

Dear Property Owner:

CONGRATULATIONS ON BEGINNING YOUR NEW HOME!!!!

This package will include all information that you and your contractor will need to submit your house plans to the Architectural Control Committee for approval.

Please make sure that you and your contractor read ***ALL INFORMATION*** including the covenants and restrictions. This is imperative since ***YOU*** are responsible for your contractors work during the building process.

After your house plans have been submitted to the ACC you will be notified if any changes are required for building. Please remember that you must have final approval from the ACC before ***ANY*** work can begin on your property. (This includes lot clearing).

Deadline for submission is 12:00 noon on the first Thursday of each month. Please submit all plans before this time if you wish them to be considered for approval. You will be notified of approval or denial within 15 days of this date.

Sincerely,
Hunters Creek ACC

I have read and understand this package, and agree to abide by all rules and regulations.

(Owners' Signature)

(Owner's Initials)

ARCHITECTURAL CONTROL COMMITTEE

Please observe the following stipulations when constructing your home:

1. Contractor signs must be placed on the front of the homesite during the entire construction time. These signs should name the contractor with a phone number where they may be reached. This is for deliveries and emergencies. You must use the uniform sign. Signs are to be uniform size of 16" x 18" and can be obtained from the following sign companies that have the pattern and color scheme: Ro-Mac Trophies, DP Signs, Signs and Art and Dillard's Sporting Goods. "Sub-Standard" signs are not acceptable.
2. Silt fencing must be installed on perimeters where the ground has been disturbed. If you do not install this, we will contact someone who will – at the HOMEOWNER'S EXPENSE (usually the charge for this will be excessive).
3. If any changes are made to the exterior of the home after the plan is submitted it is the responsibility of the homeowner to notify the ACC.
4. Please keep construction traffic on the homesite where the house is being built. Any tracks, roads, or disturbed lot adjacent will result in the homeowner having to place the lot in original condition at their expense.
5. The utility connection fee must be paid when plans are submitted.
6. All construction sites **MUST** have a dumpster for debris. Non-compliance will result in fines to the homeowner.
7. **Approved landscaping of ENTIRE yard must be completed within 60 days of completion of construction or face fines.**

(Owner's Initials)

ARCHITECTURAL CONTROL COMMITTEE HUNTER'S CREEK PLANTATION

WE WOULD LIKE TO REMIND ALL CONTRACTORS AND OWNERS WHO ARE BUILDING, OF THE FOLLOWING:

1. **Any changes made after approval must be submitted in writing to the Architectural Control Committee.**
2. Building sites should remain as neat as possible during construction. Paper, bottles, dry wall debris, etc. should be picked up at all times.
3. All sites require a construction dumpster, this will be strictly enforced.
4. All builders must have a uniform sign that is approved by the ACC as stated on previous page. It will be the responsibility of the builder to erect. These are the only signs allowed-**no subcontractor signs (subject to fines if found on site) - NO EXCEPTIONS!**
5. A gravel drive must be placed so to keep all parking off the roads and shoulders except when major deliveries are being made.
6. If at all possible, place the portable toilets somewhere other than on the shoulder of the road. This will also help deter any vandalizing.
7. Licensed SC residential or general contractor is required on all construction projects in Hunters Creek. A copy of contractor license is also required.

PLANS AND MATERIALS CHECKLIST

ARCHITECTURAL CONTROL COMMITTEE HUNTER'S CREEK PLANTATION

OWNER _____ DATE _____
LOT SECTION & NUMBER _____
BUSINESS PHONE _____ HOME PHONE _____
BUILDER'S NAME _____ PHONE _____

ITEMS REQUIRED:

1. SITE PLAN
 - a. SUBMIT SCALE DRAWING OF LOT. LOCATE HOUSE & DRIVEWAY NOTE NUMBER OF FEET TO FRONT, REAR, AND SIDELINES.
 - b. LOT BOUNDARIES-STRING SIDELINES OF LOT FRONT TO REAR.
 - c. BUILDING AND APPURTENANCE-STAKE AND STRING OUTLINES OF BOTH.
 - d. DRIVEWAYS AND PARKING-STAKE AND STRING OUTLINES OF BOTH.
 - e. ALL TREES LOCATED OUTSIDE BUILDING AREA WITH A DIAMETER OF 10" OR MORE MUST BE FLAGGED AND APPROVED.
 - f. AREAS TO RECEIVE SIGNIFICANT ELEVATION CHANGES-STAKE OUT AREAS AND DEFINE CHANGES.
2. EXTERIOR ELEVATIONS:
 - a. SHOW ALL FOUR SIDES OF BUILDING – EXACTLY AS THEY APPEAR.
 - b. SHOW AND SPECIFY ALL EXTERIOR MATERIALS.
3. MATERIAL SAMPLES REQUIRED
 - a. STONE/BRICK OR OTHER i.e. STUCCO
 - b. SIDING COLOR(S), CHIP(S)
 - c. TRIM, SHUTTER, DOOR COLORS CHIP(S)
 - d. ROOF SHINGLES
4. PROPOSED LANDSCAPE PLAN MUST BE SUBMITTED ALONG WITH PLANS.
5. **LANDSCAPING – FOUNDATION PLANTING MUST BE COMPLETE WITHIN 2 MONTHS OF COMPLETION OF HOME**

** TWO COMPLETE SETS OF PLANS ARE REQUIRED – ONE TO BE RETURNED WITH APPROVAL STAMP.

NOTE: NO PLAN WILL BE CONSIDERED FOR APPROVAL UNTIL ALL ITEMS LISTED ABOVE ARE SUBMITTED. NO EXCEPTIONS!!

(Owner's Initials)

**ARCHITECTURAL CONTROL COMMITTEE
HUNTER'S CREEK PLANTATION**

TO BE COMPLETED AND SUBMITTED WITH PLANS

NOTE: NO PLANS WILL BE OFFICIALLY ACCEPTED WITHOUT THIS FORM COMPLETED AND SIGNED.

MATERIAL LIST:

LIST MANUFACTURER, COLOR AND DESIGN IF APPLICABLE OR SUBMIT CHIP(S).

EXTERIOR:

BRICK MAKE _____ COLOR _____

SIDING MANUFACTURER _____

STYLE _____

MATERIAL _____

COLOR _____

TRIM COLOR _____

SHUTTER STYLE _____

COLOR _____

ROOF SHINGLE STYLE _____

TITLE (IF APPLICABLE)

MANUFACTURER _____

COLOR _____

CONTRACTOR _____

PHONE _____

ANTICIPATED START DATE _____

ANTICIPATED COMPLETION DATE _____

HEATED SQUARE FOOTAGE _____

OVERALL SQUARE FOOTAGE _____

SIGN _____ DATE _____

(Owner's Initials)

**CONSTRUCTION GUIDELINES
HUNTER'S CREEK PLANTATION**

**** WHEN YOU ARE READY TO BEGIN CONSTRUCTION, UPON WRITTEN APPROVAL, PLEASE REQUIRE YOUR BUILDER TO DO THE FOLLOWING:**

1. DETERMINE PROPERTY LINES AND TAKE STEPS NOT TO DAMAGE ADJOINING PROPERTY DURING CONSTRUCTION.
2. DURING CLEARING, HAVE STUMPS, TRASH AND EXCESS TRASH REMOVED PROMPTLY.
3. BEFORE MOVING ANY DIRT, PRECAUTIONS MUST BE TAKEN TO INSURE THAT NO EROSION WILL AFFECT ADJOINING PROPERTIES. NO CONCENTRATIONS OF MUD OR WATER ARE TO RUN INTO STREETS OR ADJOINING PROPERTY. SILT FENCING IS REQUIRED AND STRICTLY ENFORCED – IF WE HAVE TO INSTALL, THIS COST WILL BE 150 % OF THE NORMAL CHARGES.
4. LOCATE DRIVEWAY AND PROVIDE STONED SURFACE IMMEDIATELY SO THAT MINIMAL MUD WILL BE TRACKED ONTO STREET. THERE MUST BE NO PARKING AT ALL ON SHOULDERS OF THE ROAD.
5. INSIST YOUR BUILDER KEEP THE CONSTRUCTION SITE FREE OF TRASH, A DUMPSTER IS REQUIRED ON SITE.
6. THE CONTRACTOR OF RECORD IS REQUIRED TO USE OUR UNIFORM BUILDERS SIGN. CALL BRIAN HALL AT GRACE SIGNS @ 864-227-5252 FOR SIGN SPECS. THIS MUST BE DONE AT TIME CONSTRUCTION STARTS. IF NOT, WE WILL ORDER THE SIGN AT A COST OF \$100.00. AN APPROVAL PERMIT WILL BE ISSUED AND MUST BE POSTED ON BUILDERS SIGN AT ALL TIMES. NO CONSTRUCTION MAY START WITHOUT THIS PERMIT.
7. PRIOR TO ACC MEETING FOR PLAN APPROVAL, A UTILITY ACCESS FEE OF **\$975.00** MUST BE PAID TO:

**HUNTER'S CREEK UTILITY
2117 HWY 72 WEST, GREENWOOD, SC 29649**

YOU AND YOUR BUILDER ARE REQUIRED TO COMPLY WITH THE PROTECTIVE COVENANTS AT ALL TIMES. HOWEVER, THE PROPERTY OWNER WILL BE HELD RESPONSIBLE. ANY DEVIATIONS FROM THE RESTRICTIONS MAY RESULT IN FINES AND LEVIED BY THE A.C.C.

8. I UNDERSTAND THE CONSTRUCTION GUIDELINES AND AGREE TO THE ABOVE.
9. WORK MUST BE STARTED WITHIN 6 MONTHS OF APPROVAL OR RESUBMISSION IS REQUIRED. ALL WORK SHOULD BE COMPLETED WITHIN 12 MONTHS OF DATE THAT INITIAL CONSTRUCTION BEGINS

SIGNATURES AS INDICATED:

RECEIPT OF PROTECTIVE COVENANTS _____
(OWNER)

AGREEMENT AND UNDERSTANDING OF CONSTRUCTION GUIDELINES:

(OWNER)

(LICENSED CONTRACTOR)

(DATE)

(DATE)

(Owner's Initials)

ARCHITECTURAL CONTROL SET BACKS

BACK: 50 FT. FROM GOLF COURSE

**FRONT: 40 FT. FROM PROPERTY LINE
(PROPERTY LINE IS APPROX. 13
FT. FROM ROAD)
(TOTAL OF 53 FT. FROM ROAD)**

SIDE: 20 FT. FOR EACH SIDE

HUNTER'S CREEK PLANTATION

MEMO FROM SOUTHERN LAND DEVELOPMENT
THE FOLLOWING OUTLINE AND FEE SCHEDULE SHOULD BE GIVEN TO
YOUR BUILDER BEFORE BIDDING AND CONSTRUCTION BEGINS ON YOUR
NEW HOME.

UTILITY ACCESS FEE – PAYABLE TO HUNTER'S CREEK UTILITY

\$975.00

This fee includes all water lines running directly to your lot. There will be sewer access for each lot and your contractor should include the fee for having the sewer line run and tapped directly to your site. You will pay no sewer taps to the city, these fees have been included in the utility access fee. There will be a minimum tap fee for your water to CPW. There will be a \$250.00 fine to the contractor if access fee is not paid before obtaining permanent access to utilities. The access fee should be paid at Southern Land's office at 2117 Hwy 72 West Greenwood, SC 29649. A paid receipt will be furnished upon payment.

CITY WATER TAP FEE – PAYABLE TO COMMISSION OF PUBLIC WORKS

You will not pay the higher water tap fee at CPW since the developer has run you water lines directly to your lot. Please make a note to your builder that your tap to the water lines have been run by the developer and you should get the lower fee. Contact CPW for current rates. 942-8100.

SPRINT

All telephone lines will be run underground. When you are ready for telephone hook up, please call Sprint at 223-9011.

DUKE POWER COMPANY

Please ask your builder to call Duke Power as soon as possible to make application for temporary power to your lot. If the builder makes application fee for temporary power, there will be no charge. If the property owner applies for temporary, you will be charged a permanent power fee. Tell your builder to make application for the temporary. Once construction is completed, you will need to apply for permanent power.

PLEASE MAKE SURE YOUR BUILDER RECEIVES A COPY OF THIS MEMO.

We hope this will be of help to you when you begin your construction.

If you have any questions, please call 223-0606.

(Owner's Initials)