

Builder Program Blueprint

Mission Statement

The main goal of a Closed Preferred Builder Program is to create a Master Planned Community that is mutually beneficial for the Property Owner, the Builder and the Developer. This is achieved by the Developer assembling a Team of Skilled Professionals to make the Property Owner's Dream a Reality. It's A Win-Win-For Everyone!!!!

Specific Goals

1. Builder will provide proof of their Financial Stability.
2. Builders will have demonstrated a consistent ability to deliver a Quality product and excellent customer service throughout their building career. Resume'?
3. Builders will be required to meet our Architectural Standards and will be charged with maintaining the set standards and adhere to building compliance rules and regulations.
4. Consistent Correct Plan Submittal Process and Compliance/One Free Pass/Two Warning/ Three Strike Rule Applies.
5. Prior to entry into program provide proof of State License; General Liability Insurance Coverage and Worker's Compensation Insurance, local business license and proof all sub contractors carry their own Worker's Compensation Insurance(See builder contract for further amounts and details).
6. Required minimum number of home site takedowns and a minimum number of home starts may be required at the developer's discretion and subject to change.

Related Fees

1.5% Custom Home Marketing Fee-up to a Max. of \$10,000 Per Unit-Payable at house sale closing

7% Listing Fee on all Specs (See various Fee scenarios)

10% Commission on the Sale of Vacant land/lot in their inventory

All Spec Home Sites will have a minimum listing with Rivers Reach Realty for a period of Two (2) Years. Builder owned vacant lot(s) Shall have a minimum One (1) Year Listing Agreement period with Rivers Reach Realty.

Marketing Fee & Commission Scenarios

Customer partners with Builder to build Spec/Model (Provided Listing agreement is signed at time of contract, with Rivers Reach Realty to market home)- The custom home marketing fee of 1.5% is waived. The 7% marketing fee for the listing agreement will become applicable - Due and payable at house sale closing.

Property owner wishes to build their own home for their personal use-For quality control purposes, we require they use one of our preferred builders. The DRB can issue a variance, at their discretion, in this instance for Trade Professionals.

If the property owner wants to bring in an outside builder, The potential builder is welcome to begin the process to meet the Standards for minimum lot takedown, as well as, providing the business and financial requirements. With DRB approval and space availability, the potential builder will be offered a place in the preferred builder program. If not possible, the property owner will be required to choose one of the existing preferred builder team members.

What the program offers the Builder in return

1. Closed Builder Program - Increases Market Share
2. Professional Local & National Marketing Campaigns
3. Inventory for Future Growth in the Community and Area
4. Advise on Floor Plans/Spec starts
5. Competition Insight & Updates
6. Target Marketing to Realtors
7. Marketing in local MLS
8. Priority Selection of Inventory in advance of the public

The Developer reserves the right to add a preferred builder at their discretion as the need for home starts warrant.

Rivers Reach

The Art of Natural Living

Rivers Reach Overview

Rivers Reach Design Philosophy

Discover Your Natural Setting

Relax take a deep Breathe

Listen and Watch

Moss Covered trees swaying in the Breeze

Water Birds in their Habitat

Then look up to the sky

Watch the sunrise or sunset

Clear, Fresh, Unobstructed

Where are you?

Your home

Rivers Reach at Pocotaligo

The design review board at Rivers Reach is comprised of industry professionals to help make your Dream come True!!! Let us guide you through every step of the process using your vision our concept and expertise to create the Coastal Low Country Home of your dreams.

Our design philosophy takes its cue from the patterns of the low country design aesthetic to create living environments suited for today's lifestyle. The Carolina low country has a rich history from the early settlers cottages buildings (Islanders, British, French and Spanish), to the great tradition of the informal, but elegant plantation houses. The detailing was responsive to the coastal semi-tropical climate, local cultural traditions, and available materials. The resulting unadorned, simple, straightforward forms and details are well suited for interpretation for today's lifestyles and building technology.

Intent of Guidelines

The Design Review Board, along with Rivers Reach Home owners' association are both dedicated to creating a coastal community with its design and character appropriate to the surroundings and environmental factors indigenous to the community property.

This philosophy treats each home and the whole area as a carefully planned addition to the natural environment which embraces the site and becomes one with it. Natural, unobtrusive and blending with the surroundings.

Function of the Design Review Board

The Declaration of covenants, conditions and restrictions governing River Reach community, define the control of Development to the Design Review Board and a Modification committee for the purposes of controlling and enhancing the Development process. The application, along with the required documentation is the first step in the process for construction approval for a home to be built in the community. The submission process is detailed in the attached application form section of this document. The Design Review Board assumes no Liability for either structural or design flaws relating to submitted plans, nor any damages to neighboring property during the construction process. The DRB is fully responsible for enforcing said guidelines.

Purpose of Design Guidelines

The purpose of these design guidelines is to encourage quality construction in keeping with the community overall architectural theme while preserving the natural environment as much as possible.

Pursuant to Article 4 of the Declaration of Covenants and Restrictions, the Design Review Board has full authority to adopt and amend Architectural standards, regulations, policies, procedures and guidelines governing the construction, location, landscaping, material and design of improvements, structures, the content of submission of plans and specifications. Design Guidelines amendment changes shall apply only to construction and modification commenced after the date of such amendment. The Design Guidelines shall be binding and enforceable against all Owners.

House Orientation

Home site locations have a variety of views and exposure. In the land development plan for Rivers Reach, we have endeavored to tailor the type of home site to compliment the natural surroundings of the land.

Maximum consideration in design and site utilization should be given to position the home to site amenities such as waterfront, lakeside, marsh and nature views, as well as the proposed home's impact on the natural qualities of the subject lot. It is a t the sole discretion of the DRB to disapprove plans if said construction of proposed submittal would do substantial damage to the natural qualities and environment of the lot. Plans that might be acceptable on specific home sites may be unacceptable for other lot locations. All plan submittal are considered on a site specific basis.

Also, another major consideration in locating the home on the site should be the garage and the driveway leading to the structure. This can be one of the biggest impacts on the lot and overall streetscape within the community. Every effort should be made to minimize the disturbance to the natural environment. Where possible, meandering the driveway minimizes disturbance to the natural vegetation while creating a softer and more interesting streetscape.

Overall Building Height and Ceiling Height

The overall building height (not including the Chimneys or parapet walls) shall not exceed 38' above the finished first floor level. The finished first floor level shall not exceed (5') Five feet above the minimum FEMA (Federal Emergency Management Agency) flood elevation or the natural grade, whichever is greater. If a Third Story is to be constructed it must fit within the rooflines of the first two stories.

Minimum Ground Floor Living Space Ceiling height is 9ft. Minimum window and door header height of 8 Feet (6'8" Door with a transom totaling 8' is allowed. See additional specifics for windows and doors in their designated sections of this document.

Architectural Style

The Developer and Design Review Board have created Rivers Reach as a community that embodies the Low Country Design tradition with its Architectural and landscape traditions that shaped the Low Country region. The Architectural Designs are to draw from the patterns of the Low Country Design Aesthetic to create living environments suited for today's lifestyle.

This Low Country Design tradition at Rivers Reach draws upon the Architectural and Landscape traditions that shaped the Low Country region. This tradition is the result of an Architectural style that grew from a variety of cultural influences from Europe and the West Indies.

Simple rectangular, formal structures that were adapted to the Coastal climate of the Carolinas by incorporating wrap around verandas, porches and raised foundations that responded to the need to take advantage of the prevailing breezes, sun and orientation to the views will set the tone within our community.

Sustainable Designs while not dictated is encouraged as one of the best ways to be a good steward of our precious low country region. This can be achieved by both incorporating proven design and building approaches of the past that responded to the climate, along with the best new technologies to enhance Human health, efficient use of water & energy and preservation of natural resources.

Site planning is to preserve and build upon the natural setting. Buildings should be consistent with and take their cues from the regions indigenous architectural traditions while preserving and incorporating environmentally significant site elements such as live oak trees and water estuaries. All buildings shall be harmonious with the terrain and vegetation of the site and surrounding neighborhood.

The homeowner and their design professionals should work together with the design review board to create their dream home in the beautiful master planned community of Rivers Reach. Throughout the process the owners and their team should ensure all aspects of the design objectives are achieved.

We recommend property owners contact the design review board during the beginning stages of their planning and conceptual design process. This will allow the DRB to evaluate a preliminary conceptual review to insure all is in keeping with the guidelines and overall community vision before significant monies or time is expended by the homeowner. This will in turn make the process proceed much more smoothly for all parties involved.

Building Setbacks

Setbacks are to be measured from the property line to any vertical constructions over 18th high:

Front	25 Feet
Sides	10 Feet
Rear	20 Feet

Setbacks for lots bordering environmentally sensitive areas will be influenced by rules and regulations of the South Carolina Coastal Council. If there are "more" restrictive, they will supersede setbacks above.

Easements

There is a 20 foot easement extending along the entire perimeter of all water features. This easements is non exclusive for access. These areas are an important aesthetic and functional resource of the community. No improvements except landscaping, with DRB approval, may be done. It is the responsibility of the homeowner and his architect and/or his designer to identify other easements such as drainage and utilities and be aware that any landscaping or driveways may be affected

Foundations

The first floor of the home in Rivers Reach must be a minimum of 24 inches above adjacent finished grade. Materials allowable for foundation walls and piers include natural stone, brick, tabby, or stucco.

Foundation screening must be site built. Acceptable styles include framed wood lattice or PVC lattice (minimum 1X2) or vertical/horizontal site built boards.

Exterior Walls

Horizontal wood siding (must be painted or stained); cementitious fiber (e.g. Hardiplank) siding; board batten siding; cedar shakes or shingle siding or combinations there of are acceptable.

Stone, brick, tabby, or stucco may be used as wall material in a traditional way and must be broken up with architectural elements such as bays and porches. Monolithic stucco foundation and walls will not be accepted.

No vinyl or aluminum siding is allowed on any exterior wall.

Porches & Entry Features

The porch design and placement should be an integral part of the home design expressing that low country architectural style. Porches are required on all street sides of homes and view home sites. Our Carolina low country styling encourages wrap around porches on at least one side.

Front and side porches are to be minimum of Six (6) feet in depth and not less than 24 inches above grade, consistent with home foundation.

Screened or glazed porches are not allowed on the front of homes. Screened porches must have screens framed in wood and installed behind the porch railings.

Porch piers may be finished with natural stone, brick, tabby or stucco. Foundation screens must be used and may be brick, stone, masonry, site-built wood lattice, PVC lattice or vertical or horizontal spaced wood boards. Diagonal lattice are not allowed.

Materials allowable on porch ceilings are to be tongue & groove decking, bead-board, board & batten, or exposed rafters. Wood or DRB approved synthetic materials must be used. Porch ceilings must be either stained or painted.

Columns on porches are to be properly proportioned and of an appropriate architectural style dictated by the homes design. Formal of columns such as corinthian typically will not be approved.

Posts, spindles or balusters are to be architecturally correct and made of wood or approved DRB material.

Double stack porches will be allowed site specific with DRB approval and will have a proportionally correct relationship between the first and second floor elements. Once again the minimum depth of a porch is 6 feet.

Portico and porte-cocheres are encouraged if they are a fit for the architectural style and do not overpower the house facade. Materials and colors are to match the main structure. Vehicles and other items must not be parked or stored in a porte-cochere for extended periods.

Decks

Uncovered decks shall be located on the rear of the house and be either painted or stained. As they are an extension of the house, they should be in keeping with the style, materials, color and detailing of the main structure. They should be designed to serve as an extension of the house.

Visual screening for the underside of decks must be screened with underpinning and/or landscape material large enough to provide complete screening upon installation.

Windows and Doors

Windows shall be appropriately sized and of a design which is architecturally appropriate for the style of the home. The locations and proportion should be consistent to provide a balance look as to style and proportion. All windows on the first floor must have a minimum header height of 8 ft. 0 in. (8'0") unless in a bay or as an accent window. No window screens on the house may be visible from any street, and where used, screening materials must be black or gray in color and housed in a wood frame. Storm windows or storm devices must have prior approval for materials used and location by the DRB. Glass block for exterior windows is prohibited. All windows shall have a 3 1/2 inch wide jamb trim and 5 1/2 inch wide head trim minimum.

Double or single hung windows pane patterns may range from 2 over 2 to 9 over 9 styles and are encouraged. If used, casement or awning windows shall be divided in a traditional way. With DRB approval, these grid patterns may be modified to allow for views toward the rear of the home site. Materials used for the window frames and mullions shall be the highest quality wood or aluminum or vinyl cladding. Vinyl windows will be considered on a case by case basis. Divided lights or simulated divided lights are required. No grids-between-glass (GBG) type windows or snap-on-grids are allowed. No mirrored film or unusual tinting will be permitted. Any bay windows shall be made of trim grade lumber, and the foundation on bay windows shall extend to the ground on all three sides if located on ground floor; alternatively DRB-approved architectural support brackets may be used.

Exterior doors also should be of a design which is architecturally appropriate for the style and proportion of the home. Front doors may be used in conjunction with side lights and transoms if style appropriate. Door trim shall be a 3-5 inch jamb and 5-5 inch head trim minimum. No sliding glass doors may be visible from any street and must be located on the rear of the home and must be french style. Acceptable sliding door style, material and location at DRB discretion.

Storm and screen doors are not permitted unless they give the appearance of an acceptable standard exterior door (reference above) and have prior DRB approval of location, style and materials.

Roof Eaves, Cornices and Trim

Deep eaves of 30 to 36 inches with exposed rafter tails are encouraged. All soffits and exposed decking shall be tongue-and-groove wood T-1-11 or a DRB approved synthetic material which shall be painted. Plywood is not permitted. Exterior trim is to be wood, PVC or cementitious fiber board, and shall be painted or stained. All cornices and trim should be in keeping with the style of the home and as an accent to its architectural theme, and may be either painted or stained wood with DRB approval. The incorporation of support brackets on gabled eaves is encouraged.

Shutters & Awnings

Shutters are an integral architectural element on low country homes. Shutters, wither planked or louvered style may be used if appropriate to the style of the home. When used, all shutters shall be operable with appropriate hinges and cast or forged holdbacks as appropriate. Each individual shutter should be sized to cover one half of the window opening. Approved materials are wood, or with DRB approval and upgraded composite.

Fabric awnings may be permitted on the rear of the home with DRB approval at their discretion based on site specific location. A sample of the location on home, material, and color of any proposed awning must be submitted to DRB for prior approval consideration for installation. Metal awnings are not permitted.

Dormers

Dormer windows and small rectangular accent windows are typically a low country design tradition. They should be appropriate in systole and aligned for balance with the main structure. Dormer roof forms may be gable, hip or shed. Windows should be appropriately placed in a dormer, centered without excessive headroom.

Roof & Gutters

The roof of the home is an important element to the overall visual impact of the structure. The primary roof of a house or garage shall have a minimum roof pitch of 9/12 unless a lower slope is style appropriate and approved by the DRB. Sited, Bay and dormer roofs may have a lower pitch as appropriate with a minimum of a 3/12 metal roof.

Flat roof decks, with DRB approval., may be permitted with accessibility to an adjacent interior room, but must be surrounded by a railing or balustrade.

Acceptable roofing materials are natural slate, wood shakes or shingles, or low profile metal standing seam, and fiberglass composition architectural shingles with a minimum of 30 year rating. All roof colors must be pre-approved by DRB with exterior color palette submission. No exposed fastener metal roofing allowed.

All gutters must be ogee or half round with round downspouts. No rectangular downspouts are allowed. Material shall be copper or anodized aluminum and color shall be harmonious with the architectural style and color scheme selected and approved for the home. Roof flashing shall be of like materials. All roof accessories such as vent stacks, vent fans and pipes shall match the roof color and be located away from public view.

Chimneys

Chimney style and proportion shall be in keeping with the style of the home. All chimneys must extend to the ground. Approved exterior chimney finish materials include stucco, stone, brick, and tabby. Wood and other types of siding are not allowed on chimneys. All prefab chimney cap terminations must be screened.

Garages & Garage Doors

Low country design tradition typically sets the garage apart as an ancillary structure. Within Rivers Reach the garage can be completely separate/connected with breezeway or as part of the main structure. The scale of the garage should be distinctly smaller scale than the primary house structure. The garage should match the house with the same materials, rood slope and detailing.

Unless otherwise approved in writing by the DRB, a minimum of one-car garages are required on all home sites and front-entry garages will not be allowed unless the available building site is not conducive for a side entry garage door appearance and in that case a variance from the DRB can be requested. Should DRB allow front entry garages on a specific home site the garage must be set back a minimum of 4 feet behind the main front wall of the home and must contain an overhead architectural detail roof element. This will only occur on a site specific, case-by-case basis.

If garages are not detached, courtyard entry; side entry; or where possible, rear entry are preferable.

Garage doors must be single garage doors and have a maximum width of 10 feet and must appear as carriage-house style doors with appropriate hardware to complete the look. A minimum spacing of 1 foot 8 inches is required between the garage door and any corner edge of the garage. Overhead doors are allowed, but they must appear to be out-swinging carriage doors. Flush or raised panel garage doors are not permitted. Garage doors shall either be painted or stained and approved by the DRB to include material used.

Garages are not allowed under a house unless overall building height requirements allow it.

Exterior Colors

Color palettes for the homes within Rivers Reach should reflect the Carolina Low Country tradition of whites, grays, and soft pastels. Exterior colors will be carefully evaluated for each site specific design submission. Actual sample of the colors and their locations must be provided to the DRB for prior approval. These color palettes should blend with the natural beauty and serenity of the land. True and roofing colors should act to compliment, rather than stand out.

Water Table

All homes, to include any ancillary structure such as a garage, must have water table detail. These water tables must be expressed in a horizontal band around the entire structure at the first finished floor height. The water table may be a wood band with a drip cap, or a masonry detail.

Outbuildings

No home site within the community shall have more than one outbuilding. A detached garage for design standard purposes is considered an outbuilding. The design and location of outbuilding in relation to the main structure is an integral part of the total plan approval process. Materials, style and color palette should be reflective of the main house structure and construction thereof should be of same quality. Small garden shed under 100 square feet will not be considered an out building.

Mechanical and Utility Equipment

Equipment such as, HVAC units, utility meters, electrical panels, condensing units, pool equipment, or other similar devices located outside of the house must be located in the rear or side yard. They must be screened from view by location and screening detail of all. Mechanical and utility equipment to be included with the final plan submittal and landscape design submission.

All propane tanks, if applicable, can be buried and the fill necks screened or screened above ground.

Wells are not allowed, except for irrigation purposes. Their location must be out of view from the street and within an outbuilding or the main structure so they appear as part of the structure and not visible.

Fences

Fencing is a useful design feature to help screen utility areas or other specific site features from public view. Fences can also be utilized as backdrops for plant screening to delineate one

property from another. Certain home sites may not be appropriate for fencing due to obstructing of views. Said decision shall be ash the sole discretion of the DRB. The maximum height of any fence may not exceed 6 feet at any point. This height maximum may be reduced by the DRB depending on location or site views. Fences shall not be located where they block views of other property owners or other visual features.

Fences may be constructed of wood, post & rail, iron/steel/composite pickets, or vertical board. All fencing should include a combination of column walls within the fence construction. Any metal fencing should be constructed of a durable rust-resistant material. All wood fencing must be either be painted, stained, or sealed. Colors for fencing must be pre-approved by the DRB. No metal chain link or plastic coated chain link fencing is allowed. Perimeter fencing also is not allowed.

Driveways

Driveways are an extended feature of the home site and should blend naturally with their surroundings. Maximum allowable driveway width is 12 feet. They should not be the prevailing feature of the site. All driveways will have an apron detail at the road edge approved by the DRB. Color and material used to compliment the transition from roadway to driveway.

Acceptable surface materials include stained concrete or acid washed concrete; tabby; brick; concrete pavers; or plantation mix.

Drivers located along a property line must be screened within the line with appropriate approved landscaping. Guest parking areas of up to two cars will be allowed and must coordinate with like materials used on the driveway. These areas must be screened with walls or landscape planting. Locations of these areas to be included with the final plan submission and landscaped design proposal to the DRB for prior approval. Driveways should allow for a turnaround at the garage.

Lots crossing a drainage ditch may require installation by the owner of a culvert. The size and detail specifications must meet any local, county, state or federal requirement. Headwall construction and materials used will be the decision of the DRB based on installation requirements proposed by the governing authority.

Walkways

Walkways just as patios, decks and terraces are designed to be an extension of the architectural style of the home and act as a transition from the house into the outdoors and its

natural surroundings. The scale and materials used should compliment the main structure. The use of all materials and colors must be approved by the DRB as part of the landscape plan submittal.

Lighting

The use of landscape lighting should be limited to paths, walkways and driveways. Low wattage is required, All landscape illumination fixtures must have a hooded cover. Down lighting is the preferred method. This helps reduce any glare or intrusion of bright lights to adjacent neighbors.

No floodlights and spotlights on roof soffits will be permitted. Path lighting must not exceed 3 feet in height above the ground. Landscaping with plantings and shrubs is recommended to blend these fixtures into its natural environment when not in use.

Colored exterior lighting is prohibited, except for Holiday seasonal lighting which may be installed on December 1st and removed January 1st, (30 day period only).

Each home site may install decorative lampposts. The maximum height of the light and post shall not exceed 6 feet. The style and materials should be in keeping with the existing exterior fixtures of the structure and is subject to DRB approval.

Pools & Spas

In ground pools are allowed. All pools shall have fencing enclosure in compliance with any local county or town ordinances applicable and of an architecturally acceptable style (see fences section). Pools will be allowed in the rear or side yard areas only. Pools are prohibited on street side or corner lots. Above ground pools, either permanent or portable are not allowed.

- * Pools and decks 18 inches above existing grade must meet all building setbacks requirements.
- * Pools and decks less than 18 inches above existing grade have 10 foot side and rear setbacks.

All plans for swimming pools and decks are subject to DRB approval and must be submitted with accompanying landscape plan detailing.

Above ground spas are allowed in rear and side yards. they must be enclosed with approved skirting materials with DRV approval. As able, they are prohibited on the street side of corner lots. All pool or spa equipment must be housed and screened from view as referenced in the mechanical and utility portion of this document.

Docks

The state of South Carolina Department of Natural Resources (DNR) will establish the design of all docks and their site location. Materials and architectural elements are to be approved by the DRB.

Recreational Vehicles

All homeowner-owned recreational vehicles, such as trailers, motor homes, campers, boats, canoes, golf carts, four wheelers, motor cycles and bicycles must be parked within a garage or designated RV/Boat storage area. Recreational vehicles of guests visiting property owners will be allowed to park in home driveway for a period not to exceed 7 days.

Decorative & Misc. Elements

Decorative objects such as sculptures, birdbaths, fountains shall not be placed or installed on the front, street side or side yard of any home site or within view of any street. Rear yard decorative objects are subject to DRB approval and limits.

Clotheslines are not permitted on any home site.

Tennis courts are not allowed in individual home sites.

No in ground flagpoles allowed. One decorative/ seasonal flagpole displayed from the house will be allowed.

Swing sets designs, materials and locations will be permitted on a case-by-case basis at the discretion of the DRB.

Pet enclosures, pet houses, basketball goals, tree houses or similar site related improvement structures are generally not allowed, but will be reviewed by the DRB on a case by case basis for possible exception on some specific home site locations. Final decision is at the discretion of the DRB. Any exceptions approvals must be in writing from DRB.

All household trash receptacles must be located in the service yard. An approved enclosure or screening is required or storage in a garage is required. All trash receptacles shall be roll-out cart type, as required by your trash collector. Trash cans shall not be placed at the street curb more than 12 hours prior to collection day and must be removed from the street curb within 12 hours after trash pick-up.

Any miscellaneous equipment that cannot be stored in the garage structure or discreetly screened (as approved by DRB) are required to be stored off-site at the owners expense.

Uniformed Mailboxes

The specific style type, color and manufacturer will be provided to the homeowner by the DRB. The owner/builder will purchase the approved mailbox and install on home site prior to occupancy. The installation regulations are that it be installed 24 inches back from the inside (house side) of the curbing at a height of 36 to 42 inches from the bottom of the box of the ground. Front of the mailbox may not overhang into the roadway.

Antennas

No outside antenna, satellite dish or similar device shall be permitted except for an antenna that is designed to receive direct broadcast satellite service and is one meter or less in diameter. Placement must be on the rear of the home and not visible from any street. Plans showing the equipment type and the proposed location of the device must be submitted to the DRB prior to installation. Approvals will be evaluated at the next regularly scheduled monthly DRB meeting. Approvals will be provided in writing by the DRB.

Signage

No signs, banners or marketing identification items For Sale, For Rent, For Lease are permitted on any home site, in the windows of any home or structure, on any deck, on any road right-of-way, common area, or easement area at any time unless placed by or at the discretion of the developer. One small 14 ½" by 4" Available sign with a telephone number shall be allowed and placed into the ground in front of each lot that is for sale. Their design also will be provided by the DRB and ordered by the homeowner or lot owner.

The DRB will approve builder signs and permit boxes. The purpose of these signs is to identify job sites and speculative construction. Builder sign to be removed at occupancy.

Builders and the developer are specifically permitted to place signs at locations and of designs approved by the DRB.

Landscape Design

There is a rich and wide variety of plant species and natural ground cover vegetation in our coastal area. From the tree canopies to the ground cover, each plant selection should work in harmony with the existing vegetation of each lot. Our goal from the street with the landscape design is to make the house feel as if it is nestled in the natural environment. Dense evergreen planting between home sites will help provide additional privacy. Natural areas which disturb less of the existing vegetation or restoration of that natural state are encouraged over expanses of grass. Attention to maintaining views from your home site, as well as, adjacent lots is required and will add to the overall beauty in Rivers Reach.

Initially, a preliminary landscape plan is to be submitted for review with the plan review submittal package. The final landscape plan will be submitted for DRB approval no more than 180 days from plan approval date and not less than 60 days from estimated certificate of occupancy. As

noted in the submittal process section. This final landscape plan must be completed by a landscape architect or landscape designer. No installation or implementation of said plan may be initiated until letter of landscape plan acceptance from the DRB is delivered to the owner/ builder.

Our primary goal is to minimize any disturbances of existing trees, shrubs, or ground cover during construction. All plan submittals must include a tree surgery. This tree surgery shall be used as an aid in developing preliminary plans. Preservation of trees is a high priority in house site placement, driveway locations, utilities and other site specific elements.

Trees 6 inches in diameter/3 feet above the ground may not be removed outside the building envelope or clearing for driveway areas. Any other tree cutting must be approved by DRB at their discretion as part of the final landscape plan. Violation of these guidelines will result in fines and/or requirement for replanting.

Prior to any clearing or construction commencement fencing must be installed around within the construction zone. From the edge of the trees to prevent compaction and damage over the root system extending to the edge of the drip line of the subject tree. No equipment storage or parking will be allowed within these preserved areas. Any weed or debris removal within these areas must be done with hand tools.

Architectural Design Standards

There are four site type homesites with Rivers Reach and they include:

Riverfront; Marshfront; Lakefront; & Interior

Setback Requirements

Front: 25 ft. minimum

Side: 10 ft. minimum

Rear: 20ft minimum

Note: Perimeter lots shall have a minimum 25 feet rear setback except where said boundary is a jurisdictional wetland or recorded conservation easement, then the setbacks and buffers shall be negotiated by the state and federal agencies having jurisdiction.

Note: Front setbacks are measured from the property line to the closest edge of the structures over 18".

Note: Corner lot home sites may have additional site specific setback requirements.

Note: Maximum setback standards will be site specific and must require Rivers Reach DRB approval.

Rivers Reach Square Footage Requirements

- Note: 1 1/2 story homes are considered to be multi-story homes
- Note: Dwelling area shall mean the total square footage of a dwelling (excluding garage) this heated and air-conditioned.
- Single & Multi Story A single or multi story home located on an interior or Lakefront Site shall have a minimum of 1,450 square feet of heated area, and a single or multi story home located on a marsh front or deep water site shall have a minimum of 2000 sq' of heated area.

DRB reserves the right to reduce or increase minimum floor areas and/or garage requirements on specific home site should they deem necessary at their discretion.

Design Review Purpose & Procedure Process

It is suggested that the builder and architect along with the owner visit the home site prior to beginning the design process. By doing this, the architect can design a site specific structure that complements the natural surroundings in creating the owner's vision, while setting the overall community goal of the developer and the DRB.

The design board is comprised of three members initially appointed by the developer. The members and number thereof are subject to change at the discretion of the developer. Modifications and changes to these design guidelines and standards may be periodically required and implemented by the DRB as necessary.

The main purpose of this board is to maintain a set of standards to assist the homeowners in their design and construction process while creating the community theme and maintaining the natural beauty of the surroundings of Rivers Reach.

The property owner should provide the following to their builder and architect/designer for review prior to beginning the design process.

1. Copy of the recorded plat of the community
2. Declaration of covenants and restrictions
3. Architectural standards and guidelines
4. Any applicable site specific restrictions or easement
5. Design review board procedures and related submittal forms
6. Applicable fee structure for review process

The DRB meets the third Wednesday of each month and any preliminary or final plan review submissions need to be received at the DRB office one (1) week prior to the regularly scheduled meeting date.

Important Internal Consideration

All home designs submitted to the DRB for approval must have been completed by a South Carolina registered architect or residential designer, the owner, builder, architect/designer are required to read and understand these guidelines.

*It is the responsibility of the architect/designer, builder and owner to follow these guidelines when designing and building the home. If at any time during the building process and at final approval, it is discovered that all the aspects of the home do not follow the guidelines and a variance has not been requested and approved, the DRB has the right to request that the portion of the home not following the guidelines be corrected to conform to the guidelines. Failure to conform to the guidelines will result in fines being deducted from the construction compliance head on deposit

*Homes should be positioned on the lot to minimize the removal or the trimming of all hardwoods and other large trees including pines.

- * Your home must be completed within twelve (12) months after you received a building permit, unless written approval of an extension is granted by the DRB.
- * No cleaning of your lot or commencement of vertical construction can take place without written DRB authorization.
- * Following the final review and approval, it is the responsibility of the builder and/or owner to submit any changes made to the homes plans to the DRB. These changes must be approved by the DRB prior to changes being implement.

Review Process and Review Fee Schedule

The DRB requires A phased process in which preliminary and final plans are reviewed for approval. This is done to avoid unnecessary expense and time delays for the owner.

Submission Requirements

1. Design review application (see design review submittal forms list)
2. Applicable review fee amount (see fee schedule)
3. Three sets of plans must be submitted to the DRB
4. The plans should be blueprint formatted. (penciled in comments will not be considered in the review process). Plan size and scale should be 24" X 36" and 1/8"=1' for the site plans and 1/4" =1' for the building plan. All variances to the guidelines must be clearly noted and specifically requested in writing.
5. All servers must be signed and sealed by a licensed land surveyor.

Preliminary Review

Site Plan:	1/8" = 1'0" with all existing trees and topographic information; outline of all vertical construction, setbacks, finished floor elevations, walks, drives, pools, and outline of structures on adjacent property.
Floor Plans:	1/4" = 1'0" scaled completed with decks, services yards and stairs
Exterior Elevations:	1/4" = 1'0", Front & rear elevations at a minimum ; including accurate indication of final grades. Indicate exterior materials and extent.
Stake Out:	All vertical construction to be staked out and trees to be removed marked with red tape.

Final Review

This submission demands the greatest level of detail. Upon approval, it will mean construction can begin after all required county permits are obtained. All changes made to the preliminary plan and responses to the DRB's comments must be submitted in writing to the DRB and the following required items must be attached for submission to be placed on the next meeting agenda.

Required Items for Final Review

Site plan at 1/8" equals 1'0" scale showing:

- * Topographical one foot contours, lot corners and center spot elevations of the original grade
- * Footprint of any adjacent homes
- * Location and type of trees over 6" diameter measured 3' above grade that are to be removed. All trees should be shown to scale, including foliage outline. Tree protection for all significant specimens must be indicated.
- * Property lines and building setback lines
- * Perimeter of all vertical construction, dimensioned perpendicular to the property line at the closest point.
- * Roof plan accurately showing the extent of overhangs, including roofs for covered decks, porches and pools.
- * Major features on adjacent properties within 25 feet of the property line (I.E. roads, paths, marsh, lagoons, swales, culverts, decks, patios, driveways, pools, coastal council setback lines).
- * All horizontal construction including driveways, parking areas, paths, walkways, pools, patios, and etc.
- * Grading drainage plan indicating all planned changes from existing read with 1'0" contour lines showing off runoff direction.

- * Location of any service yard used to house meters, HVAC, and/or pool equipment.
- * Finished floor elevations for all floors, garages, patios, porches and decks.
- * Location of all utility paths from street to house (I.E., electric, gas, water, sewer, and telephone, if applicable).
- * Planned location of port-a-lets, dumpsters and material staging areas.

Architectural Plan at 1/4" equals 1'0" showing:

- * Fully dimensioned floor plans, including decks, terraces, porches, pools, patios and etc.
- * Computations of heated floor space for each floor and total heated area.
- * Elevation drawings of front, rear, right side and left side of the home. (non rectangular designs may require more than four elevations).
- * Building section
- * Typical construction details, wall section, corner detail, privacy fence/wall detail, service court fence/wall detail, chimney cap detail, exterior steps with hand-rail details and all other details necessary to explain the materials and finishes to be used on the exterior of the building(s). All details must be properly keyed to the elevations.
- * Electrical plan

Landscape Plan at 1/8" equals 1'0" scale

The landscape plan must include an overlay of proposed plant materials for the entire site with particular focus on key elevations of the house (I.E. side entry, garages, blank walls, high foundations and etc.).

For all plant materials, including trees, shrubs and ground covers, graphically depict each in a scale representation equal to its planted size and label each type-variety with a symbol. Provide a separate listing on the landscape plan that associates the plant symbol with its botanical and common name. Include quantity and size (height and spread) for all plantings.

The DRB, at its sole discretion, will determine at final inspection if the landscape plan is adequate or if additional trees and/or plants are required. This holds particularly true for landscaping that is used to screen highly sensitive areas such as swimming pools, garages, service yards and driveways that are close to adjacent lots.

Samples of exterior colors and materials

Samples of the color and finish for all exterior materials must be provided. These must include siding, trim, and roofing materials. Color samples must be submitted on the actual materials proposed for use. ~~They should be submitted on a 8" X 10" color board.~~ If stucco is used on the main body of the house, a separate 8" X 10" color board for the stucco will need to be included. These samples are most important to both the owner and the DRB in evaluating the eventual appearance of the house since color chips vary greatly from actual applications.

Variance Requests

If the proposed construction includes any variances from the design guidelines stated herein, they must be requested specifically on the application form. The DRB reserves the right to consult with affected property owners in deciding the merit of any variance request. If a variance is discovered that was not requested on the application, the application may need to be resubmitted reflecting the appropriate resolution.

If a variance is not properly requested, any approvals previously granted may be voided. It is the owners and their architect's/designer's responsibility to identify and request a variance. In general, a variance will be granted only when unique site conditions would make compliance with guidelines impractical.

Plan Submission Approval

If the plan is approved, the DRB will notify the builder in writing. At that time, the builder and owners shall execute and return to the DRB office the property owner/builder affidavit, along with the compliance deposit check in the amount of \$2,500.00 made payable to Rivers Reach HOA and provide copies of all required permits. Upon receipt, the DRB will issue the design review board/approval permit to be posted on site with the building permit.

Please note: Plans that have been approved may not be transferred to another owner or used on another lot without re-submission to DRB for approval.

If the project is disapproved, a letter stating the reason for disapproval will be sent to the builder. Revised plans may be resubmitted with a letter explaining any corrections and/or modifications. After said re-submittal any additional plan reviews required may result in an additional review fee being applicable.

Site Inspection

Prior to commencement of any construction, a final site inspection by the DRB is required. Builder is required to attend said inspection.

All proper vertical and horizontal construction must be staked out in accordance with the final approved plans. The sides and rear property lines must be strung. All required trees according to DRB guidelines must be marked with yellow tape and tree protection fencing installed to edge of drip line on substantial trees within construction zone.

Where property is adjacent to leaks, marsh, river or existing homes additional fencing and maintenance shall be required during construction to keep construction debris on subject lot.

Compliance Assurance

The DRB has no responsibility to monitor the builder or to assure the property owner that his plans are being built properly. The DRB shall have the right for random checks of the progress of the construction of the home to assure compliance with approved plan submission and guidelines and adherence to construction site requirements.

It is the builder's responsibility to make sure that all trenches for utility lines are dug according to the approved site plan. Errors in location resulting in damage to significant trees will result in forfeiture of the builders compliance deposit.

Ultimately the completed project inspection will mitigate issues of non-compliance. However, to prevent a catastrophic error in the location of the home the DRB requires that a foundation survey along with an elevation certificate of the finished first floor, be submitted for approval immediately after the floor system or slab is in place. ~~No further construction may take place until this approval is received.~~

The DRB over the duration of the project will monitor the job site for unsightly conditions, tree protection, maintenance of barrier fencing and etc. Builders will be notified of any violations. If violation is not corrected within 24 business hours the builder will subject to forfeiture of all or part of their compliance deposit. Repeat violations could result in shut down by the DRB of the house project.

External Changes and Additions

No external changes to the approved plan submittal for the project will be allowed without DRB approval. Work on such changes must not be initiated until the DRB renders its decision on the proposed changes in writing. Interior changes that do not affect the exterior of the building do not require DRB approval.

Inspection of Completed Project

When the construction project is completed the builder shall submit the following to the DRB.

- * A letter certifying that all construction has been completed in accordance with the plans submitted and approved by the DRB.
- * 8" X10" color photographs of all building elevations including views of critical landscaping requirements.
- * All building materials, port-a-lets, dumpsters and construction equipment and signs must be removed prior to final site inspection.

If the DRB determines, through its inspection, that the construction and landscaping are in accordance with the approved submittal plans, the DRB will issue a letter of construction acceptance and request release of compliance fee deposit (\$ amount refunded will be \$2,500 minus applicable deductions during construction). Receipt of check will be within 14 business days of issuance of letter of construction acceptance.

Design Review Fee Schedule

- A. \$500.00 Design review (main house & garage), due at plan submittal

Made payable to: Rivers Reach

Non-refundable upon plan submittal

Plan approvals are valid for 18 months from the date of approval to begin construction before re-submission with the related processes and additional reviews fees being applicable.

B. \$2,500.00 Compliance deposit fee. Due at plan approval.

Made payable to Rivers Reach

Compliance deposit fees are due prior to construction start-refundable after final inspection and issuance of letter of construction acceptance and compliance. Allow 7 business days for refund.

C. Future additions-fees bacon on square footage of addition

100-400 SQ. FT	\$250.00 REVIEW FEE	\$500.00 COMPLIANCE DEPOSIT
401-1000 SQ. FT	\$350.00 REVIEW FEE	\$750.00 COMPLIANCE DEPOSIT
1001-& UP	\$500.00 REVIEW FEET	\$1,000.00 COMPLIANCE DEPOSIT

Review fees are non-refundable
Compliance deposit fees are refundable
(Minus any deductions if applicable)

Detailed plans, site locations, materials and colors must be attached to the home addition/modification submittal. All local, state or county permitting requirements must be obtained and a copy attached to the application at time of submittal. Same modification/approval notifications shall apply.

Send To:

Rivers Reach at Pocatoligo
C/O ARB
166 Bull Point Dr.
Seabrook S.C. 29940