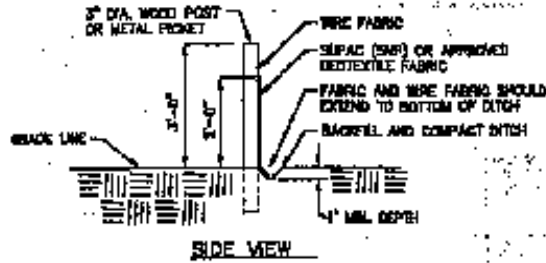
Date: _____

County Ordinance # 2398 Article II
Section A.

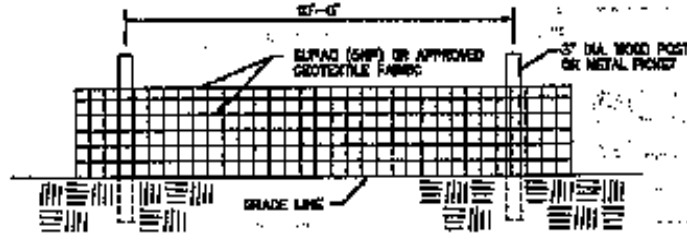
1.b If individual lots or sections in a residential subdivision are being developed by different property owners, all land disturbing activities related to the residential subdivision shall be covered by the approved drainage plan for the residential subdivision. Individual lot owners or developers shall sign a certificate of compliance that all activities on that lot will be carried out in accordance with the approved drainage plan for the residential subdivision.

The Residences at
Crescent Mountain Vineyards

EXHIBIT "N":



SIDE VIEW



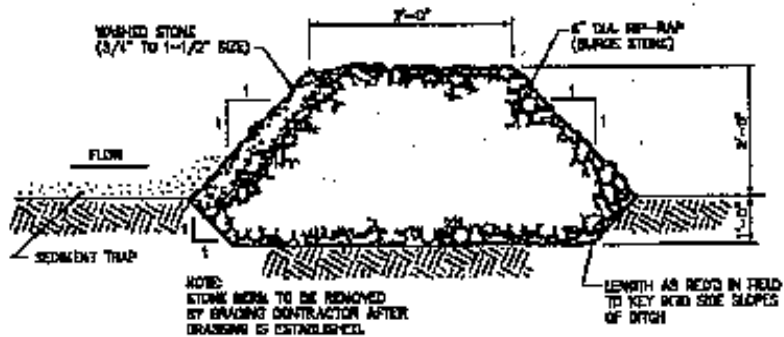
FRONT VIEW

DETAIL OF SILT FENCE

DLT5

NOTES

1. BURY/INSTALL SILT FENCE BEFORE CONSTRUCTION IS BEGUN.
2. CONSTRUCT SILT FENCE AS ABOVE OR USE PREFABRICATED SILT FENCE (METROMONT 24-1000) OR APPROVED EQUAL.

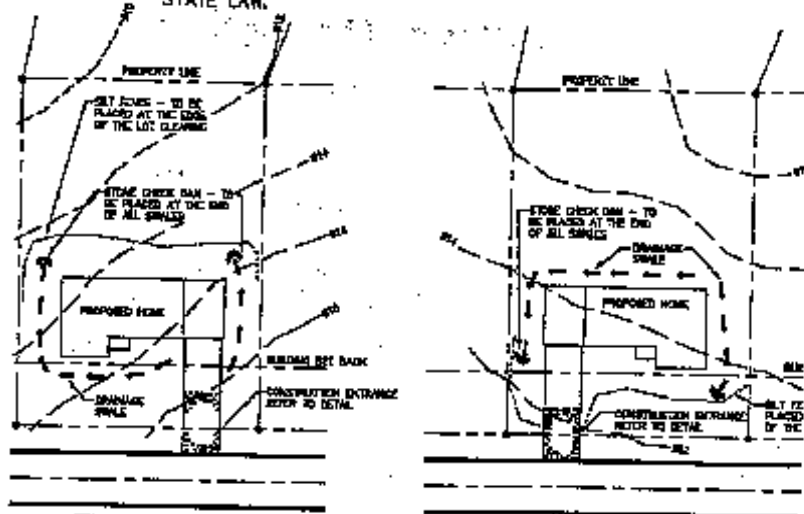


TYPICAL SECTION THRU STONE CHECK DAM

(NLT.5.)

EXHIBIT "O"

NOTE: THIS DETAIL IS TO BE GIVEN TO EACH LOT OWNER PRIOR TO CONSTRUCTION. EACH LOT OWNER IS REQUIRED TO RETAIN 80% SEDIMENT ON-SITE PER STATE LAW.



TYP. INDIVIDUAL LOT EROSION CONTROL

LOT DEVELOPMENT NOTES:

N.T.S.

1. THE INDIVIDUAL LOT OWNER OR BUILDER SHALL BE RESPONSIBLE FOR ACCOMPLISHING THE FOLLOWING EROSION CONTROL MEASURES AND FOR MAINTAINING ALL DEVICES DURING ALL PHASES OF THE HOME/LOT CONSTRUCTION. THE INDIVIDUAL LOT OWNER OR BUILDER RESPONSIBLE FOR THE LAND RESTORATION ACTIVITY SHALL BE SUBJECT TO ON-SITE INSPECTION BY THE SLE DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL OR THE LOCAL APPROVED AGENCY AND MUST FOLLOW ANY DIRECTIONS OF SAID AGENCY IN RESPECT TO EROSION CONTROL.
2. THE PARTY RESPONSIBLE FOR ANY INDIVIDUAL LOT LAND RESTORATION ACTIVITY SHALL INSURE THAT SILT FENCES, AS PER ATTACHED DETAIL, IS INSTALLED ON THE LOWER SIDE OF THE DISTURBED AREA. THE SILT FENCES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER ALL APPROPRIABLE RAINFALL EVENTS.
3. IF DURING INDIVIDUAL LOT DEVELOPMENT THERE IS A NEED TO PERFORM GRADING THAT CONCENTRATES RAINFALL RUN-OFF, THEN THE PARTY RESPONSIBLE SHALL INSURE THAT A STONE CHECK DAM, AS PER ATTACHED DETAIL, IS INSTALLED AT THE DRAINAGE POINT.
4. THE INDIVIDUAL RESPONSIBLE FOR THE INDIVIDUAL LOT LAND RESTORATION ACTIVITY SHALL BE FINANCIALLY RESPONSIBLE FOR ALL FINES THAT OCCUR DUE TO DEVIATIONS TO THIS PLAN OR DUE TO FAILING TO RESPOND PROPERLY TO ON-SITE INSPECTION COMMENTS.

SEDIMENT FENCE NOTES:

1. TYPE SEDIMENT FENCE SHALL HAVE NO MORE THAN 1/4 ACRES PER 100 FT. OF FENCE.
2. THE END OF THE SEDIMENT FENCE SHALL BE TURNED TO PREVENT FLOW AROUND THE SEDIMENT FENCE.
3. THE MAXIMUM UNPOUNDED WATER SHALL NOT EXCEED 1.5 FT. AT ANY POINT ALONG THE FENCE.
4. THE MAXIMUM SLOPE LENGTH BEHIND THE FENCE SHALL NOT EXCEED THE SPECIFICATIONS LISTED BELOW.

SLOPE	SLOPE LENGTH
< 2%	100 FT.
2 TO 5%	75 FT.
5 TO 10%	50 FT.
10 TO 20%	25 FT.
> 20%	15 FT.

5. ON SLOPES GREATER THAN 10% AND IN HIGH FLOW AREAS THE SEDIMENT FENCE SHALL BE REINFORCED WITH WIRE FENCE WITH A MINIMUM 14 GAUGE AND A MAXIMUM SPACING OF 4 INCHES ON THE BACK SIDE OF THE FENCE. ON STEEP SLOPES MORE THAN ONE ROW OF SILT FENCE WILL BE REQUIRED IF REQUIRED.

MATERIALS:

1. THE SEDIMENT FENCE SHALL BE FILTER FABRIC OR A PERVIOUS SHEET OF POLYPROPYLENE, NYLON, POLYESTER, OR POLYETHYLENE TARA WHICH HAS 20% FILTERING EFFICIENCY, A TENSILE STRENGTH OF 30 LB./IN. AND A BLENDING FLOW RATE OF AT LEAST 0.2 GAL./SQ. FT./MIN.
2. THE POST SHALL BE 4 INCH DIA. PINE, 2 INCH DIA. CORK, OR 1.33 DIA. STEEL WITH A MIN. LENGTH OF 4 FEET.

The Residences at
Crescent Mountain Vineyards

Exhibit

“p”



The Residences at
Crescent Mountain Vineyards
Approved Privacy Walls

