

2025 FEB -4 PM 2:43



BK **3177** PG **21-23**

Keowee Harbours Community Service Association

102 Beacon Ridge Circle / Salem, South Carolina 29676

Architectural Control Committee (ACC) Supplemental Construction Requirements (Reference KHCSA Declaration of Covenants & Restrictions)

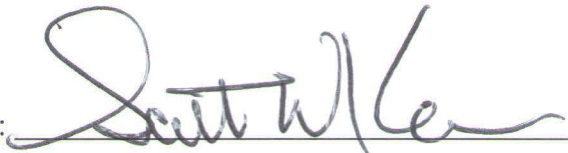
- 5.3c1** Foundation and retaining walls that are not clearly visible from the street may be covered by stucco and an approved paint color; however, foundation and retaining walls visible from the street must be covered by an approved stone, brick or faux stone veneer. Any stucco application must completely cover masonry joints.
- 7.1a1** Plans must also include water drainage, discharge flow and containment details, as well as the location of any other outdoor structures, including but not limited to propane tanks.
- 7.1a2** All percolation test holes must be refilled immediately following testing completion.
- 8.6a1** Tree stumps may not be left in a state that is visible from adjacent properties or from the community roads, common property, or amenities. Options for addressing visible stumps include grinding, cutting flush with the surrounding soil surface and covering with mulch or other natural covering, or shielding with natural vegetation.
- 9.1a1** Tree stumps may not be left in a state that is visible from adjacent properties or from the community roads, common property, or amenities. Options for addressing visible stumps include grinding, cutting flush with the surrounding soil surface and covering with mulch or other natural covering, or shielding with natural vegetation.
- 9.2b1** Any proposed fencing surrounding an approved swimming pool requires prior approval from the ACC. The ACC may approve fencing to immediately surround an approved swimming pool, provided such swimming pool fencing conforms to the minimum requirements specified by the South Carolina Department of Environmental Services and Oconee County code at the time of construction¹. In addition, fencing material must be metal, black in color, picket-style, be installed no more than 25 feet from the pool water's edge on any side, and comply with the other relevant provisions of the KHCSA Covenants, rules and regulations.

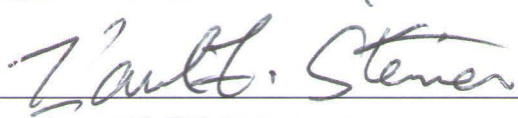
¹ As of the date of adoption of these Supplemental Construction Requirements, Oconee County has adopted the 2021 International Swimming Pool and Spa Code. Section 305 of that Code sets forth the barrier (i.e., fence/enclosure) requirements for swimming pools and spas.

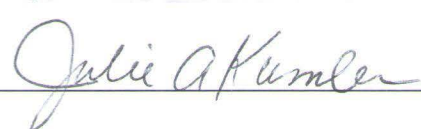
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Scott Kunder
17 Eastern Point
Salem, SC 29676



- 9.1c1** Tree stumps may not be left in a state that is visible from adjacent properties or from the community roads, common property, or amenities. Options for addressing visible stumps include grinding, cutting flush with the surrounding soil surface and covering with mulch or other natural covering, or shielding with natural vegetation.
- 9.2d** Propane Tanks: Above-ground Propane Tanks up to 120 gallons in size may be placed in an inconspicuous location within 3 feet of the house and must be painted to match the house color. Under no circumstances shall the propane tank be visible from the street. Propane tanks larger than 120 gallons must be buried. Any variations from this rule require prior approval from the ACC.
- 9.9e** Outdoor Lighting: All outdoor wired lighting shall be designed, installed and positioned so as not to be directed toward adjacent residences. With the exception of motion-activated lights, all outdoor wired lighting must be turned off by 11:00 PM. Dark Sky compliant outdoor light fixtures should be utilized wherever possible.

Board Member Signature:  Date: 1/16/2025

Witness 1 Signature:  Date: 1/16/2025

Witness 2 Signature:  Date: 1-16-2025

ACKNOWLEDGEMENT

STATE OF : South Carolina

COUNTY OF : ~~Greenville~~^{Asa} Oconee

I, Alexa Quesnel, a Notary Public for the State of

South Carolina, do hereby certify that Scott W Kumler

(grantor/mortgagor) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 16 day of January, 2025.

Alexa Quesnel

Notary Public

State of South Carolina

My commission expires:

01-19-2027
(SEAL)

