



THE
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at

Keowee Falls South

Keowee Falls South Design Guidelines

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Keowee Falls South Design Guidelines



Keowee Falls South is the latest prestigious community added to the Cliffs Family of fine Communities. As with all Cliffs Communities, the residences shall incorporate distinguished designs and superior construction that places Keowee Falls South in a class by itself. Through the establishment of architectural guidelines and site development standards, the property owners of Keowee Falls South will enjoy the assurance of a long-term preservation of values, and the certainty of the highest quality of lifestyle.

Therefore, the design, construction, and landscaping of any residence within the community must be done with a high level of forethought and care. This is to ensure that every home within the community will maintain an architecturally correct appeal while complimenting the site and adjacent lots and homes. To accomplish the highest levels of design and construction, the Cliffs Communities have established a comprehensive review and approval process, which is defined through the following design guidelines .

The Keowee Falls South Design Guidelines are intended to direct the design and construction of all future development in the community. Their purpose is to express the character and quality that make Keowee Falls South a special place to live, by fostering a unified design aesthetic. The following Period Styles are provided as a Pattern Book to guide Keowee Falls South property owners through the appropriate design styles and construction details. The use of these styles and details throughout the community will ensure that each home and its site will successfully contribute to a visually appealing and unified whole.

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Site Development

Keowee Falls South consists of over 2,500 acres of natural pristine Lakeside Wilderness. Dense woodlands, clear streams and crystal clear open waters are what makes Keowee Falls South so special. It is the goal of the Design Guidelines to allow individual property owners to develop their own personal and unique home sites while still preserving much of this natural environment. Creating a careful balance between these two require clear objectives, which are understood and adhered to by all parties.

The Keowee Falls South common-area landscaping will be naturalistic and beautiful in its simplicity. Special care has been taken to protect the existing vegetation, topography, and natural drainage systems. All improvements shall be planned to minimize the alteration of the land and minimize the impact to the environment.

General Design Direction

When designing a home for a Keowee Falls South lot, property owners, designers, and builders shall strongly consider the protection of the natural and pristine Lakeside setting of the property. The typical suburban approach to positioning and landscaping a home is simply not appropriate in this natural context.

Positioning of the Home

Generally speaking, one should try to disturb as little of the natural conditions as possible. When lots are heavily wooded, great care should be taken in preserving and working around the existing mature trees. When lots have significant topographic conditions, homes should be designed to “step” with the grade. The homes “footprint” should be designed to allow the garage to be higher or lower than the main floor level where necessary.

Homes that have not been tailored to the site, its unique views, trees, and slopes should be avoided. Boxy or preconceived footprints should never be forced to fit onto home sites. The home's footprint should not only work with the site, but should also shift and separate into smaller detached sections if necessary, in order to be sensitive to the sites natural features and create the optimal fit to the site.



General Style Considerations

If one looks to Historical Precedents, one will find homes that have been built in locations which are very similar in regards to the geography and climate of Keowee Falls South. These precedents are predominantly American Styles found in Mountain or Lake settings along the Eastern United States. Appropriate Styles include: Shingle, English Country, Cottage, Carolina Piedmont, and Carpenter.

All property owners, designers, and contractors shall consider these architectural “period” precedents, which have been built prior to the mid-20th century (preferably 19th century or earlier) in their selections of a home design style.

Design Guidelines for Exteriors of Homes:

The homes in Keowee Falls South should be designed to both satisfy the individual owners desires to be unique and expressive of individual personalities, yet at the same time fit into a family of compatible architectural styles. An Architectural “dress code” is required in order to reconcile these seemingly opposing goals. A part of this code is this set of design guidelines for minimum standards and details that all homes must meet. No matter what “style” of home may ultimately be chosen by the property owner, all homes and other structures must meet these standards.

All homes must be strongly and accurately based on traditional “period” architectural styles, which are historically found in other parts of the world similar to the geographic and climactic conditions of Keowee Falls South.

Keowee Falls South is located in the rolling Piedmont foothills of the Appalachian Mountains, just outside of Greenville, South Carolina. This area typically is referred to as the “Piedmont” region and features natural vegetation. The annual rain & snowfall are average to minimal for the American Southeast. Mild four-season climate with spring and fall being the longest seasons, makes the region an ideal climactic location.

Other styles not described herein, which are certainly appropriate as precedents for design, may include Craftsman , Adirondack or Low Country styles.

Log Cabin and western Rocky Mountain lodge styles are typically vernaculars which are too rustic, and are discouraged in use at Keowee Falls South. Under no circumstances

will contemporary or modern styles of architecture be allowed. In addition, Italian, or Mediterranean styles are strongly discouraged.

The use of any other design styles outside of the ones developed herein, though they may be allowable, shall require the “burden of proof” on the part of the property owner and their designers, to The Cliffs Communities ARB prior to approval and inclusion.

Since it is the goal of the ARB and these Guidelines to maintain unity of designs with the natural setting, it should be understood and anticipated that compliance with these guidelines does not guarantee acceptable designs and final product of home construction. Good design, proportions, and detailing cannot be comprehensively put into written and graphic form so as to avoid all undesirable design solutions, which in turn produce only satisfactory homes and landscapes. Therefore, the ARB reserves the right to disapprove designs that appear to meet the written and graphic requirements, but yet fail the professional and experienced opinion of the ARB.

Furthermore, due to the impossibility of creating a comprehensive set of guidelines that would anticipate any and all issues that could present themselves, the Cliffs Communities ARB reserves the right to improve upon this document with any changes it deems necessary for the betterment of the community. These changes shall be available to property owners upon request.



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Hardscape Materials

Once the homes are fitted to the site, great care should be taken with the design of all hard surfaces. These include retaining walls, site walls, walkways, patios, driveways, etc. All Hardscape elements shall be designed and detailed to use the same masonry materials located at the foundation of the house. These shall include natural stone and/or stone colored brick. Pea gravel or crushed stone in warm colors is encouraged for walkways, drives, and parking spaces. Mulch or bark is encouraged for walkways to closely compliment heavily wooded nature trails and pathways.



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Hardscape Guidelines:

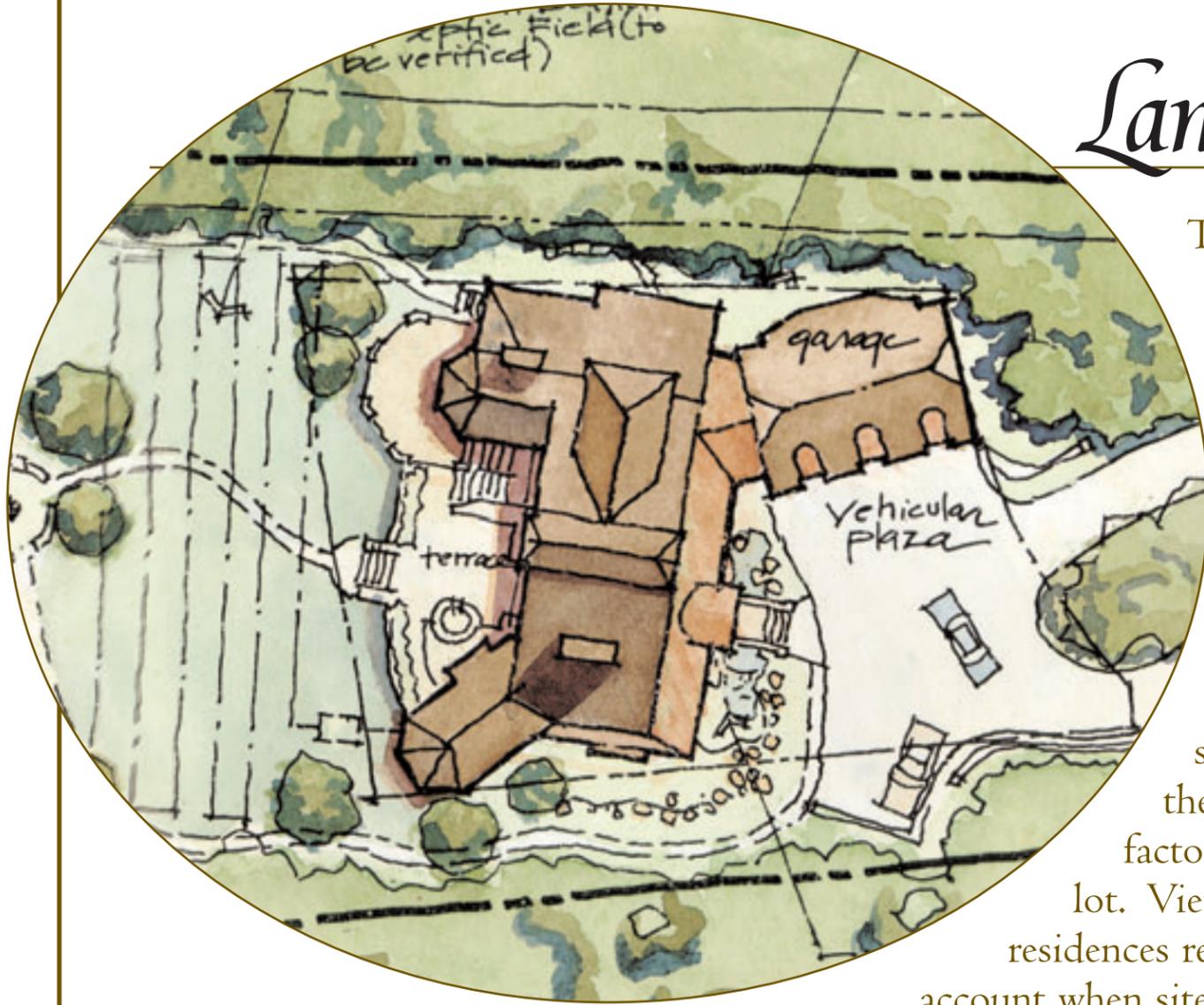
Fences are strongly discouraged. Decorative wood or iron fences are allowed, but must not exceed 42 inches in height. Decorative fences may only be used immediately adjacent to the home and must receive a special approval prior to installation. Solid privacy fences are strictly prohibited. Under no circumstances will fences be allowed on the lakeside of lots without specific approval. All patio or hard surfaces are recommended to be natural stone or brick pavers, which match the homes masonry palette. Concrete, cool deck or other continuous man made surface materials are not allowed. Pools are allowed, but must follow a natural organic design direction. Interior pool finishes should be a natural gray tone to blend with the natural setting. Pools with light colored finishes and rigid formal

shapes are discouraged. Pool enclosure fencing must be iron with masonry piers at intermediate points, approx. 20 ft. on center. Heights should be held to the minimum height based on local safety codes. Additional landscape material should be installed to visually buffer the pool from the lake view. Mid level landscape materials such as hedgerows, or medium density indigenous plant materials will be required to eliminate views of pools, pool equipment, and the associated furniture, from the Lake, golf course, and adjacent properties

Outdoor open-air pavilions and fireplaces are allowed, and must match the style guidelines associated with the main house.

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Landscape Materials



The Cliffs at Keowee Falls South ARB suggests that a registered landscape architect prepare the design, site plans and landscape construction documents for the home. This helps ensure the ARB that an acceptable level of competency and aesthetic appeal will be attained. Good professional design advice can add more in value to your home and the community.

The natural assets of a site and the relationship of a site to its immediate surroundings should have a significant influence on the design and orientation of the residence to be placed on it. Several important factors should be considered when siting a residence on a lot. Views, topography, drainage, existing vegetation and the residences relationship to other lots should all be taken into account when site planning and designing.

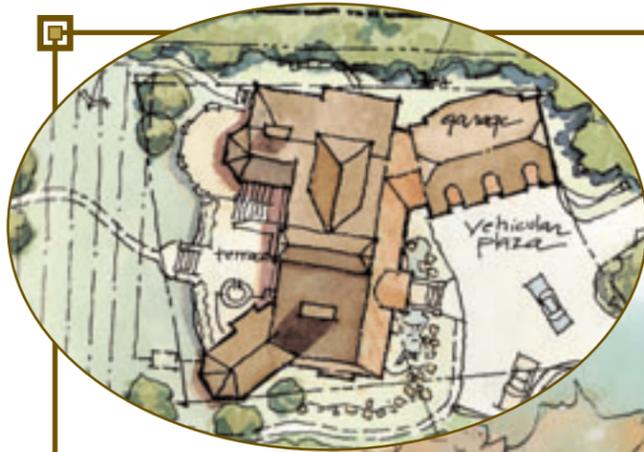
Landscape Guidelines:

Good quality Landscape Design and Installation will greatly enhance the architecture and set the standard for this high quality lakeside development. Imaginative Landscape Design should solve the functions of screening, color, texture, erosion control and naturalization. It should be used to create outdoor living spaces. The plant material proposed must be compatible with the existing natural environmental conditions for year-round landscape beauty.

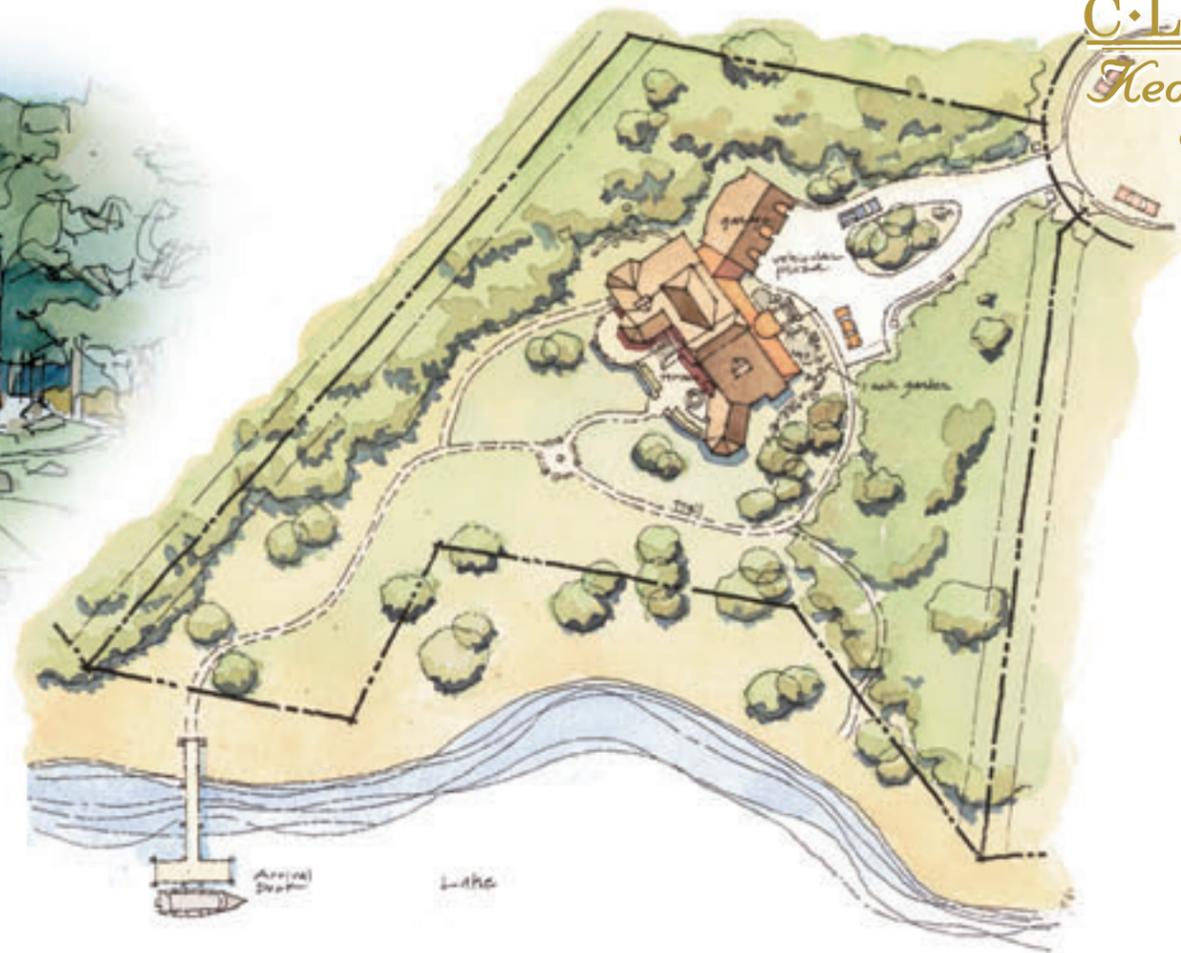
Care must be taken in selecting plants with the correct size, exposure, and resistance to drought, insects and wildlife. Plant materials should be native species and/or complement native species and be compatible with existing environmental and ecological conditions. The landscape designs should concentrate plantings adjacent to the house, especially at the front and rear entries. Naturalistic informal ornamental plants, if used correctly, will provide a transition from the natural character of the site to the more finished areas closer to the house. Natural interlocking plant masses with a variety of color and texture should be used with smooth flowing curved bed lines to achieve a more naturalistic character.



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Landscape Materials



Landscape Guidelines

The planting plan itself should sufficiently screen utility areas, visually break up the foundation of the building, buffer driveways and motor courts and provide cover for all areas disturbed during construction. Plants for screening should be of sufficient size and spacing to ensure an adequate buffer within a year. Foundation plantings should soften high sections of foundation and screen crawl spaces under porches and decks.

Some examples of the planting palette that should be used are: Sugar Maple, Red Maple, Oak, Dogwood, Redbud, Serviceberry, Rhododendron, Native Azalea, Inkberry, Oakleaf Hydrangea, Clethra, Fothergilla, Itea, Laurel, Pieris, Yew, Barberry, Burning Bush, Hollies, Jessamine, Virginia

Creeper, Pachysandra, Hosta and Daylily. These are just a few examples of acceptable plant materials that are, or reflect native and naturalistic plant materials.

When designing landscape plans for the homes and sites at Keowee Falls South, property owners shall limit formal and ornamental landscaping to areas immediately adjacent to the home. Small intimate outdoor areas that are level and formal in feel should be designed and used with restraint. Sod is only encouraged in these controlled and captured areas close to the house and where used to channel surface water runoff. Under no circumstances will expansive sodded areas be allowed to run to the lake edge.

Beyond these areas, the landscaping should quickly return to indigenous plant materials that are either naturally present or naturally enhanced by design.

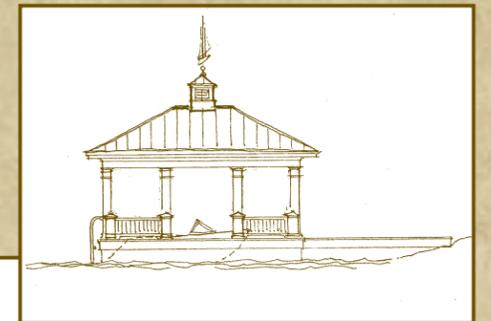
Lots that are located in currently open meadows shall re-establish a more natural landscape appearance in the landscape design. Large areas of sod, pine straw, mulch, or bark are discouraged. Mulching, preferably with pine bark or pine straw, is required for all planted areas to provide a smooth transition to the existing natural vegetation. Rock, gravel or pebble stones are not acceptable groundcover materials.

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Dock & Erosion Control



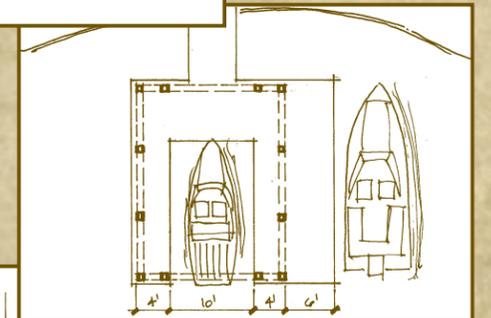
Docks at Keowee Falls South must conform to the standard design guidelines for the community. All vertical members must be wrapped with traditionally detailed materials and match the design style established for Falls South. The dock roofs will be a uniform forest green standing seam metal to blend the building with views of the lake from home sites above. A cupola and weather vane are standard features.



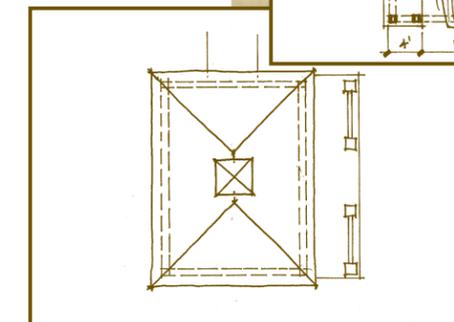
Dock Side View



Dock Arrival View



Dock Plan View



Dock Aerial View

Rip Rap Guidelines

Riprap is a permanent erosion resistant layer composed of heavy stone. Its purpose is to control heavy water run off. It is very effective in stabilization of slopes. It can be used to stabilize lake edges, stream banks, storm drain areas, or other sloping conditions. When slopes are greater than 2:1, other methods of erosion control should be considered.

Riprap used at lake edges can be modified to enhance fish habitat by constructing riffles and pool which simulate natural conditions. A gradation of various rock sizes should be used rather than one uniform size. Granite is the preferred material. Depth of Riprap layers should be at least 2 times the maximum stone diameter. A filter material is required between the Riprap and the underlying soil

surface to prevent soil from eroding beneath the Riprap. Leaching of soil through the Riprap can also be accomplished by installing a small enough material to act as a filter above the base layers. Riprap should only extend to a point at which natural vegetation can be used to control erosion. Size of material should be determined by on site specific conditions. Riprap should be inspected annually to check for erosion or damage requiring repairs. Control of weeds or brush may be required. All Riprap locations and applications must be approved by the ARB prior to any installation. When used as an erosion control measure, such as lining a drainage swale, rip-rap can be stained an earth-tone, using a concrete stain, to enable it to visually blend in to the natural surroundings.





English Country Style

The English Country Style has enjoyed a prominent position among revival styles, which have been popular in this country over the last 100 years. It is born out of the small villages, which dot the English countryside. The revival versions of this style speak of heritage and nobility, combined with comfort and security. The style is handsome and dignified. English Country homes functioned as farmhouses, inns, or shops clustered along narrow winding streets. Therefore they often had paved or crushed stone surfaces adjacent to the buildings. They were often connected to gardens, orchards or natural woodland settings.

English Country Appearance

English Country Style homes have a kinship with the land. Their ornamentation is based in straightforward practicality. They have straightforward forms, and solid timeless materials and colors. They often have a rambling quality that hints that the building has been adapted or improved over the generations that have occupied the home.



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English Country Style

Elevation A

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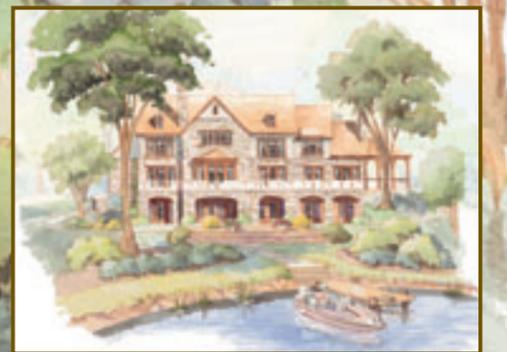
English Country Style

Elevation A

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South



Lakeside Elevation



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English Country Style

Elevation B

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at
Keowee Falls
South



Arrival Elevation

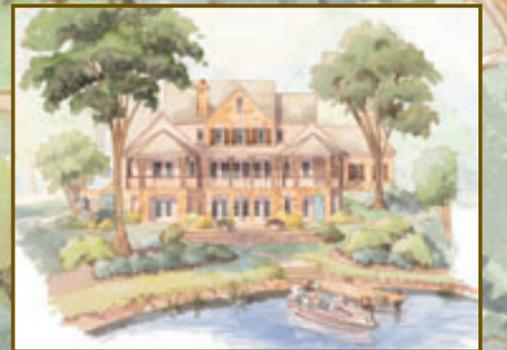
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English Country Style

Elevation B

THE
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at
Keowee Falls
South



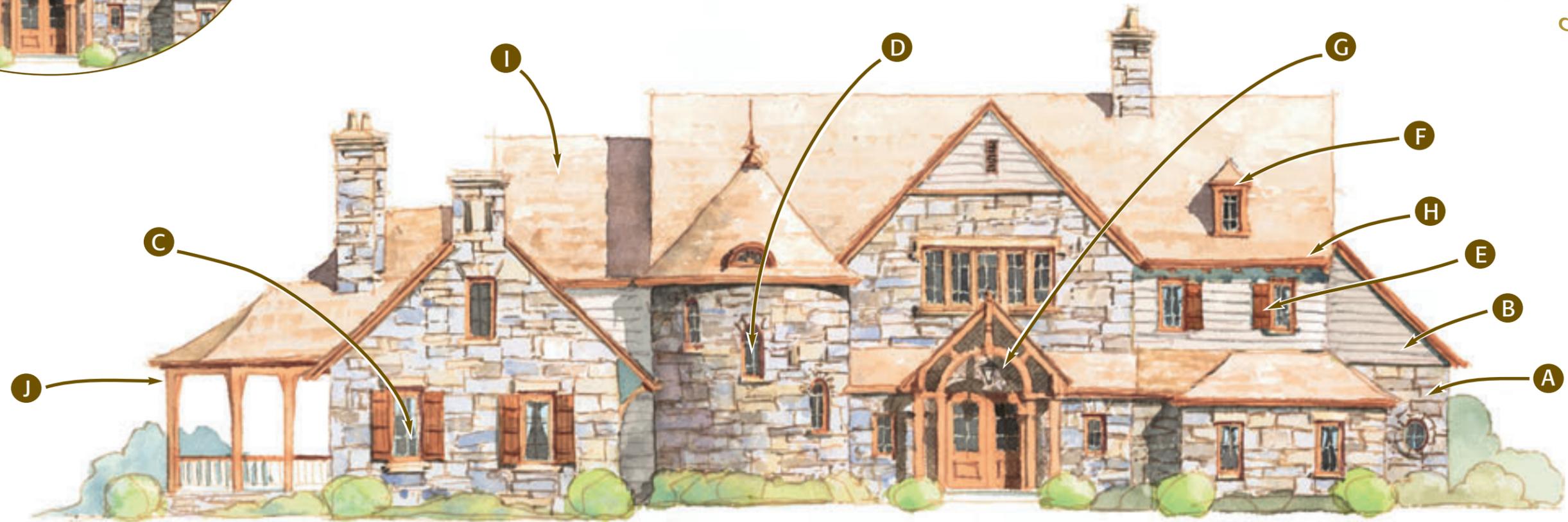
Lakeside Elevation

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English Country Style

Elevation A Design Guidelines



Arrival Elevation

A **Masonry:** English Country Style homes must appear to be predominantly built of stone. Only natural stone materials are allowed. No synthetic or man-made stone materials will be allowed at Keowee Falls South unless approved by the ARB. Stone can be laid in a variety of patterns. These include large, random rectilinear patterns with large flush mortar joints, flatter, stacked stone patterns with visible mortar joints, and mixed patterns of predominantly smaller stones, with large stones used only as accents. Natural field stone or warm granites are preferred. Cool granites should be avoided.

B **Secondary wall materials:** Secondary walls are walls, which require a non-masonry material for a variety of reasons. Often, a secondary material is required when carrying the weight of stone across a lower roofline is not feasible. Another reason to introduce a secondary wall material may be to lighten the overall appearance of the home. When wood siding is used, it should be a minimum of 6-inch exposure and be a natural rough sawn material with a rough sawn or beveled edge. Sidings with a beaded edge or colonial edge are not appropriate siding materials on English Country Style homes. Colors should be natural colored semi-transparent or opaque stains. Clear stains are not permitted.

C **Windows:** Windows should be casement in style. They are often grouped in pairs. They should have simple window light patterns, with a vertical proportion rather than horizontal. English Country Style homes should have slightly smaller window lights, which reinforces the solid, historical character of the homes. Heavy stone or wood timber lintels should be used above all windows set into masonry walls. Large sub sills are also appropriate on this style home.



English Country Style

Elevation A Design Guidelines



Lakeside Elevation

D Special windows: Often windows are grouped together to form large one or two story bay configurations. English Country Style homes create large windows by joining several smaller windows into a group. Large mulls should be used to separate the individual windows. Individual windows that are large and out of scale with the smaller windows are not permitted. Occasionally, small accent windows may incorporate a diamond light pattern.

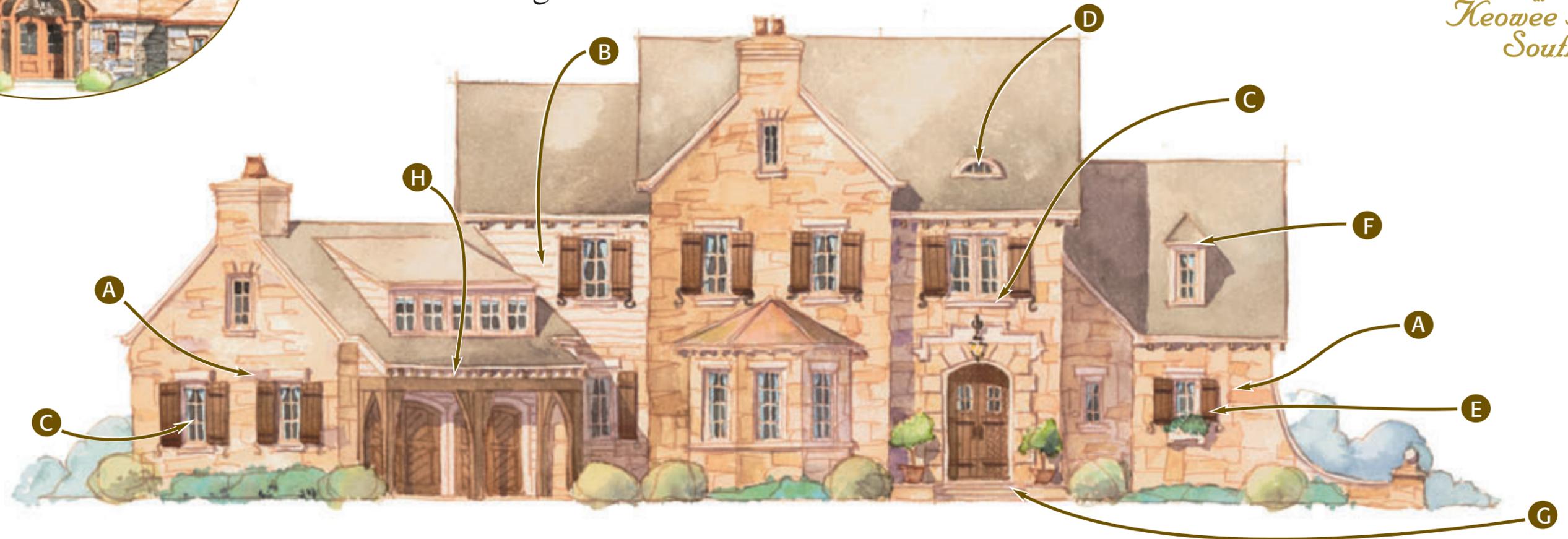
E Shutters: Shutters should be operable and made of rough sawn board and baton materials. Shutters should be used sparingly and should be sized to cover the window they are hinged to. All shutters must use operable hardware and tiebacks.

F Dormers: Dormers should feature casement windows. Dormer roofs can take on shed roofs, hipped roofs or gabled roofs. Dormers should be refined, with appropriately scaled cornices. Careful attention should be paid to ceiling heights where dormer conditions occur, to avoid proportions that are too tall.



English Country Style

Elevation B Design Guidelines



Arrival Elevation

G Entry features: Entryways should be modest with heavy baton doors and limited glass. If a covering is desired, the entry should be detailed with Timbered overhangs or large natural or cast stone surrounds. Occasionally, second story walls may project beyond the first floor wall by means of heavy corbels or brackets made of stone or wood. Shallow pointed gothic arches are appropriate. However, full arched window or masonry openings are inappropriate in this style.

H Cornices: Cornices should be flush on gabled ends with modest overhangs on straight walls. On straight run walls, overhangs may be exaggerated and include open-ended timbered rafter tail extensions. Cornice fascias should be small in profile, with half round gutters and round downspouts.

I Rooflines: Roof pitches should be tall and picturesque. Roofs should use a minimum of a 12/12-roof pitch. Roof materials should be slate, cedar shake or natural colored tile. Roof compositions should begin with a large central running cross gable with minor cross gables working off of the main profile. Hip roofs should be used only on a limited basis.

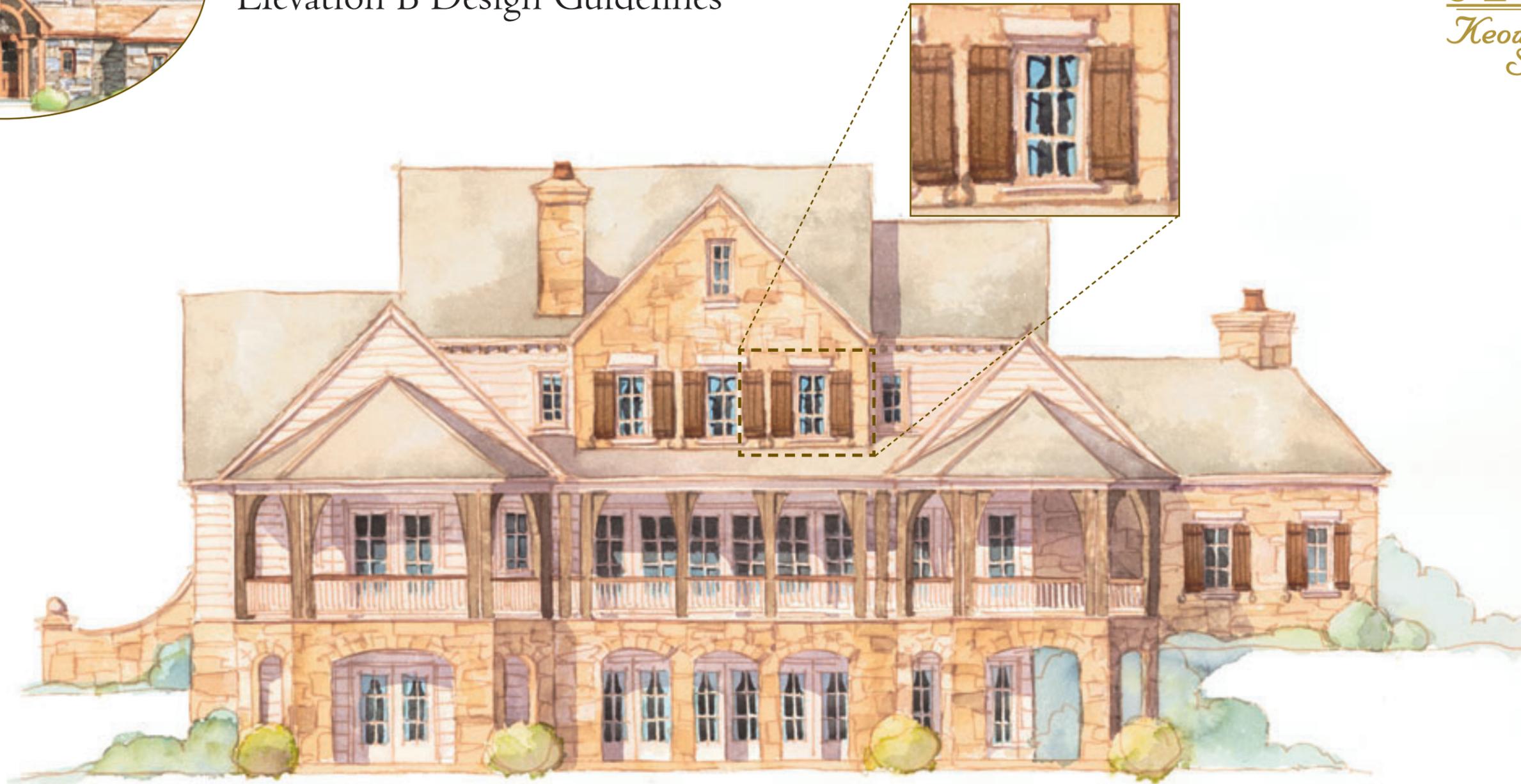
Roofs should include multiple chimneystacks along with individual chimney pots added for effect.

J Porches: Porches should have masonry floors and timbered columns. Porch ceilings should slope to follow the roof rafter above. Railings should be cast iron or appropriately scaled rough sawn wood. Porch roofs should be the same materials as the main roof when possible. Standing seam metal roofs should be avoided in this style.



English Country Style

Elevation B Design Guidelines



Lakeview Elevation

Colors: colors should be natural earth tones. Stone colors combined with landscape tones should be chosen. The appearance of age and permanence is the desired effect when selecting colors for your English Country Style home. Light, colonial trim colors are inappropriate and will not be permitted. Limestone lintels should match mortar.

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Shingle Style

Shingle Style homes are one of the most popular revival styles used in waterfront settings. The style was first built as large New England summer homes for wealthy city dwellers looking for coastal solitude and escape. They later spread to the Midwest and even to California. They look their best when they are located in wide-open waterfront settings with rolling hillside settings.

Many varieties of the style, both large and small can be found on the Island of Nantucket. The style is most comfortable when it is combined with appropriate landscape gardens and outdoor spaces.

Shingle Appearance

Shingle Style homes are marked first and foremost by the shingle exterior material from which they take their name. They combine many colonial building components such as columns and double hung windows with rambling Queen Anne style building forms. Complex multi-shaped roofs ramble down and join sweeping, wrap around porches and terraces. Shingle Style homes take on an almost nautical or lighthouse appearance, especially when internally lit at dusk. This is truly a romantic style with a purely American flavor.



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Shingle Style

Elevation A

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South



Arrival Elevation

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Shingle Style

Elevation A

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Lakeside Elevation



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Shingle Style

Elevation B

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at
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South



Arrival Elevation

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Shingle Style

Elevation B

THE
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at
Keowee Falls
South



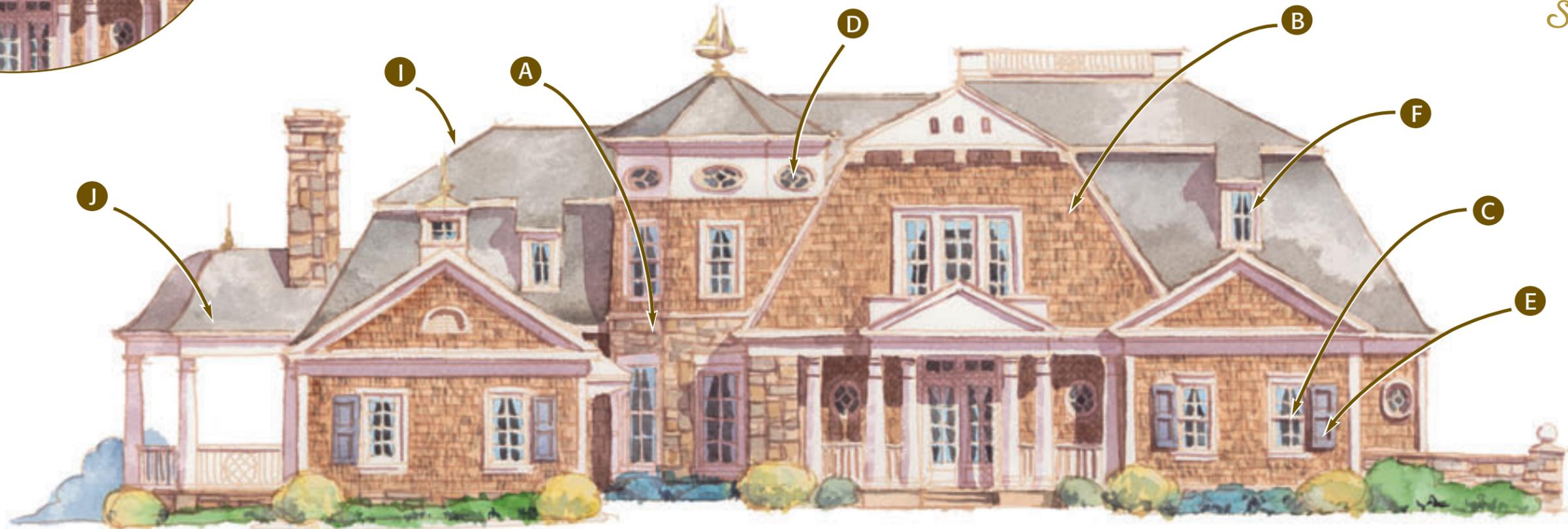
Lakeside Elevation

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Shingle Style

Elevation A Design Guidelines



Arrival Elevation

A **Masonry:** Shingle Style homes feature little masonry material in the external compositions. When masonry is used, it is limited to chimneys or as a foundation material. Stone is the preferred masonry material of choice with this style, however brick in natural earth tones can work well with the style.

B **Primary wall material:** Shingle is the predominant exterior material associated with this style. Shingle should wrap all exterior surfaces and corners without interruption except where cornice boards are appropriate. Wide window and door casings are typical as well as wide corner boards in some cases.

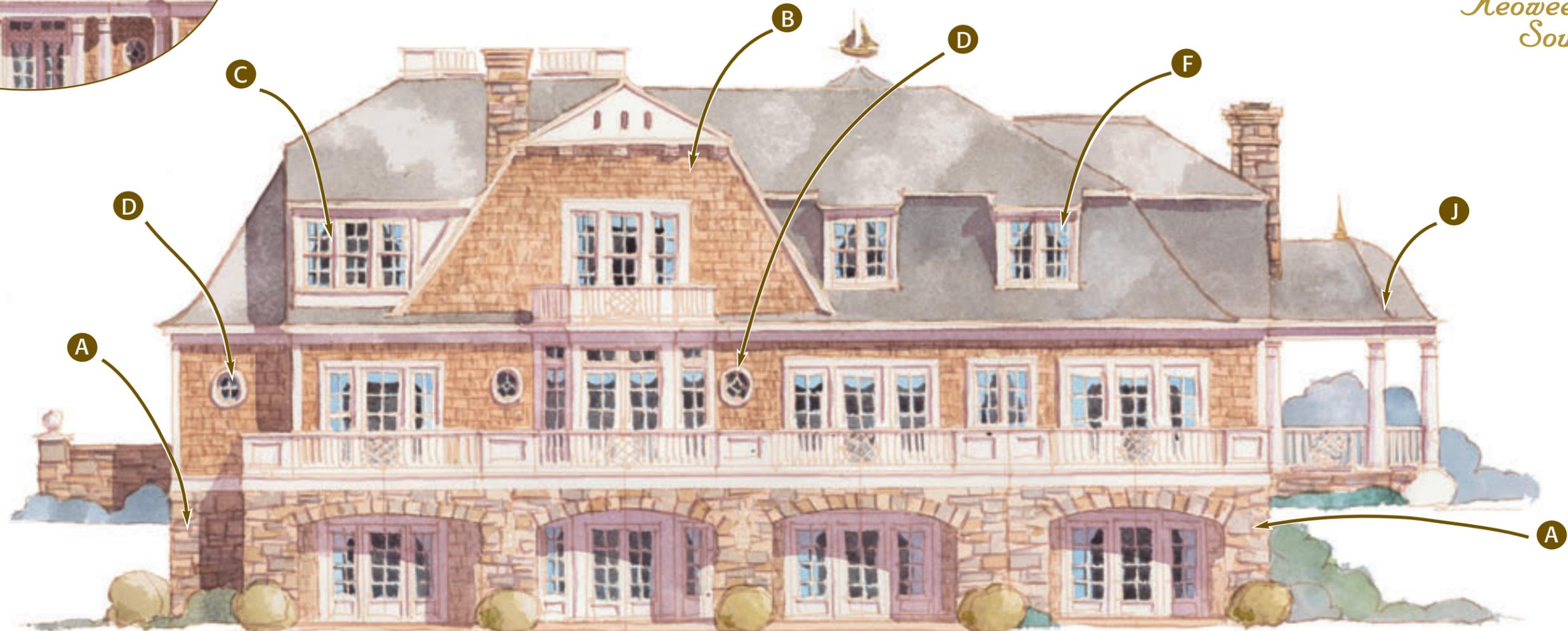
Second floor walls often slope outward or “batter” as they reach the first floor below.

C **Windows:** Shingle Style homes feature predominantly double hung windows, often grouped into large window walls on the view sides of the home. Traditional Georgian window configurations are appropriate. Large window mulls are required to separate the windows and add solidity to the openings.



Shingle Style

Elevation A Design Guidelines



Lakeside Elevation

D **Special windows:** Small traditionally shaped oval or round accent windows are common and add to the nautical effect. Angled or rounded bays are shapes that are often used with the style. Because the style is very closely rooted in colonial American architecture, Palladian-style windows, with rich fanlights are appropriate to the style.

E **Shutters:** Shutters should follow the colonial roots of the style. Louvered or paneled shutters with period style cut outs or see through silhouettes are allowed. Shutters should be operable and sized to cover the windows they are attached to.

Shutters should occur on all sides of the home where appropriate.

F **Dormers:** Shingle Style homes predominantly feature shed dormers which flow as an extension of the roof they spring from.

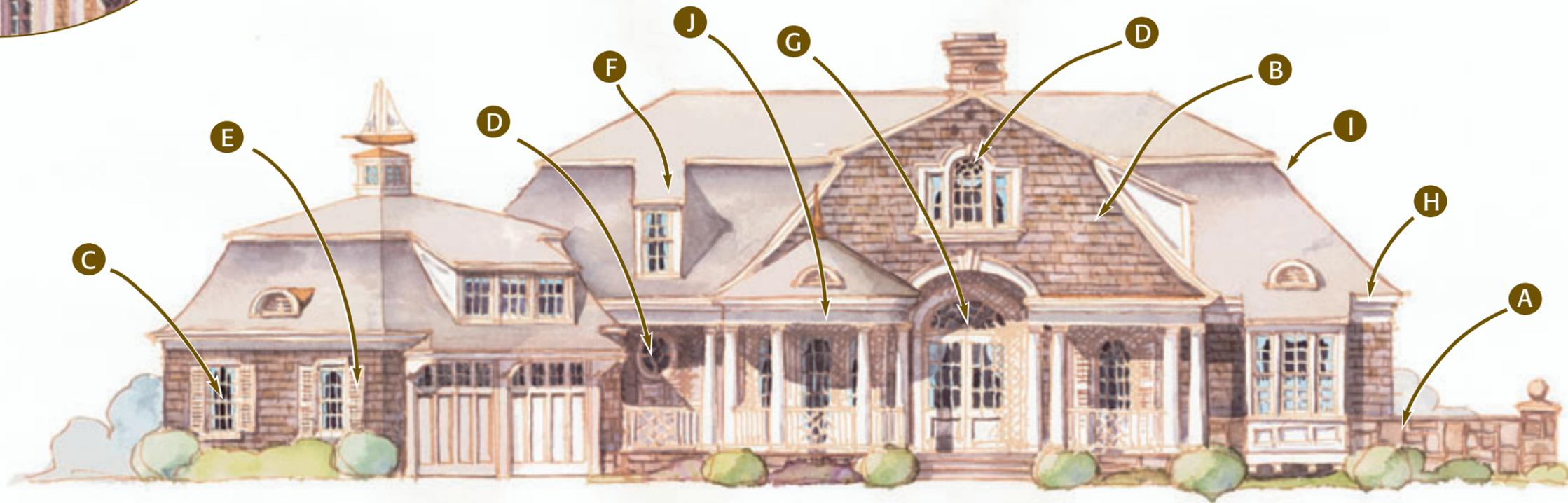
Dormers should continue the colonial double hung windows. Dormers are often grouped in pairs. Window lights are common on both upper and lower sashes together, or upper sashes only.

Small half round or oval accent dormers often take on an “Eyebrow” appearance with this style home. In addition, multi-window shed roofs are common with the style.



Shingle Style

Elevation B Design Guidelines



Arrival Elevation

G Entry features: Shingle Style homes usually feature covered entries that are incorporated into the primary wrap around porch structure of the home. Half glass main entry doors are combined with sidelights and transoms.

H Cornices: Shingle Style homes feature colonial style cornices common on more symmetrical Georgian style homes. Traditional cornice profiles using crown molded fascia boards and half round gutters and downspouts are typical.

Short 8 to 10 inch overhangs with bed molded frieze boards should be used.

I Rooflines: Shingle Style roofs should be predominantly Gambrel in shape.

These homes should have roofs, which address all views on the property equally. There are no front or rear sides on these homes. The primary Gambrel roof should break down into smaller support roof structures, which may take on turret, or octagonal forms. Roof accents such as weather vanes, or small cupolas are welcome additions to the roofs of these homes.

J Porches: Unlike more common porches on colonial homes, porches on shingle style homes should wrap around large portions of the exterior of the home. They should terminate in special rounded or octagonal outdoor rooms. Columns on Shingle Style homes should be colonial Tuscan style columns resting on terrace floors that extend beyond the porch, thereby eliminating the need for exterior railings at the porch edge.

On the waterside of these buildings, stone lower terrace levels should extend upward for the support of the porches of the main level.


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Shingle Style

Elevation B Design Guidelines



Lakeview Elevation

Colors: Main body shingle colors should be weathered grays or earthy tans or mossy browns.

Trim material, cornices, corner boards and porches can be a light or dark accent trim color depending on the palette.

Shingle Style homes should be styled to appear dignified after many years of blustery coastal weather.

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Cottage Style



The Cottage Style is perhaps the most elusive period style common in Lakeside environments. The word cottage brings to mind many variations of style to many people.

In this context, Cottage Style refers to a generally Colonial American based style with a casually elegant appearance. Colonial American homes found in the northeast part of the country, form the basis of the style. However, the style is uniquely American, and is most commonly associated with the warmer four-season portion of the eastern United States where a wide variety of classically trained architects first developed and personalized this style.

Cottage Appearance

Today's Cottage Style homes appear elegantly inviting. They use straightforward colonial shapes and materials, which are combined in a slightly casual manner. The result is a relaxed appearance based on familiar, well executed details.



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Cottage Style

Elevation A

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South



Arrival Elevation

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Cottage Style

Elevation A

THE
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at
Keowee Falls
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Lakeside Elevation



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Cottage Style

Elevation B

THE
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at
Keowee Falls
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Arrival Elevation

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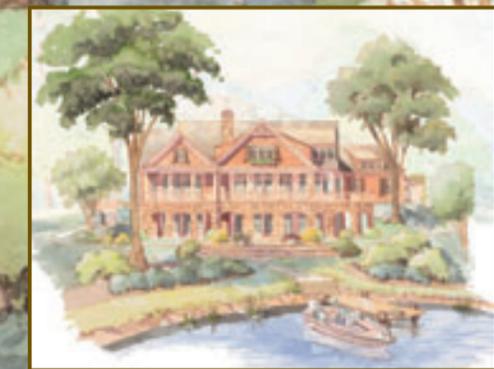
Cottage Style

Elevation B

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Lakeside Elevation



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Cottage Style

Elevation A Design Guidelines



Arrival Elevation

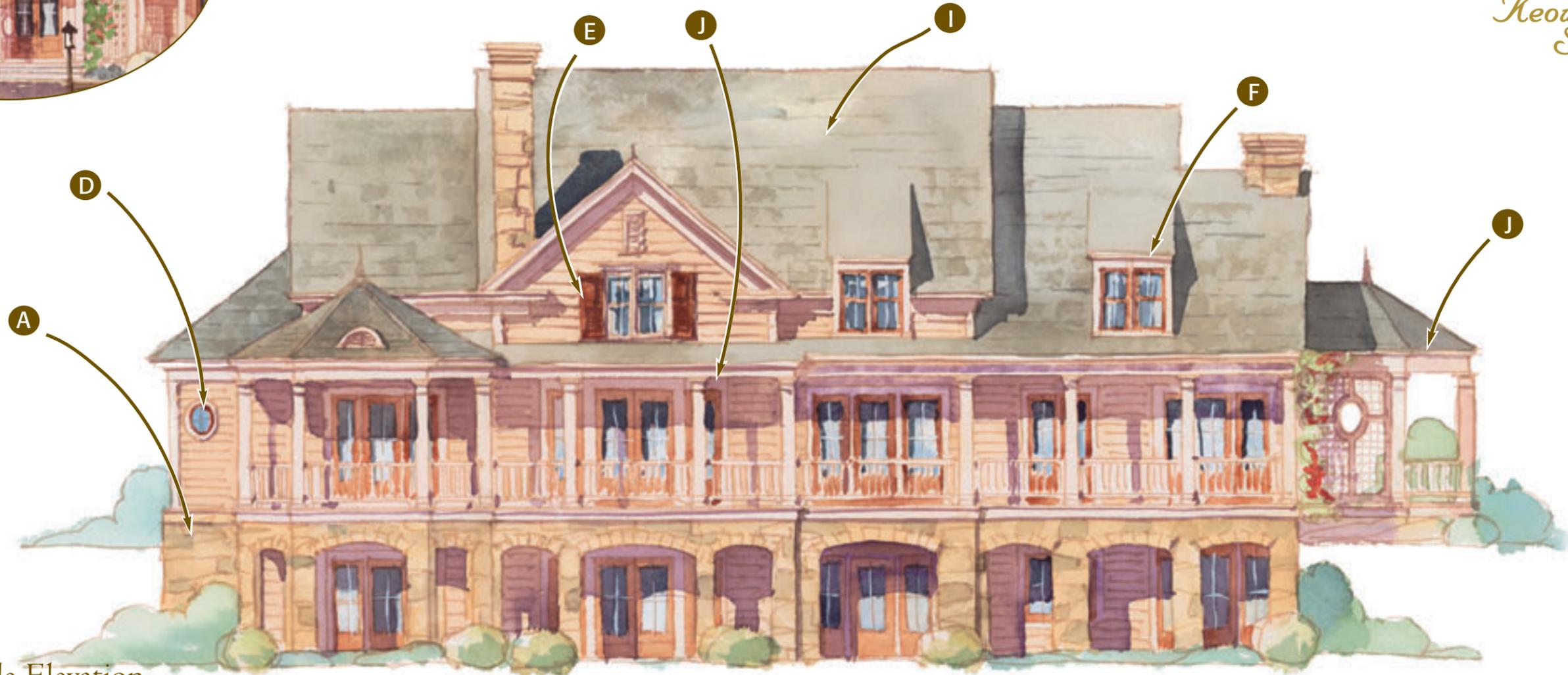
A **Masonry:** The primary masonry material appropriate for use with the style is Field stone or Granite. Stone patterns should feature large random rectilinear shapes, with flush or slightly raked joints. To avoid a country or rural appearance to the building, dry stack stone should not be used. Brick is also an appropriate masonry material associated with the style. Brick may be painted or matched to a stone color. When using brick, special shapes should be used under sills, on step treads and chimney caps.

B **Primary wall materials:** The primary exterior wall material associated with the style is colonial lap siding. The material should have a large 6" exposure with a colonial bead or beveled edge to the material. Wide corner boards should be used to end siding on corners. The siding should be painted rather than stained.

C **Windows:** Colonial Double hung windows are appropriate with the style. Casements should not be used. When windows are grouped together, large window mulls should be used to separate the windows and add visual strength to the composition. Strong wood sub sills should be used under windows. Window boxes are appropriate accents with all windows, particularly when used with the Cottage Style.

Cottage Style

Elevation A Design Guidelines



Lakeside Elevation

D **Special windows:** Ornate special windows are allowed with this style.

Standard windows should be combined to form large custom windows when trying to capture lakeside views and distant vistas. However, half round accent windows are appropriate when used with restraint.

E **Shutters:** Shutters should be operable colonial style louvered or paneled designs.

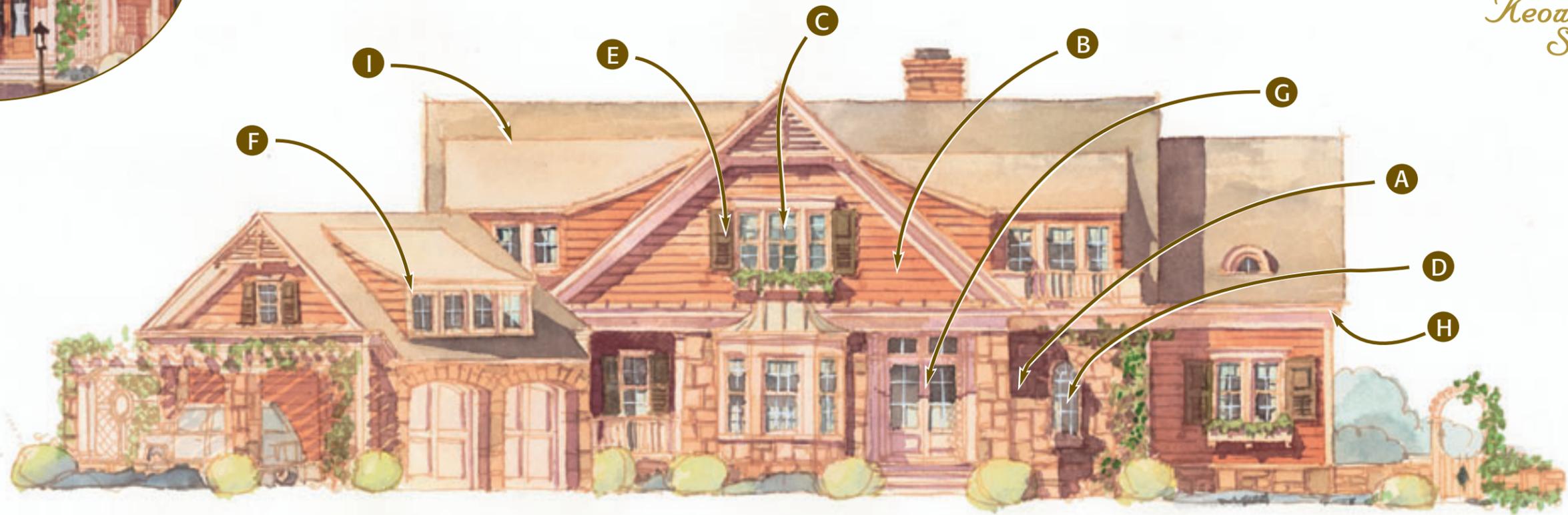
They should be operable with operable hinges and tiebacks. Shutters should be sized to cover the windows they are associated with. Combination of paneled and louvered shutters, with colonial cut outs or silhouette are also allowed.

F **Dormers:** Cottage Style homes should use predominantly shed dormers. Although low pitched gable roof lines are also appropriate. Multiple windows grouped together add to the casual nature of the style. Single window dormers should be avoided. Small half round “eyebrow” dormers or roof vents set into dormers are appropriate.



Cottage Style

Elevation B Design Guidelines



Arrival Elevation

G **Entry features:** Cottage Style homes should feature entryways that are open and inviting. They are often incorporated into porch features and add to the colonial charm of the home. Trellises and arbors should be incorporated into the porches and entryways to add to the casual character of the home.

H **Cornices:** Cornices are generally colonial in style. This means they should not include open ended rafter tails, but should use traditional boxed profiles of 8"-10" overhangs. Fascias should use crown profiles with half round gutters and round downspouts. Frieze boards should incorporate large bed moulds. Full cornice returns are necessary to emphasize the horizontal nature of the home rather than the vertical qualities.

I **Rooflines:** Roofs should predominantly be gabled roofs with maximum pitches of 10/12. The style should incorporate multiple simple roofs of various intersection levels to create an appearance of age and spontaneity.

J **Porches:** Cottage Style homes should feature a large portion of exterior living and porch space. Porches should take on colonial detailing in regard to columns and railings. Columns should be correctly proportioned Tuscan or square with chamfered edges. Porch floors can be either wood or masonry surfaces. Porches on lakeside portions of the homes should feature masonry lower level supports.



Cottage Style

Elevation B Design Guidelines



Lakeview Elevation

Colors: Cottage Style homes should use soft colonial colors with undertones of grays and brown to create a sense of permanence and character. Light warm trim colors should be used on cornices, porches, corner boards and dormers. Shutters should take on rich muted Colonial colors to anchor the homes color palette.

Carolina Piedmont Style



The Carolina Piedmont style is born out of the foothills of the Blue Ridge mountain region of the eastern United States. The style is a very additive style, which features the largest mix of materials among all the approved styles. Carolina Piedmont homes derive their native appearance based on this mix of materials and textures.

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Carolina Piedmont Style Appearance

Piedmont Style homes begin to take on a slightly more rustic appearance than the Cottage Style. A simple mountain style, Carolina Piedmont homes blend well with their natural environments. They take on an almost native appearance, which is unique to this region.



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Carolina Piedmont Style

Elevation A

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at
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South



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Carolina Piedmont Style

Elevation A

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at
Keowee Falls
South



Lakeside Elevation



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Carolina Piedmont Style

Elevation B

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at
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South



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Carolina Piedmont Style

Elevation B

THE
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at
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South



Lakeside Elevation

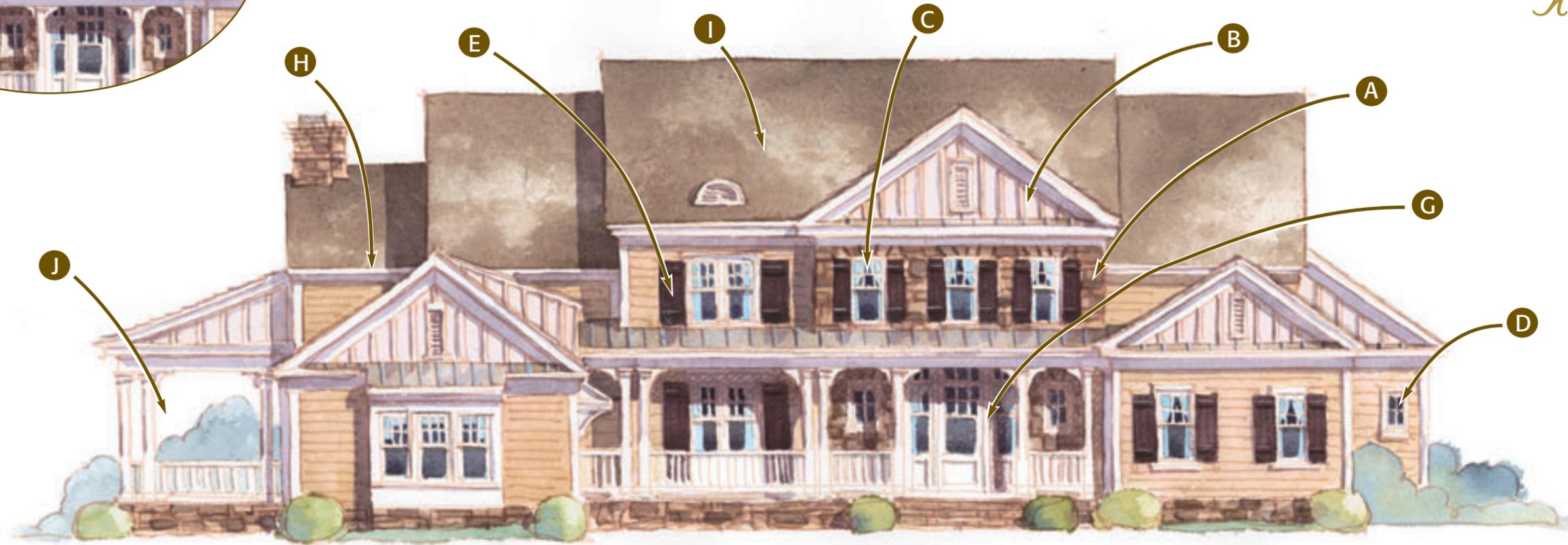


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Carolina Piedmont Style

Elevation A Design Guidelines



Arrival Elevation

A Masonry: The primary masonry material appropriate for use with the Carolina Piedmont Style is fieldstone. Stone patterns should feature large random rectilinear shapes, with flush or slightly raked joints. The Piedmont Style is naturally more rustic in appearance, therefore stone should be laid in a dry stack or country style joint. Brick is also an appropriate masonry material associated with the style. When brick is used, it should be stone-like in color and texture. When using brick in this style, avoid using special shapes. Rather, simple brick profiles capture the rustic character intent of the style.

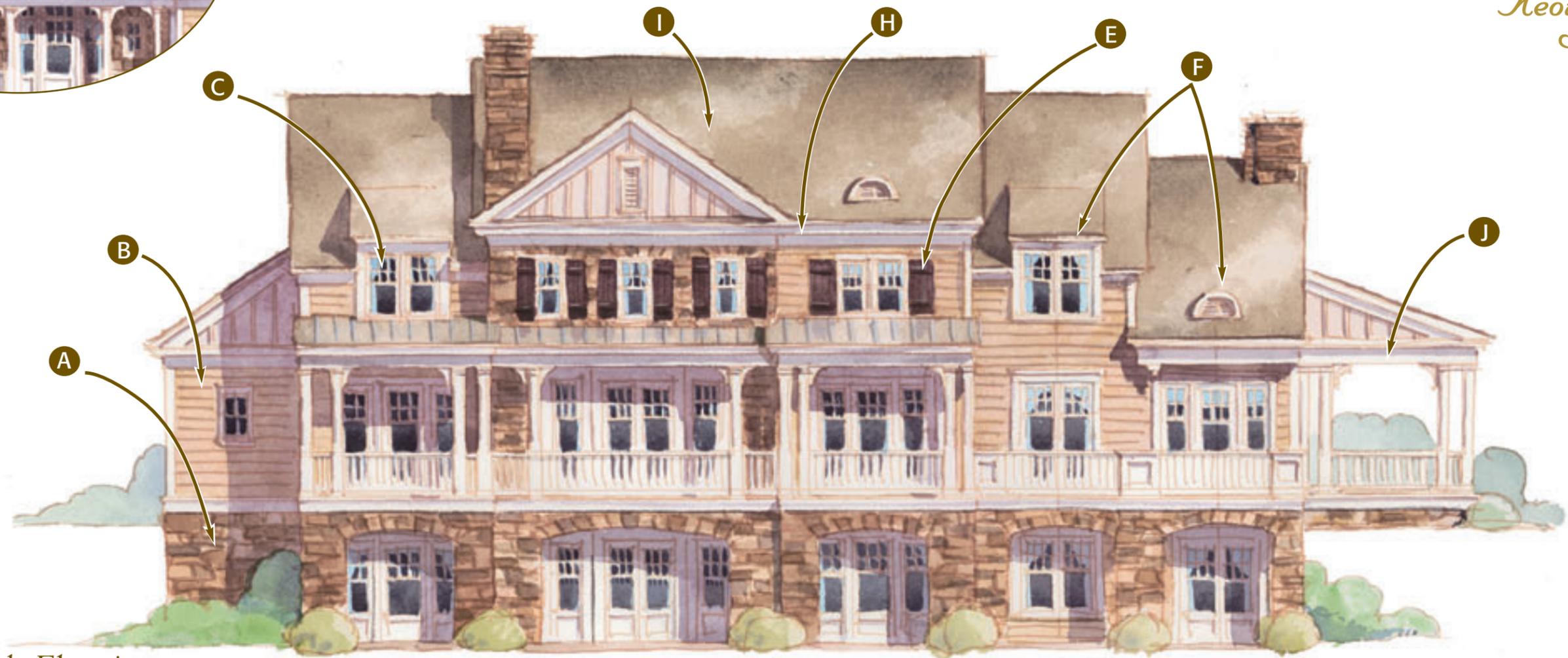
B Primary wall material: In Carolina Piedmont Style homes, the primary exterior wall material is siding. Wood siding should be a minimum of 6-inch exposure and be a natural rough sawn material with a rough sawn or beveled edge. Sidings with a beaded edge or colonial edge are not appropriate siding materials on Carolina Piedmont Style homes. Siding may also be a board and batten material or wood shake. A maximum of two siding materials may be used in combination. Siding colors should be natural colored semi-transparent or opaque stains. Clear stains or paint are not permitted.

C Windows: Colonial Double hung windows are appropriate with the style. Windows may include window lights on both upper and lower sashes, or lower sashes only. Casements should not be used. When windows are grouped together, large window mulls should be used to separate the windows and add visual strength to the composition. Strong wood sub sills should be used under windows. Window boxes are appropriate accents with all windows, particularly when used with the Carolina Piedmont Style.



Carolina Piedmont Style

Elevation A Design Guidelines



Lakeside Elevation

D Special windows: Ornate special windows should be avoided with this style. Rather, standard windows should be combined to form large custom winds when trying to capture lakeside views and distant vistas. However, half round accent windows are appropriate when used with restraint.

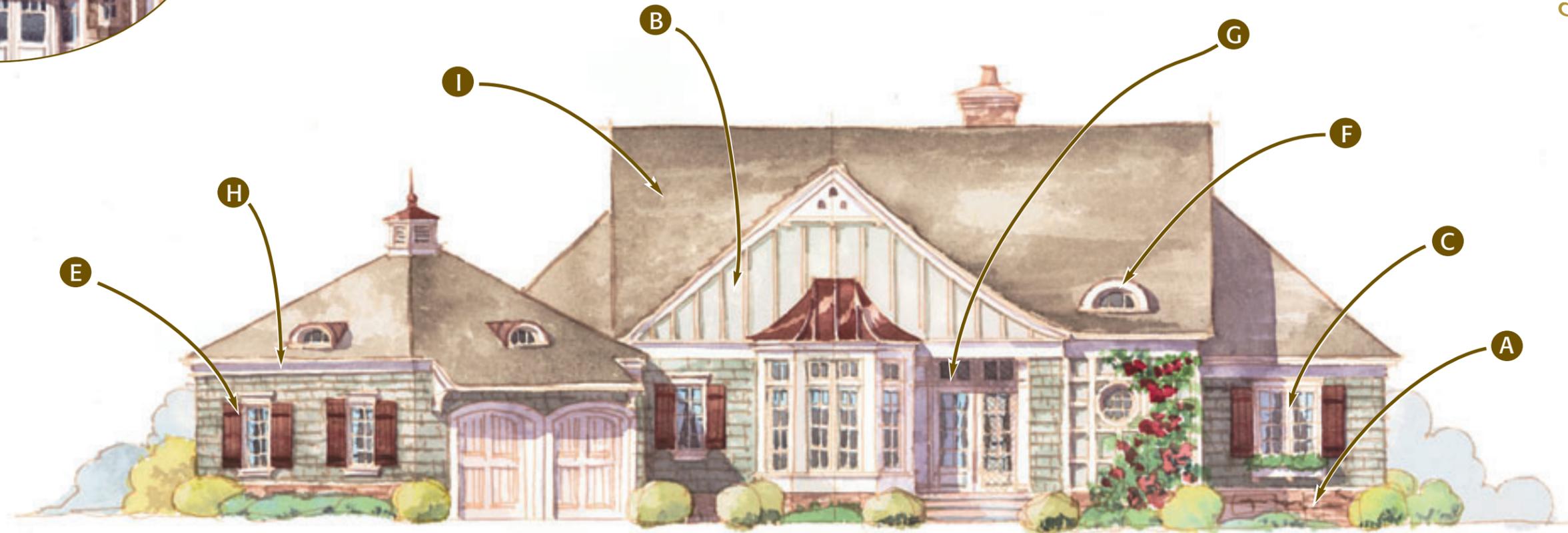
E Shutters: Shutters should be operable and made of rough sawn board and baton materials. Shutters should be used sparingly and should be sized to cover the window they are hinged to. All shutters must use operable hardware and tiebacks.

F Dormers: Carolina Piedmont Style homes should use predominantly shed dormers. Although low pitched gable roof lines are also appropriate. Multiple windows grouped together add to the casual nature of the style. Single window dormers should be avoided. Small half round “eyebrow” dormers or roof vents set into dormers are appropriate.



Carolina Piedmont Style

Elevation B Design Guidelines



Arrival Elevation

G Entry features: Carolina Piedmont Style entries should be open and inviting. They are often incorporated into porch features and add to the rustic charm of the home. Trellises and arbors should be incorporated into the porches and entryways to add to the casual character of the home.

H Cornices: Cornices should be flush on gabled ends with modest overhangs on straight walls. On straight run walls, overhangs may be boxed or exaggerated and include open-ended timbered rafter tail extensions. Cornice fascias should be small in profile, with half round gutters and round downspouts.

I Rooflines: Roofs should predominantly be gabled roofs with maximum pitches of 10/12. The style should incorporate multiple simple roofs of various intersection levels to create an appearance of rusticity and rugged silhouette.

J Porches: Porches may have wood or masonry floors with boxed or timbered columns. Porch ceilings should slope to follow the roof rafter above. Railings should be appropriately scaled rough sawn woods. Porch roofs should be standing seam copper on a 3/12 pitch. Porch roofs should lie against the main wall of the home when being used as an accent, or joining the main roof when forming a large outdoor room.



Carolina Piedmont Style

Elevation B Design Guidelines



Lakeview Elevation

Colors: Colors should be natural earth tones. Stone colors combined with landscape tones should be chosen. The appearance of age and permanence is the desired effect when selecting colors for your Carolina Piedmont Style home. Stark white trim colors are inappropriate. Use warmer earthtones to enhance the natural quality of the architecture.

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Carpenter Style

Carpenter Style homes are born out of a series of period influences which range from Camp styles to of Arts and Crafts. The strongest roots of the style follow ideas found in many Adirondack Camp buildings. The style is closely related to the Arts and Crafts movement, which was a protest against Victorian fussiness of the late 19th Century.

Carpenter Style Appearance

The style takes on a similar shape to the Carolina Piedmont Style, with a strong shift toward craftsman detailing and joinery. Like the Carolina Piedmont Style, the homes are predominantly wood clad buildings with stone foundations and accents.



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Carpenter Style

Elevation A


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South



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Carpenter Style

Elevation A

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Carpenter Style

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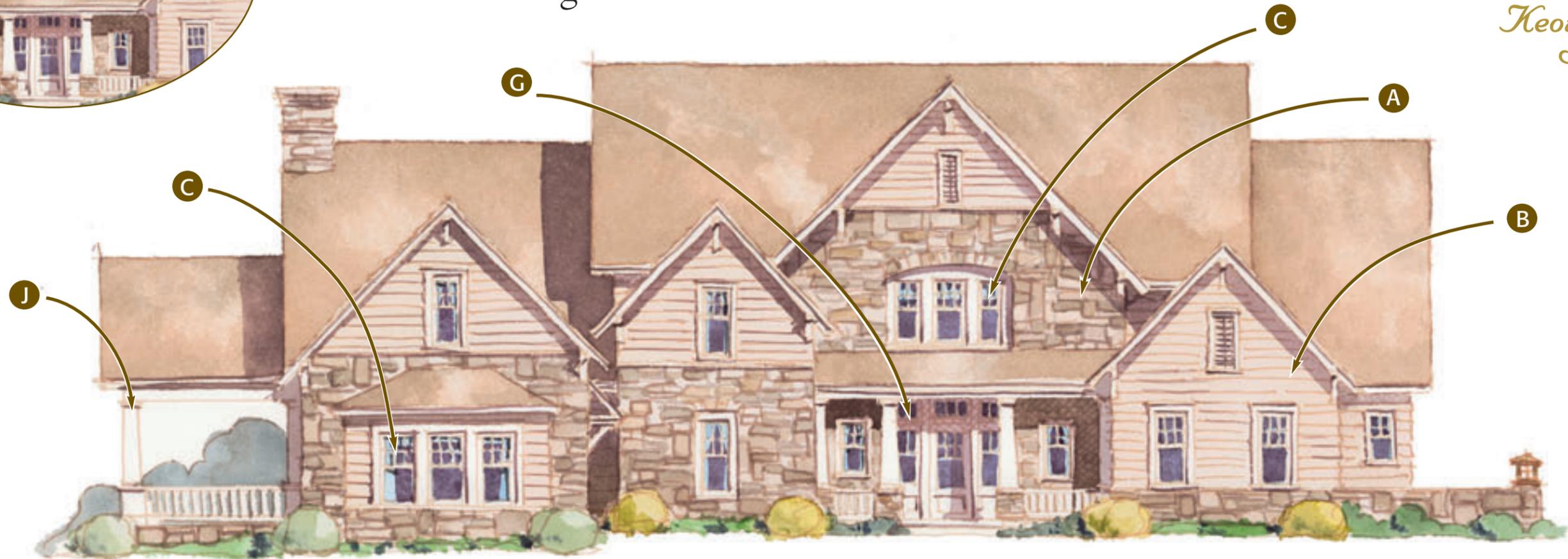
Lakeside Elevation

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Carpenter Style

Elevation A Design Guidelines



Arrival Elevation

A **Masonry:** The primary masonry material appropriate for use with the Carpenter Style is fieldstone. Stone patterns should feature large random rectilinear shapes, with flush or slightly raked joints. The Carpenter Style is naturally more rustic in appearance, therefore stone can be laid in a dry stack or country style joint. Brick is also an appropriate masonry material associated with the style. When brick is used, it should be stone-like in color and texture. When using brick in this style, avoid using special shapes under sills, on step treads and chimney caps. Rather, simple brick profiles capture the rustic character intent of the style.

B **Primary wall material:** In Carpenter Style homes, the primary exterior walls are siding. Wood siding should be a minimum of 6-inch exposure and be a natural rough sawn material with a rough sawn or beveled edge. Sidings with a beaded edge or colonial edge are not appropriate siding materials on carpenter style homes. Siding may also be a board and batten material. A maximum of two siding materials may be used in combination. Siding colors should be natural colored semi-transparent or opaque stains. Clear stains or paint are not permitted.

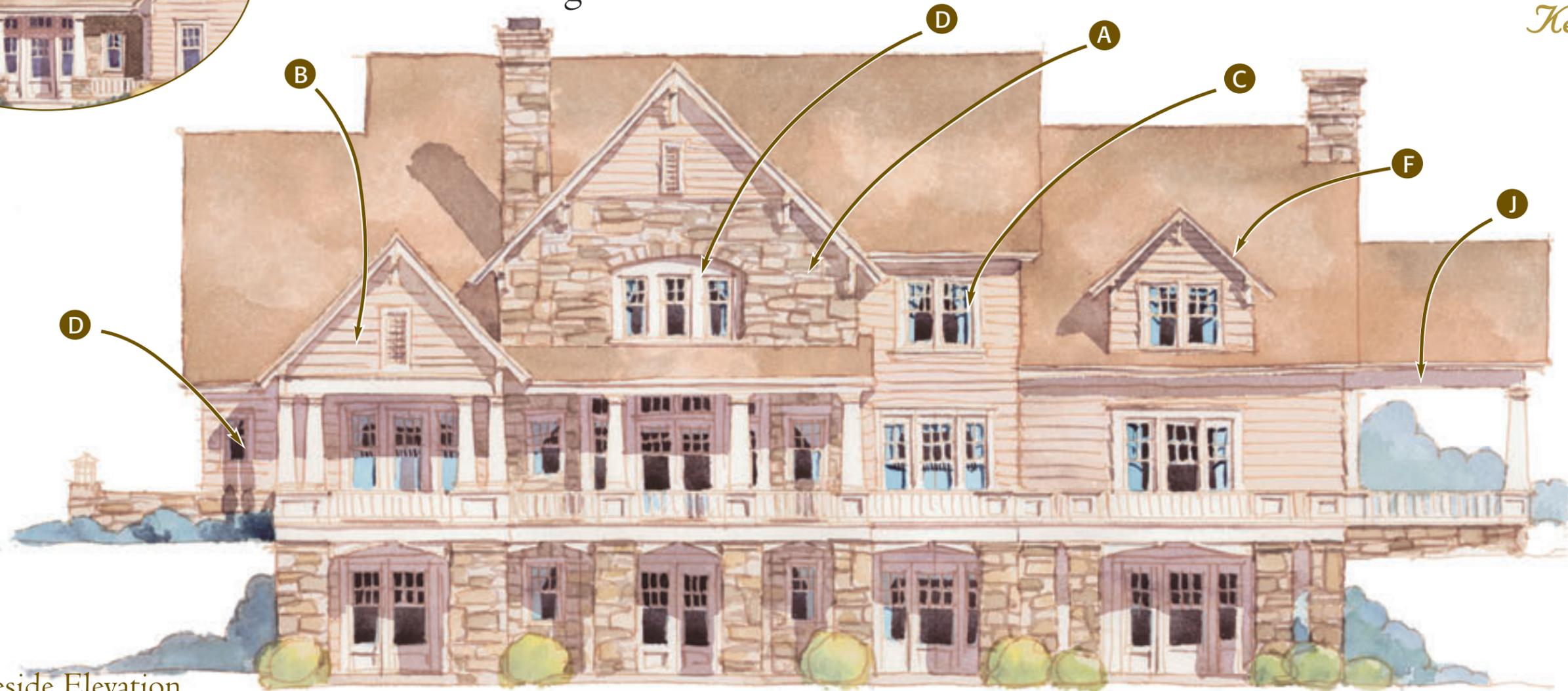
C **Windows:** Colonial Double hung windows are appropriate with the style. Windows may include window lights on both upper and lower sashes together, or upper sashes only. Window lights may be more colonial in scale or reduced to large double lights on upper sashes only. Casements should not be used. When windows are group together, large window mulls should be used to separate the windows and add visual strength to the composition. Strong wood sub sills should be used under windows. Window boxes are appropriate accents with all windows, particularly when used with the Carpenter Style.

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Carpenter Style

Elevation A Design Guidelines



Lakeside Elevation

D **Special windows:** Ornate special windows should be avoided with this style. Rather, standard windows should be combined to form large custom winds when trying to capture lakeside views and distant vistas. However, half round accent windows are appropriate when used with restraint.

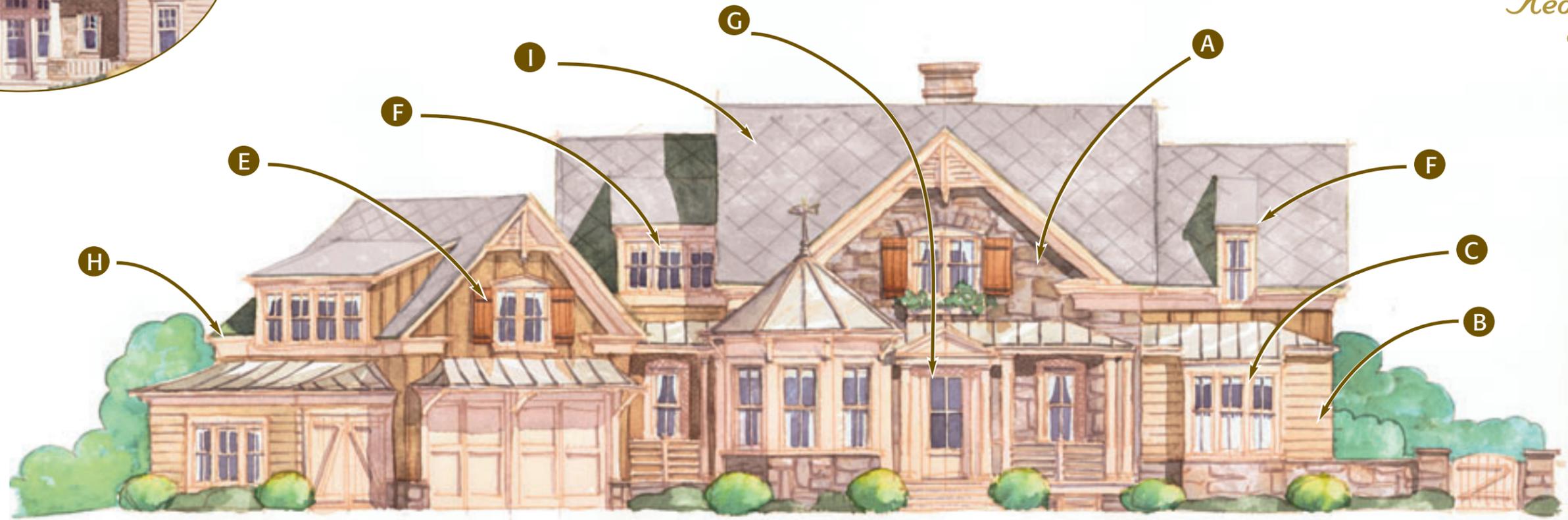
E **Shutters:** Carpenter Style homes do not historically feature shutters. However, shutters may be added to the style with positive results. If so, shutters should be operable and made of rough sawn board and baton materials. Shutters should be used sparingly and should be sized to cover the window they are hinged to. All shutters must use operable hardware and tiebacks.

F **Dormers:** Carpenter Style homes should use predominantly shed dormers. Although low pitched gable roof lines are also appropriate. Multiple windows grouped together add to the casual nature of the style. Single window dormers should be used with restraint. Small half round “eyebrow” dormers or roof vents set into dormers are not appropriate.



Carpenter Style

Elevation B Design Guidelines



Arrival Elevation

G Entry features: Carpenter Style homes feature entryways that are sheltering and protected. Porches with craftsman shaped columns and stone accents should be combined with doors using half glass upper panels and sidelights.

H Cornices: Cornices should feature large extended gabled ends with supporting brackets or boxed cornices with bracket detailing.

I Rooflines: Roofs should predominantly be gabled roofs with maximum pitches of 12/12. The style should incorporate multiple simple roofs of various intersection levels to create an appearance of rusticity and rugged silhouette.

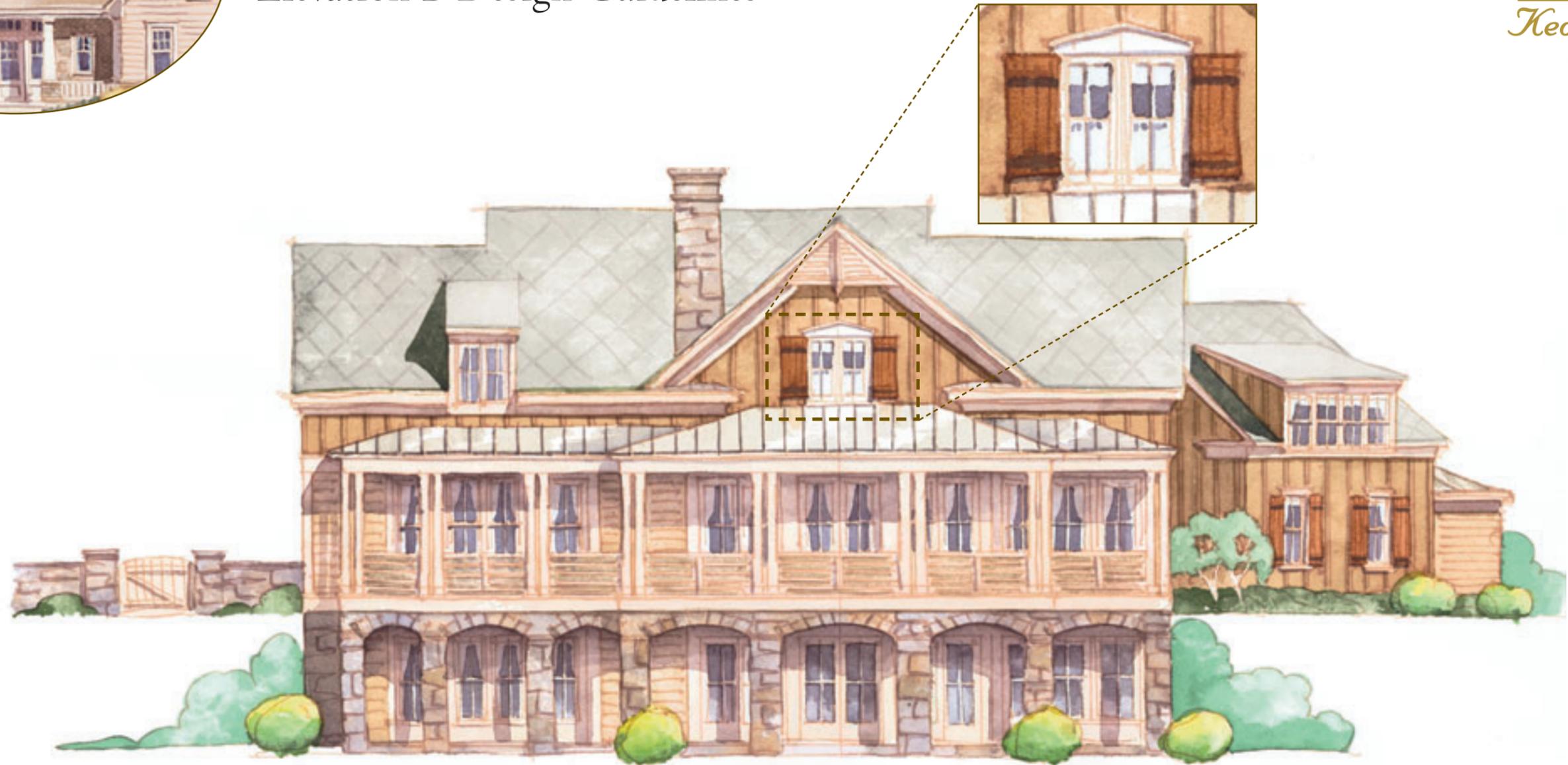
J Porches: Porches on Carpenter Style homes take on a more craftsman quality than with other styles. Columns should be battered, four sided and rest on stone bases.

Other appropriate shapes include square chamfered edged columns grouped in pairs. Railings should be rough sawn square wood pickets or horizontal open rail board material. On lakeside elevations, lower level porches should be stone.



Carpenter Style

Elevation B Design Guidelines



Lakeview Elevation

Colors: Colors should be natural earth tones. Stone colors combined with landscape tones should be chosen. The appearance of age and permanence is the desired effect when selecting colors for your Carpenter Style home. Stark white trim colors are inappropriate. Use warmer earthtones to enhance the natural quality of the architecture.



Land Use Guidelines

Building Setbacks:

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

- Front or Side Yard- adjoining a street- 25 feet
- Rear Yard- 25 feet
- Rear Yard- adjoining golf course- 30 feet
- Side Yard- 20 feet
- Front, side, rear yard adjacent to non-Keowee Falls South property- 30 feet
- Lakeside - 50 feet from 800 foot water line.

The setbacks outlined above are for a typical building site. Larger and irregular lots may be presented to the Board to review the possibility that the setbacks be altered. Variances may be permitted by the ARB to save prominent trees, minimize disruption to unusual topographic features, to accommodate an irregularly shaped lot or when the ARB determines at its sole discretion, that a variance is otherwise appropriate to the site. All such determinations are final and binding in all concerned. Changes to lot setbacks shall be considered on a case-by-case basis and do not establish a binding precedence upon the ARB.

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

Pre-construction Site development:

Prior to any clearing, grading, or construction activity of any kind, a lot owner must obtain a survey, which includes the following information:

- A boundary and property line survey that depicts all setbacks, easements, right-of-ways, and other non-buildable areas that may affect the placement of a home and related structures.
- A 2-foot topographic survey, of either the entire lot, or (in the case of very large acreage lots) the survey should include the areas where the home or other structures are intended to be built.
- A tree survey which locates all trees over 5" in caliper diameter, and specifies the species of tree for the entire lot. In the case of very large acreage lots, the survey should include the areas where the home or other structures are intended to be built.

Once this survey information has been acquired, a preliminary site plan should be produced which shows the layout of the intended home along with all paved or hardscaped areas which are proposed. The preliminary site plan should also show the "spot" elevations for all finished floors, site walls, and paved areas. All driveways, patios, decks, walkways, porches, or auxiliary structures (either attached or detached from the main home) must be shown. The preliminary site plan shall also show areas of the site which are intended to be cleared, and which areas are to be undisturbed. Proposed septic fields should be located as well.

Trees:

The cutting of the forest canopy is strictly prohibited unless approved by the ARB. No tree measuring five (5) inches or more in caliper at a point two (2) feet above ground level, any flowering trees or shrubs, or any evergreens may be removed without the written approval of the Developer, unless located within ten (10) feet of a building, or within the driveways and walkways as shown in approved plans. Exceptions would include damaged trees, or trees which must be removed because of emergency.

A survey showing all trees five (5) inches or more in caliper diameter for an area thirty (30) feet around the footprint of the building must be submitted for the Preliminary Review. The survey must show trees of twelve (12) inches or larger in caliper diameter for the entire site. The owner's contractor shall adequately protect all trees and their root systems, which encroach the construction area, in order to ensure their full survival of the construction period and activity. The ARB shall perform an inspection site review prior to and after construction to ensure tree protection.

Should there be the removal of any tree or vegetation as herein provided without written approval, the property owner shall be liable for damages which may include fines and/or legal action. Furthermore, for trees removed or destroyed without ARB approval, the ARB may, at Owner's expense, enter the property and install trees of a trunk caliper totaling three new to every one destroyed or removed. For example, the loss of a twelve-inch caliper tree shall be mitigated, at a minimum, by the planting of nine four-inch caliper trees.

Hardscape:

Once the homes are fitted to the site, great care should be taken with the design of all hard surfaces. These include retaining walls, site walls, walkways, patios, driveways, etc. All hardscapes shall be designed and detailed to use the same masonry materials located at the foundation of the house. These shall include real stone, stone colored brick, or warm, naturally colored concrete. Pea gravel or crushed stone in warm colors is encouraged for walkways, drives, and parking spaces. Mulch or bark is encouraged for walkways to closely compliment heavily wooded nature trails and pathways.

Plant Materials:

The Cliffs at Keowee Falls South ARB suggests that a registered landscape architect prepare the site plans and landscape construction documents for the home. This helps ensure the ARB of an acceptable level of competency and that the aesthetic appeal will be attained. Good professional design advice can add more in value to your home and the community.

When designing landscape plans for the homes and sites at Keowee Falls South, property owners shall limit formal and ornamental landscaping to areas immediately adjacent to the home. Small intimate outdoor areas that are level and formal in feel should be designed and used with restraint. Sod is only encouraged in these controlled and captured areas close to the house. Beyond these areas, the landscaping should quickly return to indigenous plant materials that either are naturally present or naturally enhanced by design.



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Land Use Guidelines

continued

Lots that are located in currently open meadows shall re-establish a more natural landscape appearance in the landscape design. Large areas of sod, pine straw, mulch, or bark are discouraged. Naturally occurring plant materials such as wild grasses, rhododendron, mountain laurel, ivy etc. are preferred as plant material when large areas of ground cover are needed. Care should be used in the selection of plants and flowers for size tolerance of environment and resistance to drought and wildlife. Mulching, preferably with pine bark or pine straw, is required for all planted areas to provide a smooth transition to the existing natural vegetation. Rock, gravel or pebble stones are not acceptable groundcover materials. The use of native grasses, groundcovers, and flowers is strongly encouraged.

Site Grading:

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

Site grading shall be kept to a minimum and drainage systems shall be designed for minimum impact or alteration of natural drainage systems. Run-off water from large storms is sometimes a problem in some areas; and as such particular attention must be paid when grading to avoid standing water, or excessive erosion.

Retaining walls may be used to reduce areas requiring severe grading. The walls must reflect the architecture and enhancement of the home's material or coloring and should be carefully integrated into the site and/or home with ARB approval required.

Sedimentation and erosion control measures must be employed during the construction process as required by the state of South Carolina. Please see the appropriate exhibits included herein. Surface drainage must be collected or contained on-site and shall not impact adjacent properties.

Appurtenances:

The proposed building of a deck or bridge into or across any natural or man made body of water or wetland area must receive prior approval from the ARB. The construction of game and play structures as well as swimming pools are considered improvements and must be submitted to the Board. Tennis courts on lots shall not be approved. Each home is required to have a typical mailbox. The design, color, construction, and installation of every sign or mailbox is required to conform to The Cliffs at Keowee Falls South Guidelines for Mailboxes.

The storage of boats and campers in yards or driveways is prohibited. They are required to be stored out of sight in garages or below houses. The Cliffs Keowee Falls South ARB and/or the Community Association may be contacted for information regarding lease of off-premises storage facilities.

Landscape Lighting:

Exterior lighting shall require ARB approval, must be kept to a minimum, and installed so as not to disturb neighbors or traffic. The use of exposed, non-hooded spotlights on homes will not be approved. All driveway and other site lighting shall be of an "old-world period" design, material, and installation.

Right-of-Way Restrictions:

The right-of-way consists of the road adjacent to your property and the strip of land on each side of the road that lies between the edge of the road and property line. A property owner does not own any portion of the right-of-way. The Cliffs at Keowee Falls South owns the right-of-way, and it (or its successor or the Property Owners Association) has the responsibility of maintaining it.

Owners may not build or place any structure in the right-of-way, remove any trees or other vegetation from the right-of-way, or undertake any projects in the right-of-way that would affect drainage, safety, or the appearance without obtaining prior written approval from the ARB. Proceeding with a project in the right-of-way without written approval will incur the risk of having to restore the right-of-way to its original condition at Owner's expense.

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

Special Restrictions:

Special Restrictions are in effect for all lots abutting a waterway or golf course. For those lots only, the following special restrictions apply:

1. The landscaping pattern of that portion of any residential lot within fifty (50) feet of the lot line bordering a golf course shall be in general conformity with the overall landscaping pattern for the course fairway area established by the golf course architect and communicated to the lot owner by Developer and/or the ARB.
2. Unless by ARB approval, fencing of any kind or purpose is prohibited abutting a golf course or waterway.
3. Tree removal, topping, and/or pruning is strictly prohibited within fifty (50) feet of a waterway or the golf course. Any tree removal, topping and/or pruning shall be done only with The Cliffs at Keowee Falls South ARB approval.



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Minimum Standards & Details for Design & Construction

In order to create the architectural character for the community of Keowee Falls South, it will be necessary to go beyond the conceptual design of floor plans and exterior elevations to the definition and execution of several critical details. The following is a list of key details, which shall be followed by both architects and contractors in the design and construction of homes in the community. These items shall be subject to change and further development as the community of Keowee Falls South evolves.

I. GENERAL REQUIREMENTS

- All home design and construction must comply with the intent of “period” design style established graphically and verbally in these Architectural Guidelines.
- All changes of exterior materials will be made on inside corners. Absolutely no change of materials will be made on an outside corner from one wall to another, to expose the thickness or width of the material.
- All construction documents and notes contained herein shall be considered an extension of the Keowee Falls South Minimum Details and Standards. Any conflict between a construction document or note and this document should be called to the attention of The Cliffs Communities ARB.
- All lower level ceiling heights are recommended to be a minimum of 9'-0" above the finished floor.
- Main level ceiling heights are recommended to be a minimum of 10'-0" above the finished floor.
- All upper level ceiling heights are recommended to be a minimum of 9'-0" above the finished floor.
- All homes shall require additional articulation on side and rear elevations that may include false shutters and detailing similar to the front elevations, to create a consistency of 4-sided design.
- Front elevation Entry features may typically require the construction of knee walls above the upper level to attain the cornice heights and proportions appropriate to the architecture. This will vary on a house to house basis as per the construction documents.

2. SITE DEVELOPMENT:

Each Owner should incorporate unique site features, vegetation, views and other elements, into the planning and development of their lot while preserving as much of the lots natural state as possible. Each Owner is required to take into consideration how the home design will impact the lot in relation to adjacent lots. Every effort should be taken to maintain compatibility with the neighboring lot.

- All lot Owners shall provide the ARB with an accurate and current boundary, topographical, and tree survey.
- The layout of all garages, driveways, and parking spaces should be designed so as not to dominate the site, the approach to a home, or be viewable from any primary space of the house.
- All drainage of site water and sediment shall be reasonably contained within each site, and shall not negatively impact any adjacent lots, properties, golf course, or lake.
- Any Owner that damages, destroys, or removes any protected vegetation without prior ARB approval, is required to replace the equal amount of caliper and species of vegetation lost.
- All site grading shall be held to a minimum to preserve the natural state of the site.
- All surface drainage that exceeds natural percolation of soil shall be managed through subsurface drainage, or approved alternative.
- All driveways and walkways shall be asphalt, an earth tone colored concrete, exposed aggregate concrete, or pea gravel with a rolling edge condition. No drives or walks shall be of standard colored concrete or have poured concrete curbs.

- Each drive shall have a masonry apron beginning at the street and extending for a length of 10'0", and shall match the masonry used on the home.
- All fences and edge conditions shall be selected from the library of approved Keowee Falls South fence types. Natural materials & colors are required. Absolutely no chain-link or vinyl fencing shall be used at any time.
- All mailboxes at Keowee Falls South shall be the Mailbox shown and detailed herein.
- All grass areas of yards shall be completely sodded and/or seeded immediately following completion of construction.
- Main level finished floor shall be a minimum of 24" above finished grade at a distance of the first 5'-0" from the perimeter of the front elevation of the home.
- Garage finished floor height shall be a minimum of 24" below the main level finished floor.
- All homes shall have a daylight basement, well basement, crawl space, or cellar. No homes shall be built as slab on grade.
- All elevated decks shall utilize masonry supports unless otherwise approved. No deck shall be elevated to second floor without equal sized or larger deck or patio below. Masonry must match house.
- All sidewalks shall be compatible with the masonry unit used on the foundation of the house.

3. CONCRETE

- No concrete shall be exposed on the foundation of the house, or any other vertical structure.

4. MASONRY

- All homes shall have a minimum 4" continuous masonry watertable delineating the foundation of the entire house.
- All masonry watertables shall utilize a splay or bullnose profile with a minimum ¾" drip edge or overhang. If there is no watertable shape for the masonry used on the house, builders must submit an alternate designed profile to the Cliffs ARB representative for prior approval.
- Masonry veneer shall be exclusively natural stone, brick, stucco, cultured stucco or stucco with stone accents, or otherwise approved by the ARB.
- All chimneys shall utilize only masonry exterior veneer such as stone, brick, stucco, or synthetic stone. All stucco uses for chimneys are subject to review and approval on an individual basis.
- Synthetic stone shall be allowable only on chimneys that fully protrude from a roofed area. Synthetic stone shall not be permitted on chimneys that extend to meet the finished grade unless otherwise approved by the ARB.
- Windows requiring brick jack arches shall use pre-cut or machine-cut brick jack arches only.
- Quoins, keys, and other accents to masonry must be brick, limestone, or cast stone, providing a ¾" to 1¼" reveal. No stucco or synthetic stucco shall be applied to the face of masonry.
- Brick shall be standard or queen size with 3/8" mortar joints unless noted otherwise by the ARB.
- Brick type shall be Woodmould, or a premium brick of the same quality and aesthetic appearance level of Woodmould.
- All synthetic masonry uses are subject to review and approval by ARB.

5. METALS

- All metal roofs shall be standing seam copper, with seams at a minimum 12" on center, and shall not exceed a 5/12 slope, unless otherwise approved.
- Flashing at all cornice returns shall be standing seam copper, unless otherwise approved.
- Flashing at cornice returns shall not exceed a maximum slope of 3:12.
- All ornamental ironwork shall be wrought iron or approved equal.



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Minimum Standards & Details for Design & Construction

continued

6. WOOD

- Horizontal lap siding shall be wood, fiber cement siding or approved equal.
- Absolutely no vinyl shall be used for siding, cornice or soffit, fencing, or window construction.
- Wood lap or fiber cement lap siding shall utilize a minimum 6" exposure unless otherwise approved.
- Cedar shake siding shall be natural siding in individual shingles with a straight-edge installation, unless otherwise approved.
- Board and batten veneer shall be exterior grade (pressure treated) plywood, 1x strips, or fiber cement boards with pressure treated 1x2 strips at 16" off-center.
- Plywood seams in board and batten veneer shall align under 1x2 strips only.
- Corner boards shall be 5/4 x 6" exterior grade wood.
- Vinyl soffits shall not be permitted.
- All vertical surfaces of decks and porches (such as handrails and posts) shall be painted or stained to appear natural.

7. THERMAL AND MOISTURE PROTECTION

- All asphalt roof shingles shall be a minimum of: Laminated-based architectural shingle with Algae resistant in all colors (including Black).
 - ASTM-3462 compliant: Shingle durability and wind performance specification.
 - Minimum of 240 lbs./square.
- All penetrations to the roof excluding chimneys shall be on the rear facing roofs of the home and shall be painted and maintained to match the roof shingles. Integrating all vents, flues, and other penetrations through chimney is encouraged where possible.
- All downspouts shall be located as per the construction documents unless otherwise approved.
- All gutters shall be 6" half-round gutters, and shall appear as a weathered copper, unless otherwise approved. No gutters shall be white in color.
- All downspouts shall be 6" round downspouts, and shall appear as a weathered copper, unless otherwise approved. No downspouts shall be white in color.
- All roof valleys shall have valley flashing. Exposed valley flashing is not required.

8. DOORS, WINDOWS AND CASING

- All windows shall be true divided light or simulated divided light.
- All exterior doors shall be solid core wood, and shall be weather-resistant and designed for exterior use.
- No oversized doors shall be permitted. Each garage bay shall have a single garage door. RV garage doors shall be permitted only when doors are fully secluded from view from street, neighboring homes, the golf course, or lake.
- All garage doors shall have a period paneled "Carriage" door appearance. No smooth and undetailed doors shall be permitted.
- Minimum transom height shall be 14" or shall require submittal for approval.
- Window casing shall be appropriate to the architectural character. Typically this will be a 1x4 with a backband or other approved casing.
- All shutters shall be fully operable, fully functional shutters that are 1/2 the width of the windows. All shutters to incorporate historic, functional hardware, including hinges and shutterdogs. No vinyl shutters shall be allowed.
- All front doors must be of a period design.

9. FINISHES

All exterior veneers and finishes shall be composed of earthtones and other naturally occurring colors and materials that blend with the natural setting of the property.

- Stucco: Sand Finish
- Trim: Gloss, Semi-Gloss, Stained
- Masonry: Natural
- Front Porch Floors: Quality wood, masonry that matches the foundation of house, or approved equal.
- Front Porch Ceilings: Tongue and groove finished wood, (1 x 4, or 1 x 6), or bead Board. All porch ceilings shall have 1x4 with bed mould detailing concealing seams to align with columns centerlines.

10. EQUIPMENT

- All exterior equipment shall be thoroughly covered and shrouded from any street, neighboring property, golf course, and lake.

11. SPECIAL CONSTRUCTION

- All auxiliary structures shall be constructed with the same detail finishes and quality as the main house, and must be submitted for approval to the ARB prior to construction.
- Any structure beyond the scope of the original construction documents must be reviewed and approved by ARB prior to beginning construction.

12. MECHANICAL SYSTEMS

- All exterior mechanical systems shall be fully screened from view from street, neighboring homes, and the golf course.

13. ELECTRICAL SYSTEMS

- All exterior electrical systems (not to include light fixtures) shall be fully screened from view from street, neighboring homes, golf course, and lake.
- All exterior lighting fixtures and systems shall be reviewed and approved by the Cliffs Communities ARB prior to installation.
- All utilities, wires, cables, antennae and the like, of any kind (such as telephone, electrical, television, radio and citizen band radios) must be placed underground except as may be expressly permitted and approved in writing by the ARB. Satellite dishes shall not exceed 18" in diameter, shall not be visible from any road, and must be limited to the rear-facing lower 3' of the roof.



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Architectural Review Board (ARB)

GENERAL COMMENTS

The unique topography and natural setting found on nearly every building lot at The Cliffs at Keowee Falls South demands special attention to site development, home design, and site integration. Therefore, it is strongly recommended that both an architect and a landscape architect be involved in the design process. Builders, however qualified and successful, cannot always offer design services, which include expertise in site planning, superior architectural appearance and conformity, and quality of detail. It is very unlikely that plans for modular, pre-cut, or stock plans will meet the Architectural and Construction Guidelines, and their use is strongly discouraged. In addition to their possible lack of architectural appeal, the generic nature of most stock plans rarely fit a site appropriately, and modifying a site to fit a preconceived plan may be grounds for rejection.

Since it is the goal of the ARB and these Guidelines to maintain compatibility of designs with the natural setting, it should be understood and anticipated that compliance with these guidelines does not guarantee acceptable designs and final product of homes. Good design, proportions, and detailing cannot be categorically put into written form so as to avoid all undesirable design solutions, which in turn produce only satisfactory homes and landscapes. Therefore, the ARB reserves the right to disapprove designs that meet the written requirements, but yet fail the professional and experienced opinion of the ARB. Every site and home presents a unique opportunity. Good professional design assistance will almost certainly add more in value to your home, and the community at large.

The Cliffs at Keowee Falls South ARB does not suggest or recommend the acceptability of any one contractor (builder) over another, except that each contractor must be licensed in the state of South Carolina. The Cliffs at Keowee Falls South ARB does not recommend or take responsibility for any of the terms and conditions of any arrangements between the property owner and contractor selected for construction of the home, notwithstanding the approvals that are necessary from The Cliffs at Keowee Falls South ARB. The ARB does, however, recommend that:

- (a) The property owner establish a contract with the builder, defining the terms and conditions for construction of the home on the owner's property, as well as seek advice of counsel in preparation of the contract.
- (b) The property owner should seek the advice of an insurance agent to protect all interests and equity, and to cover the home during construction and subsequent to completion of construction, so that the property owner will be adequately covered for all types of contingencies and liabilities.

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

FUNCTION OF THE ARCHITECTURAL REVIEW BOARD

The Cliffs at Keowee Falls South Architectural Review Board (ARB) is granted the power to establish and enforce guidelines through Article XI, Section II of the Master Declaration. The Master Declaration is a recorded and binding instrument as stated in the Deed to your property (Exhibit I).

The Architectural Review Board is set up for the purpose of protecting and enhancing the Keowee Falls South Development. The Board's composition of members is determined by the Developer which may elect at some future time to delegate full responsibility of Architectural Review to the Community Association. At that time, the

Architectural Review Board shall be set up as specified in Article XI, Section II.2 of the Declaration of Covenants and Restrictions of the Cliffs at Keowee Falls South.

The approval of the Board relates to the harmony and compatibility of external design and site design optimization. The Board does not assume liability for either structural design or impact to a neighbor's property during construction. Architectural Review Board approval, and the subsequent issuance of the Construction Authorization Permit, are required for the construction of a home.

The State of South Carolina has jurisdiction over certain elements of the building process at The Cliffs at Keowee Falls South. The owner and his architect or designer are solely responsible for compliance with all applicable state, county, or city rules and regulations.

BASIS OF AUTHORITY

The Architectural and Construction Guidelines derive their authority from the Master Declaration of Covenants, Conditions, and Restrictions for the Cliffs at Keowee Falls South. The Guidelines are meant to clarify and add greater detail to the Covenants.

Any work done in violation of these Guidelines and Article XI of the CCR's is nonconforming. With a written request from the ARB, the Owner, at his sole cost and expense, shall bring all work into conformance. If the Owner chooses not to correct such issues, the ARB can enter the property for corrective action, at Owner's expense.

The Developer reserves the right to 1) change the number of members on the ARB, 2) appoint all new members of the ARB, and 3) remove and/or replace all appointed members of the ARB, without prior notice, until all lots and parcels of the Cliffs at Keowee Falls South community have been sold to and developed by Property Owners. The ARB will review all documents per the Architectural Guidelines and provide comments and/or approval in written form. All submissions will be "Approved," "Approved with Comments," or "Not Approved."

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

REVIEW PROCESS- MISSION STATEMENT

The Architectural Review Board exists to review all structures and site improvements proposed for construction at The Cliffs at Keowee Falls South and to promote and enforce high quality architectural construction and site-compatible design which is compatible with the surroundings.

This review process has been established to provide a systematic procedure for review of proposed construction. Required drawings and submittal forms must receive Preliminary Approval. A site inspection with any proposed site improvements noted, and the home staked out with tree removal plans provided must be conducted before submission for Final Approval.



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Architectural Review Board (ARB)

continued

The ARB may disapprove any proposed construction based on purely aesthetic consideration or site incompatibility basis. Such action may be based on the need to protect the natural beauty of the site, or the improvement of modifications or residences is deemed to be incompatible with the general architecture of the community.

The ARB staff will review every application at the Preliminary and Final Review stages, review the lot as staked out, and review the submission of acceptable final working drawings, specifications, landscape plan, and color samples. The Final application shall not be presented to the Board for review until a complete Preliminary submittal package has been presented and approved. The ARB has thirty (30) days to respond to each submittal. Construction must begin within twelve (12) months of approval authorization and continue until complete; after such time resubmitted is required along with the associated fees.

No site clearing, materials deliveries, or construction may begin without first obtaining final approval from the ARB. A Cliffs at Keowee Falls South Construction Authorization Permit is issued only after the Board grants Final Approval. It is incumbent upon the property owner to request and obtain a schedule date for your Review process with the ARB. All State, County, and City rules and regulations must be followed as well as appropriate necessary permits obtained.

The Board generally meets the first and third Friday of every month. Submittals must be received at the ARB office no later than ten (10) calendar days prior to the meetings. The ARB office is located at the Cliffs Administrative Center, 301 Beaver Dam Road, Travelers Rest, SC (just south of the main entrance to Cliffs Valley off SC25). The phone number is (864) 371-1000. Incomplete submittals will not be accepted and no action will be taken until a complete submittal package is presented along with the required fees.

PRELIMINARY REVIEW

Early in the design phase the owner and architect/designer shall submit two sets of preliminary schematic plans, along with other required preliminary review materials. These plans should consist of schematic drawings of the house depicting the general form, spatial relations, materials, articulation, setting, and proposed driveway. The intent of the Preliminary Review is to discuss the project, and review the intended architectural style and site plan. Regardless of what form of presentation is used; all preliminary submittals must contain the following:

Site Plan: A site plan shall be presented at a maximum 1" = 20' scale, depicting the required site data. The proposed home should be shown on a copy of the tree and topographical survey, as prepared by a Licensed Land Surveyor, showing the types and location of trees greater than 5" in diameter at 2' above natural grade, as well as property lines, easements, setbacks, contour lines, and other prominent, natural features. Any rock-out cropping or any other special or irreplaceable features are to be identified for protection. Soil erosion protection and silt control measure must be included in the plan. The site plan must include proposed finish floor elevation relative to the existing grades.

The site plan should also include the proposed location of the septic system. Driveways should not impede drainage, and the owner is required to (at his expense) install culvert pipe (corrugated metal) measuring a minimum of fifteen (15) inches in diameter and twenty (20) feet in length so that the driveway does not impede drainage.

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

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

Landscape Plans: May be presented but is not required until six (6) months after commencement of construction. However, preliminary designs may be desirable and helpful during preliminary review.

Preliminary Stake Out: The home shall be staked out on the lot with stakes at least two (2) feet tall marking the corners. The corner stakes are to be connected with string, outlining the shape of the house. The lot line nearest the house must be defined with string. All trees proposed to be removed shall be tied about their circumference with surveyor's ribbon. Septic drains must be identified with stake and string, as should driveway centerlines.

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

A check for the amount outlined in the Schedule of Fees section (Exhibit B, pg. 32) must be presented at the time of package submittal to the ARB office.

Landscape plans must be submitted to the ARB for review within six (6) months after commencement of construction and landscaping must coincide with completion of the home. Any amount remaining in the Construction Compliance Bond will be released only after the approved landscaping has been installed.

FINAL REVIEW

The Final Review documents shall incorporate all modifications from the Preliminary Review documents.

Final Stake-Out: The preliminary stakeout must be updated reflecting modifications, if any, on the location of the house or driveway and any additional trees planned for removal. No trees over five (5) inches 2' above natural grade may be removed or limbed at any time without prior Board approval. Fencing shall be used to prevent injury to trees not approved for removal and to avoid any potential damage from construction equipment. Final determination of septic drain field should be completed and staked.

Final Site Plan: Update the Preliminary Site Plan to incorporate all changes or modifications.

Color Samples: Proposed colors of all exterior materials including siding, trim, brick, roofings, stucco and lattice shall be submitted on actual samples of materials intended for use. The samples must be submitted in specific forms available upon request to the ARB office. These sample submissions are most important both to the owner and the Board in evaluation the appearance of the house as color chips often vary greatly from actual applications in the field. All submissions shall consist of manufacturer's sample chips or brochures of actual materials and colors -- no other formats will be accepted.

Foundation and Framing Plan: Plans at 1/4" scale, showing locations and sizes of foundation and framing elements.

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



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Architectural Review Board (ARB)

continued

Electrical plans must be included for the interior and exterior with these submitted plans,

Elevations: Drawn at ¼ " scale, elevation shall accurately represent the view of all sides of the house. Floor elevations must be delineated, and existing and proposed grade levels must be shown. All exterior materials must be defined and specified as material type and color.

Landscape Plans: Drawn to 1" = 20' (max.) scale must convey a scaled representation of all planting material, identified as to size, common name, and variety. Plans shall also show the location of landscape lighting and irrigation with fixture catalogue cuts, sprinkler head locations and patterns, walks, fences, pools, decks, patios, play structure and mailboxes. Adequate plant screening shall be provided for HVAC units, service yards, trash enclosures and electric meters. The contractor shall be responsible for locating existing utilities before excavating. The proposed landscape budget shall be disclosed; the landscape allowance should be consistent with total construction budget depending in topography and existing vegetation.

Final Review Form: If the Board fails to grant Final Approval of the project, it will suggest corrective action for resubmittal. If the Board grants Final Approval, a Cliffs at Keowee Falls South Construction Authorization Permit may be obtained at the ARB office. If corrections are required, two (2) sets of corrected drawings must be presented for application to obtain the approval form. The completed Construction Agreement Form must accompany the drawings.

GENERAL REGULATIONS

All builders (and owner-builders) of residences at The Cliffs at Keowee Falls South must be licensed by the State of South Carolina. At a minimum, a state residential builder's license is required.

Construction and landscaping of the residence must be completed within twenty-four (24) months of the commencement of construction.

Access to the development is regulated through Cliffs Communities security. All incoming vehicles must be registered with security for identification and issuance of a pass. Construction workers are allowed access to and from the construction site only and are strictly forbidden from riding about the development. Vehicles may be periodically searched by Cliffs security to protect all contractors from theft of material and equipment.

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

The conduct of all workmen is the responsibility of the General Contractor/Builder. Loud cars and speeding (speed limit is no greater than 25 mph in all Cliffs Communities) are not permitted in the development. All construction vehicles must be parked on the construction site. Loud music from radios will not be permitted at any time.

Contractors must have the owner or architect obtain a valid construction authorization permit from the ARB prior to implementation. The Covenants grant the ARB power to correct any exterior changed made without approval or to clean up an unacceptable lot. These charges will be deducted from the Construction Compliance Bond.

The ARB, at its sole discretion, may bar or restrict any contractor, builder, or subcontractor from (a) entering any Cliffs Community and/or (b) constructing or building or improvement in any Cliffs Community.

The above regulations are designed to enhance The Cliffs at Keowee Falls South overall appearance for our residents and visitors. Repeated violation of these regulations could result in the suspension of the building approval for a given residence until the contractor or owner has taken corrective action. Additionally, a Contractor who repeatedly violates either the letter or the "spirit" of these guidelines may be required to post a substantial construction deposit or, in the extreme, be prohibited from working at The Cliffs at Keowee Falls South development.

CONSTRUCTION GUIDELINES

Before Construction:

After receiving a Building Approval from the Architectural Review Board, several steps shall be followed before any lot clearing, materials deliveries, or construction may begin.

Soil erosion control and silt measures (noted on the site plan) must be properly installed in accordance with manufactured specifications and the approved site plan. Silt control is especially important in this community due to its proximity with lakes and streams as well as other sensitive water systems and ecologically sensitive vegetation. Further, the erosion control measures must be maintained throughout the duration of the project using 'Best Management Practices'. Failure to do so may result in a stoppage of work until the site is brought into compliance.

Every job site must contain an approved sign identifying the contractor. All signs shall be constructed and erected as specified by the Guidelines. No other signs shall be placed at the job site. Individual contractor signs must be approved by the Board before being placed at the job site. The job site sign shall be erected no closer than fifteen (15) feet to the edge of the street and must be in place with the Permits posted on the rear of the Contractors sign before clearing or construction may begin or materials delivered. At no time shall a sign or permit be nailed to any tree. Signs are not to be erected before Construction Authorization Permit is issued.

An ARB Construction Authorization Permit must be obtained prior to all renovations or modifications. Also, the Contractor must submit a completed Construction Agreement Form, along with the required Construction Compliance Bond for new construction and improvements. The receipt of this Permit does not preclude the necessity of also obtaining a County Building Permit. Both are required for construction along with any additional permits that may be required from other state, county, or local agencies.

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

Receive an ARB Construction Authorization Permit. See paragraph above and/or Summary of the Process.

- Erect approved job site sign.
- Obtain County Building Permit and Septic Permit, if applicable.
- Post Building Permit at job site.
- Place and properly maintain a commercial dumpster and portable toiler on job site.
- Install all appropriate and designated sediment and erosion control measures.
- Provide adequate space to park construction and delivery vehicles out of the right-of-way at all times.



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Architectural Review Board (ARB)

continued

During Construction:

All construction at The Cliffs at Keowee Falls South will be under frequent observation by the Architectural Review Board Representative. Periodic field inspections will be conducted by the Board members or its representatives on every residence during construction.

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

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

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

Site cleanliness shall at all times be maintained at an acceptable level as determined by the ARB. If not so maintained, the ARB may issue a "Stop Work" order. An approved commercial dumpster shall be placed on each job site and shall be dumped when necessary. At the end of each workday, materials must be stored neatly and all trash placed in the dumpster. No trash shall be strew about the lot or piled openly. As untidy sites present a negative image to visitors and property owners, this requirement shall be strictly enforced. Should the ARB determine, in its sole discretion, that a site is not being maintained properly, it may undertake to have the job site maintained property and will deduct the cost from the Construction Compliance Bond.

Maintain soil erosion and silt control measures. Every effort should be made to prevent mud from entering roadways. If mud is tracked onto the roadway, remove mud from roadways immediately. Fines may result if these requirements are not met.

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

After Construction:

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

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

- Complete construction
- Remove construction debris
- Remove temporary facilities, utilities and signs
- Install landscaping and mailbox
- Compliance with ARB approved plans
- Notify ARB for Final Inspection

EXISTING HOME IMPROVEMENT REVIEW

As provided for in the Covenants, no site preparation, excavation, changes in grade, landscaping or initial construction, alteration, or installation of any improvements to dwellings may be undertaken without ARB approval. Nor shall the construction or alteration of outbuildings, driveways, fences, walls, signs, television antennas, clotheslines, mailboxes, post lamps, recreational or playground equipment and other structures, be undertaken upon any residential lot, in the Development unless the plans, elevations and specifications thereof, showing the nature, kind, shape, height, materials, color scheme and location of the proposed improvements and/or landscaping shall have been submitted to the ARB and expressly approved in writing.

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

Materials and Color Samples: As necessary if matching existing materials, or if applicable for proposed improvements.

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

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

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

After reviewing the project, the Board will either suggest changes or grant Final Approval. As with new construction, two (2) sets of the drawings and the Construction Compliance Bond must be submitted prior to obtaining a Construction Authorization Permit, as specified in the Construction Guidelines, The Cliffs at Keowee Falls South ARB and County Permits must be displayed before site clearing, material delivery, or construction may begin.

All changes and/or improvements to any property or structure are subject to the entire intent of this Architectural and Construction Guidelines document.



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Architectural Review Board (ARB)

continued

EXISTING HOME GUIDELINES

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

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

Landscape: Every property owner is responsible for preventing the development of unsightly, or unkept conditions of buildings or yards which could reduce the beauty of the neighborhood as whole or the specified area. All landscaped areas must be maintained. In natural areas, weed growth must be controlled. Any proposed changes in landscaping such as fences, fountains, lighting, game structures, drives, walks, landscape structures and statues must be approved by the ARB, prior to implementation.

All changes and/or improvements to any property or structure are subject to the entire intent of this Architectural and Construction Guidelines document.

SUMMARY OF ARB PROCESS

PRELIMINARY APPROVAL

General Requirements —

1. Please read the Architectural and Construction Guidelines.
2. Contact licensed surveyor to prepare lot boundary, setback, tree, and topographical survey.
3. Determine preliminary home design; meet with architect or designer to establish proposed location of home and driveway on the lot.
4. Develop conceptual design of home (sketch stage only, if not stock plan), floor plans and elevations.
5. Submit two copies of the preliminary submittal package to the Cliffs Administrative Center (CAC) at 301 Beaver Dam Road, Travelers Rest, SC (just south of the Cliffs Valley community (864) 371-1000). The preliminary submittal package must include the following:

Site Plan Submittals — 2 copies of the following:

- Scale of 1" = 20' 0".
- Property lines with dimensions and bearings.
- Tree Survey showing all existing mature trees, and trees proposed to be removed. Tree protection measures of trees to remain should be also indicated.
- Dwelling to be indicated as exterior wall with entry area and stairs delineated and deck lines shown and noted.
- Building accurately located from property lines.
- Location, dimension and material for sidewalk and driveways (and other significant site improvements).
- Existing contours (2'0" contour interval minimum).

- Proposed contours (2'0" contour interval minimum), and sufficient spot grades to indicate the finish grades of the site.
- Finished Floor Elevations (FFE) noted.
- Proposed finish spot grades at each corner of house and proposed drainage patterns showing how surface drainage is to be handled. This shall include any erosion control measures to be used (I.E.; silt fence, check dams, etc) Each lot owner is required to route storm water runoff in a manner that is consistent with the natural drainage patterns which existed prior to construction.
- Setback limits shown.
- Limits of construction activity (no grading, traffic, construction, or storage of materials will be permitted beyond these limits).
- Exterior lighting location and type.
- Location of HVAC unit, utility meter, and trash enclosure with type of screening noted.
- Septic tank and drain field location per the governing state agency.
- Construction dumpster and toilet location.

Architectural Plan Submittals — 2 copies of the following:

- Floor plans at a minimum scale of 1/4" = 1'-0"
 - (a) Room use labeled.
 - (b) All walls shown.
 - (c) All windows shown.
 - (d) All fixtures, cabinets, and appliances shown as required to evaluate exterior windows location.
 - (e) Plans fully dimensioned.
- Elevations at a minimum scale 1/4" = 1'-0" for all exterior elevations (all elevations show detail)
 - (a) Show how building relates to finished grade levels.
 - (b) Indicated and depict the proposed building material on all elevations.
 - (c) Indicate overall height from finished floor elevation to highest ridge of roof.
- Roof plans at a minimum scale of 1/8" = 1'-0"
- Sections and details at 3/4" = 1'-0"
 - (a) Typical wall section from footing to roof.
 - (b) Typical handrail detail.
 - (c) Typical column detail.
 - (d) Typical fence or screening detail.
- Schedules (if not indicated on plans)
 - (a) Exterior window and doors.
 - (b) Exterior electrical plan only with catalog cuts of exterior fixtures.
- Samples:
 - (a) Submit manufacturer's sample chips or brochures of actual appearance and colors of the proposed exterior material.
 - (b) An authentic sample of roofing material.
 - (c) Complete Cliffs ARB color board for exterior siding, trim, window & door, and shutter colors, and foundation material and color.
- Landscape Plan Submittals — 2 copies of the following:
 - (a) Land plan at a scale of 1"=20' indicating the location and number of all proposed plant materials, and the type and limit of grassed area.
 - (b) Plant list with botanical or common name, quantity, size and special planting specifications.

6. Submit a copy of the Preliminary Review Form.



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Architectural Review Board (ARB)

continued

7. Submit a check for \$1000 for Review Fee.
Note: Any incomplete submittal will not be accepted for further action.
8. Reserve scheduled time for preliminary meeting (details available at the CAC). Submittals must be made no less than seven (7) calendar days prior to meeting date.
9. After ARB preliminary approval (or suggested modifications), stake the lot indicating the house location, septic field, driveway, trees to be removed, and applicable setback lines (by surveyor).
10. Submit survey with proposed location of house and septic system to local permit authority for inspection and approval.
11. Schedule site inspection with Builder, Owner, and ARB (or other Developer's Representative) prior to Final Review.

FINAL APPROVAL

12. Incorporate any changes or modifications from the Preliminary Review process and submit the following Final Review package to the Cliffs Administrative Center (CAC) for Final Review:

- Exterior colors and roofing material on submittal form only.
- Final construction documents and site plans (2 copies).
- Final Review Form.
- Check for Construction Performance Bond for \$5,000.
- Signed Construction Agreement.

Note: Any incomplete submittal will not be accepted for further action.

13. Reserve scheduled time for final meeting (details available at the CAC). Submittal must be made no less than seven (7) calendar days prior to desired meeting date.
14. Contract with builder licensed in South Carolina (if not already done).
15. Secure Oconee County building permit.
16. Install required site amenities: Dumpster, silt fence, and other erosion control measures, builder's sign, and temporary sanitary facilities. Call the Cliffs Administrative Center when complete.
17. Secure Construction Authorization Permit from the CAC.
18. Commence construction.
19. If the foundation is located within 15 feet of any setback line, an "as-built" survey must be completed (and submitted to the ARB) by licensed surveyor to verify building foundation location and building setbacks. Only the foundation needs to be surveyed at this time.
20. A landscape plan must be submitted to the ARB for approval no later than six (6) months after commencement of construction. Landscaping must be complete no later than six (6) months after completion of home. Release of amounts remaining in Construction Compliance Bond is conditional upon completion of approved landscaping.
21. Notify ARB to request inspection of project completion for Final Compliance Letter and refund (if any) of Construction Compliance Bond. Prior to issuance of Final Compliance Letter, an onsite inspection will be performed to assure conformance of previously approved design, material, colors, and landscaping.



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