

**ARCHITECTURAL GUIDELINES
FOR EAST SHORES AT LAKE KEOWEE**

Effective May 8, 2020

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Architectural Guidelines For East Shores at Lake Keowee

Effective as of May 8, 2020

1. Introduction

1.1. Authority. These Guidelines are established by the Architectural Control Committee (the “Committee”) pursuant to the Declaration of Covenants, Conditions and Restrictions for East Shores, as the same is supplemented and amended (the “Declaration”). Any capitalized terms in these Guidelines not defined herein shall have the same meaning as more specifically set out in the Declaration. The Committee reserves the right to amend any or all provisions of these Guidelines at any time and from time to time, in its sole and absolute discretion.

These Guidelines are in addition to specific construction and landscaping requirements and other restrictions set out in the Declaration.

1.2. Applicability to All Lots. As to any Lot, no Improvements may be commenced, erected or maintained until the Committee has given its written approval of plans and given its written approval to commence construction pursuant to these Guidelines, including any amendments or revisions hereto in effect on the date such plans are submitted to the Committee.

These Guidelines shall apply to all Lot Owners and builders at East Shores, and any reference herein to an “Owner” shall also apply to the Owner’s builder and subcontractors.

1.3. Advisory Design Professionals. The Committee may retain an architect and/or other design and construction professionals to advise the Committee in the plan review and approval process. Lot Owners and builders may wish to consult at their own expense with these professionals on a preliminary, informal basis with questions about the design intent of these Guidelines and their application to the overall design or design features of individual houses and landscaping.

Since these professionals will be advisors only, their views and opinions will be considered by, but will not be binding on, the Committee.

The Committee will make the names and telephone numbers of these professionals available on request.

1.4. Definition of “Improvements.” The term “Improvement” or “Improvements” shall mean and include any and all man-made changes or additions to a Lot, including but not limited to the location, materials, size and design of all buildings (including any exterior devices attached to or separate from buildings, such as heating and air conditioning equipment, solar heating devices, antennae, satellite dishes, clothes lines, etc.), storage sheds or areas, piers, docks, boathouses, roofed structures, parking areas, fences, “invisible” pet fencing, pet “runs,” lines and similar tethers or enclosures, walls, cutting of trees, hedges, mass plantings, poles, driveways, ponds, lakes, changes in grade or slope, site preparation, swimming pools, hot tubs, Jacuzzis, tennis courts, treehouses, basketball goals, skateboard ramps, other sports or play apparatus, signs, exterior illumination and changes in any exterior color or shape; and also including site preparation on any Lot, change in grade or slope of any Lot, or erection of building or exterior additions or alterations to any building situated upon any Lot, erection of or changes or

additions in fences, hedges, wall and other structures, any landscaping, or any cutting of trees on any Lot. The definition of Improvements includes both original Improvements and all later changes to Improvements. The definition of Improvements, however, does not include the replacement or repair of Improvements previously approved by the Architectural Control Committee, provided that such replacement or repair does not change exterior colors, materials, designs or appearances from that which were previously approved by the Architectural Control Committee.

1.4.1 Solar Panels. Solar panels, defined as panels constructed with photovoltaic material, shall be addressed as an exterior device by the Architectural Control Committee taking into consideration that the solar panels must be homeowner owned, i.e. no third-party ownership. Solar panels must be installed on, attached to, or integrated with the roof of the residence, and cannot be installed on any other structure or installed in any other manner on the lot. The Architectural Control Committee review will include but not be limited to aesthetics, orientation, visibility of the installation of the panels and associated system components from any public or private road in East Shores when approaching and passing the residence from either direction, and visibility from neighbors and the Lake.

Solar panels shall only be installed in accordance with a building permit issued by Oconee County.

The ACC review will begin with evaluating if the proposed solar panels are constructed with photovoltaic material, if the panels will be installed on, attached to, or integrated with the roof of the residence, and if the system after installation will be owned by the Lot owner. The ACC will focus on visibility to assure the panels and associated system components are not visible from any public or private road in East Shores when approaching and passing the residence from either direction, and are also not visible from the lake. Visibility from neighbors must be such that solar panels are not in the direct view of neighbors, and any visibility is limited and obstructed by trees, shrubs or other media. Orientation will be taken into consideration to determine if there may be any undesirable consequences such as may come from reflected light being directed toward a neighbor, or if the orientation would create an unsightly structure.

2. Design Standards.

2.1. Buildings.

2.1.1 Dwelling Size. The square footage requirements hereinafter set forth are enclosed heated floor area and are exclusive of the area in unfinished basements, unheated porches of any type, attached or detached garages, carports, and unheated storage areas, decks or patios.

(a) For All Lots: Any one-story dwelling erected upon any Lot shall contain not less than 1800 square feet; any 1 ½ story or bi-level or tri-level dwelling shall contain not less than 1800 square feet and the first floor shall contain not less than 1400 square feet in 1 1/2 story dwellings, 1400 square feet on the main floor of bi-level dwellings, and 1400 square feet in the upper two floors of tri-level dwellings; any 2 or 2 ½ story dwelling shall contain not less than 1800 square feet and the first floor shall contain not less than 1400 square feet. The main level of rear walk-out dwellings shall contain not less than 1800 square feet.

2.1.2 Exterior Colors. The exterior colors and materials used on a house should blend together to create a harmonious whole. Trim colors should not contrast strongly with the exterior wall color. The dominant stain or paint color for any project should also be compatible with the environment and neighboring homes. Earth tone colors on wood and muted pastels on stucco are recommended. To these ends, samples of proposed exterior materials and colors must be submitted to the Committee (product brand names familiar to the Committee's consulting architect may be submitted in lieu of physical samples.) The name, manufacturer, grade, type of finish and proposed application for samples of the exterior site and building materials and finish colors shall be provided as follows:

1. **Material Samples**

- a. Siding – wood, brick, stucco, vinyl
- b. Roofing
- c. Any visible exterior materials

2. **Color Samples**

- a. Chimneys
- b. Shutters
- c. Deck
- d. Siding
- e. Trim and windows
- f. Stucco
- g. Exterior doors
- h. Miscellaneous

2.1.3 Chimneys. Chimneys should be made of brick, stone, stucco or other material approved in writing by the Committee, and of a design, location and material appropriate to the house. Boxed-in flues and metal shroud tops will generally be acceptable, subject to Committee approval.

2.1.4 Windows and Shutters. Windows should generally be the same type and style all around the house. Thermal-pane windows are preferred, and exterior storm windows will not be allowed.

2.1.5 Building Construction and Quality. All buildings and outbuildings erected upon any Lot shall be constructed of new material of good grade, quality and appearance and shall be constructed in a proper, workmanlike manner. No building shall be erected unless it is completely underpinned with a solid brick, brick or stone-covered block, poured concrete, or stucco foundation. The exterior surface of any building shall not be of asbestos shingle siding, imitation brick or stoneroll siding, or exposed concrete or cement blocks. The exterior surface of any garage, outbuilding or appurtenant structure or building erected on or located on any Lot shall be aesthetically compatible with, and of material and construction comparable in cost and design to, the exterior surface of the dwelling located on said Lot. All buildings shall have roofs (except for dormers) of not less than 6 in 12 pitch and not less than 12-inch overhang, covered with slate, cedar shakes, tile or Fiberglas shingles. Tin or rolled roofing material is not permitted. The exterior of all houses and other structures must be completed within one (1) year after the commencement of construction, except where such completion is impossible due to strikes, fires, national emergency or natural calamities.

2.2. Erosion and Sediment Controls. During any clearing, grading and construction activities on a Lot, all run-off, erosion, and sediment beyond that which occurs in the natural, undisturbed condition of the Lot must be contained within the setbacks of the Lot, utilizing silt fences. In addition, individual trees or tree groups on the Lot which are designated for preservation must also be protected from run-off, erosion or sediment damage. Owners shall implement the erosion control practices required by the South Carolina Land Resources Commission. Exhibit B attached contains examples of acceptable practices.

2.3. Protection of Vegetation.

2.3.1 Inside Waterfront Setback. All trees, shrubs and ground cover within the 50-foot waterfront setback are considered to be “protected vegetation” and cutting and clearing is generally not permitted therein without the prior written consent of the Committee. The practical exceptions to this rule are that dead or diseased trees may be removed, poisonous plants may be removed, underbrush may be selectively cleared, understory may be thinned to provide better views, individual trees may be limbed up, and grass or ground covers may be planted.

2.3.2 Outside Waterfront Setback. Any cutting and clearing of trees, shrubs and ground cover on areas of the Lot outside the waterfront setback should be minimized to the extent reasonably practical and may be carried out only in accordance with the following requirements:

The portions of the Lot for the house, garage, driveway, walkways and any allowed outbuilding may be cleared.

2.3.3 Fines for Unauthorized Cutting. An Owner shall not under any circumstance cut, damage or remove any trees, shrubs, or other vegetation on any other Lot or Common Area. The Committee shall have the authority, upon approval by the Board in each instance, to assess fines against an Owner who cuts, damages or removes any trees, shrubs or other vegetation contrary to the provisions of these Guidelines.

3. Design Review Procedure.

3.1. Plan Approval. Plans and samples for all Improvements proposed to be constructed on any Lot shall be submitted in duplicate to the Committee for approval or disapproval. Plans submitted for approval must be accompanied by the Architectural Review Fee. In addition, the following items must be submitted prior to the Committee beginning the plan review process:

1. The ACC requires an initial meeting with the property owner and builder.
2. Architectural Review Fee of \$150.00
3. Refundable Fee of \$5,000.00 required from the builder to repair any damage to adjacent common areas.
4. Site Plan showing building and driveway locations, dimension from property lines, retaining walls, sidewalks, and DHEC-approved septic field.
5. Floor plans and building elevations at a scale of ¼ inch equals one (1) foot.
6. Owner’s and builder’s addresses (or the address of the owner’s authorized agent) to which the Committee should mail its written notice of approval or

disapproval of the items Owner submits to the Committee under these guidelines.

If found not to be in compliance with these Guidelines or if found to be otherwise unacceptable to the Committee, one set of plans shall be returned to the Owner marked "Disapproved," accompanied by a written statement of items found not to be acceptable.

At such time as the plans meet the approval of the Committee, one complete set of plans will be retained by the Committee and the other complete set of plans will be marked "Approved" and returned to the Owner.

Any modification or change to the "Approved" set of plans must again be submitted in duplicate to the Committee for its review and written approval.

- 3.2. Failure of the Committee to Act.** If the Committee fails to approve or disapprove any plans or other submittals which conform (and which relate to Improvements which will conform) with the requirements hereof or to reject them as being inadequate or unacceptable within thirty (30) calendar days after receipt thereof, and provided such submittal was a full and complete submittal, in accordance with these Guidelines, of all items that were to have been submitted to the Committee, and provided that Committee shall again fail to approve or disapprove of such plans or other submittals within ten (10) business days after additional written request to act on such items is delivered to the Committee following the passage of the above-described thirty (30) calendar day period, it shall be conclusively presumed that the Committee has approved such conforming plans and other submittals, EXCEPT that the Committee has no right or power, either by action or failure to act, to waive or grant any variances relating to any mandatory requirements specified in the Declaration, except where variances shall be expressly permitted therein and EXCEPT FURTHER, that the Committee shall not be deemed to have waived any of the requirements set forth in Paragraph 3.1 of these Guidelines. If plans or other submittals are not sufficiently complete or are otherwise inadequate, the Committee may reject them as being inadequate or may approve or disapprove a portion of the plans, conditionally or unconditionally, and reject the balance.

- 3.3. Notices.** Each notice, document or submittal (collectively "notice") required or permitted to be given under these Guidelines must comply with the requirements of this paragraph. Each notice shall be in writing.

Any notice to be given to an Owner shall be deemed to be duly served when picked up by the Owner at the Committee's offices; or when delivered to the Owner's address; or on the day the notice is mailed to the Owner's address by regular U.S. Mail service. The address of an Owner shall be as set forth in the Owner's preliminary plans, or, if different, then as set forth in its plans.

Either party may change its address for notices by written notice to the other party designating the new address in accordance with this Paragraph.

- 3.4. Address of Committee.** The address of the Committee for delivery of notices shall be as follows:

East Shores Owners' Association
P.O. Box 1844
Seneca, SC 29679

- 4. Diligent Construction.** All improvements to be constructed on a Lot must be completed within one (1) year following commencement of construction of the first of such Improvements unless a longer time is approved in writing by the Committee. When total completion is not possible, emphasis must be placed on exterior completion including landscaping and paved driveway.
- 5. Construction Rules.** Attached as Exhibit A to these Guidelines are the Construction Rules for All Owners and Contractors at East Shores. The Committee reserves the right to amend such Rules from time to time in its sole discretion. All construction at East Shores must proceed in accordance with the Rules.
- 6. Zoning and Other Governmental Regulations.** In addition to complying with the requirements imposed by this Declaration, the Owner of any Lot must comply with all zoning and other applicable governmental laws, rules and regulations. Approvals by the Committee pursuant to these Guidelines shall in no event be construed as representations or warranties that the Owner's plans or Improvements comply with any such governmental requirements.

EXHIBITS:

Exhibit A – Construction Rules

Exhibit B – Erosion Control Practices

Exhibit A
Architectural Guidelines
For East Shores at Lake Keowee

Construction Rules for All Owners and Contractors at East Shores
Page 1

- 1. Applicability.** These Rules shall apply to all Lot Owners and builders at East Shores, and any reference herein to an Owner shall also apply to the Owner's builder and subcontractors. While at East Shores, all Owners shall abide by these Rules and such other rules as the Master Board and/or the Architectural Control Committee may establish from time to time.
- 2. Rubbish and Debris.** In order to maintain a neat and orderly appearance at all times throughout East Shores, the following rubbish and debris rules must be strictly followed:

 - 2.1 Domestic Refuse.** At least one (1) lidded trash container must be located at all times inside each residence under construction. All domestic refuse such as food scraps and packaging, cups, plates, napkins and similar items which at any time exist in the residence or on the Lot must be properly disposed of off the Lot and outside East Shores.
 - 2.2 Exterior Construction Debris.** All Lots shall be maintained in a reasonably clean and orderly condition during construction, with refuse and debris removed from the site at reasonable intervals. A roll-off dumpster or similar container is suggested.
 - 2.3 Toilet Facilities.** At all times during construction on a Lot, a working, regularly-serviced "Porta-John"-type toilet shall be in place on the Lot.
 - 2.4 Materials Storage.** No construction materials, equipment or debris of any kind may be stored on any street, curb, sidewalk or area between street and sidewalks, on any adjacent Lots or other location, other than those approved by the Architectural Control Committee.
 - 2.5 Construction Access.** During the time a residence or other improvements are being built, all construction access shall be confined to the approved driveway for the Lot unless the Committee approves an alternative access way. (See Exhibit B, section a.) Should aggregate deteriorate, fresh aggregate must be added.
 - 2.6 Miscellaneous Practices.** The following practices are prohibited at East Shores:

 1. Changing oil or any vehicle or equipment;
 2. Carrying and/or discharging any type of firearms, except by law enforcement officials and security personnel authorized in writing by the East Shores Owners Association;
 3. Careless disposition of cigarettes and other flammable material.

2.7 Cleaning of Equipment. Concrete suppliers, painting subcontractors and all others may clean their equipment only on the property owner's lot or outside of East Shores' premises.

2.8 Pets. Builder and contractor personnel may not bring pets into East Shores.

2.9 Common Areas. Except with the prior written permission of the Committee, Builder and contractor personnel are not allowed in the Common Areas, and no construction access will be allowed across the Common Areas.

Exhibit B
Architectural Guidelines
For East Shores at Lake Keowee

Erosion Control Practices
Page 1

Each Owner and Contractor shall be responsible for causing the following minimum erosion control practices to be implemented and maintained throughout the course of all earth-disturbing operations until the time of final seeding:

a. Roadway and Homesite Construction Entrance.

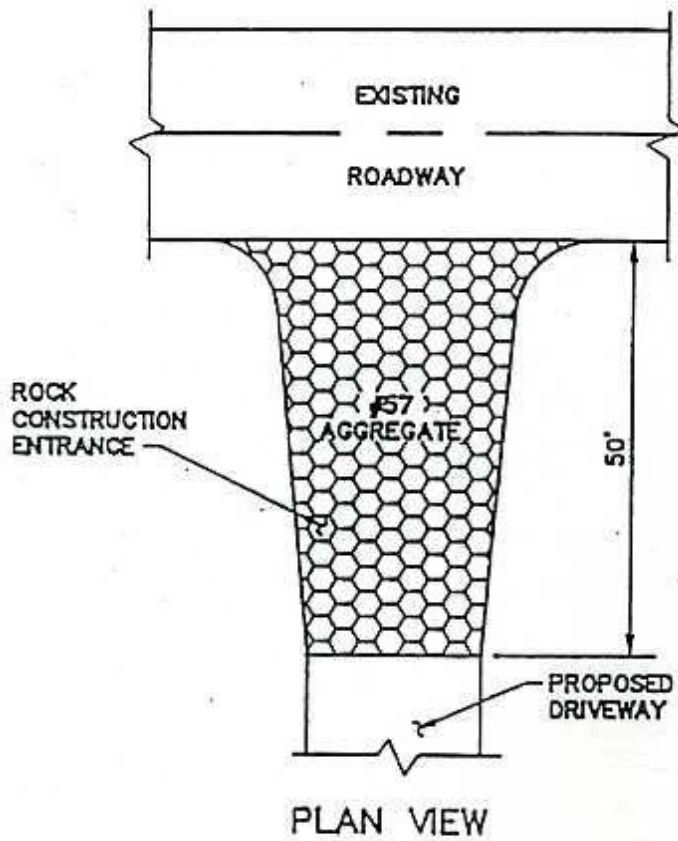
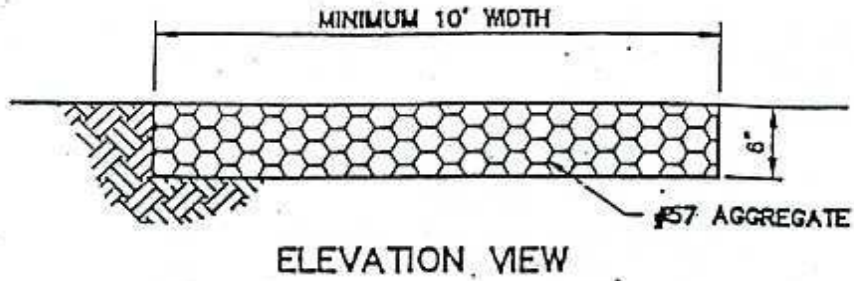
Prior to the start of any earth-disturbing operation, a stone construction entrance shall be installed on the building site (the “construction entrance”). The Construction entrance shall: (i) if possible, be installed in the same location as the proposed driveway so as to minimize the amount of disturbed area; (ii) extend a minimum of 50 feet from an existing roadway; and (iii) be installed, preserved and replaced, if necessary, in accordance with the standards more particularly set forth on Page 2 of this **Exhibit B**.

b. Silt Control Devices.

Prior to the start of any earth-disturbing operation, silt fences or similar devices shall be constructed and maintained on the building sited (collectively “Silt Control Devices”). The Silt Control Devices shall be located at the boundary of the estimated disturbed area as set forth more particularly on page 3 of this **Exhibit B** and shall be preserved and replaced when necessary.

EXHIBIT B TO
ARCHITECTURAL AND LANDSCAPE GUIDELINES FOR EAST SHORES AT LAKE KEOWEE
EROSION CONTROL PRACTICES

Page 2



ROADWAY AND HOMESITE
CONSTRUCTION ENTRANCE DETAIL

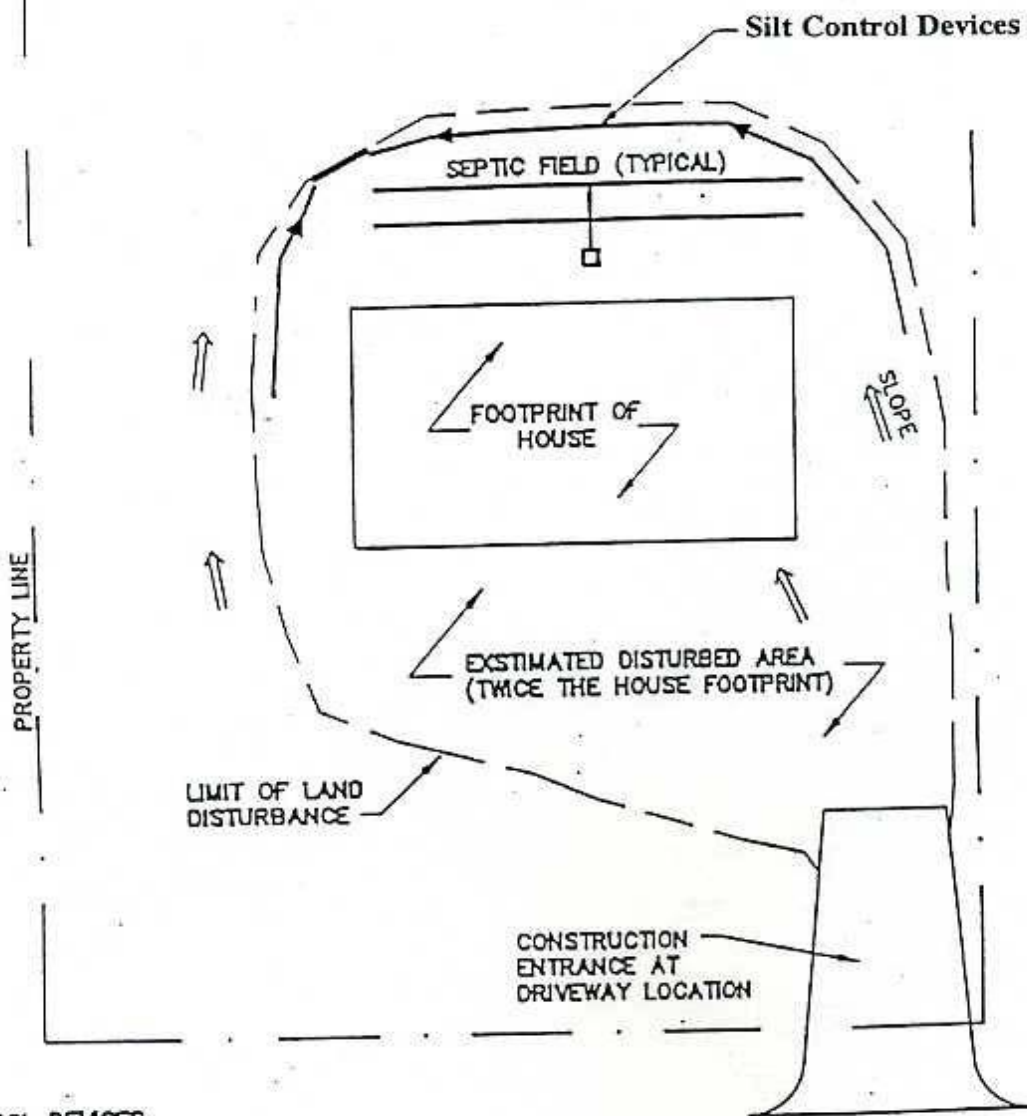
N. T. S.

CRESCENT RESOURCES
INC

P.O. BOX 1009

PROJECT

EAST SHORES AT LAKE KEOWEE



NOTES:

1. SILT CONTROL DEVICES TO REMAIN IN PLACE UP TO TIME OF FINAL SEEDING.
2. ON WATERFRONT LOTS, ALL SEDIMENT CONTROL DEVICES ARE NOT TO ENCROACH ON 50 FT WATERFRONT SETBACK.

TYPICAL EROSION CONTROL MEASURES
FOR INDIVIDUAL HOMESITES

N. T. S.

CRESCENT RESOURCES
INC

P.O. BOX 1009

PROJECT

EAST SHORES AT LAKE KEOWEE