

Sugar Ridge Commons
New Home Plans Approval Request Form (Rev. December 15, 2020)

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Complete the following information and return it to the SRC Architectural Review Committee Chairman with a copy of the plans (blueprints) including elevation drawings or photos and an official plat based on recorded easements in the ROD (Register of Deeds office) showing house location on the lot.

Approval Requested by: _____.

Who is: _____ the Homeowner _____ the Building Contractor.

Contact Information:

Address: _____.

Home Phone # _____ Mobile # _____.

The contractor/homeowner listed above certifies by signature below that he/she has read and will comply with the attached requirements found in the Construction Checklist for New Homes, as well as the requirements contained herein:

Subdivision building requirements are detailed in the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for Sugar Ridge Commons dated January 1, 2021. A detailed list is included in this document, specifically, Article V, as well as the other Articles that must be adhered to.

The contractor/homeowner will ensure that silt screens are installed and repaired as needed around all bare dirt areas exposed from construction activities to prevent soil erosion and run-off into the roadway, adjoining properties, and the neighborhood pond. Contractors will place a dumpster on or adjacent to the construction site and clean the site each evening to ensure trash will not be spread around the neighborhood. In keeping with the requirement for an owner to maintain his/her property in a neat appearance, contractors will install an irrigation system per our CCR stipulation on page 6 of our CCRs for the lawn. Damage to the grassed areas on adjacent lots must be repaired and re-sodded upon completion of construction. However, the lot owner is ultimately responsible for the items in this document.

Signature of Contractor/Homeowner _____ Date: _____

Construction Notes

Brick Selection (Must be on Approved List and 80% or greater): _____.

Other Material (Must be no greater than 20% of total): _____.

Other Items you wish to share with the Committee: _____

SRC Architectural Committee Review

_____ Building plans, trim selections, site plan, application, elevations plans or photos are APPROVED.

_____ Building plans, trim selections, site plan, application, elevations plans, or photos APPROVED, PENDING

_____ Building plans, trim selections, site plans, application, elevations plans or photos NOT APPROVED.

Reason plans were not approved: _____

_____ Committee Members Signatures:

_____ Builder/Owner/Contractor Signature:

Dated: _____

NB: As per the Restrictive Covenants for Sugar Ridge Commons at Applewood, approval or disapproval will occur within two (2) weeks from the date this approval request form is fully completed and received by the Sugar Ridge Commons Architecture Review Committee. Forms can be mailed or delivered to Jim Sutton, ARC Committee Chair, 251 Apple Branch Lane, Boiling Springs, SC 29316.

2nd NB: The SRC Architecture Review Committee requests a face to face meeting with the prospective homeowner and the building contractor performing the work prior to work being initiated.

3rdNB: Please note that this document becomes a legal document between the Homeowners' Association and the Builder/Owner/Contractor.

ADDENDUM TO REQUIREMENTS
SUGAR RIDGE COMMONS AT APPLEWOOD

As per the Declaration of Restrictive Covenants, previously mentioned on Page 1 of this document, the following information is due to the Sugar Ridge Commons Architecture Review Committee as shown below:

Professional Landscape Plans are due when "rough grading" is completed on the building lot.

For the Committee:

Landscape Plans _____ ARE APPROVED.

Landscape Plans _____ ARE APPROVED PENDING

Landscape Plans _____ ARE NOT APPROVED AS SUBMITTED.

Committee Signatures:

Date _____

Date _____

Date _____

Date _____

Date _____

For the Builder/Owner/Contractor:

Date _____

Sugar Ridge Commons Construction Checklist for New Homes

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The following is a summary of requirements as detailed in the Declaration of Protective Covenants, Conditions, Easements and Restrictions for Sugar Ridge Commons dated January 1, 2021. These requirements must be strictly adhered to.

General Requirements

- ___ Construction must be completed within one (1) year from the date of approval.
- ___ No modular, prefabricated, mobile, doublewide or relocated homes are permitted
- ___ Lots must be kept neat and attractive during construction

Minimum Requirements

- ___ Detached, single family residence, not to exceed two (2) stories in height with a private, attached garage
- ___ Two (2) bathrooms or more
- ___ No less than 1250 sq. ft. heated floor area
- ___ If a two (2) story home, 1st floor 800 sq. ft. minimum and 2nd floor 700 sq. ft. minimum (excluding basement, porches, verandas, breezeway, terraces, and garages) Note: The front room over the garage, often referred to as (FROG room), is not considered a second floor.

House Alignment on Lot

- ___ 20' front from the set back line (10' easement plus 20' will be 30' from street) and 20' rear (includes the 5' easement) and 5' side, minimum, or as listed on plat on file at ROD
- ___ Corner lot 10' street side (excludes the 10' easement; total set back would be 20')
- ___ House must face front (House facing on a corner lot must be approved by the Architectural Review Committee)
- ___ Multiple lot building sites must be approved by the Architectural Review Committee; prior approval is required before combining lots
- ___ House must be aligned with existing homes.

For the ARC Committee: _____ Date _____

For the Builder/Owner/Contractor: _____ Date _____

Construction

- ___ Front elevation must be 6" above the finished grade of the front yard
- ___ Garages must be equipped with a door and automatic door openers
- ___ Prohibited building materials include concrete blocks, cement bricks, or concrete walls unless the exterior is faced with an approved brick or stone
- ___ Exterior of the house must be made up of 80% or more of an approved brick
- ___ The 20% or less remaining material must be approved by the Architectural Review Committee (Article V)
- ___ The minimum roof pitch allowed is 8/12
- ___ Roof shingles must be Owens-Corning Oakridge AR, color Onyx Black or equivalent. (Equivalent must be approved by the Architectural Review Committee). Must meet requirement that all roofs are the same design, life, and color.
- ___ All fireplace chimneys shall be solid masonry or must incorporate brick veneered chases. Spark arresters shall be concealed

Landscaping

- ___ All lots must be professionally landscaped
- ___ Landscaped plans must be approved by the Architectural Review Committee and plans are due to this committee when the rough grading is completed.
- ___ Bermuda sodding shall be installed in the front, back and sides
- ___ Shrub and/or decorative plants must be used along the front elevation
- ___ Driveways must be concrete and abut to the existing rolling curb. The builder/homeowner is responsible for damage done to the sidewalk or street during construction.
- ___ All utilities shall be installed underground
- ___ Fencing type, style and location must be approved by the Architectural Review Committee and must conform to the requirements set forth in the Declaration of Protective Covenants, Conditions, Easements, and Restrictions dated January 1, 2021.
- ___ No detached utility buildings are allowed
- ___ Sprinkler systems must be installed in the front, sides and back lawns where possible

It is the desire of the Sugar Ridge Commons Homeowners Association to maintain a positive relationship between the SRC homeowners and the builders who construct in our neighborhood. As such, the following items must be conveyed to all contractors, subcontractors who work in our neighborhood.

- ___ Limit work hours to Monday-Saturday 7:00a.m. to 7:00 p.m.
- ___ Restrict Sunday work to tasks that have limited noise levels and are performed inside the structure
- ___ Provide a dumpster to keep trash contained (must be emptied when full)
- ___ Install and maintain silt fences to prevent soil run-off
- ___ Provide a port-a-potty for workers (must be immediately removed when construction is completed)
- ___ County Ordinances prohibit open fires and burning.
- ___ Contractor parking must be confined to one side of street with not blocking of driveways or mailboxes.

For the Committee:

_____ Date _____

For the Builder/Owner/Contractor:

_____ Date _____

APPROVED BRICK LIST (Rev. December 15, 2020)

Burnt Cedar by Pine Hall

Old Colony by Pine Hall

Georgian by Triangle Brick

Bessemer Grey by Triangle Brick

Savanna Moss by Meridian Brick

Winchester Blend by Statesville Brick

Antebellum or Chestnut by Statesville Brick

Hampton by Palmetto Brick

Plantation Red by Statesville Brick

Please note: No substitutions are permitted. All brick listed must be standard/modular size.

SUGAR RIDGE COMMONS AT APPLEWOOD
HOMEOWNERS' ASSOCIATION

DECEMBER 15, 2020

The attached revision to the Sugar Ridge Commons, "New Home Plans Approval Request Form" replaces and obsoletes any previous documents dated prior to December 15, 2020.

This form is to be used from December 16, 2020 forward.

By Order of the Board of Directors:

J. E. Sutton Date 12-15-2020
J. E. Sutton, President

Hugh E. Crawford Date 12-15-2020
Hugh Crawford, Vice President

Linda Vaughn McPeters
Linda Vaughn McPeters
NOTARY PUBLIC
State of South Carolina
My Commission Expires 10/3/2026