



Setting The Standard in Private Community Living

ARCHITECTURAL STANDARDS

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INTRODUCTION

Living in a planned community like The Enclave offers many advantages, and the Architectural Guidelines focus on preserving the value, desirability, attractiveness and architectural integrity of the community. This document outlines the guidelines and restrictions for design and construction in The Enclave at Berwick Plantation.

Deed restrictions require that the Architectural Review Committee, hereafter referred to as the ARC, approve in advance and issue a letter of approval for all new construction and all additions/alterations affecting the outward appearance of a building or a lot. A letter of approval is also required for any work which would require the placement of a large trash receptacle or dumpster for the disposal of scrap material or debris of any kind. Any letter of approval issued by the ARC does not negate the responsibility to file for and obtain a Residential Building Permit from the Chatham County Department of Building Safety and Regulation Services.

A major factor in the character of a community is its physical attributes. The overall architectural style of The Enclave is best described as a "traditional southern" semi-urban neighborhood prior to 1940, prevalent in the Chesapeake Bay area and in the coastal areas of Georgia, Virginia and the Carolinas. Within this overall aesthetic quality of The Enclave, a variety of design styles are encouraged. The book "A Field Guide to American Houses" by Virginia and Lee McAlester is a recommended reference for all property Owners contemplating new construction or renovation.

The visual goal of The Enclave is a mixture of Colonial, Craftsman, Cottage, Traditional and Low Country design harmoniously blended to complement one another in the cohesive site, mix of color and use of materials. Each plan shall be considered on an individual basis. Specific emphasis will be placed on impact and harmony with surrounding homes and styles. The primary concern of these guidelines is that the community be free from discordant or competing shapes and designs which vie for attention or attempt to create a greater visual impact than neighboring shapes and designs. It is recognized that situations may arise where the Owner may desire deviations from these guidelines. It is the Owner's responsibility to request deviations, in writing, for the ARC's consideration. If no deviation from the guidelines is specifically requested, none will be granted. Through the service of the ARC, construction activity is monitored.

For any alteration or change in the external appearance of a home, landscape plan (to include tree removal), etc. in the Enclave, Owners must submit an Application to the ARC.

I. GENERAL INFORMATION

A. Architectural Review Committee (ARC)

The Architectural Review Committee (ARC) is appointed by and acts for the Board of Directors of The Enclave. The ARC may utilize the services of design consultants to enhance the review process. Applicants and/or their representatives (e.g. Architects, Contractors, etc.) do not attend review meetings unless requested by the ARC.

When the ARC rejects an application, the applicant or their representative may appeal their case in person to the Committee. These appeals will normally be held at the next regularly scheduled meeting of the Committee.

The ARC is required to send homeowner an update at 10 and 20 days following the date of submission to the ARC AND acknowledgment of a completed application. From the date of a completed submittal, the ARC has thirty days to review and issue a decision letter.

B. Considerations

1. All homes and other structures must comply with the requirements set forth in The Enclave General Declaration of Covenants Restrictions and Applicable Supplementary Declarations.
2. Construction must comply with Federal Flood Management Agency Regulations and current Chatham County Building Codes.
3. All dwellings must be single-family homes.
4. All structures should be contained within the lot's setbacks.

C. Exclusions and Disclaimers

Neither the ARC nor The Enclave Board of Directors nor The Management Company employed by The Enclave at Berwick Plantation assumes any responsibility for the design, structural integrity, life safety features or building code compliance of proposed improvements or structures. The property Owner and the Contractor have sole responsibility for adherence to any and all building codes and to plans approved by the ARC.

The Enclave reserves all rights and remedies in the event it is determined the property Owner or the Contractor failed to comply with the approved plans.

II. DESIGN CRITERIA FOR ALL STRUCTURES

The overall impact of a home design involves issues of taste and judgment that cannot be completely reduced to measurable standards such as size, setback, and roof pitch. A home design may meet all the statistical criteria but be unacceptable for The Enclave if, in the judgment of the ARC, its overall aesthetic impact is unacceptable. A variance or waiver of any requirement for one lot shall not constitute a justification for a variance or waiver for any other lot. **A feature of an existing home is not a precedent for repetition.**

A. Measurement and Analysis of Lots and Structures

1. Slab-on-grade construction is acceptable. Foundation heights over four (4) feet high are discouraged.
2. The maximum height allowed for accessory structures and detached garages is twenty-five feet (25') from finished grade. In order to be considered attached, the garage must be integral to the house, or be connected to the house by a roofed area. Living space in or above detached structures is generally not permitted. The habitable area (square footage) of a living space above an attached structure, or at mid-level between stories of the main building, will be considered a part of the second floor of the main structure.
3. Roof overhangs may extend over the building setback line as appropriate to each design and as approved.
4. The ARC judgment and interpretation of these guidelines take precedence in any dispute regarding building setback lines, conditioned square footage, lot coverage, height or width of proposed structure(s).

B. Lot Coverage

Lot coverage approval will be based on the architectural design of the home as well as an analysis of its massing and streetscape in relation to the neighboring homes. The area covered by the building, drives, walks, patios, service yards, etc. and any impervious material may not cover more than 70% of the buildable area within the setback lines on Executive and Estate Lots, and not more than 80% of the buildable area within the setback lines on Cottage Lots.

C. Exterior Materials

1. **Siding and Trim** - The materials used to clad a building are very important to its exterior appearance. Exterior materials and colors must harmonize with the natural surroundings and with the materials and colors of other structures in the community.
 - a. Approved siding materials are: brick, stone, wood, fiber cement products (i.e. James Hardie Building Products), 'hard coat' stucco, vinyl, simulated brick or stone, or tabby.
 - b. Non-approved siding materials are: aluminum, glass block, plywood or other sheathing materials.
 - c. Approved trim materials are:
 - (i) Fascia, frieze and inside/outside corner boards: vinyl, wood and fiber cement products.
 - (ii) Soffit: wood, finish-grade PVC (i.e. AZEK), fiber cement products and vinyl.
 - (iii) Window & door trim: wood, finish-grade PVC, vinyl, and fiber cement products (i.e. Hardie Plank).
 - d. Approved exterior ceiling materials are: stucco, wood, fiber cement products, composite, and vinyl.
 - e. Exterior materials not previously used or pre-approved at The Enclave, or materials new to the construction industry, require consultation with the ARC for consideration. The ARC will review and respond to such requests within 30-day application review window. The homeowner is responsible for a timely response, or this can extend the review window, and a decision will not be rendered until the ARC questions are satisfied.

- f. Door and window trim shall be consistent on all sides of the home.

2. **Roofing** - The roof of a building is a major design feature of a home. Samples of the proposed color and material must be submitted with the application.

- a. Approved roofing materials are: cement tile, clay tile, slate, dimensional tab fiberglass shingles (minimum 300#), metal standing seam (minimum 24 gauge and standing seams at 16" o.c. minimum 24" o.c. maximum), 3 tab asphalt, and cedar shakes.
- b. The proportion of roofs shall be consistent with the architectural style of the residence. The minimum pitch for primary roofs on Executive and Estate Lots is a 4:12 slope. The minimum pitch for primary roofs on Cottage Lots is a 4:12 slope. The minimum pitch for secondary roof forms (i.e. shed) is a 3:12 slope.
- c. Skylights shall have a low profile, preferably flat or slightly curved. The skylight frame shall be painted to match the color of the roof.
- d. Roof Replacement/Repair- only roofing materials not listed above or changes to roof line/s requires submission to the Architectural Review Committee for approval before work begins.

3. **Chimneys/Fireplaces** - All chimneys/fireplaces must meet these guidelines:

- a. Executive and Estate Lot requirements:
 - (i) Approved materials include stucco, tabby, stone, brick, fiber cement, vinyl siding and shall complement the foundation of the home.
 - (ii) Wood and simulated or imitation building materials are prohibited.
- b. Cottage Lot requirements:
 - (i) Approved materials include stucco, tabby, stone, brick, fiber cement, vinyl siding and shall complement the front elevation of the home.
 - (ii) Wood materials are prohibited.
- c. If a spark arrestor is required it shall be a low-profile type, painted to match the approved colors of the residence.
- d. Chimney caps of either masonry or prefinished metal are strongly recommended and must be approved by the ARC with the initial application.
- e. Fireplaces that affect the exterior appearance of a home require ARC approval.

D. Exterior Colors

All colors are judged and approved on an individual basis with special consideration given to visibility, shade and shadowing, house design, existing vegetation, roof color and the exterior colors of adjacent homes. The use of any color elsewhere in The Enclave does not guarantee its acceptance in other applications. **The ARC must approve any changes to the approved color scheme of a home.**

E. Antenna and Satellite Dishes

All antenna or satellite dishes must meet these guidelines:

- 1. The maximum size satellite dish allowed is 18" in diameter.
- 2. Whenever possible, color should be selected so that the dish will blend with the surroundings.
- 3. No trees can be removed without prior approval.
- 4. All cabling must be concealed.
- 5. Although good reception is most desirable, antenna should be located so as to achieve a minimum visual impact from any street, common area, or any structure used for gatherings. The preferred location is the rear of the structure. The next acceptable location is along the side of the home between the mid-point and rear of the structure. If the only place a signal can be achieved is on the front of a home, the Owner or Contractor must provide documentation from the service provider stating that is the only location where a signal can be obtained.

6. Prior to any exterior installation, an ARC application must be submitted and approved.

F. Doors and Windows

All doors and windows must meet these guidelines:

1. Wood, solid vinyl, vinyl or aluminum clad wood systems shall be used for doors and windows and must be approved for appropriate appearance by the ARC. Wood frames must be painted, sealed or stained.
2. The use of numerous windows, glass doors, and glass walls may be appropriate to take advantage of views, to provide ventilation and natural light, and to contribute to the proper design of the structure. These features must enhance the overall appearance of the house and not impact the neighbors negatively.
3. Window grid patterns and light configurations shall complement the house style and proportions. The window pattern scale and proportions shall also complement the window scale and proportions. Window styles shall be consistent and occur on all sides of the house. Limiting patterns to the entry or front elevation is prohibited.
4. Aluminum awnings, jalousie windows, glass block, single hung windows, half screened windows and mill finish aluminum windows and doors are not permitted.
5. Entry doors are generally highlighted with paint or stained for a natural finish look. Fiberglass entry doors are permitted. The inclusion of crafted wood elements and glazing is encouraged. Each home must have the front entry door approved prior to construction.
6. The use of color reflective tinting or mirror finishes on windows is prohibited. Glass tinting for solar purposes is allowed but must be reviewed and approved on a case-by-case basis.
7. Screening material must be dark charcoal in color. No natural white or green screening shall be allowed.

G. SOLAR COLLECTORS/PANELS

Solar Collectors/Panels are permitted with ARC approval. Every attempt is to be made to place them in the most inconspicuous area of the roof as possible.

III. ADDITIONAL ARCHITECTURAL GUIDELINES

A. Setbacks

Each lot has specific setback distances from its borders with adjoining property, street, etc. All structures, including swimming pools, shall be located within the core lot area defined by the setbacks. The ARC will consider variance requests for extensions into setback areas where it would significantly enhance the overall attractiveness and/or functionality of the home and grounds. Any such requests will be considered by the ARC on a case-by-case basis and will require submission of supporting documentation, a site evaluation and a neighborhood compatibility review. Approval will be at the discretion of the ARC. No building elements, other than postal mailboxes, can be located in the common area easement between the curb and the property line. All entry elements must be shown on the architectural and landscape drawings and must be located inside the property line. It is strongly recommended that any entry element of a structural nature not be constructed in the utility easement. If the property Owner or Contractor places any structural element in this easement, it will be at risk if underground utility work takes place. If entry elements have landscaping or lighting, these details must be shown on the appropriate drawings.

B. Minimum Habitable Floor Elevation

1. Shall conform to the established minimum Federal Emergency Management Agency (FEMA) finished floor elevation.
2. Cottage Lot requirements: The minimum habitable finished ground elevation shall be as shown on the recorded plat and/or development construction plans for The Enclave Phase 3, or shall conform to the established minimum Federal Emergency Management Agency (FEMA) finished floor elevation, whichever is greater.

3. The maximum finished floor elevation for all lots shall be 48" above the finished grade, or shall conform to the established minimum Federal Emergency Management Agency (FEMA) finished floor elevation, whichever is less.

C. Drainage

It is the responsibility of the Owner and Contractor to ensure that drainage caused by development will be directed away from the dwelling and adjoining properties in compliance with the master drainage plan of The Enclave.

D. Driveway

All homes must have a defined driveway and must meet these guidelines:

1. Approved materials for driveways and walks are concrete, tinted concrete, brick, tabby, exposed aggregate, or approved combinations appropriate to the residence. Driveways cannot incorporate contrasting colors or designs without ARC approval.
2. Gates across driveways are not allowed.
3. Unpaved driveways or driveways using loose materials such as crushed stone, shells or pine straw are not permitted.
4. With the exception of Cottage Lots and narrow entrance lots, driveways should not be located closer than 10 feet from a side property line and may offer off-street parking for two automobiles (guest parking) where possible.
5. Where an Executive or Estate Lot fronts on more than one street, the lot should be entered from the street where the drive and garage doors have the least visual impact from the most heavily traveled street.
6. The ARC will consider requests for driveways to extend into setback areas on a case-by-case basis. For example, approval might be granted if the location of the driveway would significantly enhance the design and positioning of the home on the lot and does not adversely affect neighboring properties. Approval of any such extensions may also require additional landscape buffering. Approval will be at the discretion of the ARC.
7. Reflectors of any type are not permitted.

E. Common Property Sidewalks

It is the property Owner's responsibility to install a 4'-0" wide sidewalk on the common front property of the lot between the property line and curb. All site plans shall locate and show the sidewalk for ARC approval. All sidewalks and curb intersections must comply with current American with Disabilities Act (ADA) Accessibility Guidelines.

F. Fences/Courtyards

All fences require ARC approval prior to commencement of construction. Fence materials and guidelines are as follows:

1. Aluminum and Wrought iron are permitted on all Enclave lots. Vinyl and wood shadow box type fences are **ONLY** permitted on Cottage lots. Wire and chain link fences are prohibited.

Lot Type	Wood	Vinyl	Wrought Iron	Aluminum	Fence Post (Required)
Cottage	✓	✓	✓	✓	✓
Estate			✓	✓	✓
Executive			✓	✓	✓

Fence posts are required on all lot types and shall be of the same permitted fence material. Only stucco or brick pillars may be used in place of the permitted fence material.

2. On Cottage Lots, fence posts are required and can either conform to the requirements set forth above or shall be of the same fence material but of a square extruded shape.
3. Fence panels, or sections of fencing between posts, shall be 4 feet tall (minimum) to 6 feet tall (maximum), and can be installed up to 2" above grade. Fence posts must be taller but shall not extend 8" beyond the fence panel. If a lot is located on a lagoon, the fence panels must be picket-style. Lots that face wetlands or wooded area may also have a picket-style fence.
4. All fences will be reviewed in detail. As much information as possible on the design, height, natural or color samples, screening, etc. should be submitted with application along with a site plan showing existing home and desired fence location. If a fence or screen is desired, plans and details must be submitted to the ARC for approval of architectural appropriateness before construction.
5. Fences shall be constructed a minimum of 2 feet within the property's side and rear property lines. Wetlands, easements, existing trees and landscaping, and other conditions may affect this requirement. The ARC considers each fence submission on an individual basis.
6. On Executive and Estate Lots, a fence may not entirely enclose or define property lines of an individual home site. Consideration will be given to pie-shaped and cul-de-sac lots, where there may be an opportunity to enclose portions of the side yards.
7. The fence shall be finished on all sides. Homeowners are required to landscape and maintain the property outside the fence.
8. Common property cannot be fenced by anyone except The Enclave at Berwick Homeowners Association.
9. Electronic pet fences are permitted, and the boundary shall be within the building setbacks. The boundary shall be indicated on a site plan and presented to the ARC for review and approval.

G. Garages

All garages must meet the following guidelines:

1. Each dwelling must provide for the storage of not less than two automobiles within a space totally enclosed by walls, roof, and overhead garage doors for vehicular access.
2. The use of one (1) double or two (2) single doors, compatible with the architecture of the residence, is acceptable.
3. Garages shall be attached to the main dwelling either as an integral part of the house or by a roof area or breezeway and must be in keeping with the architectural style of the residence.
4. Garage structures attached by a roof area or breezeway shall be permitted only within the building area of the lot and shall be unobtrusive and not distracting to adjoining neighbors. The location of a detached garage structure must receive ARC approval. Garage structures must be fully enclosed on all sides.
5. Carports are not permitted.
6. On Executive and Estate Lots, the garage door orientation to the street will vary from front to side loaded depending on the lot and residence. The design intent shall be to minimize impact of the garage door on the streetscape. Front-facing garage doors are discouraged. To accomplish this, the proper orientation will be studied on a case-by-case basis.

H. Secondary or Backyard Structures

1. Backyard structures include but are not limited to gazebos, playsets, sheds, and trampolines.
2. No more than two (2) backyard structures located apart from the main building are permitted and these require written approval from the ARC prior to installation. No more than two (2) permanent structures are permitted. A permanent structure is defined as any structure that includes cement.
3. Backyard structures require ARC approval unless a trampoline.
4. The structure must be within all setbacks and must be compatible with the main building regarding materials, color, and style. All structures must be properly screened from view and views from adjacent lots will be considered.
 - a. Shed size will be limited to a maximum allowed by lot type:
 - i. Cottage lot maximum size: 10' x 10'
 - ii. Executive and Estate lot maximum size: 10' x 14'.

All outside recreational structures need to be placed as inconspicuous as possible.

5. Basketball backboards, goals and posts must be located where they cannot be seen from streets or adjacent lots. Backboards must be clear or white, with posts painted black or dark green.
6. Absolutely no tree houses shall be constructed on any lot or common area properties.

I. Mailboxes and House Numbers

All mailboxes and mailbox assemblies are to be uniform throughout The Enclave. The Owner or Contractor is responsible for purchasing and installing the mailbox.

1. A complete set of Approved Mailbox and Post can be purchased from Dominique Hall, 912.547.2736, domjhall@yahoo.com. This provider is also able to issue the post only should the need arise.
2. The basis-of-design is Elite (Large) Premium Steel Post-Mount Mailbox in Black by Gibraltar Mailboxes (model # E1600B00, internet # 100211572). Approved equals are considered on a case-by-case basis, and any substitution requests shall be reviewed and approved by the ARC prior to installation.
3. The mailbox post shall match the design and color of the existing posts in the neighborhood. The post shall be a 4"x4" hollow metal post with a steel cap and ball finial, and a steel decorative bracket. The mailbox shall be mounted to the bracket and fastened to the post.

4. House numbers placed on the residence shall be compatible with the architectural style of the residence and shall conform to all Chatham County EMS and any other emergency services standards. Residents do not need to submit an application to the ARC for maintenance of their house numbers.

J. Shutters

1. Decorative

- a. Decorative shutters are allowed, and operable shutters are encouraged.
- b. Each shutter should be sized to cover one half of the window width opening.
- c. Shutters must be constructed of wood or heavy gauge vinyl/nylon and colored to complement the color scheme of the home.
- d. Shutters that are installed to simulate an opening with closed shutters shall have trim consistent with the windows.

2. Shutters, Hurricane and Storm Protection

Temporary hurricane or storm shutters may be installed for a short time immediately before the official threat of a hurricane or storm and promptly removed following the threat (within 7 days). Permanently installed shutters must be approved by the ARC prior to installation and must meet the following criteria:

1. Style - Must be architecturally compatible with the house design and be as inconspicuous as possible.
2. Color - Shutters, support members, and storage containers must match adjacent color.

K. Awnings and Canopies

All awnings and canopies must meet the following guidelines:

1. The material shall be canvas and of a compatible color to the residence, or matching materials of the structure, i.e. wood, hardie plank, shingles, etc. as mentioned in letter C.
2. Consideration should be given to the appropriateness of awnings and canopies in the overall design of the residence.
3. All awnings and canopies must have ARC approval and shall be shown on the plans submitted for approval.

L. Signage

All signs, billboards, and advertising structures are prohibited on any lot, except for pre-approved Contractor signs and Real Estate For Sale signs. No sign shall be nailed or attached to any tree. No sales signs, yard sale signs or any other signage is allowed unless pre-approved by the ARC.

M. Swimming Pools, Spas, Hot Tubs and Similar Structures

1. A swimming pool is defined as an in-ground structure, covering a minimum of 100 square feet and containing water a minimum of 36" deep. A swimming pool must meet the requirements of the current Standard Swimming Pool Code and must be permitted by both Chatham County and the ARC.
2. Above ground pools are prohibited.
3. All such structures require proper screening that must be approved by the ARC.

N. Tree Removal

Property Owners of developed lot may not remove trees with a circumference of twelve inches (12") or greater as measured thirty-six inches (36") above ground level without approval of the ARC. Property Owners shall tag the tree(s) requested for removal, and shall contact the ARC for review and approval.

O. Undeveloped Lots

Property Owners are required to maintain their property in a neat and attractive condition during the time before a residence is constructed on the lot. It is the property Owner's responsibility to remove any trees or associated debris that has fallen onto adjacent properties or that is a hazard to humans or property. Dumping of waste materials on undeveloped lots is not allowed. No grading or introduction of fill dirt may occur without approval by ARC. Property Owners may choose to enhance undeveloped lots by the addition of landscaping prior to construction of a home on the lot. This may be desirable in order to allow plant materials time to grow to a mature size, provide screening from adjacent properties, or to add trees on lots with few existing trees. A landscape plan showing the proposed work should be submitted to the ARC.

P. Landscape Pools, Aquascapes and Fountains

All landscape pools, aquascapes and fountains must have continuous water flow to prevent producing a mosquito-breeding area. Approval of such features must be obtained from the ARC.

Q. Window Air Conditioners

All units installed in windows or doors are prohibited.

R. Skateboard Ramps

Permanent skateboard ramps are prohibited. Portable skateboard ramps and rails shall be stored within the residence or garage when not in use.

S. Screened Atriums and Pool Enclosures

Home designs containing a screened atrium or pool enclosure must have the atrium or pool enclosure designed as an integral part of the home. The atrium or pool enclosure should have no more than three vertical screened sides. The roof should be contiguous with the house, using roofing materials consistent in color with those of the house. This configuration lends itself to architectural flexibility. All homes with screened atrium or screened pool enclosure cannot exceed the standard construction area within the normal setback lines while minimizing the visual impact from adjacent properties with landscaping.

It is required that the screening material and support structures be subdued in color (earth tones are recommended). All supporting electrical lighting and mechanical equipment must meet the service area requirements of the ARC Guidelines. Landscape design plans for homes containing a screened atrium or screened pool enclosure must include substantial plantings, both in number and size, to minimize the visual impact from the adjacent home sites.

T. Exterior Lighting and Post Lights

1. Exterior lighting must receive ARC approval prior to any installation. Proposed identifying wattage, aiming angle and foot candle curves and bulb type. Lighting fixture design must be compatible with lighting directed downward, diffused shielded or of low wattage. All exterior lighting shall be buffered from surrounding residences and shall not be directed to any streets or roadways or bodies of water.
2. The following examples of exterior lighting are unacceptable:
 - a. Fixtures using other than incandescent bulbs, i.e., high-pressure sodium, mercury vapor, quartz, and any light with a High Intensity Discharge rating.
 - b. Strings of lights located in trees or outlining portions of buildings, decks or benches, except in backyards.
 - c. Illuminating large areas of exterior walls.
 - d. "Moonlighting" large areas of the site.
 - e. Wall, soffit or ground level fixtures where lamps are not screened by baffles or planting from view of adjoining properties.
 - f. "Mushroom" type fixtures outlining a driveway.
 - g. Lighting fixtures that, in the judgment of the ARC will have a detrimental effect on adjacent properties.
 - h. Colored or neon lighting, both on the exterior or visible from the interior. These may be utilized in backyards if not obtrusive to neighboring lots.
3. Holiday decorations and lighting are an exception and do not require review.

U. Batting Cages

Batting cages are not permitted.

V. Private Tennis Courts

Tennis courts on a single-family residential lot are not permitted.

IV. LANDSCAPING

A. Objectives

Considerable effort has been expended on careful land planning, conservation and the enhancement of the natural environment at The Enclave. Suitable landscaping, therefore, is an essential part of this effort to create a quality development. Landscaping must be adequate to properly complement the home and site as well as the surrounding properties.

Landscaping should be used to frame or soften the views of the home, to screen unsightly areas, to provide privacy and to add interest to the home's elevations. Plant materials and their configuration must be suitable to local climate, and either be indigenous to the general area, or blend in well with those that are.

1. The following are specific landscaping objectives:
 - a. Enhance streetscape.
 - b. Softening of foundation walls, panels, pools and decks.
 - c. Screening of all heating and cooling equipment, and of service yards.
 - d. All plants must meet the minimum size requirement as follows:
 - (i) Groundcovers - 1 Gallon
 - (ii) Small to medium shrubs - 3 Gallon
 - (iii) Large or accent shrubs - 7 Gallon
 - (iv) Tree - 1" to 2" caliper
 - e. On Executive and Estate Lots, screening of guest parking spaces from the street and adjacent lots, and buffering between adjacent houses.
 - f. Select deer resistant plants that are known to perform well in this region.
2. The following are the minimum landscaping requirements for each home:
 - a. Interior lots:
 - (i) Twenty (20) 3-gallon plants
 - (ii) Ten (10) 7-gallon shrubs
 - (iii) One (1) 2" caliper street tree, to be placed in the front yard
 - b. Corner Lots:
 - (i) Twenty-five (25) 3-gallon plants
 - (ii) Fifteen (15) 7-gallon shrubs
 - (iii) One (1) 2" caliper street tree, to be placed in the front yard
 - (iv) One (1) 1-1/2" caliper street tree for each 60 feet of lot depth
 - (v) Sod full coverage on second street side of lot
3. All portions of the lot that have been cleared or graded, and are not to be covered by a structure, pervious or impervious surface or landscaping must be covered with sod, mulch or other suitable material.
4. All lagoon lots must be sodded with grass compatible with the environment, from the property line to the water line of the lagoon.
5. Portions of the lot that are to be left "natural" must be selectively cleared, removing dead growth, weeds, and unsightly vegetation so as to produce an appearance of modest cultivation that blurs the line between man-made elements and the natural environment.
6. The following are prohibited:
 - a. Unwarranted removal of large, healthy trees.
 - b. Property lines outlined by tall hedges, whether natural or cultivated.
 - c. The use of highly sheared, topiary, or stylized plants, except within the proper context.
 - d. Use of nuisance plants that are invasive.
 - e. Earth fill that threatens existing trees.
 - f. Large unplanted and untended natural areas.
 - g. Use of landscape pools containing stagnant water.
 - h. Vegetable gardens in front yard or visible from the street.
7. Crushed stone and gravel as mulch is authorized as long as earth tones are used. Requires ARC approval.

B. Desirable and/or Significant Trees

1. Frequent reference is made in these policies and guidelines to desirable and/or significant trees. For reference purposes, desirable, significant trees will be defined as follows:
 - a. **Group I:** Live Oak (*Quercus Virginiana*), Southern Magnolia (*Magnolia Grandiflora*)
 - b. **Group II:** Slash Pine (*Pinus Elliotti*), Hickory (*Carya Glabra*), Black Gum (*Nyssa Sylvatica*), Water Oak, White Oak, Long Leaf Pine (*Pinus palustris*)
 - c. **Group III:** All other species
 2. Requests for removal of trees in these three groups will be judged as follows:
 - a. **Group I:**
 - (i) Dead or severely diseased
 - (ii) Constitutes a threat to people or real property
 - (iii) Impedes improvement to developed property
 - (iv) Interferes with the growth and development of nearby trees of the same group
 - b. **Group II:**
 - (i) Dead or severely diseased
 - (ii) Constitutes a threat to people or real property
 - (iii) Impedes improvement to developed property
 - (iv) Interferes with the growth and development of nearby trees in Group I
 - (v) Contributes to excess canopy
 - c. **Group III:**
 - (i) Dead or severely diseased
 - (ii) Constitutes a threat to people or real property
 - (iii) Impedes improvement to developed property
 - (iv) Interferes with the growth and development of nearby trees in Group I or II
 - (v) Contributes to excess canopy
 - (vi) Makes no aesthetic contribution to its surroundings
 3. Trees which will receive special consideration and should be reviewed by the arborist before removal:
 - a. Live Oaks over 36" in circumference
 - b. Southern Magnolia over 36" in circumference
 - c. Long Leaf Pine over 70" in circumference
 - d. Slash Pine over 70" in circumference
 - e. Hickories over 60" in circumference
 - f. Black Gum over 60" in circumference
 4. Palm, Crepe Myrtle and Bottle Brush are not considered covering trees.
- Lots must maintain the minimum amount of cover trees at all times. If a cover tree is removed to disease, death or any other reason, then it must be replaced by a new cover tree if the lot falls below the minimum cover tree standards listed on page 13, Section IV, Parts 2 a. & b.

V. ARCHITECTURAL REVIEW PROCESS

To begin the process, the Property Owner must submit a completed "Architectural Review Application" (see Form B), one (1) set of plans, samples of building materials and colors to be used to the ARC. The Applicant must also ensure all Homeowner's Association dues and assessments are paid in full and there are no outstanding fees of any kind relating to their lot. The ARC reviews the application to ensure all required information has been supplied, checks the blueprints for accuracy and compliance within these standards. Incomplete applications will be returned without any action. The initial design submission shall follow the Architectural Review Process, and any subsequent submissions of variations of the approved design shall follow the Preapproved Review Process.

Construction may not begin until:

1. A Building Construction Agreement has been signed by both the Owner and Contractor.
2. All of the building construction deposits have been paid (see FEE SCHEDULE).
3. The ARC issues a letter of approval for construction. Only the improvements shown on the Plans are permitted. Any change requires additional approval.

If construction has not commenced within twelve (12) months of the date of approval, re-approval must be obtained and will be subject to the then current development regulations.

Types of Reviews:

The ARC reviews all applications including New Construction, Additions, and Alterations. Applications should be submitted as follows:

A. New Construction

1. **Conceptual Review** - A conceptual review is generally not required. However, when requested, the "Architectural Review Application" should address special circumstances such as, atypical house design or use of the building site, new building materials or other features that do not comply with present policies. Design and guideline concerns may be resolved in this manner and the possibility of a lengthy review process can be avoided. The application shall consist of preliminary floor plans and exterior elevations (not to scale is acceptable) and any other drawings or sketches that will help communicate the design intent.

2. **Final Application** -The final application is a request for the ARC to approve all aspects of the construction plan and to issue a letter of approval, so that the lot can be cleared for construction. The application shall consist of a completed Architectural Review Application" (see APPENDIX B), including samples of materials and colors, and one (1) complete sets of plans that include the following:

a. Site Development Plan: 1' = 10'-0"

1. Show location of all proposed structures (including the footprint and roof outlines), driveways, parking areas, walks, patios, decks, fences or other structures.
2. Show the building setbacks from all property lines.
3. Show complete footprint of homes on adjoining properties. Show adjacent property as developed, undeveloped, common area, marsh, lagoon, etc.
4. Show existing lot elevations and significant contour intervals. Provide the nearest benchmark elevation.
5. Show the location and elevation of street pavement and/or curb and gutters, nearest storm drains, ditches or lagoons adjoining the lot.
6. Show all finish floor areas with MSL heights.
7. Show common property sidewalk location.
8. Indicate the flood zone and Base Flood Elevation (BFE), as indicated on the FEMA Flood Insurance Rate Maps.

b. Drainage Plan: 1" = 10'-0"

1. Shall be superimposed over the site plan, distinctly showing the proposed path of water flow from all sources. Indicate on the plans the elevation, distance and direction to the nearest usable drain inlet. ***Under no circumstances should any water be directed onto the adjacent properties or into the sanitary sewer system.***

c. Floor Plan(s): 1/4" = 1'-0"

1. Provide all interior and exterior dimensions, finished floor elevations of all areas with MSL heights.
2. Show all patios, decks, fences, and other structures.

3. Show all locations of exterior lighting that will be attached to the residence.
- d. Exterior Elevations: 1/4" = 1'-0"
 1. Show all exterior views of the house, including those that will be partially blocked from view by garages, fences or other parts of the building.
 2. Show all exterior openings, including entry door system selection.
 3. Indicate roof pitch.
 4. Show building height from finish grade and from F.E.M.A. flood plain to the highest roof ridge.
 5. Indicate and describe all exterior building materials.
 6. Locate and describe all exterior lighting that will be attached to the residence.
- e. Building Section(s): 1/4" = 1'-0"
 1. Show a minimum of one building section that best describes the interior of the house.
 2. Show the total height of the structure above the required flood plain elevation.
 3. Indicate finished floor elevations in MSL heights.
 4. Indicate and describe all framing assemblies and exterior building materials.
- f. Wall Section(s): 1/2" = 1'-0" (minimum)
 1. Indicate finished floor elevations in MSL heights.
 2. Indicate all vertical dimensions, including lowest habitable finish floor to finished grade.
 3. Indicate and describe all framing assemblies and exterior building materials.

B. Exterior Additions and Alterations Review

Any addition or alteration to the exterior of a structure must match or complement the existing structure. All such construction should comply with designated setbacks, easements, and lot restrictions such as lot coverage and building dimensions. Any addition or alteration of the existing structure will be governed by the same requirements as new construction. Additional landscaping may be required as part of the addition/alteration. If so, the Owner will be asked to submit a site plan, prior to obtaining plan approval, showing the proposed addition/alteration as well as placement and types of landscaping to be used.

An application for adding to or altering the exterior appearance of a structure consists of a completed "Architectural Review Application" with samples of building materials and colors to be used, the review fee, and two sets of plans that clearly show all aspects of what is being requested.

The submission should include the following, in addition to all applicable information as required for New Construction:

1. Site Plan: 1" = 10'-0"
 - a. Superimpose site plan information on the current certified tree survey.
 - b. Show the building setbacks from all property lines.
 - c. Show the exact location of the existing building footprint and size of all proposed alterations and additions.
 - d. Show location of structures of adjacent homes.
 - e. Indicate the flood zone and Base Flood Elevation (BFE), as indicated on the FEMA Flood Insurance Rate Maps.
2. Floor Plan(s): 1/4" = 1'-0"
 - a. Show existing and new construction (additions and alterations).
3. Exterior Elevations: 1/4" = 1'-0"
 - a. Show existing and new construction (additions and alterations).

C. Submission of Building Materials

Samples of construction materials to be used in New Construction or Exterior Additions and Alterations must be submitted to the ARC for approval. An application will not be considered complete without these samples and will be returned without action. For Cottage Lots, samples of materials and/or colors to be used that are from the Contractor's standard stock and/or are typical style to the surrounding homes must be submitted.

Samples should be submitted as follows:

1. Roofing Material - Include a cut sheet with product name, grade, description and manufacturer's color. A physical sample shall be submitted at the request of the ARC.

2. Siding Material - Include a paint chip with product name, grade, finish, description, and manufacturer. If the foundation differs from the siding, indicate the material to be utilized.
3. Trim Material – If the trim material is to be wood, submit a paint chip with color information. Otherwise, include a physical sample with product name, grade, description, and manufacturer's color.
4. Windows & Doors – Include clad colors.
5. Other Material(s) - Include a sample of any other exterior materials of significance to the design (i.e., color chip for shutters, etc.).

D. Landscape Review Process

Installation of planting in accordance with the approved landscape plans will be included as a part of the Final Building Inspection. At the Final Building Inspection, the ARC reserves the right to require that the landscaping be enhanced, over and above what is indicated on the approved plans. This may be required, for example, to provide additional screening that may have been difficult to visualize from a drawing.

The Landscape Design Application, along with one (1) copy of the landscape submission documents, must be submitted to the ARC no later than forty-five (45) days after receiving a letter of approval. The ARC's landscape consultant, as well as the ARC itself, will review the plans. The submission shall meet the requirements listed in Part IV Landscaping and shall include the following:

1. Landscape Plan: 1" = 10'-0"
 - a. Show the location, number of plants, trees, or shrubs and the identity of all new plantings, as well as all natural trees and shrubs to be incorporated in the plan.
 - b. Show the outline of the lot, footprint of the home, any detached structures, service yards, driveway, parking, and walkways. When applicable, also show the location of cart paths, decks, terraces, patios, pools, fences, children's play areas, and planned lighting.
 - c. Show any and all other structures, such as statues, fountains, flagpoles, art or decorative items.
 - d. Locate and describe all exterior ground lighting.
2. Planting Schedule
 - a. Reference the Landscape Plan and list the common names, numbers, and sizes of each variety of new plantings. The numbers and wattage of all lighting elements must also be included.

E. Architectural Review Committee (ARC) Responses

1. Approved - The ARC approves the final application as submitted without any required changes and will issue a letter of approval in order that lot clearing and building construction may commence.
2. Conditional Approval - The ARC requires that minor changes be made to the final application prior to granting full approval. Submit required changes to the ARC for approval. When all conditions are met, a letter of approval will be issued.
3. Not Approved/Resubmit - Applications will be rejected if they do not comply with these guidelines. Additionally, the ARC may reject an application, based on the judgment of its members, for the following reasons, among others:
 - a. Insufficient information to adequately evaluate the design or intent.
 - b. Poor overall design quality.
 - c. Incompatible design elements.
 - d. Inappropriate design concept or treatment.
 - e. A design found not to fit the character of The Enclave.
 - f. Too similar to adjacent homes.

The ARC will not normally comment on or reject a custom designed home because of its interior elements, except in cases where features adversely affect the exterior appearance or in the case of a speculative home. Any observations made by the ARC will be shared with the applicant.

VI. CONSTRUCTION COMMENCEMENT

A. Requirements for Commencement of New Construction

Upon notification of final plan approval, but prior to ANY lot clearing or construction activity, the Property Owner and the Contractor must complete and sign a "Building Construction Agreement" (See FORM C), and submit payment of the required construction deposit to the Enclave Management Company.

B. Requirements for Commencement of Additions/Alterations

Upon notification of plan approval, but prior to the start of any work, the Owner and Contractor must complete and sign a "Building Construction Agreement" and submit the required construction deposit to the Enclave Management Company. The Owner or Contractor shall then stake the corners of the proposed structure and string the adjacent property lines.

C. Demolition

No demolition shall occur without written approval from the ARC.

D. Final Building Inspection:

- a. Verify that the physical appearance of the project conforms to the approved plans.
- b. Check for approved colors on all exterior components such as roof, siding, trim, fascia.
- c. Check that any roof penetrations and flashing have been painted the same color as the roof covering.
- d. The construction process is complete and the home has been built to the approved plan and/or authorized changes to that plan.
- e. The common and adjacent property has been inspected to ensure any damage to curbs, vegetation, etc., has been corrected.
- f. All landscaping has been planted to the approved plan.
- g. All signs have been removed.
- h. Lot has been cleaned up.
- i. Common property sidewalk has been installed properly.

E. Additional Notices:

- a. The Contractor may request a pre-final inspection on a custom home as long as all work he or she contracted for has been satisfactorily completed, and all other requirements have been met, including removal of debris receptacles and portable sanitary facilities.
- b. It is the responsibility of the Owner or Contractor to call the ARC and request all inspections on a timely basis.

VII. OWNER / CONTRACTOR RESPONSIBILITIES

A. Pre-Construction Activities

1. The Owner or Contractor must obtain a Building Permit from the Chatham County Building Inspections Department in addition to The Enclave letter of approval.
2. The connections for water and sewer are indicated on each lot by stub. Care should be exercised not to disturb these during clearing of the lot.
3. If assistance is needed in locating lot corners or determining points of known elevation, contact should be made with a local registered land surveyor.
4. Working hours for construction personnel at The Enclave are from 7:00 AM to 6:00 PM, Monday through Friday and 8:00 AM to 3:00 PM on Saturday. No construction work will be done on Sundays or Holidays. Written permission must be obtained from The Enclave HOA Board or ARC before scheduling work outside the time frames of the above schedule.

B. While Construction is in Progress

1. All entries to lots must be made through the designated driveway location. During the driveway installation, a curb cut is made in a workman like manner to the existing pavement and curb. Damage to curbs, streets, and common areas as a result of construction, will be charged to the Contractor.
2. To prevent silt collecting in the drainage of the roadways and storm drainage system, the Contractor must maintain erosion control efforts until the site has been landscaped. The roadway and curb lines are to be kept clean at the point of egress to the work site.

3. Only those trees marked for removal on the approved site plan may be removed. All other trees and their root systems must be protected from damage throughout the construction process. Trees damaged during construction must be replaced prior to the final building inspection.
4. The use of adjoining properties to access the building site is forbidden unless written approval is obtained from the adjacent Property Owner.
5. A dumpster or some other means to collect scrap building material/debris must be provided on each site, and placed on the lot. Dumpsters shall not be placed on the street or public right-of-way. Dumpsters must be equipped with travel screens and are to be regularly emptied. The dumpster must be in place at the time the building foundation layout work commences.

Debris and scrap building material must not litter the building site or adjacent properties. To improve worksite appearance and prevent debris from blowing onto adjacent properties, erosion control silt fencing (approximately 2'-4' in height and dark in color) shall be installed around the property of the worksite, except for those areas providing access to and from the property. Fires or burning of trash on any building site either during or after construction is prohibited. Littering of streets, parkways, and other properties at The Enclave is prohibited.
6. Portable toilet facilities are required for all building sites and must be in place at the time the building foundation layout work commences. Such facilities are permitted only on the lot under construction and are not allowed on adjoining private or common properties. The portable toilet must be located so that the door does not face the street or other public view.
7. Parking of vehicles by the Contractor, subcontractors, workmen, and construction material delivery personnel must be on the construction site when practicable. When parking on the street is necessary, such parking should normally be only on the side of the street where the house is located. Avoid parking on heavily traveled streets. Parking on private property and common areas is prohibited, without the written permission of the Property Owner or the ARC.
8. Sounds from radios and other non-construction activities that can be heard from adjoining properties constitute a nuisance and are therefore prohibited.

C. Changes to ARC Approved Projects

It is recognized that during the construction process, some changes to the ARC approved plans may be desired. If modifications to the approved plans becomes necessary or desired, a "Home Under Construction Revision Application" must be promptly submitted to the ARC for review and approval prior to implementing any changes. This requirement does not apply to the initial construction of a home.

D. Completion of Construction - New Construction

1. The final inspection should be completed within one year of date on the posted letter of approval for construction. The ARC must approve extension requests to the one-year period. The Owner and Contractor are responsible for the cleanliness of the surrounding area and the removal of any building debris, construction signs, and the electrical stub pole from the site. The Owner or Contractor must request a final building inspection from the ARC. This inspection is required to ensure that the property has been developed in accordance with the approved architectural drawings. The inspection shall include, but not be limited to

- a. General building configuration
- b. Location of all structures on the lot
- c. Location and size of doors and windows
- d. Colors utilized
- e. Roof configuration and color
- f. Screening of gas and electric meters and service yards
- g. Tree retention
- h. Drainage profile
- i. Driveway/sidewalk configuration
- j. Examination of the right-of-way, streets, curbs, etc. for damage
- k. Landscaping

2. Any variations and/or discrepancies will be listed in a report provided by the ARC to the Property Owner and Contractor. Where corrective action is required, a date will be provided by which time the correction must be completed. Failure to request a building final inspection or to correct noted discrepancies may result in forfeiture of part or all of the construction deposit.

E. Completion of Construction - Additions/Alterations

1. Construction should be completed within six months of date the ARC issues a letter of approval for construction. The ARC must approve extensions to this six-month period.

2. The Owner or Contractor must request a Final Inspection from the ARC. Failure to request a building final inspection or to correct noted discrepancies may result in forfeiture of part or all of the construction deposit. The inspection shall include, but not be limited to:

- a. General addition/alteration configuration
- b. Roof configuration and color
- c. Screening of gas and electric meters and service yards
- d. Tree retention
- e. Driveway/sidewalk configuration
- f. Examination of the right-of-way, streets, curbs, etc. for damage
- g. Landscaping

Notice: Failure to comply with any of the above requirements, or to correct any noted discrepancies, may result in forfeiture of the construction deposit and may subject the Owner and Contractor to any and all other remedies which may be available to The Enclave.

VII. COMPLIANCE ASSURANCE

A. Construction Deposits

Monetary deposits, called construction deposits, are required of the Property Owner and Contractor on any new construction, additions, renovations, alterations, or changes, including pools, patios, or any other structures. A construction deposit is also required for any work to be done, interior or exterior, which would require the placement of a large trash receptacle, or dumpster, for the disposal of scrap materials, or debris of any kind.

The construction deposit is intended to motivate and ensure that construction is implemented in strict accordance with:

1. ARC approved construction plans
2. The Enclave Rules, Guidelines and Covenants
3. Any special conditions of the Building Construction Agreement
4. A construction site that is maintained in a neat, clean and relatively quiet manner so as to minimize disturbance or nuisance to neighboring Property Owners.

Both the Owner and Contractor are responsible for compliance. Failure to comply with these stated conditions can result in significant financial consequences. Construction deposits may be forfeited in whole or in part, at the

discretion of the Enclave Board of Directors. In addition, the construction deposit will be forfeited if any lot preparation is started, and the construction project is subsequently not initiated and/or is terminated prior to completion. To further remind the Owner and Contractor of their respective responsibilities and exposure to the ARC'S non-compliance forfeitures, prior to the issuance of any letter of approval from The Enclave, both the Owner and Contractor must sign The Enclave Building Construction Agreement, which includes the following language: "The Owner and Contractor hereby acknowledge that the funds so deposited will be deposited in an interest-bearing account with a federally insured institution, with all interest accruing to the benefit of The Enclave. The Owner and Contractor further acknowledge and agree that such funds shall be retained by The Enclave pending satisfactory completion of the project in accordance with current construction drawings approved by the ARC and with other ARC rules or conditions noted herein. The Owner and Contractor further acknowledge that the ARC shall have the right to assess deductions against deposits by the Owner and Contractor for the failure to complete their project on a timely basis, or failure to construct the project in accordance with the approved construction plans and drawings, or failure to comply with other rules or conditions noted herein. Such deposit deductions, which may be established and periodically modified, by The Enclave Board at its sole discretion, from time to time, shall be subtracted from the funds deposited by the Owner and Contractor, but without further accounting by the parties involved. Legal expenses, court costs and professional services costs incurred by The related to any matter of non-compliance shall likewise be deducted from the funds deposited by the Owner and Contractor. Retention of such penalties, legal fees, or professional services costs from the funds deposited by the Owner and Contractor will not in any way relieve those parties of further liability".

B. Compliance Enforcement

If a non-compliance condition is detected, The Enclave will provide written notification to the Owner and Contractor of the violation and the amount of the enforcement fee levied against the Construction Deposit. The Enclave Board of Directors has total discretion regarding the amount of fee levied, up to and including the total amount of the deposited funds. A list of typical violations and a guideline for associated construction deposit forfeitures is provided below. Repeated violation of these guidelines will result in the suspension of The Enclave letter of approval for that residence until the Contractor has taken corrective action. Additionally, a Contractor who repeatedly violates either the letter or spirit of these guidelines will be required to post an increasingly larger construction deposit on subsequent projects.

C. Types of Violations and Associated Forfeitures

This list is intended to illustrate some of the more common types of violations. It is not intended to include all possible types.

1. Fines for the removal of trees not approved by the ARC which have a circumference of 12" or greater as measure 36" above ground level may be as follows:
Pine: **Minimum \$100.00 per tree***
Live Oak (any variety): **Minimum \$1,000.00 per tree***
Other hardwoods: **Minimum \$250.00 per tree***
** A replacement tree may also be required*
2. No portable toilet and/or trash container at job site: **\$25.00 per day**
3. Failure to deposit trash in container or trash overflow: **\$100.00 per day**
4. Failure to request an inspection prior to start of the next phase of construction: **All construction will be halted until inspection is completed and a forfeit of up to the total construction deposit may be charged.**
5. Failure to pass final inspection within one year from the date of the posting of the building permit: **A forfeit of up to the total construction deposit may be charged.**
6. Non-compliance with approved construction plans, including a siting variance greater than one foot, or/and any exterior change without prior ARC approval: **A forfeit of up to the total construction deposit may be charged, corrected as built drawings shall be submitted, and the ARC may also require demolition, re-siting or rebuilding at the Owner or Contractor's expense.**
7. Use of exterior colors, which have not been approved by the ARC: **A forfeit of up to the total construction deposit may be charged and/or require repaint/re- stain as directed by the ARC.**

8. Failure to submit a complete landscape plan within the specified time period: **\$250.00 minimum and a forfeit of up to the total construction deposit.** Failure to complete landscaping per approved plan within 90 days after occupancy: **\$1,000.00 minimum and a forfeit of up to the total construction deposit.***
** In addition, the ARC, its sole discretion, reserves the right to require additional landscape plantings, if at final inspection it is deemed appropriate.*

9. Building material, equipment or vehicles on common areas or private properties other than the lot under construction without written permission from the Owner of that other private property or ARC for common areas: **\$100.00 minimum per day and a forfeit of up to the total construction deposit.**

10. Damage to private property or common areas: **Repair and/or return to the previous natural state as determined by the Property Owner or ARC as appropriate, and a forfeit of up to the total construction deposit.**

ENCLAVE AT BERWICK PLANTATION FEE SCHEDULE

Fees for the following types of reviews shall be payable to The Enclave at the time of application for new construction or exterior additions/alterations.

NEW CONSTRUCTION

Refundable Construction Deposit	\$5,000.00
Non-Refundable Plan Review Fee (Conceptual or Final Application)	\$1,500.00

Planning Standards

	Cottage Lots	Executive Lots	Estate Lots
Lot Numbers	92-108, 135-142 (SMB 31-S, Pgs. 56A-I) 109-134 (SMB 31-S, Pgs. 24A-K) 74-90, 143-166 (SMB 35-S, Pgs. 27A-H) 176-190, 285-287 (SMB 42S, Pgs. 56A-B) 191-192, 276-277 (SMB 42S, Page 164) 199-201, 228-236, 244 (SMB 42S, Page 145) 201-227, 237-243, 245-247 (Future Plats)	23-40, 45-58, 327-334 (SMB 31-S, Pgs. 24A-K) 59-66, 314, 322-326 (SMB 31-S, Pgs. 56A-I) 67-73, 167-175, 288-293, 299-306, 311-313 (SMB 35-S, Pgs. 27A-H) 283-284 (SMB 42S, Pgs. 56A-B) 193-197, 268-275 (SMB 42S, Pg. 164) 250 - 267 (Future Plats)	1-5, 41-44 (SMB 31-S, Pgs. 24A-K) 6-22, 315-321 (SMB 31-S, Pgs. 56A-I) 294-298, 307-310 (SMB 35-S, Pgs. 27A-H)
SITE USAGE			
Front Setback	As Platted	As Platted	As Platted
Rear Setback	As Platted	As Platted	As Platted
Side Setback	5' (or as platted, whichever is greater)	5'	10'
Corner Side Setback	As Platted	15'	15'
Wetlands Setback	As Platted	As Platted	As Platted
Maximum Impervious Lot Coverage Within Building Setbacks	80%	70%	70%
BUILDING ENVELOPE			
Minimum Living Area	1,400 SF	1,860 SF	2,200 SF
Number of Stories	1 to 3	1 to 3	1 to 3
Building Height	40' maximum	45' maximum	45' maximum