

WEDGEFIELD PLANTATION ASSOCIATION POLICY MANUAL

SECTION III.

ARCHITECTURAL REVIEW COMMITTEE

1. CREATION

1.01 Planned Unit development

Wedgefield Plantation is a private residential development designed as a Planned Development (PUD), which has been approved by the Georgetown County Planning Commission and the Georgetown County Council. The Planned Unit Development provides a comprehensive plan for the overall development of Wedgefield Plantation.

1.02 Administration

The Wedgefield Plantation Association (WPA) has created an Architectural Review Committee (ARC). The ARC may establish such rules, regulations, procedures, guidelines and reasonable fees as are necessary to achieve its purpose and objectives.

1.03 Purpose of the Wedgefield Plantation Architectural Review Committee

- Preserve the natural beauty of Wedgefield and its settings,
- Continue Wedgefield as a pleasant and desirable environment,
- Establish and maintain a harmonious design for the community,
- Promote and protect the value of properties within the Plantation.

1.04 Objectives:

The architectural and design approval process is directed toward attaining the following objectives:

- 1.04.01 Preventing indiscriminate, excessive, or unsightly earth moving or clearing of proper Removal of trees and vegetation which could cause disruption to natural water courses **destruction** of natural landforms. "See Section 5.03."
- 1.04.02 Ensuring that the location and configuration of structures are visually harmonious with the terrain and vegetation of the surrounding properties and structures.
- 1.04.03 Ensuring that the architectural design of structures and their materials and colors are visually harmonious with Wedgefield Plantation's overall appearance, history, and cultural heritage, with surrounding development, natural landforms, native vegetation with development plans.
- 1.04.04 Ensuring that any development, structure, building, or landscape complies with the provisions of this document.

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Terms such as "good taste" and "sound design" are difficult to describe. The ARC simply seeks to control the proper integration and correlation of the various architectural elements that are being proposed by the design professional or owner for each structure.

The owner and architect should visit Wedgefield prior to beginning the design process. While at Wedgefield, they should visit the building site and observe other homes in the area as well as the overall Wedgefield environment. A member of the ARC can meet with the owner or architect at this time with proper advanced notice.

1.07

Disclaimer:

No approval of plans, location, or specifications by the ARC and no publication of architectural standards or guidelines shall be construed as representing or implying that such plans, specifications, or standards will, if followed, result in a properly designed and constructed residence complying with the Georgetown County Building and Zoning regulations.

2

APPROVAL PROCESS AND PROCEDURES

2.01

Process Steps:

In order to provide a uniform and systematic review of all proposal designs, plans and construction at Wedgefield, the following sequence has been established:

1. Office clerk assign project cover page. Appendix III-1
2. Sign a WPA Compliance agreement. Appendix III-2
3. Formal Application and payment of fees (See Section 2.05) Appendix III-3
4. Sign work rules. Appendix III-4
5. Review of all, prints materials and final design.
6. Site layout, and staking and tree inspection.
7. Final approval and signing of application for Architectural review- Appendix I
8. Issuance of Wedgefield Building Permit- Appendix III-5
9. Periodic inspection of site and construction
10. Final inspection and approval of construction- Appendix III-6

2.01.1

Record retention for ARC Applications and related Associations Documents shall be five years. (Rev. 3/19/19)

2.02

Licensed and Approved Designers, Engineers, and Builders:

To insure that Wedgefield Plantation maintains a high quality of design, all plans for construction of dwellings and other buildings or structures at Wedgefield must be designed or drawn by an architect, designer, engineer, or builder, or the owner. Structural engineering, if required, must be completed by a licensed/certified structural engineer.

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C. ARC Review Fee	25.00 Non-refundable
TOTAL FEES.....	\$300.00

The following projects do not require deposits, but do require ARC approval: exterior color change, satellite equipment, irrigation well, pet area w/o pad, recreational equipment w/o pad, and small tree removal no larger than 8" in diameter four feet from grade (not lot clearing). (Rev. 5/21/13) (Rev. 7/18/17)

Note: The above fees are subject to change with proper notice. Fees for plans not approved shall be refunded.

The above deposits will be held by the Association and will be refunded at the final inspection period less any penalties for noncompliance, damages, and/or implementation of specific conformance to the plans set forth in the approval and permits issued by the ARC. A portion of the landscaping must have been completed prior to the refundable deposit being authorized. Landscaping: Grass (either sod or grass seed that has matured to two inches in height) in the front and side yards and 25 feet of the rear yard or to the property line, whichever is the shortest distance, and plants around the house foundation. The non-refundable deposits will be utilized by the Association for maintenance at other association costs. Appendix III-6

Trash refers to any building materials or construction waste, which is unsightly or scattered both on and off the construction site. Damage refers to any damage to the roadways, natural areas, drainage pipes and ditches, or plants in the plantation, as well as those of the adjoining properties whether they are developed or not.

The Owner or agent should include all requested information and payment of fee and deliver them to the ARC or its agent.

2.06

Design Review and Approval Process:

Prior to the approval of the application, a review of the Owner's plan and submittals will be conducted to determine the compliance with the design requirements of the ARC.

The Owner or agent should furnish two (2) sets of the required plan documents to the ARC, prior to any on-site work commencing. After the plans have been reviewed by the ARC, the owner/agent will be notified and one set of the plans returned to him with the ARC comments if needed. The ARC will retain the second set of plans until the ARC final inspection is completed and satisfactory. Only after the ARC Final Inspection is complete the Certificate of Occupancy request may be submitted to the County.

The plan documents shall include the following:

2.06.01

A site plot plan drawn to scale not smaller than 1"= 20' which shows the following:

1. Owner's name and telephone number(s)
2. Architect, engineer, builder, or designer that has drawn the plans. Include the name, address, and telephone number.
3. North arrow and scale.

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(6) months of the issuance of the permit. Extensions may be issued with proper ARC approval.

Plans submitted for review approval, or any portion thereof may be disapproved upon grounds, which are consistent with the purpose or objectives of the ARC, including purely aesthetic considerations.

2.07

Stakeout Inspection:

At any time after being notified by the ARC of the approval of the site plan and proposed dwelling, stakeout of the lot shall be undertaken as follows:

1. The property lines and outline of the foundation of all the structures should be identified by a series of stakes connected by string.
2. Any trees to be removed should be flagged with surveyor's ribbon or equivalent. "See Section 5.03."
3. A member of the ARC will inspect the staked out site and his / her report will be a part of the final review.
4. Absolutely **NO CLEARING** will be done prior to the inspection and written approval of the ARC.
5. Upon completion of the stakeout inspection, the ARC shall issue a Wedgefield Building Permit (**Appendix III-5**), which shall be posted along with the Georgetown County Building Permit at the construction site.

~~6. When the Owner is ready to commence construction, the ARC will require the following deposits:~~

A. Trash Control/Damage Deposit\$3,500.00 (Refundable
(Rev. 7/20/21))

Trash refers to any building materials or construction waste, which is unsightly or scattered both on and off the construction site. Damage refers to any damage to the roadways, natural areas, drainage pipes and ditches, or plants in the plantation, as well as those of the adjoining properties whether they are developed or not.

OR

A-1 Damage control (**Other Construction Change**).....\$ 250.00 (refundable)

~~B. Construction Road Use Fee\$2,000.00~~

The above deposit (A) or (A-1) will be held by the Association and will be refunded at the final inspection period less any penalties for noncompliance, damages, and/or implementation of specific conformance to the plans set forth in the approval and permit issued by the ARC. A portion of the landscaping must have been completed prior to the refundable deposit being authorized. ~~The non-refundable deposits will be utilized for the Association for maintenance and other association costs.~~

2.08

Inspection of the Property

The right to enter into and upon the construction site is specifically reserved by the Association and/or its agents and representatives to visit all or any portion of the Owner's property

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Governor Johnston Lane
Haig Court
Jericho Court
John Green Lane
John Waites Court
King George Lane
Live Oak Lane
Patriot Lane
Pine Grove Lane
Pool Place (condos)
Possum Trot Lane
Retreat Lane
Ricefield Place
Robert Conway Court
Swamp Fox Lane
Wedgefield Road
Wedgefield Village Road
William Screven Road
Wraggs Ferry Road

Setbacks:

Front: 25 feet
Sides: 15 feet
Rear: 15 feet

The Arbors: Lots 1 to 27

Affiliated streets:

Robert Conway Court
Sedley Court

Setbacks:

Front: 25 feet
Sides: 10 feet
Corner 15 Feet
Rear: 15 feet

The Enclave:

Affiliated streets:

Lots 434 to 501 and lots 454 to 482

Francis Parker Road
Joanna Gillard Lane

Setbacks:

Front: 25 feet
Sides: 10 feet
Corner 15 Feet
Rear: 15 feet
Waterbody Rear 20 feet

The Village:

40 Lots

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- d. ~~Homeowner~~ **Property owner** will be responsible for maintenance of all drain ways. ~~Homeowner~~ **Property owner** is responsible to maintain drain ways, located in the right-of-way, clean and free of all yard debris such as limbs, leaves, and pine needles, etc. Significant repair or maintenance should be requested through the Drainage Committee.
- e. All elevations will conform to surrounding elevations to ensure proper drainage. One-inch per 100 feet.

4. Compliance.

All homeowners will comply with this policy. The Association reserves the right and will enforce this policy at the Homeowners expense.

3.03.04 Retaining walls may be used to reduce areas which need grading, or to preserve vegetation. The design of such walls must be approved and be in keeping with the natural site and home to be constructed.

3.03.05 Runoff during construction must not cause damage to adjacent properties. ~~If it is necessary~~ Temporary silt fences must be ~~used~~ **erected** to control any erosion problem.

Roads to remain clear of runoff, dirt, and mud.

~~**NOTE: No clearing of the site will be done without written ARC approval.**~~

4. BUILDING STANDARDS AND CRITERIA

4.01 Building Height: (35 ft. Max)

The maximum overall mean roof height permitted for single family homes, measured from the lowest point of the existing ~~grade or proposed foundation or slab~~ **to the top of the highest point, being the roof peak or ridge or, mean roof height.** Where applicable cupola, dome, widow's walk, elevator shaft or other similar feature, excluding chimneys shall be as follows:

Mean roof height measurement is taken from the point located between the highest point and the adjacent eave or overhang.

4.01.01 Outside flood zones "A", "AE", or "V"
Thirty-five feet (35) except in flood zones "A", "AE", or "V" as shown on the FIRM (Flood Insurance Rate Map)

4.01.02 Inside flood zones "A", "AE" or "V"
Forty-five feet (45) in flood zones "A", AE or "V".

All single family residences and other structures must be constructed and conform to applicable Federal Flood Zone regulations for the minimum finished floor elevations. These elevations vary throughout Wedgefield Plantation and are established by the FIRM. The owner's design and building teams should be thoroughly familiar with the requirements prior to commencing with the design and construction of the house.

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The architectural and design approval process is directed toward attaining the following objectives:

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Architectural Review Committee Jurisdiction:

In order to accomplish its purpose, the Conditions, Covenants and Restrictions state that no building, wall, fence, deck, walkway, driveway, or any other structure shall be erected or placed until the building plans, specifications, exterior colors and finish, plot plan (showing the proposed location and elevation of said structure, fence, deck, walkway, drives, and parking area), have been approved in writing by the ARC of the WPA which designates via By-Laws the ARC as its sole agent. (The WPA is actually the body approving plans).

Written approval shall also be required for any addition, alteration, or renovation to any existing building or structure if said addition, renovation, or alteration will change the exterior appearance of the building or structure.

Appeal Process:

Any property owner who has had plans denied by the ARC may appeal the ARC decision within seven ~~(7)~~ (14) calendar days of denial. A legibly written statement explaining why the ARC should approve the submitted plans will be sent to the ARC. The ARC then reviews the statement and either amends or upholds its decision, within seven ~~(7)~~ (14) calendar days, with an explanation. If the ARC does not amend its decision and the applicant refuses to change the plans, the applicant may request in writing, that the plans, ARC decision, written statement, and ARC explanation be forwarded to the Legal Committee/~~Board of Directors~~. The Legal Committee/~~Board of Directors~~ will review these documents to see if the ARC violated the Covenants, Conditions and Restrictions (CCRs), federal, state or local regulations, ARC guidelines, or By-Laws. If no ARC violation is found, ~~the process stops and the ARC decision stands~~ the Legal Committee shall refer the appeal to the full board for a final decision. If the Legal Committee/~~Board of Directors~~ finds a violation, it is reported to the Board of Directors. The Board of Directors then instructs the ARC to amend its decision.

In addition, written approval shall also be required prior to any land clearing, tree removal, grading, dirt removal or addition, or drainage work to any property in the Plantation. "See Section 5.03"

Architectural Design Concept:

It is the intent of the architectural review process and these architectural guidelines to promote and encourage the building of **harmonious** individual architectural structures that, when viewed together, produce a harmonious overall community environment. Therefore, each building should be treated, not as an individual creation or architectural entity within itself, but rather as a carefully planned addition to the total development.

At the present time no particular period, style, influence, or historical approach is specifically required at Wedgefield. The ARC does encourage design that is in keeping with the history and cultural heritage of the area as well as the present day appearance of Wedgefield. Most importantly, homes at Wedgefield should convey a feeling of permanence and endurance. Vacation type design and construction should be avoided. Elements that are encouraged are the use of exterior materials that are indigenous to this area and colors that are subdued or muted (as opposed to stark). Styles that are discouraged are designs with low flat pitched roofs.

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Pre-Application Research:

The Owner should select his or her designer, architect, engineer and/or builder, and it shall be the responsibility of the Owner to acquaint the building team with the ARC process and design guidelines. The design, construction and other building team members are encouraged to visit Wedgefield for an onsite tour of existing structures prior to beginning the plans. In so doing, the design team can creatively design or chose the dwelling in a compatible manner with the overall goals of the ARC. A member of the ARC can be made available upon request for an initial conference with the design team to explain the guidelines and concepts.

It is also advisable that the Owner obtain a topographic survey of the lot as soon as possible in order that the design team can make a proper site evaluation in accordance with the site planning guidelines that are part of the ARC procedures.

Conceptual Design and Layout Review: (optional)

In order to facilitate the approval process, the design team may prepare an informal conceptual sketch or photograph of the proposed building design and site layout to the ARC for their general comments and suggestions. The Boards representative will either make recommendations, or encourage the design team to the next step of the approval process.

Refusal or approval of plans, location or specifications may be based upon any grounds, including purely aesthetic considerations which the ARC in its sole and absolute discretion shall deem sufficient.

Application Submittal and Review Fee Payment:

An "Application for Architectural Review" (**Appendix III-3**) form must be completed and submitted by the Owner or his or her agent to the ARC before the commencement of any construction activity of any type. This application must be accompanied by payment of all fees (refundable and non-refundable) per the outline below after a final inspection:

Single Family Residence fee consisting of: *(Rev. 7/20/21)(Rev. 5/17/22)

A. Trash Contol/Damage Deposit.....	\$3,500.00	Refundable
B. Construction Road Use Fee.....	\$2,000.00	Non-Refundable
C. Drainage Fee.....	\$250.00	Non-Refundable
D. Administrative Fee.....	\$150.00	Non-Refundable
E. ARC Review Fee.....	\$100.00	Non-Refundable
TOTAL FEES...	\$6,000.00	

Other construction including, but not limited to, modification, sheds, decks, fences, patios, re-roofing, re-siding, etc. (Rev. 4/18/17), and large tree removal (Rev.7/18/17) (**Appendix III-8**)

A. Trash Control/Damage Deposit.....	\$250.00	Refundable
B. Construction Road Use Fee.....	25.00	Non-refundable

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C. ARC Review Fee	25.00 Non-refundable
TOTAL FEES.....	\$300.00

The following projects do not require deposits, but do require ARC approval: exterior color change, satellite equipment, irrigation well, pet area w/o pad, recreational equipment w/o pad, and small tree removal no larger than 8" in diameter four feet from grade (not lot clearing). (Rev. 5/21/13) (Rev.7/18/17)

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Trash refers to any building materials or construction waste, which is unsightly or scattered both on and off the construction site. Damage refers to any damage to the roadways, natural areas, drainage pipes and ditches, or plants in the plantation, as well as those of the adjoining properties whether they are developed or not.

The Owner or agent should include all requested information and payment of fee and deliver them to the ARC or its agent.

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Design Review and Approval Process:

Prior to the approval of the application, a review of the Owner's plan and submittals will be conducted to determine the compliance with the design requirements of the ARC.

The Owner or agent should furnish two (2) sets of the required plan documents to the ARC, prior to any on-site work commencing. After the plans have been reviewed by the ARC, the owner/agent will be notified and one set of the plans returned to him with the ARC comments if needed. The ARC will retain the second set of plans until the ARC final inspection is completed and satisfactory. **Only after the ARC Final Inspection is complete** the Certificate of Occupancy request may be submitted to the County.

The plan documents shall include the following:

2.06.01

A site plot plan drawn to scale not smaller than 1"= 20' which shows the following:

1. Owner's name and telephone number(s)
2. Architect, engineer, builder, or designer that has drawn the plans. Include the name, address, and telephone number.
3. North arrow and scale.

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4. Property lines with dimensions, bearings, and setbacks clearly indicated. (refer to item 3.02).
5. Elevations of lot corners, center of lot, edge of roadways, edge of lakes, water level and top of bank location if applicable.
6. Location of trees 8" in diameter measured at DBH (or approximately 54" above ground level).
7. Preliminary grading plan showing existing and proposed contours, culvert locations, sizes, inverts and flow directions, drainage and contour plan showing cut and fill requirements and any retaining wall or beam locations and heights.
8. Conceptual landscape plan.
9. Access to street, drives, parking, walks, decks and patio elevations.
10. Entry to lot for water, sewer, electrical, telephone and television service.
11. Building accurately located from property and setback lines. To be indicated as exterior walls with entry and stairs delineated, and roof and deck lines shown.

2 Elevation drawings, which show the following:

1. All four elevations at a scale of ~~1/8" = 1'~~ ~~or~~ 1/4" = 1' or larger.
2. Relation of building to grade level.
3. Height of structure and first floor elevation.
4. Overall height from grade level to highest ridge of roof.
5. Descriptions, samples, or literature of all exterior materials to be used which includes, siding, roofing, bricks, and colors to be used.

Note: Submit any and all color renderings, samples, photographs, or models that may be available.

3 Floor plan drawings, which show the following:

1. Each floor, mezzanine, and ground level plan at a scale of ~~1/8" = 1'~~ ~~or~~ 1/4" = 1' or larger.
2. Overall dimensions.
3. Square footage of structure.
4. Room use labeled.
5. All walls, windows, and doors.
6. All overhangs of floors and roofs.
7. Ground level plan to show foundations, enclosures, driveway location, stairways, and garbage and HVAC enclosures.

Note: The design team is to verify to the ARC that the minimum required square footage (1500 sq. ft.) of the dwelling has been met by calculating the enclosed living area lying above the "100 year flood elevation" as established by the Georgetown County Flood Damage Prevention Ordinance. See section 4.02.21 23 for more information on minimum square footage.

Please note that the construction of all approved structures must be completed within one year after the start of actual construction. Actual construction must commence within six

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(6) months of the issuance of the permit. Extensions may be issued with proper ARC approval.

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Stakeout Inspection:

At any time after being notified by the ARC of the approval of the site plan and proposed dwelling, stakeout of the lot shall be undertaken as follows:

1. The property lines and outline of the foundation of all the structures should be identified by a series of stakes connected by string.
2. Any trees to be removed should be flagged with surveyor's ribbon or equivalent. "See Section 5.03."
3. A member of the ARC will inspect the staked out site and his / her report will be a part of the final review.
4. Absolutely **NO CLEARING** will be done prior to the inspection and written approval of the ARC.
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A-1 Damage control (**Other Construction Change**).....\$ 250.00 (refundable)

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for the purpose of verifying compliance with the requirements of the ARC and the approved submittals and permits. The ARC will notify the Owner and/or their agents by mail of any fault found in the inspection of the property that does not comply. The Owner and/or agents will notify the ARC of the final stage of construction that will allow for a final inspection of the property. ~~Upon approval of the construction by the ARC,~~ After WPA Final Acceptance is complete the Owner or agent will notify the local building inspector for Georgetown County in order that the county may conduct its final inspection and issue the necessary Certificate of Occupancy to the applicant.

Future Improvement Review:

Any modification, improvement, addition or upgrade of any existing structure which changes the foot print of the structure must be submitted to the ARC for approval. A request for approval must contain the following:

1. Site plan of the proposed location of improvements.
2. Floor plans of the intended improvements.
3. Material and color samples to be used.

SITE PLANNING

Site Evaluation:

The positioning of a dwelling is a critical and important decision. The site plan concept should reflect functional needs as well as the site's characteristics. With regards to proper positioning of the structure on the lot, the ARC offers some of the following considerations and recommendations:

- o Note the best natural and man-made views and amenities from your lot.
- o Attempt to preserve the existing trees and other natural habitats.
- o Avoid blocking views that your neighbors have of marshes, golf course, etc.
- o Note and clear drainage ditches that need unimpeded flow.
- o Orient your home to take advantage of the summer shade and the winter sun as well as the prevailing breezes. Extend your driveway to the roadway, using the approved drainage culvert to give it a finished appearance.

Building Setbacks:

The following setbacks apply to Wedgefield Plantation except as follows:

465 Single Family Residential Lots:

Affiliated Streets:

Ballard Place
Captain Anthony White
Daniel Morrall Lane, Not Lots 37 - 52
Duck Pond Road
Francis Parker Road (Lots 330, 339 thru 352, 380 thru 391, 406 thru 415, 426 thru 433, 487 thru 489 & 502)
Governor Boone Lane

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Setbacks:

Front: 25 feet
Sides: 10 feet
Corner 15 Feet
Rear: 15 feet

The Enclave:

Lots 434 to 501 and lots 454 to 482

Affiliated streets:

Francis Parker Road
Joanna Gillard Lane

Setbacks:

Front: 25 feet
Sides: 10 feet
Corner 15 Feet
Rear: 15 feet
Waterbody Rear 20 feet

The Village:

40 Lots

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ted streets:

Daniel Morrall Lane (Lots 37 thru 52)
Robert Conway Court (Lots 1 thru 8 & lots 53 thru 58))

Front: 25 feet
Sides: 10 feet 16 feet Maximum for a 35' high structure Corner 15 Feet
Rear: 15 feet Waterbody Rear 20 feet

efield-Dragoon/Goelet Courts 24 Lots

ted streets:

Dragoon Court (Lots 416 thru 425)
Goelet Court (Lots 392 thru 405)

ks:

Front: 25 feet
Sides: 15 feet
Rear: 15 feet Waterbody Rear 20 feet

All construction over 6" above grade must conform to the prescribed setbacks. This includes patios, decks, and balcony overhangs.

Site Grading and Clearing:

- 1 Drainage considerations for individual sites are important and, therefore, should be kept to a minimum, and alteration to any existing drainage is prohibited without prior approval of the ARC.
- 2 Water runoff should be directed to existing natural swales or other natural drainage areas or to storm drainage facilities.
- 3 **Drainage During New Construction Policy**
 1. Starting
 - a. Contact Drainage and Architectural Review Committees for approval and instruction.
 2. Standards **for driveways as required:**
 - a. Plastic - Double wall approved by S.C. DOT and Georgetown County D.P.W.
 - b. Concrete - Reinforced approved by S.C. DOT and Georgetown County D.P.W.
 - c. **12 8"** minimum pipe, unless the water volume requires a larger diameter. Drain pipes must be approved by ARC and drainage committee/board representative.
 - d. Pitch 1" per 100 feet.
 - e. Bulkheads if needed
 3. Procedures.
 - a. Plans for drainage are to be submitted for approval by the Drainage Committee and the Architectural Review Committee.
 - b. Notification to the Drainage Committee of when the work is to start.
 - c. All drain ways and roadways are to be kept clear and clean during construction. **Temporary drain pipe required in the right-of-way during construction.** All completed work is to be approved by the Drainage Committee and Architectural Review Committee.

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- d. ~~Homeowner~~ Property owner will be responsible for maintenance of all drain ways. ~~Homeowner~~ Property owner is responsible to maintain drain ways, located in the right-of-way, clean and free of all yard debris such as limbs, leaves, grass, pine needles, etc. Significant repair or maintenance should be requested through the Drainage Committee.
- e. All elevations will conform to surrounding elevations to ensure proper drainage. One-inch per 100 feet.

4. Compliance.

All homeowners will comply with this policy. The Association reserves the right and will enforce this policy at the Homeowners expense.

3.03.04 Retaining walls may be used to reduce areas which need grading, or to preserve vegetation. The design of such walls must be approved and be in keeping with the natural site and home to be constructed.

3.03.05 Runoff during construction must not cause damage to adjacent properties. ~~If it is necessary~~ Temporary silt fences must be ~~used~~ erected to control any erosion problem.

Roads to remain clear of runoff, dirt, and mud.

~~NOTE: No clearing of the site will be done without written ARC approval.~~

4. BUILDING STANDARDS AND CRITERIA

4.01 Building Height: (35 ft. Max)

The maximum overall mean roof height permitted for single family homes, measured from the lowest point of the existing ~~grade or proposed foundation or slab~~ to the ~~top of the highest point, being the roof peak or ridge or~~ mean roof height. Where applicable cupola, dome, widow's walk, elevator shaft or other similar feature, excluding chimneys shall be as follows:

Mean roof height measurement is taken from the point located between the highest point and the adjacent eave or overhang.

4.01.01 Outside flood zones "A", "AE", or "V"
Thirty-five feet (35) except in flood zones "A", "AE", or "V" as shown on the FIRM (Flood Insurance Rate Map)

4.01.02 Inside flood zones "A", "AE" or "V"
Forty-five feet (45) in flood zones "A", AE or "V".

All single family residences and other structures must be constructed and conform to applicable Federal Flood Zone regulations for the minimum finished floor elevations. These elevations vary throughout Wedgefield Plantation and are established by the FIRM. The owner's design and building teams should be thoroughly familiar with the requirements prior to commencing with the design and construction of the house.

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Certain Canal properties and Golf Course properties may require various first floor living elevations, depending upon the specific lot location. It is the responsibility of the owner to determine the necessary elevation required for the specific building site.

Refer to Georgetown County Code, Article III, 319 and Exception to Height in Velocity Flood Zones. Georgetown County Code Article VIII, 806.

~~Mean-roof height measurement is taken from the point located between the highest point and the adjacent eave or overhang.~~

Exterior Building Standards and other Improvements:

- 1 **Antennas/Satellite Dishes:** Antennae and satellite dishes larger than one (1) meter (39.36 inches) in diameter are not allowed in Wedgefield Plantation. When satellite dishes are approved they must conform to the required setbacks.
- 1.01 External towers, radio, television, and other telecommunications antennas shall be prohibited in the plantation except that ham radio antennas may be permitted that are physically attached to the rear of the dwelling and do not exceed 25 feet in height. (Rev.12/17/19) (Rev.1/21/20)
- 2 **Boat houses will require "Single Family Residence" Fee (\$6000.00). See paragraph 2.05. (Appendices III-3,4,& 5)**
- 3 **Chimneys:** Capping of prefabricated chimneys must be shielded with the use of architectural devices.
- 4 **Color and Color Schemes:** Color samples of exterior surfaces are required in all cases. Wood tones and blends are encouraged. Stark vivid colors may be cause for rejection.
- 5 **Decks/Porches/Patios:** Decks, porches, and patios are recommended. When deciding where to place your deck, porch, or patio, keep in mind your own privacy and that of your neighbors. Be sure not to encroach on the required setback lines.
- 6 **Docks and Bulkheads require an ARC application. See Appendix III-9.**
- 7 **Fences:** Fences may be permitted in rear yards only. Plans must fully comply with the Architectural Design Process. Plans must be signed by the owner/agent. The fence must begin in a visual line at or behind the most rear line of the house **or as necessary as based on house design**. Any approved fence or fence corner must be at least **(3) three feet (1) one foot** from the nearest Wedgefield Country Club property line so as not to encumber Country club activities. Any approved fence must be inside the side and rear of the property lines. Fences shall not exceed (4) four feet in height and shall be of such construction and material to be an extension of the architectural style of the house.

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- 4.02.07.01 **Deer Fences:** When electric fences are used, consideration of neighbors is paramount. Installation of electrical fencing ~~can be~~ is a liability issue and the owner assumes total responsibility.
- 4.02.07.02 **Pet Areas:** (Dog kennels) must comply with the Architectural Design Process and not be larger than (6') feet high and (20') feet X (20') feet. Offensive or view restrict materials may not be used. Pet areas must comply with all setback requirements.
- 4.02.08 **Drives/Curb Cuts:** All residents shall have **concrete**, paved, or stoned driveways ~~an driveways~~ no closer than ~~(5') feet (1)~~ one foot to any side property line ~~at existing g~~. In cases of property plat restrictions, ~~this is not possible. In that case~~ the owner/ager must present a site plan to the ARC showing the length of the driveway that is closer ~~(5') feet (1)~~ one foot to the property line. This distance must be kept to the absolute minimum. The ARC encourages the use of only one curb (in/out) per lot to avoid the appearance of overcrowding. Driveways may require a drainage ~~culvert pipe~~ which be determined prior to construction and must be reviewed by the Drainage Committee.
- 4.02.09 **Foundation Treatment: Foundation skirting:** If a house is to be constructed on a sl crawl space that is not brick veneer, the skirting should be either brick or stucco.
- Due to flood elevation standards, habitable living areas generally are required to be elevated above grade. ~~In order to avoid "beach house" appearance,~~ The exterior design shall be such that the building's support structure's exterior finish is architecturally compatible with the rest of the house. If lattice or louvers are used, the material must be wood, **composite**, or heavy vinyl where the slats used in the construction of the lattice at least 1/4" thick.
- 4.02.10 **Garages:** The design of side loading garages is recommended and should be to the side or facing the neighbors' garage. No carports, boat sheds or lean-tos are to be constructed.
- 4.02.11 **Lighting:** Lighting can be provided for safe approach to the dwelling. Lighting sources should be concealed and light levels kept to a minimum so as not to infringe on neighboring properties.
- 4.02.12 **Mail Boxes:** Mailboxes should not be an architectural statement. The opening end of mailbox (not post) must be at least 1' - 0" off the edge of the pavement and the bottom of the mailbox must be a minimum of 42 inches above the ground and not more than 56 inches high. "The US POST OFFICE requests the mailbox to be as far off the street possible so the carrier can get his/her vehicle out of the traffic".
- 4.02.13 **Materials - Siding/Exterior:** Substantial natural materials are encouraged. Pressboard, hardboard, or composition board may be cause for rejection.
- 4.02.14 **Parking Area:** Driveways should provide adequate off-street parking for one car per bedroom.
- 4.02.15 **Pools, Outside Spas, Saunas:** The proposed area must be properly concealed, with proper property setbacks, and must be part of the overall home plan and design. No above

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ground swimming pools are permitted. **Temporary** children's pools are permitted, provided the pool does not exceed 8 feet in diameter or 18 inches deep.

- 5 **Recreational Equipment:** Swing sets, other playground types of equipment, outdoor gyms, materials and location must be submitted for approval. Recreational equipment must comply with all setback requirements. Recreational equipment ~~can be a liability issue and the owner assumes total responsibility; must not be placed in the front yard.~~

- 7 **Shingles:** If used, textured or relief type shingles are required. Samples must be submitted for approval.

- 8 **Roof Pitch:** Wedgefield ~~requires~~ **recommends** primary roof pitches between 6/12 and 12/12. Anything else must be approved.

- 9 **Service, Utility, and Storage Areas:** All areas of this type must be properly concealed or screened from view.

- 0 **Storage Sheds:** All sheds will be held to the following restrictions:

Maximum external area may not exceed 180 square feet provided:

1. Total square footage may not exceed .6 % of total lot size. Example: 20,000 sq. ft. lot may be permitted a 120 sq. ft. shed.
2. No length or width may exceed 16 feet as measured to the exterior of shed.
3. The maximum height of 12 'to be measured from grade to the top of the roof. (Rev. 10/20/15)
4. Color of siding and roof to blend with the house colors.
5. Should be placed as close to the house as possible to avoid blocking neighbors view and/or creating an eyesore for the neighbors.
- ~~6. May be fenced in but fencing should blend in with the house colors.~~
6. The ARC policies with regard to shed architecture and construction are flexible but will be used to keep the community as attractive as possible.
7. **Only one (1) accessory building (shed/outbuilding) is allowed per lot. See Article 5 of the CCRs.**

- 1 **Tennis Courts:** Private tennis courts are not allowed at Wedgefield.

- 2 **Windows:** Quality and finish/color of windows are considered to be an element of architecture. Therefore, they must be compatible with the quality and appearance of the dwelling.

- 3 **Minimum Square Footage:** All new home construction in Wedgefield Plantation according to our original Covenants & Restrictions, will have a minimum of 1500 square feet heated floor space. The lone exception to this requirement shall be a heated minimum of 1200 square feet for a single family home constructed on the following: Robert Conway Lots 1-8 and 55-60 and Daniel Morrall Lots 37-55. The justification for this exception is outlined in a letter from the Crosby Law Firm, LLC dated 4/20/18, subject Non-conforming home size in the "patio home area". A copy is on file in HOA Office. (Rev. 10/20/20). **The ARC recommends new construction at (1875 HSF).** This recommendation is in keeping with past trends. Most new homes approved and

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constructed in the past several years have been larger than the minimum stated. The minimum square footage stated does not include areas such as garage, deck, patio or

5. LANDSCAPE STANDARDS

5.01 Irrigation Wells:

Shallow wells are encouraged for irrigation purposes. The irrigation system should separate from the potable or county water system. If the two will be tied together, it is the responsibility of the Owner to follow all State and Local codes that apply. Deep wells (100+ feet) are not permitted.

5.02 Landscaping

Landscaping: Grass (either sod or grass seed that has matured to two inches in height) on the front and side yards and 25 feet of the rear yard or to the property line, whichever is the shortest distance, and plants around the house foundation.

Wedgefield Plantation was planned utilizing the natural elements of the plantation as much as possible. There are no strict standards of design and implementation for landscaping; the ARC requires that a conceptual plan be submitted. Appendix III-3 See list of recommended landscape plants.

5.03 Tree Removal:

The following guidelines are for lot clearing. Any hardwood tree (8) eight inches in diameter or larger, measured at breast height (DBH is approximately 54 inches at 4.5 feet above grade) that is outside the house footprint or driveway/sidewalk or that is outside the area that is within 10' of the foundation must be approved by the ARC for removal. ARC adheres to the Georgetown County Tree Ordinance. (Rev. 5/21/13).

5.04 Bank Stabilization:

All activities related to the waterways of Wedgefield Plantation must comply with Federal, State, and County regulations. Many of the activities associated with the waterways may be governed by the Nationwide Permit NWP 27. All necessary permits are the responsibility of the property owner. Notification, application and required approval must be provided to the ARC prior to commencement of work. See Appendix III-9.

Bank stabilization activities necessary for erosion prevention provided:

- a. No material is placed in excess of the minimum needed for erosion protection;
- b. The bank stabilization activity is less than 500 feet in length;
- c. The activity will not exceed an average of one cubic yard per running foot placed along the bank below the plane of the ordinary high water mark or high tide line;
- d. No material is placed in any special aquatic site, including wetlands;

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- e. No material is of the type or is placed in any location or in any manner so as to impair surface water flow into or out of any wetland area;
- f. No material is placed in a manner that will be eroded by normal or expected high flows (properly anchored trees and treetops may be used in low energy areas); and,
- g. The activity is part of a single and complete project.

Notification: The permittee must submit a pre-construction notification to the district engineer prior to commencing the activity if the bank stabilization activity: (1) involves discharges into special aquatic sites; (2) is in excess of 500 feet in length; or (3) will involve the discharge of greater than an average of one cubic yard per running foot along the bank below the plane of the ordinary high water mark or the high tide line. (See general condition **NWP 27**, Sections 10 and 404.

Bank stabilization activities in excess of 500 feet in length or greater than an average of one cubic yard per running foot may be authorized if the permittee notifies the district engineer in accordance with the "Notification" general condition and the district engineer determines the activity complies with the other terms and conditions of the nationwide permit and the adverse environmental impacts are minimal both individually and cumulatively.

PENALTIES AND FINES (Rev. 5/17/22)

Enforcement, penalties and fines:

The following is a schedule of fines that may be levied when a property owner, prime contractor or subcontractor violates the Conditions, Covenants, and Restrictions (CCRs) or ARC regulations. Fines will be deducted from the refundable portion of the deposit or assessed to the property owner. Failure to comply with Conditions, Covenants, and Restrictions (CCRs) or ARC regulations may result in withdrawal of Wedgefield Building Permit and suspension of all work.

1. Failure to post building permits in approved receptacle (after 1 warning)....\$25.00 per day
2. Severe damage to a Protected Tree (16"to 24" in diameter) \$300.00 per tree plus replacement.
3. Unauthorized Tree Removal during site clearing or construction:
 - a. Unprotected tree (8" DBH but less than 16")..... \$100.00 per tree plus replacement
 - b. Significant tree (16" DBH but less than 24")..... \$300.00 per tree plus replacement
 - c. Landmark tree (24" DBH or greater) \$1,000.00 per tree.
4. Damage to Common Property/Natural areas.....\$100.00 per occurrence.
- ~~5. Illegal parking of vehicles (after one warning)..... \$50.00 per vehicle per occurrence.~~
6. Unauthorized burning..... \$100.00 per occurrence
7. Unauthorized Site or Building plan change \$150.00 per occurrence. Changes must be approved by ARC.
- ~~8. Damage to roads (same as #4)~~

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9. Other miscellaneous violations after prior warning. Sanitation, littered construction site, dumpster location violation, contractor or subcontractor misconduct.....\$25.00 per day.
10. Unauthorized dumping of trash and other debris\$250.00 per occurrence.
11. Unauthorized construction or placement of play equipment, shed, etc...\$ per occurrence
- ~~12. Uncorrected violations:~~
~~Thirty days (30) after notification by the WPA Architectural Review Committee, uncorrected violations will be fined up to....\$25.00 per day~~
10. Failure to comply with all ARC Rules and Policies will require fees be paid upon notice of violation. Failure to pay will result in a STOP WORK ORDER being issued and suspension of building permit.

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Landscape Plants

<u>ical Names</u>	<u>Common Names</u>	<u>Botanical Names</u>	<u>Common Names</u>
<u>Ground Covers:</u>			
us Virginiana	Live Oak	Liriope Muscari	Liriope
olia Grandiflora	Southern Magnolia	Trachelospermum	
endron Tulipifera	Tulip Tree	Asiaticum	Asian Jasmine
us Falcata	Red Oak	Hedera Helix	English Ivy
us Michauxii	Cow Oak	Hedera Canariensis	Algerian Ivy
ubraum "Drummondii"	Swamp Red Maple	Vinca Major	Vinca
ium Distichum	Cypress	Aspidistra Elatior	Aspidistra
s Florida	Dogwood	Dyopteris ssp.	Wood Fern
stroemia Indica	Crepe Myrtle	Hemerocallis Fulva	Daylily
Augustifolia	Crab Apple		
Calleryana "Bradford"	Bradford Pear		
s Carolinaina	Cherry laurel	<u>Vines:</u>	
paca	American Holly	Gelsemium	
Canadensis	Red Bud	Sempervirens	Carolina Yellow Jasmine
i Nigra	River Birch		
olia Virginiana	Sweet Magnolia	Fiscus Pumila	Fig Vine
Taeda	Loblolly Pine	Rose Banksias	Lady Banksias Rose
Palustris	Long Leaf Pine	Trachelospermum	
Thumborgii	Japanese Black	Jasminoides	Confederate Jasmine
		Wisteria Sinensis	Wisteria
lium Distichum	Bald Cypress		
<u>s:</u>			
osa	Azalea		
llia Japonica	Camellia		
llia Sasanqua	Sasanqua Camellia		
i Cantoniensis	Reeve's Spirea		
a Cerifera	Wax Myrtle		
trum Japonicum	Wax Leaf		
nia Jasminoides	Gardenia		
a Canescens	Wild Azalea		
gnus Pungens	Elaeagnus		
Minor	Dwarf Palmetto		
ngea Quercifolia	Oakleaf Hydrangea		

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Appendix

Project Cover Page

Re: Architectural Review Committee Approval

The Conditions, Covenants, and Restrictions **are** applicable to all lots in Wedgefield Plantation. ~~requ approval, by the Board of Directors, of~~ All building plans, house location and elevation, driveways landscaping **are subject to approval by ARC**. The covenants provide for refusal of any plans at the “and uncontrolled discretion” of the Board, including “purely aesthetic considerations”. Pursuant to t authority the Board has delegated the authority to review and approve plans to the Architectural Rev Committee.

The Architectural Review Committee was created pursuant to the Wedgefield Plantation Association Laws. Denial of Architectural Review Committee approval is subject to an appeal process outlined i By-Laws. The By-Laws also provide the Board the authority to impose penalties for violations of th Covenants, **ByLaws, and policies of the ARC**. **The board may** apply to the Court for damages or injunctive relief, and to recover costs and attorney’s fees.

Appeal Process:

Any property owner who has had plans denied by the ARC may appeal the ARC decision within sev ~~(7)~~ **(14) calendar** days of denial. A legibly written statement explaining why the ARC should appro the submitted plans will be sent to the ARC. The ARC then reviews the statement and either amends upholds its decision, within seven ~~(7)~~ **(14) calendar** days, with an explanation. If the ARC does not amend its decision and the applicant refuses to change the plans, the applicant may request in writing the plans, ARC decision, written statement, and ARC explanation be forwarded to the Legal Committee/~~Board of Directors~~. The Legal Committee/~~Board of Directors~~ will review these documen see if the ARC violated the Covenants, Conditions and Restrictions (CCRs), federal, state or local regulations, ARC guidelines, or By-Laws. If no **ARC** violation is found, ~~the process stops and the A decision stands-~~ the Legal Committee shall refer the appeal to the full board for a final decision. If th Legal Committee/~~Board of Directors~~ finds a violation, it is reported to the Board of Directors. The E of Directors then instructs the ARC to amend its decision.

Name of Resident _____

Project: _____

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Appendix III-2

Compliance Agreement

The undersigned owner(s) of property, listed below, in Wedgefield Plantation, and licensed General Contractor or Residential Builder, in consideration of the receipt of a permit to build or alter any structure in Wedgefield Plantation from the Wedgefield Plantation Association (WPA) Architectural Review Committee (ARC), do hereby agree to be fully bound and subject to all recorded Covenants, Conditions and Restrictions (CCRs) applicable to land in Wedgefield Plantation, together with the By-Laws of Wedgefield Plantation, Rules and Regulations promulgated thereby, and the authority of the ARC, all as effective the day and year written below.

Owner(s):

Date: _____

Print Name

Signature

Lot# _____

General Contractor:

Date: _____

Company Name

Print Name

Signature

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Appendix

Wedgefield Plantation Procedural Steps For Lot Owners Who Desire To Build

- (1) Obtain from the Association's Agent at the Association Office, a copy of the "Architectural Design Process" and an "Application for Architectural Review". Please read and review documents in detail.
- (2) Fill out the "Application for Architectural Review" and submit the completed application and the appropriate review fee as detailed in the "Architectural Design Process section 2.05" to the Association's Agent at the Association Office. Make checks payable to Wedgefield Plantation Association.
- (3) Upon approval and/or rejection by the ARC, the Owner will be notified in writing of the decision within 20 **calendar** days from date of receipt at the WPA office. (Rev. 8/21/12)
 - (A) If approved, the Owner and the Contractor must both sign and return the "Contractor Work Rules" (**Appendix III-4**) along with the construction deposit fee of ~~\$5,000.00~~ **\$6000** (~~Architectural Design Process section 2.07 (05)~~) to the Agent at the Association Office. Make checks payable to Wedgefield Plantation Association. Upon receipt of these, a Wedgefield Plantation Building Permit (**Appendix III-5**) will be issued.
 - (B) If disapproved, the Owner may make required changes and resubmit the package at no additional charge, or he/she may pick up the plans and check at the Association Office.
- (4) The Owner and the Contractor must both sign, with ~~a~~ witnesses, the building permit. The Association's Office Clerk may serve as the witness. (**Appendix III-5**)
- (5) The Owner must then go to the Georgetown County Building and Zoning Office to obtain a Georgetown County Building permit. Both this permit and the Wedgefield Plantation Building Permit must be displayed at the job site for the duration of the construction and final inspection has been done.
- (6) Submit a site plot plan: containing location of house, outbuilding (if any), driveway or any other structures to the A.R.C. Site plot plan and its contents must be to scale and show all measurements. See Section 2.06.01

Following this outline will expedite the proper procedures that are necessary for you to commence construction. If you have any concerns or questions, please do not hesitate to call the Association's Office Clerk at the Association Office.

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Appendix III-3

Wedgefield Plantation Association *Application for Architectural Review*

Submitted: _____ Check #: _____ Amount: _____

Number: _____ Street Name: _____

Information: _____

Name

Current Address

City

State

Zip Code

Home Phone

Work Phone

1 Team Coordinator:

ect ()

Name

ner (→)

Current Address

ner (→)

City

State

Zip Code

ner (→)

Home Phone

Work Phone

ner ()

Name

Current Address

City

State

Zip Code

License Number

Work Phone

er Information:

Name

Current Address

City

State

Zip Code

Home Phone

Work Phone

License Type

License Number

General Liability Ins. Policy #

Workman's Comp Ins. Policy #

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General. Liability Ins. Agent

Workman's Comp Ins. Agent

Agent's Phone Number

Agent's Phone Number

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Appendix III-4

Architectural Review Committee Contractor Work Rules

llowing rules shall apply to all contractors, subcontractors, suppliers, service companies, and y personnel entering Wedgefield Plantation, while working for property owners of Wedgefield ion.

Drive directly to your job site using main roads only or such special construction roads as may be in use at the time. **Speed Limits of 25 MPH are Strictly Enforced!!** Violations may result in access to Wedgefield Plantation being suspended. Wedgefield Plantation Association shall not be liable for any loss or damage to person or property while traveling within Wedgefield Plantation or while working on the site.

All vehicles must be parked within the job site or in an area designated for contractor parking. **For access to the jobsite workmen may not use adjoining properties.** Workers are to remain in their immediate work area.

All contractor personnel **will start work no earlier than 7:30AM and** must cease work by 7:30 PM on all tasks that disturb the neighbors. Quiet tasks such as plumbing, wiring, finishing sheetrock or other jobs that do not require hammering or running of power tools may continue after 7:30 PM. Work on Sundays must be of a type that will not disturb the neighbors. No fishing, hunting, swimming, drinking of alcoholic beverages, or other activities unrelated to the job shall be permitted. Loud and offensive language, loud music or other noise not related to actual building is prohibited.

Only one project identification sign is permitted at each job site. The size of the sign shall not exceed eight (8) square feet in area, and the top of the sign shall be no more than four (4) feet above grade. Georgetown County and Wedgefield Plantation Building Permits shall be displayed.

Before digging in any road right-of-ways or easement areas, obtain information concerning utility lines from the applicable utility company or by calling Palmetto Utility Locator Service at 1-800-922-0983. The Owner is responsible for repairing, at his cost, to **the** satisfaction of Wedgefield Plantation Association **and the utility company**, any damage to **the utilities**, roadways, access areas, and adjoining properties. **Truck Weight Limits** within Wedgefield Plantation conform to the State and County requirements for secondary roads.

The property lines of the job site must be clearly marked and all work activity confined within this area. All construction materials, equipment and supplies must be stored in an orderly manner. The contractor shall furnish and install at each job site prior to the start of any clearing or construction, adequate sanitary toilets. Trash dumpsters or similar containers **must** be approved and **must** be located on new construction sites, sufficient in size to accommodate the trash, waste material, and other debris from the project. **All** building sites are to be cleaned **daily DAILY** with all packaging materials, paper, bottles, and cans placed in trash containers. Containers are to be emptied on a frequent basis and not allowed to overflow or generate offensive odors. In the event that two (2) adjacent sites are owned by the same person/s or company and the same contractor is being used on both properties, one (1) sanitary toilet and one (1) dumpster of adequate size to serve both home sites will be allowed upon approval of the Georgetown County Building Department and the Wedgefield ARC Committee. (Rev. 3/16/21)

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7. Absolutely no dumping or disposal of litter, waste materials, or other debris is permitted with Wedgefield Plantation. Anyone violating this rule shall be required to remove the items and clean the area. Burning of construction material and waste is not permitted on the job site. Violators are subject to fines.
8. Authorization of the Architectural Review Committee must be obtained before removing any trees from the job site. Cleared trees and vegetation may not be burned on the job site.
9. All Contractors or Residential Builders must carry Comprehensive General Liability Insurance no less than Five Hundred Thousand dollars (\$500,000.00) combined single limit coverage, Workman's Comprehensive Insurance. Wedgefield Plantation Association ~~reserves the right request requires~~ a Certificate of Insurance evidencing such coverage's.
10. Contractors shall be responsible for the acts of all employees, subcontractors and their employees and any other person performing work at the job site under the direction of the Contractor. Contractor ~~as well as the~~ /property Owner shall be responsible for the enforcement of the above rules for the duration of the job.
11. Wedgefield Plantation Association, in addition to, and not in any way limiting rights, a law, equity, or other measures, including the removal of the parties involved from Wedgefield for a period of time or on a permanent basis, and they shall not in any event be liable for any loss or damage resulting there from.
12. Wedgefield Plantation Association reserves the right at any time to amend, add to, or revise the Contractor Work Rules.

The undersigned has read the above Contractor Work Rules and agrees to abide by all of such rules while at Wedgefield, and further agrees to comply with all construction documents relating to the work to be performed as approved by the Architectural Review Committee.

Any changes or additions to the construction documents including docks, floating docks, decks, fences, storage buildings, etc. must be approved by the Architectural Review Committee.

Date: _____

Construction Site Address

Contractor Company Name (Print)

Property Owner (Print)

Contractor Representative

Property Owner

Contractor Address: _____

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) _____ (_____
ctor Phone Number Property Owner Phone Number

nce Certificate required attached here: Yes _____ No _____ If No, give certificate number and
name below:

Certificate Number _____

SS _____ Date _____

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Appendix

Building Permit Requirements

1. Formal application including a brief description of the project. E.g. New Single Family Residence, or add a patio, etc.
2. Site plan, topographical survey as required, tree survey for identification of significant or landmark trees, landscape plan, including drainage, lot clearing & tree removal.
3. Blue prints or building plans to include the following as needed:
 - a. Floor and foundation plans
 - b. Building sections
 - c. Exterior elevations (all sides)
4. Roofs: Structure, materials, manufacturer, sample and color.
5. Exterior walls: Structure, materials, manufacturer, sample and color.
6. Fascia and trim: Construction, materials, sample and color.
7. Window specifications: Material, manufacturer, type finish, and color.
8. Doors/Garage doors: Material, specifications, type finish, and color.
9. Patio/Deck: Material, finish, color chip.
10. Fences/Walls: Structure, material, color chip.
11. Screen enclosures: Structure, material, color chip.
12. Mechanical equipment: Equipment description, location, screening details.
13. Exterior lighting: Location, and specifications.
14. Driveways & sidewalks: must be shown on the site plan detailing location of each in relation to all property lines, the materials, finish and color of each.
15. Swimming pools & other recreational facilities. Complete details of construction and location on site plan.
16. Final lot stakeout: To be reviewed by ARC prior to clearing.

The ARC will review all design documents, samples, color chips, and return one set of plans to the Builder or Owner within thirty days of submittal date with ARC comments and/or approvals. If the ARC has approved the submittal, they will cause a "Wedgefield Plantation Building Permit" to be issued to the owner.

.....
ARC USE ONLY

Comments:

Approvals: Three (3) Signatures required for approval

Approved: Rejected:

_____	_____	Signature	Date
_____	_____	Signature	Date
_____	_____	Signature	Date

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Wedgefield Plantation Association Wedgefield Plantation Building Permit

S TO ADVISE THE OWNER _____ OF LOT # _____ THAT THE
EDGEFIELD PLANTATION ARCHITECTURAL REVIEW COMMITTEE HAS REVIEWED THE
S FOR CONSTRUCTION AS SUBMITTED AND FINDS THAT THE STRUCTURE FALLS
IN THE CONCEPTS AND DESIGN REGULATIONS OF THE CONDITIONS, COVENANTS AND
CTIONS **BYLAWS, AND POLICIES** OF THE WEDGEFIELD PLANTATION ASSOCIATION.
PROPERTY OWNERS' GUIDELINES.

BUILDING PERMIT IS ISSUED TO YOU FOR THE PURPOSE OF NOTIFICATION THAT YOUR
HAS BEEN APPROVED BY THE ARCHITECTURAL DESIGN COMMITTEE, AND THAT YOU
NOW PERMITTED TO SEEK THE NECESSARY GEORGETOWN COUNTY BUILDING
ITS FROM THE GEORGETOWN COUNTY BUILDING AND ZONING OFFICE.

NOTICE MUST BE DISPLAYED ALONG WITH THE COUNTY PERMITS AT THE BUILDING
FOR THE DURATION OF CONSTRUCTION AND UNTIL A FINAL INSPECTION HAS BEEN
PLETED **BY THE WPA ARC.**

CONTRACTOR AND OWNER MUST ACKNOWLEDGE AND ACCEPT THE CONTRACTOR
RULES AS THEY APPLY TO WEDGEFIELD PLANTATION. THE OWNER WILL BE HELD
RESPONSIBLE FOR HIS/HER CONTRACTOR'S ADHERENCE TO THE WORK RULES.

ER

DATE

TRACTOR

DATE

NESS

DATE

HEREBY GIVE NOTIFICATION TO ALL THOSE CONCERNED WITH THE ABOVE PROPERTY
THE PROPOSED CONSTRUCTION TO BE PLACED THEREON, THAT THE ARCHITECTURAL
REVIEW COMMITTEE OF WEDGEFIELD PLANTATION DID MEET ON THE _____ DAY OF
_____ IN THE YEAR _____ AND DID AGREE TO APPROVE THE CONSTRUCTION OF
BELOW NOTED DESCRIPTION:

E PLACED ON LOT NUMBER _____ ON STREET

IN WEDGEFIELD PLANTATION, AN APPROVED PLANNED UNIT DEVELOPMENT
DIVISION IN GEORGETOWN COUNTY.

RMAN- ARCHITECTURAL REVIEW COMMITTEE

ATURE

DATE

WEDGEFIELD PLANTATION ASSOCIATION POLICY MANUAL

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Wedgefield Plantation Association Final Acceptance

This document must be signed by the appropriate Committees to complete the project governed by Wedgefield Plantation Association Architectural Review Committee **Manual Policies**, Covenants/Restrictions, and By-Laws.

The Home Owner should retain a copy and the WPA office will place a copy on file. Once complete the WPA will process the appropriate refund of the homeowner's deposit.

Lot Number: _____ Street Address: _____

Owner Information:

Name

Current Address

_____, _____, _____
City State Zip Code

Home Phone Work Phone

Accept Reject

Meets all ARC requirements as specified in ARC manual

Architectural Review Committee representative Date

Accept Reject

Meets all Drainage requirements as specified in ARC manual

Drainage Committee representative Date

Accept Reject

Meets all Road Damage requirements as specified in ARC manual

Road Committee representative Date

Reason for Rejection:

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Appendix III-7

STOP WORK ORDER

r: _____

erty Owner's Address: _____

State, and Zip Code: _____

Phone: _____ Work Phone: _____

l: _____ Lot Number _____

erty Address: _____

actor: _____ License Number: _____

actor Phone: _____ Date Issued: _____

n: _____

**FURTHER WORK OF ANY KIND MAY CONTINUE ON
THIS PROJECT UNTIL THIS ORDER IS RESCINDED OR
PERMISSION IS GRANTED BY THE ARC CHAIRPERSON.
CONTACT THE WPA OFFICE REGARDING THIS NOTICE.
546-2718**

l by: _____
(ARC Representative)

STOP WORK ORDER rescinded or permission granted.

rescinded or permission granted: _____

nded or granted by: _____
(ARC Representative)

WEDGEFIELD PLANTATION ASSOCIATION POLICY MANUAL

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Appendix

CONSTRUCTION CHANGE APPLICATION

(Use for the following projects)

Check which one applies for you: Exterior color change____, Re-roofing____, Residing____,
Driveways and Fencing____, Satellite equipment____, Irrigation well____, Pet area W/O pad____
Alterations that do not exceed foot print of the house____, Recreational equipment W/O pad____
Small tree removal (not lot clearing or large trees)_____.

Deposit:_____ Check Number:_____ Date Submitted:_____

A \$300 deposit is required for most work; please check with office to see if your project requires this deposit.

Owner:_____

Owner's Address:_____

Home Phone:_____ Work Phone:_____

Email:_____ Lot Number_____

Design Professional:_____ Phone:_____

Contractor:_____ License Number:_____

Estimated time of completion:_____

Please attach sketch of proposed changes. Provide samples of materials with correct color.

This form must be accompanied with Proof of Insurance documents, Project Cover Page, Compliance Agreement, and Contractor Work Rules.

FOR ARC USE:

Comments:_____

Approved:_____ Disapproved:_____

Condition:_____

I understand and approve of this change: (Must be three signatures)

(1)_____ Date:_____

(2)_____ Date:_____

(3)_____ Date:_____

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DOCK AND BULKHEAD APPLICATION

ther Construction Application used for the following projects:

DOCK _____ **BULKHEAD** _____

300 - \$2300 Check Number: _____ Date Submitted: _____
o determine fees based upon road usage.

ER: _____ Signature: _____

Phone: _____ Work Phone: _____

_____ Lot Number _____

i Professional: _____ Phone: _____

actor: _____ License Number: _____

ited time of work start: _____ Estimated time of completion: _____

ase attach Site Plans, Structural Plans, and Specifications including color and finish.

or Bulkheads, attach detailed Plans, Specifications and Installation Plan. Include material type and
mensions.

epth piles sunk below bottom of canal.

ease attach copies of all State, Local, and Federal Permits required.

s a term and conditions of this permit approval, the Lot Owner agrees and guarantees that such
tructures be maintained in good repair, kept sage, clean, and orderly in appearance as determined by
RC at its sole discretion.

s a further term and condition of this permit approval, the Lot Owner agrees and guarantees to paint
otherwise treat with preservative all wood or metal located above the high-water mark and maintain
ch paint or preservative in an attractive manner as determined by ARC at its soke discretion.

ank Stabilization: All activities related to the waterways of Wedgefield Plantation must comply with
ederal, State, and County regulations. Many of the activities associated with the waterways may be
overned by the Nationwide Permit NWP 27. All necessary permits are the responsibility of the
roperty owner. Notification, application and required approval must be provided to the ARC prior to
mmencement of work.

Bank stabilization activities necessary for erosion prevention provided:

- No material is placed in excess of the minimum needed for erosion protection;
- No material is placed in any special aquatic site, including wetlands;
- No material is of the type or is placed in any location or in any manner so as to impair
surface water flow into or out of any wetland area;
- No material is placed in a manner that will be eroded by normal or expected high flows.

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8. As a further term and condition of this permit approval, the Lot Owner agrees to allow the ARC enter onto the property for inspection of Docks and Bulkheads.
9. As a further term and condition of this permit approval, the Lot Owner agrees that upon notice from the ARC either by email or USPS to begin within 30 days any needed repairs and/or bring existing structures up to an acceptable standard as determined by the ARC's sole discretion.

OWNERS GUARANTEE,

I have read, understand, and will follow all terms and conditions required by this **DOCK AND BULKHEAD APPLICATION PERMIT**.

Lot Owner's signature _____ Date _____

