

**Application to Build New Home**  
Keowee Harbours Architectural Control Committee (ACC)

Owner Name(s): \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Current Address: \_\_\_\_\_ Owner's Tel #: \_\_\_\_\_

Cell Phone #: \_\_\_\_\_ Owner's Email Address: \_\_\_\_\_ Lot#: \_\_\_\_\_

Builder: \_\_\_\_\_ Builder's Tel #: \_\_\_\_\_

Estimated Start Date: \_\_\_\_\_ Estimated Date of Completion: \_\_\_\_\_

**No work, including the cutting of trees, may be started before the ACC approves your application. The ACC, along with the property owner and builder, will mark with tape those trees that cannot be removed.**

**I. Submit to ACC the following with this application:**

- A. Submit a current survey of your property prepared by a licensed SC surveyor. The survey must include an overlay of a plat showing, to scale, the final proposed location of the house, driveway, an adequate parking area, and septic field and tank(s). It must include exact foundation corner measurements and setback measurements from the foundation, eaves, decks, patios, septic field, and septic tank to the property lines. SETBACKS: minimum 10-foot side, 40-foot front and 50-foot rear setbacks measured from the eaves, decks, patios, etc. of the proposed home to the property line. The driveway and parking area are not required to meet setback requirements but their location and measurements should be shown on the plat.

*Note: No portion of the septic system (tanks, field or pumping station) can be located closer than 75 feet from the "full pool" shoreline (800 ft above mean sea level) of Lake Keowee as required by Oconee County. Nor may any portion of the septic system be located under the driveway, patio, home structure, or off-street parking pad.*

If any modifications are made to any of the measurements shown on this plat after the footers are poured or at any time during construction, another plat must be submitted before further construction continues. Noncompliance could result in legal action to stop all work. This plat is retained in Keowee Harbours' files.

- B. Submit copy of Department of Health & Environmental Control (DHEC) septic and drain field approval.
- C. Submit two sets of builder's plans that include total square footage, square footage of heated living space on the main level and garage dimensions (20' x 20' minimum). One set will be retained in Keowee Harbours' files; the other will be returned to the owner after approval by the ACC. If available from the builder, also submit a copy of the building specifications.
- D. Submit a signed and dated *Road Damage Prevention* form.
- E. Indicate type of driveway surface to be used and provide samples of proposed exterior siding, brick, roofing, etc. If the type or color of any of the exterior materials is changed during construction, new samples must be submitted to the ACC before proceeding.
- F. Include with your application a **non-refundable** impact fee of **\$1,000**, written on your account and made payable to KHCSA. It covers the cost of normal wear and tear to our roads during the construction process. It is understood that you will also be held responsible for abnormal or excessive damage to our roads or property caused by his/her builder's use of tracked vehicles and or heavy truck traffic. Road edges at the site must be protected from breakage (see Section II paragraph C below and *Road Damage Prevention* form).

- G. Include with your application a **refundable** violations/damage/cleanup/restoration fee of **\$5,000**, written on your account and made payable to KHCSA. This is a deposit to ensure that construction refuse and garbage is placed in builder-supplied containers during construction, and that the building materials are stored in an orderly manner so as not to be an eyesore to the surrounding community. If the builder does not comply, the ACC will use the deposit to hire a service to clean the building site. Additionally, if the builder fails to repair construction-related damage to roads or common property, this deposit will be used for those repairs. In the event of noncompliance with the requirements and conditions set forth in this application and the *Keowee Harbours Covenants and Restrictions*, the ACC will retain all or part of the \$5,000 refundable deposit toward remediation of the non-compliance. As the owner, you will be billed for any costs over and above the amount deposited.

## II. Owner Obligations

- A. If construction has not commenced within six (6) months of the ACC's application approval date, a new application must be submitted if you still desire to build. ACC approval for an extension is required if construction has not been completed within one year of the actual building commencement date.
- B. The speed limit for all vehicles is **25 mph**. Inform your builder or contractor that all trucks must use Service Rd. and that in turn he must inform his workers, subcontractors, and delivery trucks of these requirements. In addition, request that the trucks not drive close to the edges of our roads. Keowee Harbours is responsible for the maintenance of our roads, not the county, hence our concern with their usage.  
*NOTE: Large trucks must not attempt to turn left at the top of the Service Road onto Beacon Ridge Circle. To access lots to the left of the Service Road but avoid this maneuver and possible damage, the driver should turn right onto Beacon Ridge Circle, go down and around the circle and then back up.*
- C. Before any work can begin at the construction site, the builder must place gravel where the existing road meets the proposed driveway access to the site. A 12-inch culvert pipe must also be placed here if the proposed driveway crosses an existing drainage ditch. Please see the *Road Damage Prevention* form for detailed information.
- D. A *Porta-John* must be available at the site on the first day of work and until all work at the site is completed.
- E. Inform the builder that *Keowee Harbours Covenants & Restrictions* prohibit the erection of signs on any lot, including contractor or subcontractor signs.
- F. As the owner, it is your responsibility to see that your builder controls rain runoff and the tracking of soil or other debris onto the community roads. These conditions must be rectified prior to the builder leaving the site each day. DHEC requires the use of retention fabric, straw or other means to reduce runoff in areas with mud or heavy water flow. Grading and final landscaping of property shall ensure proper drainage of water to prevent excessive runoff onto adjoining property. The use of rip-rap, drainage pipes, retaining walls, or other good building methods is recommended to ensure good drainage.
- G. It is your responsibility to ensure that your builder does not "trash" the property and that suitable containers, dumpsters, etc. are provided to accommodate all construction refuse and trash. Prior to leaving the site each day, the builder will dispose of all trash, such as bottles, bags, paper, cans, etc., from the building site and any overflow onto an adjacent property. Construction material refuse should be removed or placed in a dumpster with such frequency as to maintain a reasonably neat and orderly appearance of the building site.

- H. Inform your builder that open fires are **not** permitted — by order of the Oconee County Fire Chief. The burying of building materials, debris or trees is **not** permitted on any lot.
- I. Docks: Duke Power grants permission to install approved docks on Lake Keowee. If you wish to install a dock, consult with a dock manufacturer and Duke Power about dock structure, configuration, and location.
- J. Within one month after completion of your project, you will ensure that your builder or another party has performed the following tasks: a) removed all building debris/materials, dumpster, and *Porta-John*; b) restored/repared the road, culverts, parkway grass, and/or mulched areas on common property that were disturbed by the construction; and c) completed the final grading. When these tasks have been completed, inform the ACC that your project is ready for the final inspection by the ACC and the Building and Grounds Committee. When the building site passes this final inspection, the ACC will contact the Treasurer who will arrange for a refund of all or part of the \$5,000 fee (see Section I, paragraph G above). Failure to pass final inspection within 120 days of Certificate of Occupancy will result in forfeiture of the entire \$5,000 refundable violations/damage/cleanup/restoration fee.
- K. The owner has four months in which to plant basic foundation shrubbery after the home is completed; however, the ACC, at its discretion, may grant an extension in some circumstances.
- L. As the owner, you warrant to the ACC that you have read the *Keowee Harbours Covenants and Restrictions* and are, to the best of your knowledge, in compliance with this document in relation to the proposed construction.

Your application will be reviewed at the next ACC monthly meeting (normally the 2<sup>nd</sup> Monday of each month) at which time it will assign two committee members to your project liaisons. The approved county building permit must be conspicuously posted during the construction of your home.

**Finally, welcome to our community.**

**Signatures:**

Builder: \_\_\_\_\_

Date \_\_\_\_\_

Owner: \_\_\_\_\_

Date \_\_\_\_\_

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Application Approved ☐

Disapproved ☐

**ACC Comments:**

**Keowee Harbours Architectural Control Committee:**

Member \_\_\_\_\_

Date \_\_\_\_\_

Member \_\_\_\_\_

Date \_\_\_\_\_

Member \_\_\_\_\_

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Date \_\_\_\_\_

Please email the completed document to ACC Chair (Ron Tolley) at [khron35@gmail.com](mailto:khron35@gmail.com). If you are unable to email the documents to him, please email him to make arrangements to get the documents to him. His phone number is also in the neighborhood directory.