

Savannah Lakes Village POA, Inc.
Architectural Control Committee (ACC)
Rules and Regulations for Residential Construction

The attached Architectural Control Committee Rules and Regulations for Residential Construction were revised by the Architectural Control Committee and presented to the Savannah Lakes Village Board of Directors. The Savannah Lakes Village Board of Directors approved the revised Rules and Regulations at the December 16, 2020 regular BOD meeting.

The effective date of the Architectural Control Committee Rules and Regulations for Residential Construction is the date recorded in the McCormick County Clerk of Court's Office.

McCormick County Clerk of Court Stamp placed below:

BOOK 334
PAGE 2
DATED 12-14-2020
REC 12-30-2020

BOOK 334 OF
Deeds
PAGE 2
STATE TAX PAID 0
COUNTY TAX PAID 0

FILED
GWENDOLYN D. CHILES
CLERK OF COURT
MCCORMICK COUNTY, SC
2020 DEC 30 A 9:52

It is the intent of the Savannah Lakes Village Board of Directors to revoke the previous Architectural Control Committee Rules and Regulations for Residential Construction that were recorded in the Clerk of Court Office for McCormick County, South Carolina on September 21, 2020 in Deed Book 330 at Page 31 and on February 20, 2020 in Deed Book 325 at Page 1.

AUDITOR'S OFFICE MCCORMICK COUNTY

Mayme Balle 1-7-2021
Auditor

SAVANNAH LAKES VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

RULES AND REGULATIONS FOR RESIDENTIAL CONSTRUCTION

12/16/2020

APPROVED

Savannah Lakes Village (SLVPOA) Inc. is not responsible for the workmanship, quality, or conformity with contractual specifications of any construction. No warranty or representation is made nor should be implied by any individual owner that the actions of the ACC in approval of building plans, inspections and or otherwise is intended as a tacit approval of the quality, safety, desirability or suitability of such design or construction.

THIS PAGE LEFT INTENTIONALLY BLANK

**Architectural Control Committee (ACC)
Rules and Regulations for Residential Construction**

RECORD OF CHANGES

<u>Change No</u>	<u>Effective Date</u>	<u>Page No.</u>	<u>Subject</u>
Revision V	December 20, 2011	All	Complete Revision
Change 1	November 18, 2012	47	Propane Tanks
Revision VI	January 11, 2014	All	Various wording
Revision VII	August 6, 2015	All	Various wording
Change 1	March 3, 2016	37	Foundation walls for porches
Change 2	April 14, 2016	47	Propane Tanks
Change 3	July 19, 2016	38	Solar Panel Installations
Change 4	January 1, 2017	27	Fee Schedule Change
Change 5	May 23, 2017	45	Signage
Change 6	August 16, 2017	35	Exterior Design
Change 7	August 16, 2017	38	Roofs
Change 8	October 23, 2017	45	Signage(revision)
Change 9	December 13, 2017	51	Neglected Property
Change 10	December 13, 2017	51	Yard Art
Change 11	December 13, 2017	27	Application fee change
Change 12	March 29, 2018	47	Signage
Change 13	March 29, 2018	39	Renewable Energy
Change 14	April 18, 2018	34	Construction Entrances
Change 15	June 20, 2018	47	Swimming Pools
Change 16	June 20, 2018	54	Playground & Rec. Equipment
Change 17	June 20, 2018	37	Exterior Materials
Change 18	June 20, 2018	35	Exterior Design
Change 19	July 17, 2019	31	Construction Activity
Change 20	July 17, 2019	34	Lot grading/drainage/sediment
Change 21	January 8, 2020	46	Driveway Standards
Change 22	January 8, 2020	43	Landscaping
Change 23	September 16, 2020	All	Various wording
Change 24 ¹	December 16, 2020	2	Fee Schedule removed
Change 25	December 16, 2020	4, 5, 7-9	Tree replacement requirements
Change 26	December 16, 2020	7	Hours of construction
Change 27	December 16, 2020	30	Disclaimer for increased penalties

¹ Document made standalone; page number starts at one

TABLE OF CONTENTS

I. APPROVAL AND APPEAL PROCESS	2
A. ACC Applications	2
B. Appeal Process	3
II. GENERAL CONSTRUCTION GUIDELINES.....	3
A. Required Licenses	3
B. Structure Plans	3
C. Schedule for Completion of Construction.....	5
D. Construction Activity Information.....	6
E. Lot Clearing.....	7
E 1. Pre-existing Trees as Replacement Trees	7
E 2. Replacement Trees	8
E 3. Replacement Schedule.....	9
E 4. Tree Removal (Appendix M-1)	9
E 5. Lot Underbrushing Permits (Appendix M)	10
F. Burning	10
G. Construction Entrance.....	10
H. Lot Grading, Drainage and Erosion and Sediment Control	11
I. Utility Companies.....	11
J. Shoreline Underbrushing Permits	11
III. AESTHETIC DESIGN	12
A. Exterior Design	12
B. Exterior Materials.....	13
C. Decks and Porches	14
D. Garages	14
E. Roofs	15
F. Renewable Energy	15
F 1. SOLAR PANELS	15
F 2. SOLAR SHINGLES	15
F 3. Wind Energy	16
F 4. Water Harvesting	16
G. Setbacks and Easements	17
H. Soil Conservation.....	17
I. Right-of-Way and Easements.....	18
IV. LANDSCAPING (Appendix K & K-1)	18
V. FENCES AND WALLS	19
VI. HOUSE EXTERIOR MECHANICAL/ELECTRICAL COMPONENTS	20

VII. PARKING STANDARDS AND DRIVEWAYS	20
A. Parking	20
B. Driveway Standards	21
VIII. CENTRAL SEWER SYSTEM.....	22
IX. SWIMMING POOLS	22
X. SIGNAGE	23
XI. MISCELLANEOUS REQUIREMENTS	24
A. Mailboxes (Appendix L).....	24
B. Trash Containers	24
C. Propane Tanks	24
D. House Numbers.....	25
E. Clotheslines	25
F. External Antennas/TV Satellite Dishes (Appendix N).....	25
G. Yard/Garage Sales	25
H. Boat Dock Lease Application	25
I. Animal Care and Control.....	26
I 1. Identification of Dogs and Cats; Rabies Vaccination.....	26
I 2. Dogs and Cats Roaming the Community.	26
I 3. Waste Removal.	26
I 4. Nuisance Animals.	26
I 5. Service, Therapy, and Comfort Animals	27
I 6. Miscellaneous	27
J. Neglected Property	27
K. Yard Art	27
L. Playground and Recreational Equipment	28
M. Burning and Fire Pits.....	28
XII. FINE STRUCTURE FOR VIOLATIONS OF ACC RULES AND REGULATIONS	28
XIII. GLOSSARY OF TERMS	32

FORMS

Checklist for Construction Application	Appendix A-1
Instructions to Surveyors	Appendix A-2
General Information Questionnaire	Appendix B
Construction Application	Appendix C
Suggested Design Considerations	Appendix D
Suggested Firewise Construction Checklist.....	Appendix D-1
Specifications List.....	Appendix E
Proof of General Liability/Workman's Comp/Builder's Risk Insurance	Appendix F
Change/Addition or Extension for Home Under Construction.....	Appendix G
Driveway Inspection	Appendix H
Request for Final Inspection	Appendix I
Change/Addition to Existing Home.....	Appendix J
Landscaping Intent.....	Appendix K
Suggested Firewise Landscaping Checklist.....	Appendix K-1
Mailbox Request	Appendix L
Underbrushing Permit	Appendix M
Tree Removal Permit	Appendix M-1
Satellite Dish Application	Appendix N
Propane Tank Application	Appendix O
In Ground Irrigation Systems.....	Appendix P
Agreement & Understanding	Appendix Q

SAVANNAH LAKES VILLAGE
PROPERTY OWNERS ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE

INTRODUCTION

Note: Members/Property Owners are responsible for compliance with the ACC Rules and Regulations by their tenants or guests.

Rules and regulations are published by the Architectural Control Committee (ACC) of the Savannah Lakes Village Property Owners Association (SLVPOA), to orient property owners and general contractors to the established “standards”, requirements and specifications for new construction or any modification to existing single-family dwellings within Savannah Lakes Village.

These rules and regulations may change from time to time. Please check with Community Services for the current issue and ACC Fee Schedule. These regulations are adopted pursuant to the authority provided by the **Declaration, Covenants and Restrictions** of Savannah Lakes Village, McCormick, S.C. Wherever these rules and regulations exceed in scope, those established by the State of South Carolina, the stricter rules and regulations will apply.

The ACC is charged with the important function of determining and regulating the aesthetics for Savannah Lakes Village by determining what building styles, materials, and modifications are acceptable. The overall goal is the preservation of the appearance and natural character of the community and the protection of property values. Therefore, the ACC is empowered under the governing documents to deny approval based on aesthetic reasons. Non-resident lot owners have equal rights with resident homeowners. If something adversely affects property values, an absentee property owner will receive the same consideration as resident homeowners.

The Committee and/or Savannah Lakes Village POA Inc. is not responsible for the workmanship, quality or conformity with contractual specifications of any construction. This is a matter between the owner and contractor. No warranty or representation is made nor should be implied by any individual owner that the actions of the ACC in issuance of permits, inspections and approval of the construction or otherwise is intended as a tacit approval of the quality, safety, desirability or suitability of such design or construction.

The protective covenants that establish and provide for this Committee may be amended, rescinded or added to, provided, however, such amendments, rescissions or additions shall not make less restrictive the protective covenants pertaining to those lots designated as residential.

The function of the ACC is to enforce the Declaration, Protective Covenants and these standards. The performance of its duties is on a best effort basis to reasonably protect the aesthetics and property values of the community.

These standards will be enforced by the ACC in the same manner as any violation or threatened violation of the declaration. This may include, but not be limited to, enforcing the lien rights of the association for any cost or charges incurred in maintaining those standards.

The Approval Process

The approval process described below applies to all construction planned for Savannah Lakes Village (SLV.) Applications for improvements to existing structures should follow the guidelines established in Appendix J of this document. Deviations from approved plans that affects the exterior appearance, site location or plans may result in suspension of privileges or enforcement actions. The SLVPOA may correct the problem and bill the violator and implement other remedies deemed appropriate.

Approval of plans by the ACC does not automatically mean approval by the McCormick County Building Department. Plans must be approved, fees paid, and construction permits issued by both authorities before construction can commence.

Construction Review Requirements:

- South Carolina Licensed Contractor or Licensed Builder is required for all construction. (A current copy of the state license must be on file with the ACC and submitted each year.)
- Forms for ACC Review and Approval (See Appendix A-1 for documents and forms required.)
- Issuance of SLV Building Permit. No construction activity can begin prior to receipt of permit (e.g., clearing the land or delivery of materials.)
- Issuance of McCormick County Building Permit. The ACC staff delivers submitted construction documents to the County Building Department within two business days following each meeting. The Contractor (or owner) should contact the Building Department after this time to arrange for the County Building Permit.
- The ACC meets at 9 a.m. on the second (2nd) and fourth (4th) Thursday of each calendar month. The ACC staff must receive all New Home submittals no later than 12 noon on the Thursday prior to the scheduled meeting. All other submittals are due no later than 12 Noon on the Monday prior to the scheduled meeting. All submittals must be complete and in accordance with the applicable guidelines.

I. APPROVAL AND APPEAL PROCESS

A. ACC Applications

ACC applications are required for all permanent and temporary construction, additions, changes, removal or demolition to structures within the community, including, but not limited to, the following: lot clearing, residential homes, outbuildings, garages, driveways, sidewalks, patios, retaining walls, pump stations, irrigation systems, solar energy systems, geothermal energy systems, swimming pools, pool buildings, recreational buildings, tennis courts, racquetball courts, basketball courts and flag poles. All forms of temporary or permanent construction or any change to the exterior of the home other than routine maintenance and upkeep will require approval from the ACC.

Any construction application may be disapproved by the ACC if it is deemed to be incompatible with the environment of SLV.

All applications approved by the ACC shall be in compliance with the Declaration and Protective Covenants for Savannah Lakes Village. Fees for residential construction and permit fees are established by the SLVPOA Board of Directors each year. All construction applications that require County Building Permits are forwarded to the McCormick County Building Department after approval by the ACC. Owners or contractors are required to obtain permits and pay fees to McCormick County before starting any construction, change or modification.

B. Appeal Process

The ACC can disapprove any application it feels does not reasonably protect the aesthetics and property values of the Village or endangers the health, safety and welfare of all Property Owners based on the guidelines contained in this document. When an application is disapproved the applicant may resubmit the application with any changes recommended by the ACC. If the recommended change(s) are not acceptable to the owner(s) they may initiate an appeal process.

To begin an appeal process, a written statement of intent must be submitted to the SLV Board of Directors within 30 days. All decisions of the ACC are subject to review by the Board of Directors.

II. GENERAL CONSTRUCTION GUIDELINES

A. Required Licenses

All single and multi-family dwellings must be built by a General Contractor or Residential Builder licensed in the State of South Carolina. The contractor or builder receiving the ACC building permit must provide proof of General Liability, Worker's Compensation and Builder's Risk Insurance. The contractor or builder is responsible for ensuring that all sub-contractors working under the licensed contractor's direction at the construction site holds a current Worker's Compensation policy. Contractors and sub-contractor policies must remain in effect until the Certificate of Occupancy (CO) is issued to the homeowner. A copy of the contractor's General Liability, Worker's Compensation and Builder's Risk policy is to be attached to Appendix F.

B. Structure Plans

The owner is responsible for submitting to the ACC three (3) complete and identical sets of building plans that accurately represent the proposed structure and meet acceptable architectural standards. All plans must be professionally drawn with sufficient and explicit details to be adequate for the entire construction process. The floor plans shall be typically drawn to a scale of ¼ inch equals one foot. Builders are required to submit sufficient architectural grade plans with multi-dimensional views to provide an accurate representation of the overall design of the home. The plans must include exterior elevations that are to scale horizontally and vertically. All elevation views will accurately depict the revised finish grade around the perimeter of the home. Three-dimensional isometric views may be requested to present an accurate representation of the design.

Original plans presented to the Committee for review should not, as a rule, include “redline” changes. Original plans may contain redline changes to the original drawing(s) only if the changes are minor. When the footprint or any exterior elevation of the house is changed redlined plans are unacceptable. Any significant structural changes that affect the integrity, foot-print or architectural design of the structure shall be represented by professionally re-drawn plans.

Each set of plans must include the following:

1. Floor plans of all levels including basic plumbing and electrical layouts.
2. Elevations of all sides including specific roof pitches, roof materials, overhangs, exterior finishes, and the structure’s surrounding finished grade profile of the ground are to be shown.
3. Foundation plan. Site-specific foundation investigations are encouraged but not required. In the absence of site-specific foundation studies, great care should be taken in the design of the foundation to ensure the structural integrity of the building.
4. One general building section which details the wall construction, roof pitches, overhangs, and footings.
5. The minimum square footage of all heated floor areas per dwelling unit is indicated on each subdivision plat.
6. Drainage and Tree Replacement Plans. Drainage and tree replacement plans submitted for approval shall consist of at least the following as an overlay on the professionally prepared plot plan or survey of the property. Changes after initial approval of the drainage and tree replacement plans by the ACC shall be submitted for further approval before they are implemented.

a) Drainage Plans

- (i) Contours showing the variations in the elevation across the property including flow of water at the street side of the property and the driveway.
- (ii) Markup to show the proposed direction of surface water flow on and off the property.
- (iii) The type, placement, and size of rain gutters/downspouts, splash blocks, and stone. This will be clearly marked on the Plan.
- (iv) The direction and flow of water from downspouts and splash blocks across the property.
- (v) If rain gutters are not to be present on the home, then a description of how roof water is proposed to be managed.
- (vi) The location of any proposed culverts including under the driveway at the street. If a culvert under the driveway is not proposed, then an explanation of why it is not believed to be necessary will be included in the Plan.
- (vii) The location of any proposed French drains and the destination of the water.
- (viii) The location of any garage drains and the destination of the water.

- (ix) The destination of all drainage water from the property.

b) Tree Replacement Plans

- (i) Tree replacement requirements apply to new construction or addition projects on all lots that result in clearing more than half the gross area of the lot or involves tree removal from more than 10,000 sf of land.
- (ii) The tree replacement plan shall consist of the following:
 - 1. The proposed removal of all existing trees that are of a diameter equal to or greater than three inches (3") and closer than 20 feet apart.
 - 2. Identification of pre-existing trees proposed as replacement trees.
 - 3. Proposed replacement trees.
- (iii) See specific tree requirements in Section E 4 below.

7. Landscaping Plans. Landscaping plans shall consist of at least the following as an overlay on the plot plan or survey of the property. Landscape plans are separate from Drainage Plans. Changes after approval of the landscaping plan shall be submitted to the ACC for further approval before they are implemented.

- a) The type, diameter, and proposed location of all underground piping that will carry water from downspouts/splash blocks, French drains, or culverts.
- b) The type and placement of all perennials, shrubs, bushes, trees, ground cover, rock, and stone proposed to be placed on the property.
- c) Sketches in plan view are suggested to make clear what will be the final appearance of the landscaping.

These same requirements may be applicable for submission of a change/addition to home under construction or change/addition to existing home request.

At the submission of the Final Inspection Form (Appendix I), an **as-built** survey will be required. The requirements for the **as-built** survey drawing will be the same as those for the initial plot plan (Appendix A-2) except the **as-built** survey must show actual floor elevation(s), placement of the house, attachments, property line, easements, utilities, driveways and erosion/storm water control.

Drainage approval by the ACC is based on proposed finish conditions submitted in the Drainage and Landscaping Plans. The ACC suggests new homeowners require as-built surveys be done to confirm finished grades are sufficient to keep runoff from adversely affecting the new home or adjacent lots and buildings, and adjoining golf, common, or federal property.

C. Schedule for Completion of Construction

Construction activities must begin within 60 calendar days of approval by the ACC. Failure to begin work within this timeframe may result in revocation of ACC approval and forfeiture of the Architectural Review Fee.

The ACC considers the date of issuance of the permit as the start of construction. The following schedule for completion shall apply to the construction of a home.

1. The exterior of each home shall be dried-in within six (6) months of the start of construction.
2. The interior of each home shall be finished within twelve (12) months of the start of construction (final inspections completed) and Certificate of Occupancy issued.
3. If circumstances warrant the request of an extension of time to complete the home an application for extension must be approved prior to original scheduled completion date. See Appendix G.
4. Landscaping shall be completed within six (6) months after issuance of the Certificate of Occupancy by McCormick County Building Department.

Failure to comply with the completion schedule may result in an enforcement action. See XII FINE STRUCTURE FOR VIOLATIONS OF ACC RULES AND REGULATIONS.

NOTE: An approved ACC building application is valid for twelve (12) months. A prorated renewal fee will be charged if a Certificate of Occupancy is not obtained within one year of the date on which the application was approved.

No residence may be occupied, nor any personal items stored in any home until a final inspection is completed by the ACC and a Certificate of Occupancy is issued by the McCormick County Building Department. A Final Inspection Request form is located at Appendix I.

D. Construction Activity Information

Dumpster, chemical toilet and additional trash containers

- A chemical toilet is required upon clearance of the lot and prior to start of construction.
- A solid-sided commercial waste container (dumpster) with a minimum capacity of six (6) cubic yards is required on all building sites immediately following installation of footings/foundations/slabs. The dumpster shall be emptied when full using a commercial dumping service. The dumpster is not to be used for personal refuse.
- Dumpsters shall be located to permit free and safe access of traffic.
- The ACC will allow placement of the dumpster and chemical toilet on common property and easement if necessary, to facilitate access. They are not allowed to be placed on private property adjoining the construction site.
- An additional trash container with a lid, measuring no less than 55 gallons, must be provided for non-construction trash, and shall be emptied when full.
- Chemical toilets must be a minimum of three (3) feet off the edge of the pavement so that they do not present a safety hazard (e.g., door should not face the street).

Miscellaneous

- Once an application for any work has been approved, the interior property lines must be defined with a string, surveyor's tape or other means. All building activities and materials shall be restricted to the lot for which the application was approved.
- Whenever possible, neither the road right-of-way nor the common properties shall be used as a staging area for building materials. Deviations shall be requested in advance from Community Services.
- Concrete trucks can only be washed out on the construction site, not in the right-of-way.
- Excess noise shall be kept to a minimum. No loud audio devices are permitted.
- Builders, contractors/sub-contractors may begin work 45 minutes after sunrise and must stop 45 minutes before sunset.

E. Lot Clearing

NEW CONSTRUCTION LOT CLEARING REQUIRES PRIOR APPROVAL FROM THE ACC

Lot clearing is prohibited unless a new home application has been approved by the ACC and a building permit has been issued by McCormick County. All debris from lot clearing operations must be removed from the property within ten (10) days.

No tree may be removed within twenty (20) feet of the property line of any common property used as a golf course (or permanent recreational area) unless a Tree Removal Permit has been issued by the Community Services Department or a landscaping plan which includes the tree removal has been approved by the ACC.

The ACC encourages all owners and builders to preserve pre-existing mature trees, especially hardwoods, that add to property value and do not suffer from irretrievable disease/infection or present a risk of damage to people or property.

Tree replacement requirements apply to new construction or addition projects on all lots that result in clearing more than half the gross area of the lot or involves tree removal from more than 10,000 sf of land. Exceptions to these requirements for placement, number and size of replacement trees will be considered on a case-by-case basis.

Clearing is the removal of all existing trees from an area that are of a diameter equal to or greater than three inches (3"), and closer than 20 feet apart.

Tree diameter is the diameter of the largest branch measured at breast height (55") over bark (DBHOB).

E 1. Pre-existing Trees as Replacement Trees

Pre-existing trees not removed that are listed on the recommended tree list available from Community Services may be considered equivalent to one or more replacement (new) trees if at least

two of those trees are located between the new building and adjacent streets, and not in the utility or drainage easements, or street right of ways.

Remaining, mature, healthy, Overstory and Midstory hardwoods spaced no less than 10 ft apart may be considered as replacement trees and not adhere to recommended spacing in the recommended tree list for those varieties.

All soil under the canopy of the pre-existing tree should be left undisturbed to preserve the root structure of the tree. Removal of smaller vegetation under the canopy and application of mulch or sod without excavating or compacting the dirt under the canopy is acceptable.

Remaining pre-existing trees are equivalent to one or more replacement trees according to diameter as follows:

Equivalence of Remaining Pre-Existing Trees to Replacement Trees

Diameter of Remaining Pre-Existing Tree	Ratio of Remaining Pre-Existing Tree to Replacement Trees
Up to 3"	1:1 Each Remaining Tree Counts as One Replacement Tree
> 3" to 8"	1:2 Each Remaining Tree Counts as Two Replacement Trees
> 8"	1:4 Each Remaining Tree Counts as Four Replacement Trees

If pre-existing trees are preserved in sufficient quantity based on amount of cleared space, location, diameter, and total number of trees defined in the Replacement Schedule below, no new replacement trees are required.

These are minimum requirements for pre-existing and replacement trees. There is no maximum limit.

E 2. Replacement Trees

Replacement trees should be selected from the recommended tree list available from Community Services. They shall be of a form and quality set out in the American Standard for Nursery Stock (ANSI Z60.1, latest edition), and are to meet minimum size as:

- Trees from the Overstory list must be a minimum 7-gallon root ball,
- Trees from the Mid-Story list must be a minimum 5-gallon root ball,
- Trees from the Understory list must be a minimum 5-gallon root ball.

Where practical, replacement trees should be located at least 10ft from any property line, tree, building, fence, roadway, or other built element. Trees should not be placed in the utility or drainage

easements, street right of ways or such that its canopy at maturity would overhang the street or neighboring properties, or, such that tree would present a safety hazard to road traffic.

E 3. Replacement Schedule

The minimum number of replacement trees required is determined according to gross lot size and choice of tree class in the recommended tree list available from Community Services as follows:

Replacement Tree Density Schedule

Lot Size (acres)	Minimum Number Replacement Trees Required
1/4 or Less	2 from either Overstory or Mid-Story, or 3 from Understory
> 1/4, Up to 1/2	3 from either Overstory or Mid-Story, or 3 from Understory
> 1/2, Up to 3/4	4 from either Overstory or Mid-Story, or 5 from Understory
> 3/4	5 from either Overstory or Mid-Story, or 8 from Understory

Every effort should be made to evenly space replacement trees between the house and adjacent road(s). Additionally, new replacement trees may not be placed within the golf course setback.

E 4. Tree Removal (Appendix M-1)

TREE REMOVAL AND UNDER BRUSHING AFTER OCCUPANCY REQUIRES PRIOR APPROVAL FROM THE ACC OR THE COMMUNITY SERVICES DEPARTMENT.

1. No mature tree (or tree over 6 inches in diameter at waist height) may be removed from any platted residential property within Savannah Lakes Village unless a Tree Removal Permit has been issued by the Community Services Department. All debris from the removed tree and any trash generated shall be removed from the property and disposed of in a proper manner.
2. No tree may be removed within twenty (20) feet of the property line of any common property used as a golf course (or permanent recreational area) unless a Tree Removal Permit has been issued by the Community Services Department or a landscaping plan which includes the tree removal has been approved by the ACC.
3. Tree removal from common property (property owned by SLVPOA) is not permitted. Contact the Community Services Department with any concerns about trees on common property.
4. Storm debris or low hanging limbs on your property may be removed as necessary but must be disposed of in a proper manner. Dumping limbs, grass clippings or storm debris on adjacent lots, common property or Corps property is not permitted.

5. Hand-operated cutting tools, small tractors, four-wheeled rubber tire equipment may be used to fell trees and remove debris. The use of heavy equipment such as excavators and bulldozers to push trees is not permitted. The contractor will take care to prevent equipment from making ruts or otherwise damaging any adjacent property, easements, or roads. The builder will be responsible for associated costs for repair or replacement.
6. Tree removal on Corps property is not authorized by SLVPOA. Authorization from the US Army Corps of Engineers is required for any clearing activity on Corps property.
7. All debris generated from tree removal must be removed and transported to an authorized fill or disposal area.

E 5. Lot Underbrushing Permits (Appendix M)

1. Lot under brushing is allowed on undeveloped lots per the underbrushing permit agreement found in Appendix M. Spacing of trees should not exceed twelve (12) feet. Mature trees or trees larger than six (6) inches in diameter at waist height should not be cut unless they are damaged or diseased.
2. During underbrushing, pines will be selected first. Attempts will be made to preserve hardwoods and native ornamental trees or shrubs, such as dogwoods, redbuds, hollies, sparkleberries, etc. In densely overgrown areas, some removal of ornamentals may be required to provide acceptable wildfire protection.
3. Underbrushing or partial clearing of adjacent property requires a separate under brushing permit

F. Burning

Absolutely no open burning is permitted. See also **Burning and Fire Pits** below.

G. Construction Entrance

Upon ACC approval of lot clearing, a construction entrance must be installed. It should be designed to provide access to the site while minimizing mud and debris being tracked onto the asphalt roadway.

Minimum Construction Entrance Requirements:

- 25 feet long x 14 feet wide
- 6-inch minimum base of 2 to 3-inch crushed stone
- Nonwoven geotextile fabric underlayment is suggested

The crushed stone entrance must be maintained throughout the entire construction process. The builder is solely responsible for ensuring that adjacent roadways are free from mud and debris at all times. Upon notification of violations, the builder has 24 hours to clear/clean the roadway. The builder is also responsible for repairing damage caused by construction to asphalt roadways, right of ways and common property adjacent to the lot.

H. Lot Grading, Drainage and Erosion and Sediment Control

- Erosion and sediment control measures must be maintained during construction and prior to landscaping.
- Positive measures must be taken to ensure that any mud, excessive run-off, silt or sediment is contained and not allowed to contaminate adjacent properties, golf course properties and streets.
- Proper drainage should be planned at the time the house is being located on the property.
- Slopes greater than 30 degrees may require installation of slope stabilization and erosion prevention practices or structures.

Runoff must not be allowed to do any of the following:

- Run into streets.
- Run across other properties.
- Run to common, Corps, and/or golf course property without prior ACC approval.

In most instances, the above objectives can be accomplished by properly utilizing drainage easements, natural swales and the ditch at the roadway. Builders are subject to a fine by either the Corps of Engineers and/or the POA for violation of this rule.

SLVPOA is not responsible for correcting storm water drainage problems.

Homeowners with existing drainage exiting their property onto newly constructed home lots **cannot have their drainage grandfathered** to continue to drain onto the newly graded home lots and are required to redirect their runoff with ACC approval.

I. Utility Companies

Prior to the start of construction **all** utility companies must be contacted to locate their respective utility.

J. Shoreline Underbrushing Permits

A permit from the US Army Corps of Engineers is required for any clearing activity on the shoreline strip. Lake front property owners must contact the US Army Corps of Engineers directly to obtain a shoreline underbrushing permit. This permit will be issued by the US Army Corps of Engineers and is subject to the following requirements:

1. Only those trees marked or specified by the Corps resource manager or his representative may be cut. Spacing of trees will not exceed eight (8) feet and in no case will any tree larger than four (4) inches in diameter at ground level be cut. During underbrushing, pines will be selected first; attempts will be made to preserve hardwoods.
2. Removal of native ornamental trees or shrubs, such as dogwoods, redbuds, holly, sparkleberries etc., is prohibited regardless of size.

3. Only hand-operated tools may be used. The use of heavy equipment such as tractors and bulldozers are not permitted.
4. Dead, diseased trees or low hanging limbs that are a safety hazard (as designated by a ranger) may be cut with authorization.
5. Underbrushing is permitted up to a maximum area of 100 X 100 feet along the shoreline. Underbrushing will not extend beyond the back boundary of your property line. The actual area of underbrushing is determined by the Memorandum of Agreement with the US Army Corps of Engineers.

III. AESTHETIC DESIGN

All residential buildings and structures must meet the requirements for aesthetics as established by the ACC, including but not limited to the following:

A. Exterior Design

1. The exterior appearance of homes must be enhanced by design elements and/or the use of a variety of façade materials to ensure that each home has its own separate identity. Homes that are similar in appearance and color are discouraged for neighboring lots.
2. The front of the house must contain several design features that add character normally associated with an attractive house, such as:
 - setbacks
 - porticos
 - wide steps
 - planters
 - fieldstones
 - bricks
 - roof dormers
 - pediments
 - bay or specially designed windows
 - entrance doors with sidelights
 - shutters
 - decorative trim
3. The rear elevation of homes cannot be 100% in a continuous plane.
4. The side elevations of a home must be attractive and include one or more features such as listed below, when viewed from the street, golf course, cart path or lake:
 - Bay/Bow Windows

- Window Shutters
 - Window Pediments
 - Water Tables
 - Decks
 - Multiple Materials
5. Houses are limited to 2 ½ stories on the front (street side) elevation.
 6. Log homes, “A” frame homes, and any manufactured home resembling a mobile home are prohibited.
 7. Free standing storage shed, or utility buildings are prohibited in SLV.

B. Exterior Materials

1. If the dominate exterior construction material is fiber cement or vinyl, it may not represent more than 70% of the total building area on either the front elevation of the home or on the rear elevation of golf course and lake front properties [Including windows, doors]
2. The following exterior construction materials are acceptable: brick, wood, stone and stucco. Fiber/cement and vinyl siding may be used provided that the gauge, texture and color of said siding materials is of high quality.
3. The use of vinyl siding is approved if it has a Consumer Reports Rating of “very good” for fading, warping impacts, wind and rigidity. The minimum thickness for vinyl siding is 0.044 inches. A list of approved and preferred vinyl siding products is available from Community Services. Other products will be evaluated on a case-by-case basis.
4. Exposed concrete or block walls must be stucco or parged and painted to match the siding as closely as possible or must be faced with an approved color-compatible material. The use of Brick or stone on foundation walls is encouraged for the front of home to add character and to the rear of the home for contrast on golf courses and lake front properties.
5. Support posts/columns must be of water-resistant material and can be left natural or colored to match or complement the home. Unpainted metal posts are prohibited. III AESTHETIC DESIGN, C Decks and Porches below.
6. Colors that are neon, extremely vibrant, highly saturated or lacking in strong chromatic content are prohibited for the body of the structure, dormers, cupolas, gables and other dominant features.
7. Gloss and semi-gloss paint finishes are prohibited for the body of the structure, dormers, cupolas, gables and other dominant features. Colors such as pink, orange and purple are prohibited.
8. Complementary/contrasting colors must be used on windows, doors, trim, stone and shutters.

9. Tinted windows are acceptable. Mirror finishes are not permitted.

C. Decks and Porches

1. All support posts for decks, porches, and steps extending to ground level must be supported by footings. Concrete pads are acceptable for wooden steps.
2. If treated wood support posts are used for decks and porches more than 4 feet above ground, they will be 6x6 minimum.
3. Steel or aluminum columns or posts may be acceptable if finished to meet the minimum 6x6 size or larger.
4. If the floor of a rear deck or porch is 4 feet or less above ground, continuous decorative screening is required. Decks or porches more than 4 feet above ground shall be in harmony with the architectural features of the home. Screening of these areas may be addressed in the landscaping plan submitted to the ACC.
5. A deck or porch on the front entry level of a house must have a continuous foundation wall constructed of poured concrete, concrete block or brick. Exposed concrete or block walls must be stucco or parged and painted to match the siding as closely as possible or must be faced with an approved color-compatible material. The use of brick or stone on foundation walls is encouraged for the front of home to add character and to the rear of the home for contrast on golf courses and lake front properties.
6. Elevated decks have an underdeck area which can have a negative visual impact on adjoining neighbors, particularly when used as an informal storage space. The use of decorative screening or landscaping to minimize adverse visual impacts is encouraged and may be required by the ACC, particularly in the case of high decks. The installation of lattice to screen the undercroft is permitted for elevated decks, but homeowners must still obtain prior approval from the ACC.

D. Garages

1. Single family residential homes must have a minimum two (2) car garage.
2. Free standing detached garages will be prohibited.
3. If a breezeway is used to access the garage, an adequate covered walkway must be constructed of concrete, brick or other durable materials aesthetically compatible with the main structure of the house.
4. Carports are prohibited.
5. Paved access to the street is required for all residential dwellings. See Parking and Driveway Standards, Section VII.
6. No garage, or portion thereof, may be used as a living space.

E. Roofs

1. Architecturally appropriate roofing materials are required and must be algae resistant. Acceptable quality materials include asphalt/fiberglass shingles, slate, tile, metal, and composites.
2. Metal with a galvanized surface finish is prohibited.
3. The roof must add visual interest to the house and must have a minimum of six roof planes.
4. White and metallic silver roof colors are not permitted.
5. Roof pitch must be a minimum of 6/12.
6. Roof stacks and plumbing vents should be placed on rear slopes of the roofs where possible and must be black or match the roof color.

F. Renewable Energy

F 1. SOLAR PANELS

Solar panels are becoming more common and are customarily installed on rooftops, thus becoming a prominent feature of the home. The sloping terrain of SLV places many homes below street level, accentuating the rooftop. Solar panel requests will be reviewed on a case-by-case basis, with attention given to:

- View and perspective from the street, golf course and/or lake
- View and perspective from neighboring properties

Solar Panels must be low profile, visually integrated with the roof of the house.

1. Ground mounted solar panels must be located in the rear or side yards and screened from neighboring properties. The installation shall be reviewed on a case-by-case basis.

Submission Requirements

1. A copy of the plot plan and the proposed location of the solar panels.
2. A drawing showing the proposed layout of the solar panels.
3. Actual color sample of panel framing to be installed.
4. Photograph or drawing of the house showing the proposed location of the solar panels.
5. Catalog photographs or manufacturer's "cut sheets" of the solar panels and complete specifications of all components, including cables and connections.

F 2. SOLAR SHINGLES

As with other roofing materials, solar shingles must be architecturally appropriate. Colors should be an integral part of the exterior color scheme, consistent with the wooded, natural environment of SLV. Solar shingles must be algae resistant.

Submission Requirements

1. Actual color sample of shingle to be installed.
2. Manufacturer's photographs of the solar shingle and complete specifications of all components, including cables and connections.

If you would like to support research and development in the Solar Industry, Little River Electric Cooperative Inc. has a solar farm where you can choose to purchase power from as many as 5 solar panels. For more information visit: <http://www.lreci.coop/content/solar-information>

F 3. Wind Energy

The calm nature of McCormick County is not conducive to wind energy.

F 4. Water Harvesting

Rain Barrel

A rain barrel is a container that collects runoff from your home's gutter system, connected to the downspout with a diverter or fitting under a modified downspout. A spigot or hose connector lets you drain the water for use around your landscape. A rain barrel must reside next to your home or garage structure.

A rain barrel must:

1. Include a hose that drains the overflow or use a basic overflow outlet.
2. Have a solid top except for where the gutter downspout empties into the barrel.
3. Have a debris screen on the opening used by the gutter downspout, to keep leaves, animals and insects out of the barrel.
4. Be opaque and if plastic, be UV resistant. It may be decorative and should complement or closely match the exterior color of the home.

Cisterns

Cistern installation and usage must adhere to all McCormick County/South Carolina municipal codes. All Cisterns above and below ground can be used for Water Harvesting. Only commercially produced cisterns are approved in Savannah Lakes Village. Consideration should be given to installing above ground cisterns:

1. Under decks where it would take minimal effort for screening the cistern from view.

2. In the crawlspace area under the homes living space, enclosed within the home's footprint, as many SLV homes are built on slopes and have ample crawl space beneath their living space and the ground.

All above ground cistern tanks installed outside of the homes footprint must be adjacent to the house and screened on all sides, with a solid wall or fence with a gate for access as required and must not exceed 60" (5') in height.

The solid wall or fence shall match or compliment the dominant exterior surface color of the house and may be constructed of brick, stucco, parged concrete block, treated wood or solid vinyl fencing. Lattice or double lattice is not an approved material.

McCormick County must approve the use of any water harvesting.

Submission Requirements

1. A copy of the plot plan and the location of the proposed cistern plan.
2. Name of cistern manufacturer and if possible, catalog photograph of cistern.
3. Catalog photographs or manufacturers cut sheets of the cistern.
4. Specifications of all components.

G. Setbacks and Easements

Setbacks (called building setbacks.) No home or portion of the home shall be placed closer to the front or back lot lines than the setback lines shown on the recorded subdivision plat. The ACC has the authority to approve a variance upon request.

Golf Course Setbacks. All lots adjacent to the golf course have a 20 ft. setback along the golf course side of the property. A home or portion of a home may not encroach into a golf course setback.

Underbrushing is permitted in a golf course setback with an approved Underbrushing Permit (Appendix M.)

The ACC may permit the construction of a single residence upon two or more lots by waiver of the 7 ½ foot utility easement and side yard setback on the appropriate interior lot lines by McCormick County. The homeowner and contractor are responsible for clearing the easement for utilities. Annual assessments and any special assessment will be levied on each individual lot as stipulated in the Declaration of Covenants and Restrictions, Article X "Covenant for Maintenance Assessments".

H. Soil Conservation

Erosion control and storm water run-off in McCormick County is governed by County Ordinance 89-11, EROSION AND SEDIMENT CONTROL and STORMWATER MANAGEMENT. This ordinance states "The person engaged in or conducting land-disturbing activity, the owner of the property, and the applicant under this Ordinance shall be responsible for maintaining all temporary and permanent erosion, sedimentation, and storm water management measures and facilities during the development of the site."

The Ordinance goes on to say, “The owner of the property on which work has been done pursuant to this Ordinance, or any other person or agent in control of such property, shall maintain in good condition, and promptly repair and restore all grade surfaces, vegetation, erosion and sediment control measures, and other protective devices for a period of two years to such an extent that there is no longer any danger of damage as expressed by the purpose of this Ordinance”.

It is a prime concern of the SLVPOA to protect the natural beauty and environment of SLV and J. Strom Thurmond Reservoir. Therefore, the owner will be responsible for ensuring that the soil conservation and drainage standards for the protection of all properties and J. Strom Thurmond Reservoir are being adhered to with respect to the McCormick County Soil and Water Conservation Act.

I. Right-of-Way and Easements

Utility Easements: Each residential lot in Savannah Lakes Village has a 7 ½ foot utility easement parallel to the side property lines. No home or portion of the home shall encroach into the utility easement.

McCormick County Right-of-way Easements: The County has a right-of-way used for drainage and utilities running parallel to the street along the front lot line. The right-of-way is 25 feet as measured from the center of the street.

IV. LANDSCAPING (Appendix K & K-1)

The yard of each home must be established in a way that complements the house and the surroundings. Once established, it must be maintained in a neat and orderly manner; one that is pleasing to the eye and free from any unkempt appearance. Landscaping plans require formal approval from the ACC and shall be submitted within 10 days after completion of the driveway. Plans must be submitted in person by the homeowner and/or the contractor. Landscaping plans may be reviewed but not approved at the time of the original building permit submission.

1. Lots that have more than one exposed view such as corner, golf course, and lake front lots must be treated in a consistent manner. While the landscaping style may take advantage of our natural beauty, it should be designed with care to provide appropriate fire wise prevention strategies. To provide an adequate firebreak, the landscaping must employ a combination of grass lawn or an approved ground cover and formal plantings. Plantings need not be expensive or elaborate, just well-placed and aesthetically pleasing. The extensive use of pine straw or mulch as a landscaping cover will not be approved for aesthetic and fire prevention purposes.
2. Stone used for landscaping cannot exceed 4” and must be installed with a Geotech fabric beneath the stone. Stone must be earth tones and or multicolored. Exceptions maybe granted by the ACC by submitting a detailed Landscape Plan. Stones not indigenous to the lot are not to exceed 4”.
3. The grounds surrounding a new home that have been disturbed by construction activity must be rough graded prior to ACC final inspection. Landscaping must be completed within six months of the date of ACC approval of the landscaping plan. In-ground sprinkler systems (Appendix P) must be submitted for approval with the landscaping plan.

4. Until landscaping is established and capable of controlling sediment, the homeowner is responsible for preventing sediment from running into ditches, onto neighboring properties, streets, a golf course, or Corps of Engineers' property.
5. Restoration of county right-of-way, including drainage ways, regrading road shoulders and provisions for ground cover establishment must be completed prior to final inspection by the ACC and issuance of the County Certificate of Occupancy (CO.)
6. All proposed exterior lighting must be detailed on the final plans. Exterior lighting should not create a nuisance to the adjoining property owners.
7. Decorative objects (yard art) such as sculptures, birdbaths, fountains, etc. should be minimal and tastefully integrated into the landscape plan. Yard menageries will not be permitted.

V. FENCES AND WALLS

Fences are not recommended because of the open character of SLV. In certain cases, the use of accent fences to define small areas of a lot may be appropriate if they are keeping with the architecture of the house. Garden fences, pergolas, and trellises will be considered according to their merits when proposed as integral landscape features.

1. An application to construct a fence must be submitted describing its purpose, path, and length. The fence should be aesthetically pleasing and architecturally complementary to the home and consistent with the immediate neighborhood.
2. Fences may only be constructed of metal, an example of which is available at the Community Services office. Fences may not exceed 48" in height and should be professionally installed. Fence finish color shall only be black. All support posts must be anchored in cement. Fences on golf course and lake front properties shall not be positioned to affect the view from neighboring properties
3. Fences may only be erected at the rear of a single-family home. The fence should extend out to the side property lines. Fences may not encroach into golf course setbacks.
4. Temporary enclosures erected for the purpose of controlling deer or other plant-eating animals must meet any guidelines imposed by the ACC and enforced through the Community Services Department. Electric fence insulators and posts, if employed, must be of an approved color. A sign must be installed on the barrier to warn of the possibility of electric shock. The temporary enclosure may not be constructed within the street right of way.
5. Landscaping walls up to 24" in height do not require approval.
6. Retaining walls over 24" in height at the lowest end require ACC approval prior to construction. Pre-engineered retaining wall systems may be installed in accordance with the manufacturer's guidelines. All other retaining walls require certification by a South Carolina licensed engineer.

VI. HOUSE EXTERIOR MECHANICAL/ELECTRICAL COMPONENTS

These components would generally consist of the HVAC compressor unit, electric meter, phone/data equipment and the effluent pump control. It is recommended that these components be in a common service yard when possible. The most practical location would be on the side of the house near the utility easement and the interceptor tank.

This service yard should be as visually unobtrusive as possible. The service yard may be enclosed or shielded from view with shrubbery or a wall or fence. If a wall or fence is used it must not to exceed 60 inches in height. The wall or fence may be constructed of brick, parged stucco coated cement block, treated wood or solid vinyl fencing. The color of the wall or fence shall compliment the dominant exterior surface color of the house.

The service yard and wall or fence must be completed with the house completion. If shrubbery is to be used to shield the service yard, it may be completed with the landscaping.

VII. PARKING STANDARDS AND DRIVEWAYS

A. Parking

1. External auto storage or standing space shall be provided on each lot.
 - a. Vehicle space shall be a minimum of 200 square feet (10 ft. x 20 ft.) and be provided with vehicular access to a street.
 - b. Vehicle parking is not allowed on the area designed as the yard of a residence.
 - c. A single dwelling shall have no less than two (2) parking spaces served by an adequate driveway and space for the movement of vehicles.

2. Vehicles stored on residential property.

No recreational vehicle, motor home, camper, boat, boat trailer, or other vehicle normally or customarily used for personal or family transportation shall be parked or stored on the area designed as the yard of a residence nor shall it be parked on the paved driveway of a residence for a period exceeding 72 hours

3. Golf Cart Parking

Golf carts may be parked in the driveway of the home.

4. Parking and storage of commercial vehicles.

Vehicles used specifically for commercial purposes including, but not limited to, construction trucks, cargo-carrying trucks, trailers and construction equipment shall not be parked on a residential lot other than for the purpose of accommodating work on the premises. Commercial

vehicles as described above may only be parked on the street right-of-way during working hours and must be removed at the end of each working day.

5. Vehicles parked/stored on common property.

- No vehicle, including but not limited to, automobile, truck, camper, trailer, recreational vehicle, boat trailer, or golf cart, shall be parked on common property at any time.
- No vehicle shall be parked or stored on right-of-way or other property without approval from Community Services

An exception to the street right-of-way parking prohibition is that for a period of up to 72 hours, parking will be permitted for the purpose of accommodating the temporary requirements of residents, their guests, or visitors.

6. Enforcement

Unauthorized vehicle storage and parking violations will be turned over to SLVPOA. Violators will be notified and given 48 hours to comply. Failure to comply will result in the matter being referred to the ACC for enforcement action.

B. Driveway Standards

1. Driveways

- a. The following construction materials are acceptable: concrete, brick or other durable aesthetically compatible (e.g., stone pavers, etc.) material. Crushed stone and asphalt are prohibited.
- b. Entire driveway must be a minimum of 12 feet wide.
- c. Driveway must be completed prior to final inspection
- d. Any change in location from the approved plot plan requires approval.
- e. Pavement will not be expanded to create curbside parking areas.
- f. Driveway will be maintained in good condition.
- g. Application of paints and stains requires approval.
- h. Property owners are responsible for extending their driveways to the edge of the street pavement.

2. Drainage/Erosion

The property owner is responsible for installing, maintaining, and replacing the driveway culvert if required. The culvert should be of sufficient length to provide adequate protection from drop off at the edge of the driveway. Drainage treatment for driveways is prescribed by McCormick County Ordinance No.89-11 Modification of the ditch lines may be necessary depending upon the type of drainage upstream or downstream of the driveway.

Use of stone for water control or landscaping will be limited. The use of stone to address drainage/erosion issues requires prior approval from the ACC. Stone used for drainage/erosion control cannot exceed 12" and must be installed with a Geotech fabric beneath the stone. Stone must be earth tones and or multicolored. Stones not indigenous to the lot are not to exceed 4".

Approval must be granted by the ACC and McCormick County Building Department prior to placing the final driveway surface. A request for driveway inspection must be submitted to the Community Services office one (1) working day prior to desired inspection date. See Driveway Inspection Form Appendix H.

VIII. CENTRAL SEWER SYSTEM

SLV utilizes a pumped effluent sewer system (interceptor tank.) This system consists of a holding tank, pump, electric controls, and associated equipment. Property owners are responsible for extending the gravity sewer line five (5) feet from the foundation of their home. The owner shall also provide a 115-230 volt 30-amp circuit with AWG 10-3 including ground wire to the control panel.

Ownership of the interceptor tank transfers to McCormick County at the time the Certificate of Occupancy is issued. McCormick County will invoice the homeowner for maintenance such as pumping out the interceptor tank and repairs to the pump and associated equipment.

IX. SWIMMING POOLS

Swimming pools require ACC approval prior to installation.

Only in-ground pools are allowed.

Swimming pools are prohibited on golf course lots.

No swimming pool or part thereof, including the deck, shall protrude into any front yard, side yards, construction setback line or easement.

The swimming pool area should be walled or fenced to prevent uncontrolled access by children and pets from the street or adjacent properties. The fence or wall if installed shall be maintained in good condition, and meet the requirements of Section V.

Discharging of pool water into the interceptor tank or any other part of the sewer system is prohibited. It shall be controlled and directed into established drainage easements.

X. SIGNAGE

All signs are prohibited in areas zoned upon any recorded subdivision plat as residential with the following exceptions:

- A. Signs erected by the POA, Developer or public authority for identification of streets, neighborhoods, recreational amenities, traffic control and directional purposes.
- B. Signs erected by the developer in connection with its sales program.
- C. Signs of temporary nature advertising property for sale and new home construction are limited to one (1) sign per lot. Golf course and lake front properties may display one (1) For Sale sign in the front and one (1) For Sale sign in the rear of the lot.
- D. For Sale and Open House signs must be placed upon the specific property involved. Open House signs may be displayed during open house hours only.
- E. All For Sale signs shall be no more than 12H X 12W inches in size. All sign material will be white corrugated plastic. The upper 4" space is available for a logo or business name. The lower 8" shall contain white text reversed out of a green (Pantone 574C) rounded rectangle (Reference Sign Design Template provided by the POA). 1" vinyl white lettering should be used for Lot, Block and Subdivision. All signs, excluding resale homes, must include lot, block, and subdivision for identification purposes. Information tubes, toppers, streamers, and sign riders are prohibited, including "Sold" and "Pending" labels. Sign stands shall be heavy duty plastic spider stake style suitable for ground mounting and comply with sample stand available from Community Services. Signs and stands meeting the above specifications may be purchased from any vendor or a provider recommended by SLVPOA.
- F. Yard Sale, Garage Sale or any other signs of this type are not allowed.
- G. Signs are the responsibility of the property owner and/or Real Estate Company. Signs must be removed within 10 days after closing or after termination of a listing. Signs that are illegal, illegible or not maintained will be subject to removal by the POA if prior notification has been given to the property owner and/or Real Estate Company. Repetitive violations may be subject to fines.

XI. MISCELLANEOUS REQUIREMENTS

A. Mailboxes (Appendix L)

Residential mailboxes, paper boxes, posts and numbers will be of a uniform type and design and will be supplied by the POA. The cost of the mailbox, paper box, numbers, and post are included in initial permitting fees. The mailbox and permitting fees are approved and published annually by the SLVPOA.

All boxes will be black in color. Except for temporary seasonal decorations, no changes in the color or design of the box and support are permitted. It will be the property owner's responsibility for maintaining or replacement of the box, paper box, and post support. Mailboxes are expected to be maintained in a condition acceptable to the Postmaster of McCormick County and letter carrier. Stand-alone paper boxes are not permitted. Replacement mailboxes are available through Community Services.

The Postmaster of McCormick County is the final authority on the placement of your mailbox. It is advisable to check with the Postmaster prior to the placement of your box. For single family residences, placement will be in the right of way of your lot or in the right of way directly across the street from your lot.

B. Trash Containers

All trash containers must be stored inside garages, basements or enclosures. Trash containers should be removed from the street on the day the garbage service runs.

C. Propane Tanks

1. All propane tank installations or modifications, including tank size, tank location and tank screening must be approved by the ACC prior to installation.
2. Propane tanks of 120 gallons or greater must be buried. Above ground storage tanks must be less than 120 gallons or two 57 gallons per lot and be in accordance with all applicable building code rules and regulations.
3. Above-ground tanks must be situated adjacent to the house and screened on all sides with a solid wall or fence and with a gate for access.
4. "For all new homes, propane tanks must be screened within thirty (30) days of issuance of the Certificate of Occupancy by the McCormick County Building Department. It is the responsibility of the builder to construct the screening for any new home containing a gas fireplace, water heater, furnace, range or other gas equipment or appliance. The enclosure must be a minimum of forty-five (45) inches square, with height to be sixty (60) inches. The enclosure must be of weather resistant material and can be left natural or colored to match or complement the home. Lattice or double lattice is prohibited.

D. House Numbers

Residential numbers must not be less than three (3) inches in height. Business numbers must not be less than four (4) inches in height. All numbers must be made of a durable, clearly visible, reflective material.

1. The house number is to be on the same side of the road as the house and be clearly visible from the road.
2. Where more than one residence, building or other occupied structure share the same drive, numbers for all residences, buildings or other occupied structures shall be placed at the walk, driveway, or other appropriate place clearly visible from the road.
3. In all cases, numbers shall be installed on the same side of the road as the building or structure being identified.

E. Clotheslines

No outside clotheslines will be allowed.

F. External Antennas/TV Satellite Dishes (Appendix N)

1. Over-the-air antennas or satellite dishes are permitted upon application to Community Services.
2. Installation preference is in rear yards not visible from the street and ground mounted rather than pole mounted if signal reception is not impaired.
3. Signal reception locations certified by a dealer/installer in writing or a statement of location certification by the individual homeowner who may install his own reception equipment may be required by the ACC after installation in a non-preferred location.
4. All other outdoor antennas require ACC approval. Any electronic interference created by a satellite dish shall be the sole responsibility of the property owner who shall correct or eliminate the interference or remove the device.

G. Yard/Garage Sales

Within SLV, periodic village-wide yard/garage sales will be conducted at the Recreation Center. Yard/garage sales at individual residences are prohibited.

H. Boat Dock Lease Application

A request for a boat dock lease must be made through the SLVPOA Community Services Department. Copies of the “Boat Dock/and Shoreline Policy and Operations Plan” and application procedures are available at Community Services.

I. Animal Care and Control

I 1. Identification of Dogs and Cats; Rabies Vaccination.

1. All dogs and cats owned, harbored or maintained within the Community shall wear identification of the animal's owner or caretaker and proof of a current rabies vaccination.

Enforcement: Failure to vaccinate as required - \$50 fine.

I 2. Dogs and Cats Roaming the Community.

1. All dogs or other domestic animals shall be confined to the property of the owner unless controlled and restrained by a proper leash anywhere else in the community.

Enforcement: Each violation - \$100 fine.

2. Leashed animals are only allowed on golf course cart paths or on the non-fairway side of the cart path.

Enforcement: Each violation – \$50 fine.

3. Dogs or other domestic animals must be confined within a separate location of the property when POA services are being performed.

I 3. Waste Removal.

1. Any person having custody and control of an animal on any Common Property within the boundaries of the Community shall collect, remove and properly dispose of any feces left thereon by the animal.

Enforcement: Each violation – \$100 fine.

I 4. Nuisance Animals.

1. No Person shall allow or permit an animal to bark, whine, meow, cry or screech in an excessive or continuous fashion, or make other noise in such a manner so as to result in a serious annoyance or interference of the reasonable use and enjoyment of neighboring properties.

Enforcement: Each violation – \$75 fine.

2. No Member, Owner, Occupant or Tenant may permanently harbor any animals other than generally recognized household pets not to exceed four. No Member, Owner, Occupant or Tenant may keep, breed, or maintain any pet for any commercial purpose in the Community.

Enforcement: Each violation – \$100 fine.

3. No animal determined to be dangerous may be kept in the Community. If the Board of Directors, after a recommendation from the Architectural Control Committee, determines that a Member, Owner, Occupant or tenant's pet endangers any person, or other pet, or creates a nuisance or unreasonable disturbance in the Community, the Board of Directors may require that the pet be permanently removed from the Community upon seven (7) days written notice to such Person. If the Member, Owner, Occupant, or tenant fails to comply, the Board of Directors may obtain a court order, or other remedy as provided in South Carolina statutes requiring the Member to comply. Notwithstanding the above, the Board of Directors may suspend Member privileges while it seeks voluntary compliance with the order.

Enforcement: \$100 fine and/or removal of the animal.

I 5. Service, Therapy, and Comfort Animals

Service animals, therapy animals and comfort animals are permitted within SLV in compliance with federal guidelines and ACC Rules & Regulations.

I 6. Miscellaneous

1. Community Services has sole responsibility for initial investigation, fact finding, and recommendations related to violations.
2. At the discretion of Community Services, complaints can be referred to the ACC for further enforcement, arbitration and remedy.
3. Any person who keeps or maintains any pet in the Community agrees to indemnify and hereby holds harmless the Association, its Directors, Officers, and agents, from any loss, damage, claim or liability of any kind or character whatsoever related to such pet. The Board of Directors may establish additional rules regarding pets in the Community, which may include restrictions on the breeds in addition to the number and/or size of permitted pets.

J. Neglected Property

Consistent with SLV governing documents, the ACC reserves the right to take action against property owners who allow their property to become neglected. Neglected Property is any property allowed to fall into a state of disrepair, by misuse or neglect. Examples are, but not limited to, damaged roofs or windows, any unintended openings in any structure, hanging gutters or shutters, peeling paint, felled trees left on the ground, dead shrubbery or trees, accumulation of leaves or pine straw on roofs or in gutters, lawns unkept over two months, excessively broken or deteriorating driveways or steps, etc. Violators may be subject to fines.

K. Yard Art

Consistent with the ACC charter, the ACC reserves the right to have removed, on a case-by-case basis, any yard art that does not meet the aesthetics of SLV.

L. Playground and Recreational Equipment

Swing sets, gym sets, trampolines, bouncy houses, kiddie pools, doll houses, tree houses, basketball goals, playhouses, volleyball courts, badminton courts, and similar items are prohibited on the rear or side yard of golf course lots.

Swing sets, gym sets, trampolines, bouncy houses, kiddie pools, doll houses, tree houses, permanent basketball goals, playhouses, and similar items are prohibited in any front or side yard.

Portable basketball goals shall be addressed on a case-by-case basis.

Temporary or event installation of such equipment for a period not to exceed 72 hours is permissible.

M. Burning and Fire Pits

No open burning of underbrush, leaves, branches, or trash of any kind is permitted on recorded platted residential property, right-of-way, or common property in SLV by any property owner or builder or agent of a property owner or builder. Builders and property owners are subject to a fine for violation of this rule.

Fire pits are permitted with approval from Community Services. Wood burning fire pits require a 5-foot non-combustible perimeter and a non-combustible screen covering consisting of 1/8" hardware cloth or finer mesh.

XII. FINE STRUCTURE FOR VIOLATIONS OF ACC RULES AND REGULATIONS

Violation: Making modifications to a lot, exterior or structure of a home either under construction or completed without approval from the ACC (structural or major modification.)

First notification: Communication (i.e. phone, email) with construction company and/or homeowner.

Second notification: Letter to construction company and/or homeowner.

Third Notification: Letter notifying construction company and/or homeowner of imposition of a fine up to \$200.

Fourth and final notification: Letter to construction company and/or homeowner advising intent to begin lien process for costs and charges incurred in maintaining Declaration standards, revocation/suspension of member rights and privileges, and other remedies prescribed by SLVPOA. If work is accomplished without ACC approval a fine of up to \$500 may be imposed.

Violation: Failure to comply with approved drainage, tree replacement, and landscaping plans.

First notification: Communication (i.e., phone, email) with construction company and/or homeowner.

Second notification: Letter to construction company and/or homeowner.

Third Notification: Letter notifying construction company and/or homeowner of imposition of a fine up to \$200.

Fourth and final notification: Letter to construction company and/or homeowner advising intent to begin lien process for costs and charges incurred in maintaining Declaration standards, revocation/suspension of member rights and privileges, and other remedies prescribed by SLVPOA. If work is accomplished without ACC approval a fine of up to \$500 may be imposed.

Violation: Failure to have dumpster and/portable toilet on construction site.

First notification: Communication (i.e., phone, email) with construction company and/or homeowner.

Second notification: Letter to construction company and/or homeowner giving 3 days to correct.

Third and final notification: Letter to construction company and homeowner and \$25 fine per day until dumpster and/or portable toilet are in place.

Violation: Using common property, right-of-way, or cul-de-sacs to store construction materials.

First notification: Communication (i.e., phone, email) with construction company and/or homeowner.

Second notification: Letter to construction company and/or homeowner giving 7 days to correct.

Third and final notification: Letter to construction company and homeowner up to \$200 fine and \$25 per day until corrected.

Note: Permission may be granted by Community Services under certain conditions.

Violation: Washing out concrete trucks on county right of way, common property, or adjacent property.

First notification: Communication (i.e., phone, email) with construction company and/or homeowner.

Second notification: Letter to construction company and/or homeowner giving 3 days to correct.

Third and final notification: Letter to construction company and homeowner up to \$200 fine plus clean up within 3 days.

Violation: Burning or open fires in the Village are prohibited.

First and final notification: Dispatch Sandy Branch Fire department and a fine up to \$1,000.

Violation: Dumping debris or construction waste on right of way, common property, or adjacent property.

First notification: Communication (i.e., phone, email) with construction company and/or homeowner.

Second notification: Letter to construction company and/or homeowner to remove debris or construction waste within 3 days.

Third and final notification: Letter to construction company and homeowner up to \$200 fine plus clean up within 3 days.

Violation: Destruction of common property, right of way, and roadways.

First notification: Communication (i.e., phone, email) with construction company and/or homeowner.

Second notification: Letter to construction company and/or homeowner giving 3 days to correct.

Third and final notification: Letter to construction company and homeowner up to \$500 fine.

Violation: Trash, litter, and or debris on or around site.

First notification: Communication (i.e., phone, email) with construction company and/or homeowner.

Second notification: Letter to construction company and/or homeowner giving 3 days to correct.

Third and final notification: Letter to construction company and homeowner up to \$250 fine.

Violation: Failure to comply with Construction Completion Schedule.

First notification: Letter to contractor/homeowner-with 30 days to complete construction.

Second notification: Letter to contractor/homeowner with a \$25 a day fine until construction is completed.

In the event of subsequent violation(s) the same procedures outlined above will apply, however, repeat and/or additional violations may result in increased fines and/or loss of membership privileges.

ACC Rules & Regulations

The ACC at its discretion may decide which, if any, enforcement action to pursue against each Violator except that it shall not be arbitrary or capricious in taking enforcement action. The failure of the ACC to enforce any provision of the ACC Rules and Regulations shall not be deemed a waiver of the right of the ACC to do so thereafter.

XIII. GLOSSARY OF TERMS

ACC	Architectural Control Committee appointed by the SLV BOD under the authority of the POA Covenants and Restrictions and the Amended and Re-Stated Bylaws of the SLVPOA, and as defined in the ACC Charter.
ACC Charter	The document authored by the SLVPOA BOD titled Architectural Control Committee Charter dated 19 Sep 2019. This document established the responsibilities of the ACC.
ACC Rules and Regulations	The document approved by the SLVPOA BOD in which this Glossary is included.
Aesthetic	The conclusion reached by the ACC in its interpretation of the ACC Rules and Regulations as it pertains to the pleasing appearance of a property within SLV
Approval	To deem satisfactory with respect to the requirements in the ACC Rules and Regulations
As-Built Survey	An accurate professionally prepared land survey depicting the final constructed state of a property within the SLVPOA. The as-built survey is to be accompanied by a markup of all design documents showing all discrepancies and changes from the original plans submitted to and approved by the SLVPOA ACC.
Caliper Size	A tree's diameter measured either six inches from the top of the root ball, or 12 inches above the root ball for larger trees.
Basal Area	The cross-sectional area of trees at breast height. It is a common way to describe stand density. In forest management, basal area usually refers to merchantable timber and is given on a per hectare or per acre basis.
Burning	To set ablaze, afire, or aflame within or on federal land adjacent to the SLVPOA.
Bylaws	The document titled "Amended and Restated Bylaws of the Savannah Lakes Village Property Owner's Association, Inc." as amended.
Clearing	The removal from an area of all existing trees that are of a stem diameter equal to or greater than three inches (3"), and closer than 20 feet apart.
Common Property	Property owned by or under the care of the SLVPOA.
Corps Property	US federal property under the control of the US Army Corps of Engineers Savannah River District.
Declaration of Covenants and Restrictions	The document titled "Amended and Restated Declaration of Covenants and Restrictions Savannah Lakes Village, McCormick County, South Carolina.
Diameter of Tree	Tree diameter, is the diameter of the largest branch (stem) measured at breast height (55") over bark (DBHOB). Diameter can be measured by tightly wrapping a string/rope around the tree trunk at 55" and marking or cutting the circumference on the string/rope. Divide the circumference by 3.14 to convert the circumference measurement to diameter.
Easement	The right of use over the property of another for the mutual benefit of adjoining lands. An example is the utility and drainage easement

Garage Sale	For this document a garage sale is defined as an event where the owner is selling items from within the house and garage. In a garage sale no items for sale are placed outside the garage or home during the sale (i.e. not in the yard, not in the driveway, not in any connecting common areas).
Grandfathered	The exemption from a new law, rule, or regulation.
Landscaping	The process of making a yard or piece of land more attractive by altering the addition of ornamental features consisting of but not limited to the planting of trees, shrubs, and grass or the placement of ground cover such as mulch or stone.
Lot	A portion or parcel of land having fixed boundaries designated on a plot or survey.
Mid-Story Trees	Trees whose crown forms below that of Overstory trees. Midstory trees typically reach a DBHOB of 10 - 25 inches and a height of more than 30 feet at maturity with a 20-foot canopy. They require a minimum spacing of 25 feet between both existing and replacement trees.
Minor Change	A change which has no appreciable effect or impact on the structure, function, appearance, or regulatory compliance of a property within the SLVPOA when completed. A minor change does not require approval by the SLVPOA ACC. Examples of a minor change could be the substitution of a higher quality paint of the same color or the substitution of medium for coarse grade mulch.
Neglected Property	A property which in the judgement of the SLVPOA or its authorized representatives has fallen into a state of disrepair.
Open Burning	The burning of anything such that the products of combustion are emitted directly into the ambient air without passing through a flue, stack, or screen.
Ordinance 89-11	McCormick County Ordinance 89-11 titled "Erosion and Sediment Control and Stormwater Management.
Overstory Trees	Trees whose crown constitutes the highest layer of vegetation, usually forming the canopy. Overstory trees typically reach a DBHOB greater than 25 inches and a height greater than 60 feet at maturity. They require a minimum 30 feet between both existing and replacement trees and grow more than 40 feet tall with a 30-foot-wide canopy.
POA	See SLVPOA.
Rip Rap	Materials such as rock or loose stone placed to prevent erosion.
Setback	The distance by which a building or part of a building is set back from the property line.
SLVPOA	The Savannah Lakes Village Property Owner's Association, Inc
Structural or Major Modification	A significant change to an approved plan that will have measurable impact on the structure, function, appearance or regulatory compliance of a property within the SLVPOA when completed. A structural or major modification requires approval of the SLVPOA ACC prior to implementation. Examples could be the substitution of Hardiboard™ siding for brick veneer, the addition of a dormer to the roof, or a change in elevation of the structure.
Underbrushing	The selective cutting and continuing control of woodland understory vegetation such as weeds, vines, and briars, and the thinning/removal of tree seedlings, small shrubs, and bushes, growing in a wood or forest.

Understory and Ornamental Trees	The underlying layer of vegetation, especially the trees and shrubs growing between the canopy and the ground. They are shade tolerant and remain small. Understory trees typically reach a DBHOB of 15 inches or less and a height of 30 feet or less at maturity. They require a minimum 15 feet between both existing and replacement trees.
Yard Sale	For the purpose of this document a yard sale is defined as an event where the owner has openly placed items for sale outside the house and garage for the purpose of attracting buyers

Index

Animals	26, 27	Driveway i, iv, 2, 4, 5, 14, 18, 20, 21, 22, 25, 27,	
Cats	26	33	
Dogs	26	Standards	
Leash	26	Geotech	18, 22
Leashed	26	Dumping	6, 9, 30
Pet	22, 26, 27	Dumpster	6, 29
Vaccination	26	Dwelling	1, 3, 4, 14, 20
Antennas	25	Easement	5, 6, 8, 9, 10, 11, 17, 18, 22, 32
Appeal	3	Utility and Drainage	17, 18, 20, 32
Arbitration	27	Effluent	20, 22
Automobile	14, 21	Electric Fence	19
Basements	24	Enforcement Actions	2, 21, 26, 27, 31
Birdbaths	19	Entrance	i, 10, 12
Boat	20, 21, 25	Fairway	26
Breezeway	14	Fence	8, 17, 19, 20, 22, 24
Brick	12, 13, 14, 17, 20, 21, 33	Fire	10, 18, 28, 30
Bulldozers	10, 12	Firebreak	18
Buried	24	Firewise	iv
Burning	10, 28, 30, 32, 33	Pits	10, 28
Bushes	5, 33	Flag Poles	2
Carrier	24	Foundation	i, 4, 6, 13, 14, 22
Children	22	Fountains	19
Clotheslines	25	Gables	13
Complaints	27	Garage	2, 4, 14, 16, 23, 24, 25, 33, 34
Covenants and Restrictions	1, 3, 17, 32	Carports	14
Crawlspace	17	Garden	19
Culvert	4, 5, 22	Gas	24
Cupolas	13	Gate	17, 24
Deck	13, 14, 16, 22	Gutters	4, 16, 27
Demolition	2	HVAC	20
Detached	14	Interceptor Tank	20, 22
Disrepair	27, 33	Irrigation System	iv, 2
Ditch	11, 19, 22	Sprinkler	18
Diverter	16	Isometric Drawing	3
Dock	25	Landscaping ... i, iv, 5, 6, 7, 9, 11, 14, 16, 18, 19,	
Door	6, 12, 13	20, 22, 29, 33	
Dormer	12, 13, 33	Lattice	14, 17, 24
Downspout	4, 5, 16	Lawn	18, 27
Drain	11, 16	Layout	4, 15
Drainage	i, 4, 5, 8, 11, 18, 19, 22, 29	Lot Clearing	2, 7, 10
Drains	4, 5, 16	Mailbox	iv, 24
Drawing	4, 5, 15	Manufactured	13
		Mulch	8, 18, 33

Multicolored.....	18, 22	Porticos	12
Neglected Property.....	18, 27	Prohibited... 7, 11, 13, 14, 15, 21, 22, 23, 24, 25,	28, 30
Outbuildings.....	2	Propane	i, iv, 24
Overhangs	4	Racquetball Courts.....	2
Pads	14	Rain	4, 16
Paint	13, 14, 21, 27, 33	Harvesting	
Color		Barrel.....	16
Pink	13	Cistern	16, 17
Purple	13	Runoff	5, 11, 16
Colors.... 12, 13, 14, 15, 16, 17, 19, 20, 24, 33		Stormwater	33
Pantone.....	23	Range	24
Gloss	13	Rear	12, 13, 14, 15, 19, 23, 25, 28
Stains	21	Redlined	4
Paint Colors		Road	7, 8, 9, 10, 11, 19, 25, 30
Neon	13	Shoulders.....	19
Tones	18, 22	Roof.....	i, 4, 12, 15, 16, 27, 33
Paper Box.....	24	Pitch	4, 15
Parking	20, 21	Shingle	15, 16
Vehicle	14, 20, 21	Vents	15
Patios.....	2	Service.... 1, 6, 7, 8, 9, 13, 19, 20, 21, 22, 23, 24,	25, 26, 27, 28, 29
Permits	iv, 1, 2, 3, 6, 7, 9, 10, 11, 17, 26	Setback.....	9, 12, 17, 19, 22, 33
Building.....	2, 3, 7, 18	Sewer.....	22
Fees	3	Shoreline	11, 12, 25
Tree Removal.....	iv, 5, 7, 9, 10	Shutters	12, 13, 27
Plans		Sidewalks	2
Drainage	4, 5	Siding	13, 14, 33
Landscape	5	Hardiboard™	33
Structure	3	Opaque	16
Planters.....	12	Vinyl	13, 17, 20, 23
Plants.....	19	Signs.....	i, 19, 23
Holly	10, 11	Silt.....	11
Ornamental.....	10, 11, 33, 34	Slabs.....	6
Perennials.....	5	Slate.....	15
Shrubs	5, 10, 11, 20, 27, 33, 34	SLV Property Owners Association 1, 2, 3, 9, 10,	11, 18, 21, 23, 24, 25, 26, 28, 29, 32, 33
Plat	4, 9, 17, 23, 28	Solar	
Playground Equipment.....	i, 28	Panels	15, 16
Bouncy Houses	28	Panels	15
Doll Houses.....	28	Shingles.....	16
Gym Sets	28	Stone	4, 5, 10, 13, 14, 18, 21, 22, 33
Playhouses.....	28	Fieldstones	12
Swing Sets.....	28	Pavers.....	21
Trampolines	28	Rip Rap	33
Tree Houses	28	Rock	5, 33
Plumbing.....	4, 15		
Pole	25		
Porch	i, 13, 14		

Storage Shed	13
Survey	4, 5, 32, 33
Surveyor	iv, 7
Surveys	5
Swales	11
Swimming Pool	i, 2, 22, 28
Tank	i, iv, 17, 20, 22, 24
Tape	7
Television	25
Satellite	iv, 25
Tenant	26, 27
Tenants	1
Tennis	2
Toilet	6, 29
Tractors	10, 12
Traffic	6, 9, 23
Trailers	20, 21
Trash	6, 9, 24, 28, 30
Trees.. iv, 4, 5, 7, 8, 9, 10, 11, 12, 27, 28, 29, 32,	
33, 34	
Basal Area	32

Caliper Size	32
Clearing	7, 32
Diameter	8, 32
Dogwoods	10, 11
Hardwoods	7, 8, 10, 11
Overstory	8, 9, 33
Pine	10, 11, 18, 27
Redbuds	10, 11
Replacement	7, 8, 9
Sparkleberries	10, 11
Understory	8, 9, 34
Trellises	19
Trucks	7, 20, 21, 29
Underbrushing	iv, 10, 11, 12, 17, 28, 33
Utilities	5, 8, 11, 13, 17, 18, 20, 32
Volleyball	28
Walkway	14, 25
Wall	i, 2, 4, 13, 14, 17, 19, 20, 22, 24
Windows	
Mirrored	14
Tinted	14

Owner _____ Lot _____ Blk. _____ Subdivision _____

CHECKLIST FOR CONSTRUCTION APPLICATION

ARCHITECTURAL CONTROL COMMITTEE

SAVANNAH LAKES VILLAGE POA

- | | |
|---|--------------------------|
| Architectural Review Fee (Non-Refundable) | \$ _____ |
| ACC Building Permit (Valid for 12 months)..... | \$ _____ |
| Mailbox Fee | \$ _____ |
| 1. INSTRUCTIONS TO SURVEYOR (Appendix A-2) | <input type="checkbox"/> |
| 2. QUESTIONNAIRE (Appendix B) | <input type="checkbox"/> |
| 3. CONSTRUCTION APPLICATION (Appendix C) | <input type="checkbox"/> |
| 4. SUGGESTED DESIGN & FIREWISE CONSIDERATIONS
(Appendix D AND D1)..... | <input type="checkbox"/> |
| 5. SPECIFICATIONS LIST (Appendix E) | <input type="checkbox"/> |
| 6. SAMPLES OF EXTERIOR MATERIALS & COLORS | <input type="checkbox"/> |
| 7. PROOF OF OWNERSHIP (Copy of deed/current contract)..... | <input type="checkbox"/> |
| 8. GENERAL LIABILITY, PROOF OF WORKER'S COMPENSATION
AND BUILDER'S RISK INSURANCE (Appendix F) | <input type="checkbox"/> |
| 9. COPY OF BUILDING CONTRACT | <input type="checkbox"/> |
| 10. PLOT PLAN (three (3) copies)..... | <input type="checkbox"/> |
| 11. DRAINAGE AND TREE CLEARING PLAN | <input type="checkbox"/> |
| 12. HOUSE PLAN (three (3) copies) | <input type="checkbox"/> |
| 13. ENGINEER'S PLANS for all retaining walls | <input type="checkbox"/> |
| 14. VIOLATIONS AND FINES..... | <input type="checkbox"/> |
| 15. INTENT OF LANDSCAPING AND FIREWISE LAND-
SCAPING (Appendix K AND K1)..... | <input type="checkbox"/> |
| 16. PROPANE TANK APPLICATION (Appendix P) | <input type="checkbox"/> |
| 17. SPRINKLER SYSTEM (Appendix Q)..... | <input type="checkbox"/> |
| 18. SATELLITE DISH APPLICATION (Appendix O)..... | <input type="checkbox"/> |
| 18. AGREEMENT AND UNDERSTANDING (Appendix R)..... | <input type="checkbox"/> |

Owner_____ Lot_____ Blk._____ Subdivision_____

INSTRUCTIONS TO SURVEYOR
(PLOT PLAN/PROPERTY SURVEY REQUIREMENTS)

ARCHITECTURAL CONTROL COMMITTEE
 SAVANNAH LAKES VILLAGE POA

MUST BE A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA

1. Map size: 8 ½ Inch by 14 Inch.
2. Map will be letter – quality drafting and must clearly show all of the following items:
 - A. Location of house and attachments with distance from two corners of house to property line on line parallel with house line, then distance from that point to nearest lot corner.
 - B. Building setback and easement lines extended to property line.
 - C. Contours of lot at five (5) foot intervals: if five foot intervals do not describe the topography well enough, plot the contours at one (1) foot intervals.
 - D. Improvements on adjacent lots: show nearest wall of improvement and distance between.
 - E. Storm water drainage ways, structures, and directions of flow, including driveway culverts, man-made or natural, existing or proposed, to be approved by the ACC and McCormick County.
 - F. Encroachments: note and describe any encroachment.
 - G. Corner pins: state of any shown.
 - H. Finish floor elevation, basement and first floor.
 - I. Retaining walls: existing or proposed.
 - J. Erosion control plan (proposed): lake front lots, and golf course lots.
 - K. Location of all utilities on lot.
 - L. Certification to be printed on plot plan.
 - M. Driveway and parking location.

NOTE: Final positioning of house on the lot may have to be altered in order to accommodate the placement of the interceptor tank as determined by McCormick County.

Owner _____ Lot _____ Blk. _____ Subdivision _____

GENERAL INFORMATION QUESTIONNAIRE

ARCHITECTURAL CONTROL COMMITTEE
SAVANNAH LAKES VILLAGE POA

Name: _____ Date: _____

Spouse's name: _____ Additional person(s) living in home: _____

Current address:

During construction I/we will reside:

Phone: _____

Phone: _____

Expected date of completion of the home: _____

When home is complete, I/we expect to:

_____ Become full-time residents of SLV

_____ Become part-time residents of SLV

I/We plan to spend _____ months per year in SLV.

_____ Use the house as a rental unit indefinitely

_____ Lease the house temporarily and move to SLV in approximately _____ months/years

_____ Recommend friend(s) to SLV _____

Hobbies and interests _____

Owner _____ Lot _____ Blk. _____ Subdivision _____

CONSTRUCTION APPLICATION
ARCHITECTURAL CONTROL COMMITTEE
SAVANNAH LAKES VILLAGE POA

TELEPHONE NUMBER WHERE WE CAN REACH PROPERTY OWNER _____

1. CONTRACTORS

Builder: Name _____ Phone _____ License # _____
 Architect: Name _____ Phone _____ License # _____
 Engineer: Name _____ Phone _____ License # _____

2. SUB-CONTRACTORS

Plumber: Name _____ Phone _____ License # _____
 Electrical: Name _____ Phone _____ License # _____
 HVAC: Name _____ Phone _____ License # _____

3. DESCRIPTION

Style _____ No. of bedrooms _____ No. of baths _____

Under Roof _____ Ft ² Heated Area _____ Ft ² Un-Heated Area _____ Ft ² Under Roof is sum of heated/unheated	Uncovered _____ Ft ² Deck Area _____ Ft ² Patio Area _____ Ft ²	I. TOTAL _____ Ft ²
---	---	--

HVAC: Heat Pump _____ Gas Pump _____ Gas A/C _____ Electric A/C _____ Gas Logs _____

Dishwasher connection _____ Disposal Connection _____ Washer Connection _____

STRUCTURE PRICE \$ _____ LOT VALUE \$ _____

ESTIMATED ADDITIONAL VALUE (Landscaping, etc.) \$ _____ TOTAL VALUE \$ _____

4. PROPOSED INITIAL USE
 Speculative ☐ Investment ☐ Residence ☐ Part-time Residence ☐
5. CERTIFICATION

I (we) certify that the above information constitutes a description of the proposed building and accessory construction and of the location and the site of all items of construction and the same will be in accordance with these documents. I (we) further certify that it is our intent to use this structure as a residence.

I (we) have read and will comply with the ACC Rules and Regulations for Construction and Maintenance of Single-Family Residential Dwellings in Savannah Lakes Village.

I hereby make application for a permit to build a single family home, as described above at SLV.

 OWNER _____ Company _____
 (Signature) (Signature)

 CO-OWNER _____ DATE _____
 (Signature)

OWNER _____ LOT _____ BLK _____ SUBDIVISION _____

SUGGESTED DESIGN CONSIDERATIONS

The ACC realizes that building a home is an exciting and rewarding experience. We hope that the following suggestions will help you in making this process smoother and more enjoyable. Please make sure that the following have been discussed with your builder before submitting your plans to the ACC.

☐

Placement of the home on the lot is a critical consideration. You should meet with the builder at the lot prior to finalizing the home location. Consider preserving the natural beauty of your property by saving selected trees if possible.

☐

During site grading and prior to construction, make sure you discuss drainage paths and storm water control with your contractor.

☐

The location of home in relation to the morning and afternoon sun. Others wished they had turned the house on the lot to minimize the late afternoon sun. Consider insulating your garages and screened porch ceilings.

☐

The location of the garage in relation to the street. Can the garage be courtyard, a side or rear entry so that the door is not the dominate feature of the home? Consider the placement of windows in the garage for light.

☐

Will the design, colors, etc. of surrounding homes be enhanced by the proposed home? Consider windows on all side elevations.

☐

When planning landscaping, retaining walls, etc., consider the use of several low retaining walls as an alternate to a large one.

☐

Consider the safety aspects of your home. Pay particular attention to the use of handrails where needed and minimize the number of steps if possible.

☐

Is the driveway pipe culvert of adequate length to protect from drop off on sides?

☐

Consider the aesthetic design and rear view of home if its being built on a golf course or lake lot. You should also consider the view from any street if your home is positioned on a corner lot.

☐

Review in depth what the final grade will be when completed and make sure that it is shown on plan.

We understand these considerations are suggested in order to maintain SLV as an interesting and exciting place to live. These considerations have been reviewed.

_____/_____ Owner	_____/_____ Date	_____/_____ Co-Owner	_____/_____ Date
_____/_____ Contractor	_____/_____ Date		

OWNER _____ LOT _____ BLK _____ SUBDIVISION _____

SUGGESTED FIREWISE CONSTRUCTION CHECKLIST**When constructing, renovating, or adding to a Firewise home, consider the following:**

- ☐ Choose a Firewise location.
- ☐ Design and build a Firewise structure.
- ☐ Employ Firewise landscaping and maintenance.
- ☐ **To select a Firewise location, observe the following:**
Slope of terrain; be sure to build on the most level portion of the land, since fire spreads more rapidly on even minor slopes.
- ☐ Set your single-story structure at least 30 feet back from any ridge or cliff; increase distance if your home will be higher than one story.
- ☐ **In designing and building your Firewise structure, remember that the primary goals are fuel and exposure reduction. To this end:**
- ☐ Use construction materials that are fire-resistant or non-combustible whenever possible.
- ☐ For roof construction, consider using materials such as Class-A asphalt shingles, slate or clay tile, metal, cement and concrete products, or terra-cotta tiles.
- ☐ Constructing a fire-resistant sub-roof can add protection as well.
- ☐ On exterior wall facing, fire resistive materials such as stucco or masonry are much better choices than vinyl which can soften and melt.
- ☐ Window materials and size are important. Smaller panes hold up better in their frames than larger ones. Double pane glass and tempered glass are more reliable and effective heat barriers than single pane glass. Plastic skylights can melt.
- ☐ Install non-flammable shutters on windows and skylights.
- ☐ To prevent sparks from entering your home through vents, cover exterior attic and under floor vents with wire screening no larger than 1/8 of an inch mesh. Make sure under eaves and soffit vents are as close as possible to the roof line. Box in eaves but be sure to provide adequate ventilation to prevent condensation.

APPENDIX D-1

- ☐ Include a driveway that is wide enough to provide easy access for fire engines (12 feet wide with a vertical clearance of 15 feet and a slope that is less than 5 percent) . The driveway and access roads should be well-maintained, clearly marked, and include ample turnaround space near the house. Also provide easy access to fire service water supplies, whenever possible.
- ☐ Provide at least two ground level doors for easy and safe exit and at least two means of escape (i.e., doors or windows) in each room so that everyone has a way out.
- ☐ Keep gutters, eaves, and roofs clear of leaves and other debris.
- ☐ Make periodic inspections of your home, looking for deterioration such as breaks and spaces between roof tiles, warping wood, or cracks and crevices in the structure.
- ☐ Periodically inspect your property, clearing dead wood and dense vegetation at distance of at least 30 feet from your house. Move firewood away from the house or attachments like fences or decks.
- ☐ Any structures attached to the house, such as decks, porches, fences, and outbuildings should be considered part of the house. These structures can act as fuel bridges, particularly if constructed from flammable materials. Therefore, consider the following:
- ☐ If you wish to attach an all-wood fence to your house, use masonry or metal as a protective barrier between the fence and house.
- ☐ Use metal when constructing a trellis and cover it with high-moisture, low flammability vegetation.
- ☐ Prevent combustible materials and debris from accumulating beneath patio decks or elevated porches. Screen or box-in areas below patios and decks with wire screen no larger than 1/8 inch mesh.
- ☐ Make sure an elevated wooden deck is not located at the top of a hill where it will be in direct line of a fire moving up slope. Consider a terrace instead.

Access additional information on the Firewise home page: www.Firewise.org

_____/_____ Owner Date	_____/_____ Co-Owner Date
_____/_____ Contractor Date	

Owner _____ Lot _____ Blk. _____ Subdivision _____

SPECIFICATIONS LIST
ARCHITECTURAL CONTROL COMMITTEE
SAVANNAH LAKES VILLAGE POA

OWNER’S NAME _____

BUILDER’S NAME _____

	MANUFACTURE	COLOR
FOUNDATION	_____	_____
RETAINING WALL	_____	_____
<u>SIDING</u> (Write in)		
_____	_____	_____
_____	_____	_____
<u>TRIM</u>	_____	_____
<u>WINDOWS</u>	_____	_____
<u>FASCIA</u>	_____	_____
<u>SHUTTERS</u>	_____	_____
<u>ROOFING</u>	_____	_____
<u>DOORS</u>		
Front.....	_____	_____
Garage.....	_____	_____
Other	_____	_____
<u>DECK/PORCH FINISH</u>	_____	_____
Additional Items (e.g., swimming pool, flag pole).....	_____	_____
.....	_____	_____

OWNER _____ (Signature) BUILDER _____ (Signature)

CO-OWNER _____ (Signature) DATE _____

Owner _____ Lot _____ Blk. _____ Subdivision _____

PROOF OF GENERAL LIABILITY WORKER'S COMPENSATION

AND

BUILDER'S RISK INSURANCE

ARCHITECTURAL CONTROL COMMITTEE
SAVANNAH LAKES VILLAGE POA

DATE: _____

ATTACH COPIES OF THE REFERENCED POLICIES TO BE CURRENT AND IN EFFECT

GENERAL LIABILITY

Company _____

Agent _____

Effective Dates _____

Policy Number _____

WORKER'S COMPENSATION:

Company _____

Agent _____

Effective Dates _____

Policy Number _____

BUILDER'S RISK:

Company _____

Agent _____

Effective Dates _____

Policy Number _____

I CERTIFY THAT ALL SUB-CONTRACTORS UNDER MY DIRECTION HAVE GENERAL LIABILITY WORKER'S COMPENSATION POLICIES AND I WILL ASSURE THOSE POLICIES REMAIN IN EFFECT DURING THE ENTIRE CONSTRUCTION PROCESS.

OWNER _____

BUILDER _____

Owner _____ Lot _____ Blk. _____ Subdivision _____

**CHANGE/ADDITION TO OR EXTENSION OF TIME FOR
HOME UNDER CONSTRUCTION**

ARCHITECTURAL CONTROL COMMITTEE

SAVANNAH LAKES VILLAGE POA

I certify that I have reviewed the attached drawings/plans and agree to have this alteration conform to the drawings/plans.

OWNER'S SIGNATURE (required) _____ **Date** _____

MAILING ADDRESS _____ **PHONE** _____

SLV ADDRESS _____

CONTRACTOR'S NAME/ADDRESS _____ **PHONE** _____

CONTRACTOR'S SIGNATURE (required) _____ **Date** _____

DESCRIBE SCOPE OF WORK: (Revised elevation, floor plan, etc. with plot plans attached)

Extension of Time: Original Date of Completion _____ Time Requested _____

New Completion Date _____ Reason for request _____

ESTIMATED COST \$ _____

ALTERATION APPROVED/DISAPPROVED (Reason if disapproved or clarification required) _____

COMMITTEE MEMBER	APPROVE	DISAPPROVE
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Owner _____ Lot _____ Blk. _____ Subdivision _____

FINAL INSPECTION REQUEST FORM
 ARCHITECTURAL CONTROL COMMITTEE
 SAVANNAH LAKES VILLAGE POA

IMPORTANT

No warranty or representation is made to or should be implied by any individual owner that the actions of the ACC in the issuance of permits, inspection and approval of construction or otherwise is intended as a tacit approval of the quality, safety, desirability or suitability of such design or construction. Occupancy will not be granted until after a final inspection is made and all requirements have been met.

NOTICE: A one (1) day notice is required before a final inspection can be conducted. An as-built plot plan with basement and first floor elevation with final inspection request form is required.

TO: ACC ADMINISTRATOR
 SAVANNAH LAKES VILLAGE

FROM: _____

NOTE: House should be completed and all excess building material and debris should be removed from the building site and the McCormick County rights-of-way restored.

A final inspection on a completed house is requested. The McCormick County CO inspection is scheduled for

_____ o'clock on _____.
 (time) (date)

CORRECTION ITEMS: (IF ANY) _____

FINAL INSPECTION APPROVED

BUILDER _____ DATE _____
 (Signature)

ACC ADMINISTRATOR _____ DATE _____
 (Signature)

McCORMICK CO. INSPECTION _____ DATE _____
 (Signature)

Owner _____ Lot _____ Blk. _____ Subdivision _____

CHANGE/ADDITION TO
EXISTING HOME
ARCHITECTURAL CONTROL COMMITTEE
SAVANNAH LAKES VILLAGE POA

I certify that I have reviewed the attached drawings/plans and agree to have this alteration conform to the drawings/plans.

OWNER’S SIGNATURE (required) _____ **Date** _____

MAILING ADDRESS _____ **PHONE** _____

CONTRACTOR’S NAME _____

CONTRACTOR’S ADDRESS _____ **PHONE** _____

CONTRACTOR’S SIGNATURE (required) _____ **Date** _____

DRAWINGS AND PLOT PLAN: (ATTACHED)

Scope of work: _____

_____ **Estimated cost**

\$

☐ **Electrical alteration or addition required. Electrician’s name** _____

License # or state registration number _____

☐ **Plumbing alteration or addition required. Master plumber’s name** _____

License # or state registration number _____

SQ FT of area ADDED _____ **HEATED** _____ **UNHEATED** _____

ALTERATION APPROVED/DISAPPROVED (Reason for disapproval) _____

COMMITTEE MEMBER	APPROVE	DISAPPROVE
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Owner_____ Lot_____ Blk._____ Subdivision_____

LANDSCAPING STATEMENT OF INTENT

ARCHITECTURAL CONTROL COMMITTEE

SAVANNAH LAKES VILLAGE POA

DATE:_____

NOTICE: Basic landscaping MUST be completed within four (4) months of the issuance of your CO.

Please answer the following:

YES

NO

☐
☐

I intend to draw my own landscaping design.

☐
☐

I intend to hire a professional to design a landscaping plan for my yard.

☐
☐

I already have a plan drawn (Please attach).

☐
☐

I intend to do my own work.

☐
☐

I intend to hire professionals to do the work.

I INTEND TO BEGIN WORK ON LANDSCAPING BY:_____

**ATTACH A COPY OF YOUR PLOT PLAN WITH BASIC LANDSCAPING PLAN
DRAWN ON THE PLOT PLAN**

OWNER _____ LOT _____ BLK _____ SUBDIVISION _____

SUGGESTED FIREWISE LANDSCAPING CHECKLIST**When designing and installing a Firewise landscape, consider the following:**☐

Local area fire history.

☐

Site location and overall terrain.

☐

Prevailing winds and seasonal weather.

☐

Property contours and boundaries.

☐

Native vegetation.

☐

Plant characteristics and placement (duffage, water and salt retention ability, aromatic oils, fuel load per area, and size). Irrigation requirements.

☐**To create a Firewise landscape, remember that the primary goal is fuel reduction. To this end, initiate the zone concept. Zone 1 is closest to the structure; Zones 2-4 move progressively further away.**☐**Zone 1.** This well-irrigated area encircles the structure for at least 30' on all sides, providing space for fire suppression equipment in the event of an emergency. Plantings should be limited to carefully spaced low flammability species.☐**Zone 2.** Low flammability plant materials should be used here. Plants should be low-growing, and the irrigation system should extend into this section.☐**Zone 3.** Place low-growing plants and well-spaced trees in this area, remembering to keep the volume of vegetation (fuel) low.☐**Zone 4.** This furthest zone from the structure is a natural area. Selectively prune and thin all plants and remove highly flammable vegetation.☐**Also remember to:**

Be sure to leave a minimum of 30' around the house to accommodate fire equipment, if necessary.

☐

Widely space and carefully situate the trees you plant.

☐

Take out the “ladder fuels” — vegetation that serves as a link between grass and treetops. This arrangement can carry fire to a structure or from a structure to vegetation.

☐

Give yourself added protection with “fuel breaks” like driveways, gravel walkways, and lawns.

When maintaining a landscape:

- ☐ Keep trees and shrubs properly pruned. Prune all trees so the lowest limbs are 6' to 10' from the ground.
- ☐ Remove leaf clutter and dead and overhanging branches.
- ☐ Mow the lawn regularly.
- ☐ Dispose of cuttings and debris promptly, according to local regulations.
- ☐ Store firewood away from the house.
- ☐ Be sure the irrigation system is well maintained.
- ☐ Use care when refueling garden equipment and maintain it regularly.
- ☐ Store and use flammable liquids properly.
- ☐ Dispose of smoking materials carefully.
- ☐ Become familiar with local regulations regarding vegetation clearances, disposal of debris, and fire safety requirements for equipment.
- ☐ Follow manufacturers' instructions when using fertilizers and pesticides.

Access additional information on the Firewise home page: www.Firewise.org

_____/_____ Owner Date	_____/_____ Co-Owner Date	
_____/_____ Contractor Date		

Owner _____ Lot _____ Blk. _____ Subdivision _____

MAILBOX REQUEST
ARCHITECTURAL CONTROL COMMITTEE
SAVANNAH LAKES VILLAGE POA

DATE REQUESTED: _____

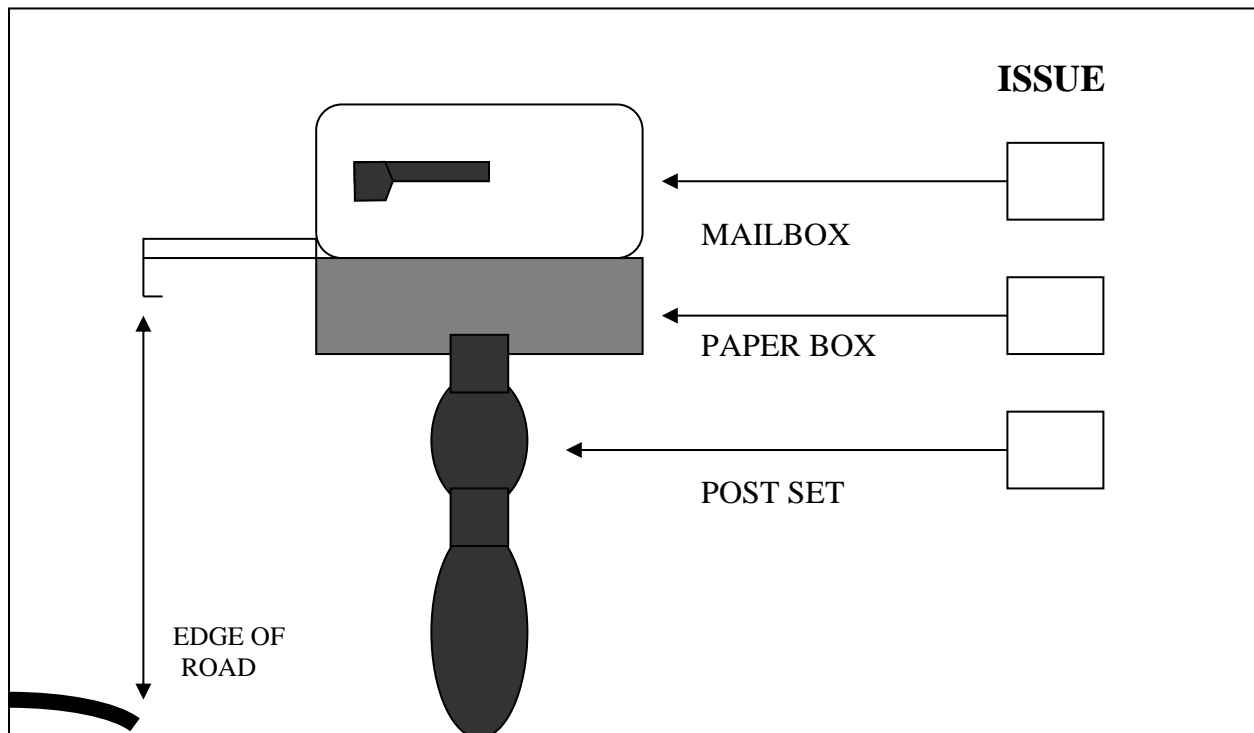
INITIAL ISSUE _____ REPLACEMENT _____

NUMBER SET _____

IMPORTANT

THE FINAL PLACEMENT OF THIS MAILBOX ON OR ADJACENT TO YOUR LOT IS THE AUTHORITY OF THE McCORMICK POSTMASTER (THIS INCLUDES WHICH SIDE OF THE ROAD IT IS PLACED ON). BEFORE PLACING THIS BOX, CALL THE McCORMICK POST OFFICE.

CALL BEFORE YOU PLACE: 465-3401



PAID \$ _____ OR INCLUDED WITH INTERCEPTOR TANK FEE _____

ACC ADMINISTRATOR _____ DATE: _____

ISSUED BY _____ DATE: _____

RECEIVED BY _____ DATE: _____

Owner_____Lot_____Blk._____Subdivision_____

UNDERBRUSHING PERMIT APPLICATION
ARCHITECTURAL CONTROL COMMITTEE
SAVANNAH LAKES VILLAGE POA

Special Permit Number_____

I HEREBY MAKE APPLICATION FOR A SPECIAL PERMIT FOR LIMITED UNDERBRUSHING.

I FURTHER ATTEST THAT I AM THE OWNER BY DEED OF THE AFORMENTIONED LOT.

BY SIGNING THIS AGREEMENT, I ACKNOWLEDGE THAT I WILL COMPLY WITH THE FOLLOWING:

- Spacing of trees should not exceed twelve (12) feet. Mature trees or trees larger than six (6) inches in diameter at waist height should not be cut unless they are damaged or diseased.
- During underbrushing pines will be selected first. Attempts will be made to preserve hardwoods and native ornamental trees or shrubs, such as dogwoods, redbuds, hollies, etc. However, in densely overgrown areas, some removal of ornamentals or shrubs may be required to provide acceptable wildfire protection.
- Only hand-operated cutting tools may be used. The use of heavy equipment such as track loaders and bulldozers to push trees is not permitted. In order to enhance efficiency and reduce costs small tractors or rubber tire trailers with a grapple may be used to load and remove debris and dead wood. The contractor will take care to prevent equipment from making ruts or otherwise aesthetically damaging the property, right of way or road shoulder.

I UNDERSTAND THAT THE LIMITED UNDERBRUSHING ALLOWED BY THE ISSUANCE OF THIS PERMIT IS THE ONLY CLEARING THAT CAN BE DONE UNTIL A BUILDING PERMIT IS ISSUED

PROPERTY OWNER(Signature)_____DATE_____

ACC ADMINISTRATOR(Signature)_____DATE_____

Owner _____ Lot _____ Blk _____ Subdivision _____

TREE REMOVAL PERMIT
ARCHITECTURAL CONTROL COMMITTEE
SAVANNAH LAKES VILLAGE POA

Permit Number _____

I HEREBY MAKE APPLICATION FOR A PERMIT FOR TREE REMOVAL. I FURTHER ATTEST THAT I AM THE OWNER BY DEED OF THE AFORMENTIONED LOT.

STREET ADDRESS OF TREE(S) TO BE REMOVED: _____

IF TREE IS TO BE REMOVED BY A CONTRACTOR – PROVIDE THE FOLLOWING INFORMATION:

NAME	COMPANY NAME	TELEPHONE NUMBER
_____	_____	_____

INSURANCE INFORMATION PROVIDED OR ON FILE: YES _____ NO _____

BY SIGNING THIS PERMIT, I AGREE TO COMPLY WITH THE FOLLOWING CONDITIONS:

1. Only hand-operated cutting tools may be used. The use of heavy track equipment such as excavators and bulldozers to push trees is not permitted. Small tractors, Bobcats, or four-wheel rubber tire equipment w/ grapple may be used to remove debris. The contractor will take care to prevent equipment from making ruts or otherwise damaging any adjacent property or the road shoulder.
2. No activity on Corps property is authorized by this permit. A separate permit from the US Army Corps of Engineers is required for any clearing activity on Corps property. Access into or across Corps property is prohibited without specific written permission from the US Army Corps of Engineers.
3. All debris generated as a result of the tree removal authorized by this permit and /or any other debris generated by the Contractor in relation to the work being performed shall be removed, transported and placed into an authorized fill or burn area at the contractor's expense.
4. Consideration should be given to replacement of trees taking into consideration lot size, the size of trees removed, number of remaining trees, and from where trees were removed.

Description of tree(s) proposed for removal (quantity, species) and reason for removal:

Property Owner (Signature) _____ DATE _____

Community Services Office
 Signature) _____ DATE _____

Owner _____ Lot _____ Blk. _____ Subdivision _____

APPLICATION FOR LOCATION OF SATELLITE ANTENNAS
ARCHITECTURAL CONTROL COMMITTEE
SAVANNAH LAKES VILLAGE POA

- Television satellite receivers (FCC approved dishes or antennas) designed for over the air reception of direct broadcast satellite services may be installed on any residence or building in SLV with issuance of an ACC permit. These permits will be issued at no charge to the homeowner. In order for reception to occur without delay the ACC permit may be requested and issued before or after installation of the antenna. Said antennas should be placed so as to be minimally noticeable by casual observance and reasonable measures should be taken to minimize the visual impact on the community.
- Installation preference is in rear yards not visible from the street and ground mounted rather than pole mounted as long as signal reception is not impaired.
- Signal reception locations certified by a dealer/installer in writing or a statement of location certification by the individual homeowner who may install his own reception equipment may be required by the ACC after installation in a non-preferred location.
- All other outdoor antennas are prohibited. Any electronic interference created by a satellite dish shall be the sole responsibility of the property owner who shall correct or eliminate the interference or remove the device.
- Any electronic interference created by an antenna shall be the sole responsibility of the property owner and shall be resolved between the property owner and the appropriate authority.

NAME _____ Phone # _____

ADDRESS _____

INSTALLER _____ Phone # _____

PLOT PLAN showing proposed location and size: (ATTACHED)

DESCRIPTION OF SCREENING (If visible to neighbors or from the street/golf course) _____

CERTIFICATION of SIGNAL RECEPTION (ATTACHED) (If not ground mounted in backyard)

PERMIT APPROVED/DISAPPROVED (Reason for disapproval) _____

COMMITTEE MEMBER	APPROVE	DISAPPROVE
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Owner _____ Lot _____ Blk. _____ Subdivision _____

APPLICATION FOR INSTALLATION OF PROPANE TANK PERMIT

ARCHITECTURAL CONTROL COMMITTEE
SAVANNAH LAKES VILLAGE POA

PROPANE TANKS

All Propane Tanks must be approved by the ACC prior to installation. Above ground tanks will not exceed one (100 gallon) or two (57 gallons) per lot and must be completely screened by double lattice. The lattice may be painted to match exterior of home.

NAME: _____

ADDRESS _____

COMPANY INSTALLING: _____ PHONE # _____

PLOT PLAN showing proposed location and size: (ATTACHED)

DESCRIPTION OF SCREENING (If visible to neighbors or from the street/golf course)

PERMIT APPROVED/DISAPPROVED (Reason for disapproval) _____

COMMITTEE MEMBER

APPROVE

DISAPPROVE

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Owner _____ Lot _____ Blk. _____ Subdivision _____

APPLICATION FOR INSTALLATION OF IN-GROUND SPRINKLER SYSTEM
PERMIT

ARCHITECTURAL CONTROL COMMITTEE
SAVANNAH LAKES VILLAGE POA

IMPORTANT

While you may use portions of the 7 ½ foot utility easements (on your side of the property line only), building setback areas, McCormick County rights-of-way in front of your home to place sprinkler systems, home owners are cautioned that any damage done to your sprinkler system placed in these areas as a result of utility work being done or vehicles parking on the rights-of-way are strictly the responsibility of the home owner.

NAME: _____ PHONE # _____

ADDRESS _____

COMPANY DOING INSTALLTION: _____ PHONE # _____

STATE REGISTRATION NUMBER: _____

ESTIMATED COST \$ _____

PLOT PLAN showing proposed location of lines and heads (ATTACHED)

PERMIT APPROVED/DISAPPROVED (Reason if disapproval) _____

COMMITTEE MEMBER

APPROVE

DISAPPROVE

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

AGREEMENT AND UNDERSTANDING

As the Property Owner, I understand that I have been permitted to construct a home in Savannah Lakes Village and that I am responsible for the following:

Reading and complying with the ACC Rules and Regulations.

Assuring that my builder complies with the ACC Rules and Regulations.

All fines levied against my builder for violations of ACC Rules and Regulations (back cover page of this book)

All additional costs for interceptor tank installation is the responsibility of the homeowner.

Assuring that the exterior of my home is completed within six (6) months of the start of construction.

Assuring that construction of my home is completed within one year (12 months) of the start of construction.

Assuring that basic landscaping (as defined in the ACC Rules and Regulations) is completed within four (4) months of occupancy of the home.

Assuring that any changes or additions to the original submission made to the exterior of the home or property are approved by the ACC prior to the changes or additions being made.

Assuring that any changes or additions made to the exterior of my home after construction is complete are approved by the ACC prior to the changes or additions being made.

Signature: Property Owner

Signature: Co-owner

Date

As the builder, I understand that I have been permitted to construct a home in Savannah Lakes Village and that I am responsible for the following:

Reading and complying with the ACC Rules and Regulations.

All fines levied against me for violations of ACC Rules and Regulations (back cover page of this book).

Assuring that the exterior of the home is completed within six (6) months of the start of construction.

Assuring that construction of the home is completed within one year (12 months) of the start of construction.

Assuring that any changes or additions to the original submission made to the exterior of the home or property are approved by the ACC prior to the changes or additions being made.

Assuring that all sub-contractors under my direction have worker's compensation policies and I will assure those policies remain in effect during the entire construction process.

Company

Signature: Builder

Date