



ARCHITECTURAL AND LANDSCAPE DESIGN STANDARDS

1. Overview

1.1. The Standards. River Watch is a residential neighborhood located on 4th Avenue and Cape May Lane in the Town of Mount Pleasant, Charleston County, South Carolina.

The following Architectural and Landscape Design Standards (the “Standards”) have been developed to aid homeowners, architects, builders, and landscape architects in the understanding of what the River Watch neighborhood is to be, and how to accomplish the goals environment by encouraging quality, respect for the land and attention to detail, by creating a Lowcountry theme and consistency in Improvements. By so doing, the serenity and beauty can be preserved and the property values can be protected and enhanced. In this regard, the Standards are intended to provide direction to lot Owners, architects, builders and the design team in the planning, design and construction of their residences.

Further, these Standards are established to be used in harmony with the covenants, restrictions and codes that are noted on deeds, plats, and the Declaration Covenants, Conditions, and Restrictions River Watch. The provisions of these Standards shall not be construed as absolute rules binding on the River Watch Architectural Review Committee (ARC), as they may not contain all building uses, materials, easements, setbacks, deed restrictions, etc. which may apply to each individual lot. Therefore, each property Owner and builder should familiarize themselves with the various applicable codes and building regulations.

1.2. Authority. These Standards are established by the ARC pursuant to the Declaration Covenants, Conditions, and Restrictions River Watch. Any capitalized terms in the Standards not defined herein shall have the same meaning as more specifically set out in the Declaration Covenants, Conditions, and Restrictions River Watch (as defined below).

These Standards shall be administered by an Architectural Review Committee (ARC) consisting of three persons. Prior to commencing the preparation of Final Plans, it shall be the responsibility of each Lot Owner to obtain from the ARC the most current version of these Standards (and all amendments hereto). All Final Plans shall be prepared in compliance with the most current version of these Standards (and all amendment hereto) that have been promulgated by the ARC as of the Final Plans are submitted to the ARC. All Plans will be submitted to and reviewed by the neighborhood design consultant, Julie O’Connor with American Vernacular.

1.3. Applicability to Lots. As to any platted Lot in River Watch (herein referred to as “Lot”) sold to builders or consumers, no Improvements may be commenced, erected or

maintained until the ARC has given its written approval of Final Plans under Paragraph 3.5 below, and given its written Approval to Commence construction under Paragraph 3.4 below, pursuant to these Standards, including any amendments or revisions hereto in effect on the date such Final Plans are submitted to the ARC.

These Standards shall apply to all such Lot Owners and builders at River Watch, and any reference herein to an “Owner” shall also apply to the Owner’s builder and subcontractors.

1.4. Advisory Design Professionals. The ARC may retain an architect and/or other design, landscaping and construction professionals to advise it in the plan review and approval process. Lot Owners and builders may wish to consult with these professional on a preliminary, informal basis with questions about the design intent of these Standards and their application to the overall design or design features of the individual houses and landscaping. Since these professional will be advisors only, their views and opinions will be considered by, but will not be binding on, the ARC. The ARC will make the names and telephone numbers of these professionals available on request.

1.5 Definition of “Improvements”. The term “Improvements” shall mean and include any and all man-made changes or additions to a Lot, connecting to, or appurtenant to, a Lot, including but not limited to, the location, materials, size and design if all buildings (including any exterior devices attached to or separate from buildings, such as heating and air conditions equipment, solar heating devices, antennae, satellite dishes, clothes lines, etc.), storage sheds or areas, roofed structures, parking area, fences, pet “runs”, lines, and similar tethers or enclosures, walls, landscaping (including cutting of trees), hedges, mass plantings, poles, hot tubs, Jacuzzis, tree houses, basketball goals, skate ramps and other sports or play apparatus, signs, exterior illumination and changes in any exterior color or shape. The definition of Improvements includes both original Improvements and all later changes to Improvements. However, the definition of Improvements does not include the replacement or repair of Improvements previously approved by the ARC, proved that such replacement or repair does not change exterior colors, materials, designs or appearances from that which were previously approved by the ARC.

1.6. Philosophy. These Standards have been developed to implement the design philosophy of River Watch. Specifically, to blend structures and resident lifestyles into a harmonious and aesthetically pleasing residential community while placing a strong emphasis upon the preservation and enhancement of the natural beauty of River Watch. These Standards are intended to provide direction to Lot Owners and builders in the planning, design, and construction of their residences. The purpose of these Standards is to create a theme and consistency in Improvements with an emphasis upon quality of design and compatibility among all Improvements while maintaining the integrity of River Watch. No one residence, structure, or other Improvements should stand apart in its sitting, design, or construction so as to detract from the overall environment or appearance of River Watch.

2. Design Standards. The statements and Standards in these Standards shall be explanatory and illustrative of the general intent of the development of the Lots and are intended

as a as a guide to assist the ARB in reviewing preliminary plans, the Final Plans and other submittals. The provisions of these Standards shall not be construed as absolute rules binding on the ARC. The ARC may issue changes to these Standards from time to time due to changing requirements of governmental agencies and financial institutions; due to the evolution of the state of the art of community planning and development; due to changes in technology including changes in materials; and, due to other considerations as determined by the ARC.

2.1. Buildings.

2.1.1. Dwelling Types. Each Lot may contain only one detached single-family private dwelling and an attached side loaded private garage (unless the ARC, in its sole discretion permits, in writing, front loaded garages or detached garages) and only such other accessory structures as approved by the ARC, to include Accessory Dwelling Units.

2.1.2. Dwelling Size. The square footage requirements set forth below are defined as the enclosed heated and cooled area excluding accessory dwelling units, garages, carports, breezeways, terraces, decks, and porches. "Marshfront" Lot as used in these Standards shall mean a lot that fronts upon Molasses Creek.

Any dwelling erected on a lot shall not contain less than the following square feet:

Interior lots	2,200 Square Feet
Marshfront lots	2,500 Square Feet

2.1.3. Height. The maximum height for a house may not exceed the currently adopted building height restrictions of the Town of Mount Pleasant. No building shall be more than three (3) stories in height.

2.1.4. Ceilings. Interior ceiling heights shall be a minimum of ten (10') feet on the first (street grade) floor, and, if possible within applicable Mount Pleasant height limitations, nine (9') feet on the second floor for two story homes.

2.1.5. Garages/Accessory Dwelling Unit. Every house shall have an attached or detached garage for not less than two (2) vehicles unless otherwise approved by the ARC. Garage doors should be made of wood, composite overlay, PVC or upgraded materials to be aesthetically pleasing to the neighborhood, to be determined by the ARC; no steel doors allowed. Garage doors are required, unless a variance is approved by the ARC in writing in its sole discretion, which approval will be given only where particular hardship would otherwise result because of Lot size, configuration topography or other circumstances deemed sufficient by the ARC. All interior walls and ceilings of garages must be finished. All ducts, pipes and wiring in garages shall be concealed from view above the level of the finished ceiling. For side loading garages, use of either landscaping, a wall, fencing or a combination of these elements must provide adequate screening.

Accessory Dwelling Units (ADU): Accessory Dwelling Units as defined in Section 156.007 of the Mount Pleasant Code of Ordinances shall be allowed in the River Watch Development in

accordance with the basic provisions of Subparagraph 12 of Paragraph A of Section 156.110 of the Mount Pleasant Code of Ordinances, except as specifically amended herein below:

1. The garage should be a part of the ADU (exceptions may be granted via variance for studio, work shop or pool/guest house cabana type considerations by the ARC in its sole discretion)
2. Maximum capacity living in an ADU is to be 2 persons
3. Off-street parking is required for each resident of an ADU and the primary home residence
4. The architectural design, color and material of an accessory dwelling unit shall be approved by the ARC in its sole discretion

2.1.6. Porticos/Entries. Covered entries, porticos, front porches were very dominant in the Lowcountry design setting. Hence, porticos integral with the main house present a formal, simple elegant arrival and are encouraged. Likewise, columns and handrails of compatible detailing are a proper detail element to the entrance. Cornices, exterior trim and authentic detailing will be reviewed as well. Detailing around window and door openings should be reviewed and presented on the elevations. A cut sheet on the entry door and surround must be provided. Also, to be considered will be exterior lighting adjacent to the front porch. A cut sheet of the fixture selection must be provided for exterior lamps.

Only rear porches may be screened and should be detailed with columns that appear to have existed first, then screened later. Metal columns are not allowed. Column width must be proportionate to structure.

2.1.7. Façade Treatments. The River Watch neighborhood can best be envisioned as having a Lowcountry influence. Unique variety is encouraged on facade treatments, a balanced emphasis is to be placed on building details, massing and proportions. Symmetry is encouraged to provide a simple and elegant arrival elevation. Detailing should be consistent with the order on all elevations and structures. Materials on the main body of the structures should be of similar materials with no veneers of two or more materials. Careful detailing should be considered when two or more materials are introduced onto a facade design.

2.1.8. Roofs. Roofs and roof pitches should be in proportion to the overall size and shape of the house. Acceptable roofing materials are natural or manmade slate, tile or minimum twenty-five (25) year warranty, variegated color, architectural (sculpted) style, and composition (fiberglass) shingles. All specific roof materials to be used must be approved in writing prior to commencement of construction. Roof vents, roof power-vents, plumbing vent pipes and skylights will not be permitted on roofs visible from any street, unless approved in advance in writing by the ARC. Roof vents, roof power vents, rain diverters, skylight housings, plumbing vent pipes and non-copper flashing shall be painted to blend with the roof shingles, except that flashing applied to vertical surfaces may be painted to blend with the vertical materials where more appropriate. Any other roof treatments or features (i.e., ridge vents) shall be so noted on the architectural plans and approved by the ARC.

2.1.9. Exterior Materials and Colors. Exterior materials should be brick, stucco, wood, or hardy plank, all as approved by the ARC. Exterior Insulation Finish Systems (EIFS) materials will not be permitted. Use of vinyl siding will not be allowed nor will a mix of vinyl and other allowed materials. Vinyl, however, as approved by the ARC will be allowed for fascia and soffits. Vinyl clad windows must be of a high quality grade as determined by the ARC. Horizontal siding (wood and hardy plank) as approved by the ARC must be fully back supported to maintain a straight and even outer surface, and must be fully and properly finished. Natural weathering of exterior wood materials is not desired. Imitation or brick-like materials are generally not approved, and may be used only upon prior written approval by the ARC.

The exterior colors and materials used on a house should blend together to create a harmonious whole and color schemes are subject to the approval of the ARC. To this end, samples of proposed exterior materials and colors must be submitted as part of the Final Plans. Trim colors should not contrast strongly with the exterior wall color. The color of a masonry foundation should generally blend rather than contrast with the exterior wall color.

2.1.10 Porches and Decks. Porches and decks should be designed with substantial, well-proportioned railings, flooring and support post meeting building code requirements. The size and design of porches and decks should be architecturally compatible with the house. Generally, porches and decks should be at a minimum of eight (8') feet deep; however the ARC may determine at its sole discretion that a porch or a deck is too small or too large and require a change accordingly. Porch and deck support columns constructed of masonry shall be 12" x 12", and porch and deck support columns constructed of wood shall be 6" x 8" (with base and capital detailing). Space below decks should be screened with louvered walls, shrubbery or other means appropriate to the house design. The finished elevation of the patio, or the floor of the uncovered deck, shall be either at or within two (2') feet of natural grade unless approved by the ARC.

2.1.11. Chimneys. Chimneys are an integral and important element of the architectural statement. As such, location and massing should be in keeping with that order. Interesting, appropriate detailing at the chimney peak is required. Functional chimneys should be full foundation based and made of brick, stucco or other material approved in writing by the ARC, and of a design, location and material appropriate to the house. Metal flues and wood chases are not recommended for use in River Watch. If approved by the ARC in its sole discretion, metal flue must be installed with an appropriate shroud.

2.1.12. HVAC Equipment. No air conditioning or heating apparatus shall be installed on the ground in front of, or attached to any front wall of, any residence on a Lot. Air conditioning or heating apparatus shall be screened from view from the street by landscaping and/or fencing. Suitable fencing shall be four (4') feet high with louvers, wood encasing or brick lattice and a design acceptable to the ARC.

2.1.13. Attachments, Satellite Dishes and Antennas. No permanent attachments of any kind or character whatsoever (including, but not limited to, television and radio antennas, solar energy-related systems, satellite or microwave dishes or similar Improvements) shall be made to the roof or exterior walls of any building or otherwise placed or maintained on any Lot unless

such attachments or devices are approved in advance in writing by the ARC. An Owner generally may have one receiving satellite dish or disc not to exceed twenty-four (24") inches in diameter. Any such devices approved by the ARC shall be located in the rear as approved by the ARC and shall not be visible from the street. Lightning rods may be considered for approval at the sole discretion of the ARC.

2.1.14. Windows and Shutters. Windows should generally be the same type and style all around the house. Thermal pane windows are preferred, and exterior storm windows generally will not be permitted. Operable shutters are encouraged, should fit the proportion and shape of the windows and, when used, should be located at a minimum on all elevations visible from the street. No window or door casing or decorative treatment shall abut any frieze board. Windows of vinyl clad will be considered upon submittal of actual window cut sheet or window samples.

2.1.15. Mailboxes and House Identification. All mailboxes and newspaper boxes must be of a standard color, size and design as approved by the ARC and may be installed only in a location approved by the ARC. Mailboxes will be reviewed for location relative to the residence.

House numbers may be displayed on buildings or mailboxes only as approved by the ARC. Each home shall be identified by numerals to coincide with the 911 numerical listing. Review applicable ordinances requiring posting and location prior to selecting location on the residence. All numerical posting will require ARBC approval.

2.1.16. Electric Transformers and Refuse Containers. All electric transformers and all refuse containers stored outdoors must be screened from view by methods and with materials approved by the ARB. CATV coaxial may not be run on exposed exterior surfaces. Builders must consult with applicable service or utility provider prior to planting near or around the transformers.

2.1.17. Foundations. Unless specifically waived in writing by the ARC, all foundations must be raised with a minimum three (3') feet high crawl space, and slab-on-grade foundations will generally not be permitted except for garages, patios and unheated porches.

2.1.18. Pools, Therapy Pools and Spas. The size, shape and setting of pools must be carefully designed to achieve a feeling of compatibility with the surrounding natural and man-made environment. Temporary or aboveground pools, therapy pools, and spas will not be allowed. The location of swimming pools, therapy pools and spas should consider the following:

1. Indoor/Outdoor relationship
2. Setbacks
3. Views both to and from the pool area
4. Wind

5. Sun
6. Terrain (grading and excavation)
7. Fencing, pool safety and privacy screening

Pools will not be allowed outside of the Building Envelope area, except in limited circumstances as approved by the ARC. Pool decks may encroach outside the Building Envelope area if at or within two (2') feet of natural grade and no closer than ten (10') feet to any property line and the location complies with Mount Pleasant regulations. Pool and pool equipment enclosures must be architecturally related to the residence and other structures in their placement mass and detail. Such structures shall be screened or treated so as to avoid distracting noise and views. Screened enclosures of tubular design will not be approved over pools. Pump houses and filter rooms will be integrated into the landscape and compliment the home's detailing.

2.1.19. Play Equipment. Elements of a planned park or playground, swing sets and similar outdoor play areas, structures and equipment should be located where they will have a minimum impact on adjacent Lots and where they will be best screened from general public view. The type of materials allowed are subject to the approval of the ARC. Wooden playsets are encouraged.

2.1.20. Remodeling and Additions. Lot Owners desiring to remodel existing Improvements and/or to construct additions to existing Improvements shall follow these Standards as if such remodeling or additions were new construction. All criteria governing site location, grading and excavating, structures, roofs, landscaping and aesthetics will apply to remodeling and additions to the same extent as to new construction. Possible future Improvements or additions that will be of particular concern to the ARC are skylights and solar collectors, recreational features, lighting, antennas and satellite television equipment. The afore-mentioned possible future Improvements or additions shall not be visible from the street unless approved by the ARC. ARC approval is required for remodeling and additions just as it is for new construction. Renovation and addition plans must be submitted to the ARC for approval.

2.2. Building Envelopes and Driveways.

2.2.1 Building Envelopes. Setback requirements are as prescribed by the Town of Mount Pleasant. The combined minimum side setback is twenty-five (25') feet with a minimum of ten (10') feet on one side. However, the ARC encourages a minimum of 12.5' feet on each side where possible. In addition, the ARC will control the location and orientation of the house within the Building Envelope to maximize the aesthetics of the landscape.

All buildings on the Lot (including any stoops, porches, patios, terraces, etc.) and all swimming pools and similar recreational Improvements must be erected within the Building Envelope established by the Town of Mount Pleasant.

It is not intended that an Owner design his/her residence or other Improvements so as to completely fill the Building Envelope. Designs which fit within the Building Envelope, but which in the opinion of the ARC overwhelm the Building Envelope and are therefore inconsistent with the philosophy of River Watch, will not be approved.

2.2.2. Driveways, Sidewalks and Utilities. The ARC may establish a recommended driveway location for each Lot. The ARC may also establish particular areas of the Lot in which the driveway, sidewalks, and utility lines must be located. Driveway location will vary on each Lot depending on the Lot size, shape, topography, vegetation, placement of the Building Envelope, sight distances at the entry to the public street and the location of other houses and access drives in the vicinity. Driveways and sidewalks should be curved where practical between existing trees to avoid unnecessary cutting, and to avoid a "straight shot" view to the garage, parking area or front or side doors of the house. In general, a distance equal to at least fifteen (15') feet should separate driveways at the property line and planting acceptable to the ARC is provided between them. This will not be possible in all situations, but should be applied wherever practical. Driveways must be constructed a lightly brushed concrete, pre-cast concrete unit pavers, brick, oyster shell, gravel, or cobblestone. Driveways constructed of concrete, pre-cast concrete pavers or oyster shell must be brick lined and/or incorporate a twelve (12') feet oyster shell, brick or cobble stone apron. Gravel driveways must incorporate a twelve (12') oyster shell, brick or cobble stone apron.

Pavers shall be installed and maintained to provide a smooth crossing for sidewalks to meet ADA requirements.

Each lot must provide enough space (in driveway and/or garage) for off-street parking for anyone who claims the primary residence or Accessory Dwelling Unit (ADU) as their residence. Residents should use street parking on a limited basis during the day; residents must park on their lot overnight.

2.2.3. Exceptions. Variances. Although the size, shape and location of the Building Envelope and designated driveway, sidewalk and utility areas are intended to be somewhat flexible, exceptions can be made only by the ARC in writing. The ARC will consider proposed modifications only if their implementation will not result in a significant adverse impact upon the natural features of the Lot, neighboring Lots, or River Watch as a whole. For any request for a variance exceeding ten percent (10%) of the setback established by the ARC's Building Envelope for a particular Lot, comments from Owners of any contiguous Lots or other contiguous property in River Watch will be given consideration. Notwithstanding the above, all setbacks must comply with the minimum setbacks of the Town of Mount Pleasant.

2.3. Fences and Walls.

2.3.1 Location and Design. Walls and fences should be considered an extension of the architecture of the residence and a transition of the architectural mass to the natural forms of the site. All wall and fence designs should be compatible with the total surrounding environment. Special consideration should be given to design, placement, impact and view of the wall or fence

from neighboring homesites. Fences and walls should be considered as design elements to enclose and define courtyards, pools and other private spaces, provide security and relate building forms to the landscape. Fences and walls should be run or curved where practical between existing trees to avoid unnecessary cutting. The ARC, prior to any installation, must approve the location, materials, size and design of all fences and walls in advance and in writing.

Walls should be constructed of solid masonry or wrought iron with columns, using the same materials as found in the architecture of the residence. Prefab wood, prefab brick, board-on-board, chain link or welded wire fencing will not be permitted. Living fences, wood privacy fences masonry columns finished in brick, stucco or stone are preferred.

Walls and fences constructed on lots that are interior, non-marshfront lots must 1) be erected along the side and rear lot lines only and 2) conform to the ARB restrictions on removing trees. Once one approved fence or wall has been erected on a side or rear lot line, that approved fence or wall generally will be the only approved fence or wall to be erected on that lot line. In other words, double fencing by adjoining Lot Owners will generally not be allowed on side or rear lot lines.

Fences along rear property lines fronting on common areas shall conform to standard ARC approved design.

The ARC in its discretion may allow privacy fences (or walls that provide total seclusion) in certain areas of the community. For all Lots, privacy fences and walls which provide total seclusion generally will be allowed to enclose the unused rear Building Envelope area and remain inside the required setbacks.

Fence – A free-standing structure designed to enclose an area of ground for land, yards or gardens.

Wall – A structure which serves to enclose or subdivide a building usually presenting a continuous surface except where penetrated by doors, windows, and the like.

2.3.2. Front Yard. No fence or wall shall be erected, placed or maintained on a Lot nearer to any street fronting such Lot than the front building corner of the main dwelling constructed on such Lot. Entry columns may be considered on an individual basis at the sole discretion of the ARC.

2.3.3. Marsh Front Lots. No fence or wall shall be erected, placed or maintained on a Marsh Front Lot which will substantially obstruct Primary Views as determined by the ARC in its sole discretion.

2.3.4. Maximum Height. Fences and walls shall not exceed six (6') feet in height unless the ARB in its sole discretion permits in writing a higher fence. The piers, columns, etc. can extend up to 6' 8 1/2 high.

2.4. Grading and Drainage.

2.4.1. Grading and Excavating. The design and development philosophy for River Watch calls for the utilization and enhancement of the existing natural environment. The ARC is particularly conscious of site design and seeks to ensure that each residence blends aesthetically with the natural site features and existing terrain of the Lot and neighboring Lots. To help ensure compliance with this philosophy, as part of the Final Plans, a Lot Owner must submit a grading plan along with the site plan. Approval of the grading plan must be obtained from the ARC (as part of the approval by the ARC of the Final Plans) prior to moving or removing any dirt from any Lot. No grading shall be permitted on a Lot without first obtaining such authorization from the ARC.

Recommendations or requirements of the ARC with respect to grading plans may be based on individual Lot locations, terrain, soil conditions, vegetation, drainage, proposed cuts and fills, and any other conditions which the ARC determines may bear upon the site grading for the Lot.

The creation of fill sections to artificially elevate residences will generally be disallowed. In the event of a low-lying homesite or in areas where such artificial elevation will not adversely affect views from surrounding Lots, filling to provide elevation may be acceptable.

2.4.2 Drainage. Drainage considerations for individual Lots play an important part in the ecological balance of River Watch. Generally, each Lot should be graded such that water drainage onto adjoining Lots is avoided; slopes should be created to direct runoff to the nearest natural drainage areas or storm drainage facilities. Water runoff and control is the responsibility of each Lot Owner relative to such Owner's Lot. The water runoff shall be handled in such a manner as not to adversely affect any neighboring Lots. Particular care must be taken on Lots fronting the pond/park and other amenities to protect those areas. The drainage for each lot must comply with the master drainage plan for River Watch and each lot must be graded to so comply.

The ARC shall have the authority, at its sole option, to require that the Final Plans for any Lot include a drainage plan for the Lot.

2.5. Erosion and Sediment Controls. During any clearing, grading and construction activities on a Lot, all run-off, erosion, and sediment beyond that which occurs in the natural, undisturbed condition of the Lot must be contained within the Building Envelope. In addition, individual trees or tree groups within the Building Envelope, which are designated for preservation must also be protected from run-off, erosion or sediment damage.

2.6. Protection of Vegetation. The existing trees at River Watch are a prized natural amenity, which add value to the community in a multitude of ways. The Developer has exercised care to retain much of the existing vegetation in the design of the land plan and Lot Owners, their builders and contractors are expected to continue to preserve this valuable resource during the course of construction. Notwithstanding any other provision herein, no trees may be cut or removed on any lot and no lot may be cleared unless first approved in writing by the ARC.

Location and species of trees to be removed must be identified on site plan. Trees to be removed must be tied with a red surveyor's tape. Owners are encouraged to save as many trees as possible on each lot and especially trees at the front, sides and rear that help form a natural canopy. Also, Owners and builders need to be aware that covering of tree roots with large amounts of fill/soil can cause trees to die within 2 or 3 years.

2.6.1 Inside Building Envelope. In the site planning and placement of a residence, consideration shall be given to preserving mature trees (as defined below) located within the Building Envelope. Equipment used for the removal of trees inside the Building Envelope shall be operated in a manner to avoid damage to vegetation outside the designated clearing area.

2.6.2. Outside Building Envelope. "Mature trees" outside the Building Envelope may not be cut down or otherwise removed without the specific written approval of the ARC.

Notwithstanding the above, no trees may be removed from any Lot in violation of the ordinances and regulations of the Town of Mount Pleasant. All builders and Owners shall take all reasonable steps necessary to protect mature trees during construction including fencing and other types of barricades. All trees deemed significant by the ARC must be barricaded for protection as determined by the ARC. Barricades must extend, at a minimum, to the dripline of trees. Groupings of trees will be barricaded around the perimeter of the group.

2.6.3. Fines for Unauthorized Cutting. The ARC shall have the authority, in its sole discretion, to assess penalties against an Owner who cuts, damages or removes any trees. Such penalties shall be in addition to any costs charged against the Owner's Construction Escrow Deposit, if any, under paragraph 5 of these Standards. An Owner shall not under any circumstance cut, damage or remove any trees, shrubs or other vegetation on any other Lot or Common Area property. The ARC shall have the authority, in its sole discretion, to assess penalties against any Owner who violates this rule.

2.6.4. Lot, Sidewalk and Curb Protection During Construction. The approved driveway location shall be the sole access point for construction for a lot. Prior to beginning clearing and delivery of material, the roadside sidewalk shall be saw cut and removed at the location of the driveway at the sole expense of the Lot Owner. A barricade fence shall be erected to protect the sidewalk in accordance with the ARC. No parking is allowed on the sidewalk or landscape strips at any time.

Any roadside sidewalk or concrete curb areas damaged during construction shall be replaced to match the original sidewalk or curb. The Lot Owner/builder of each lot will be required to remove and replace the existing roadside sidewalks, as needed, to transition the roadside sidewalk to meet the driveway flush on each side of the driveway. Sidewalk transition shall not exceed a slope of five (5%) percent. The ARC recommends that each Lot Owner/builder photograph the existing condition of the roadside sidewalk, curb and road area that fronts the Lot prior to any construction activity.

2.7. Maintenance of Natural and Introduced Vegetation of Landscaping. Each Owner is responsible for maintaining a healthy condition all natural and introduced vegetation on its Lot. Removal of dead or diseased plant material must be done on a regular basis in accordance with the best practices for the plant material involved. This is typically prior to, or at the end of, the growing season for that vegetation type. Maintenance of plant materials and landscaping required of the Owner includes all planting beds, trees, shrubs, flowers, ground cover and lawn areas, including any pinestraw covered areas.

2.8. Exterior Lighting. Exterior lighting must be limited to areas within the Building Envelope. Exterior lighting can not result in excessive glare and must not interfere with the privacy of nearby dwellings, all as determined by the ARC in its sole discretion. Floodlights shall be hooded to avoid the bulbs being visible from the street and neighbors. Cut sheets are required for all exterior fixtures.

2.9. Tennis Courts. Tennis courts and practice backboards will not be allowed on Lots.

2.10. Landscape Design. River Watch has been planned utilizing the natural elements as much as possible. Various hardwoods and pine trees are plentiful within the community, and it is the ARC's intent to maintain this landscape integrity. Landscape design should always complement and account for the architecture and location of the residence. When reviewing specific landscape plans, the ARC will consider the various relationships of house to site, house to house, views, prevailing breeze, solar orientation and other amenities. When reviewing specific landscape plans, decisions regarding specific landscape plans to ensure that the overall beauty of the community is preserved and enhanced, the ARC has authority to approve or disapprove landscape plans for individual residences at its sole discretion.

2.10.1. Design Criteria. A fundamental design criterion is the need for gardens and lawns to harmonize with the native vegetation, terrain and natural beauty of the community. In order to recognize and protect as many of these trees as practically possible, an Owner must obtain from the ARC prior written approval before any tree is removed from any Lot. Owners are encouraged to landscape their lots with plant material which is indigenous to the area, plant Saint Augustine sod and leave untouched as much as possible the existing vegetation and natural amenities. Plants should be considered as resistant to or tolerant of deer.

2.10.2. Landscape Submittal Requirement. As described at Paragraph 3.5., the landscape plan must be submitted and approved no later than prior to the start of installation of the outside finish on the residence. However, it is encouraged that the landscape plan be submitted earlier, along with the Final Plans to avoid any unnecessary delay and expense. Landscaping must be substantially completed prior to occupancy; otherwise the ARC shall have the discretion and authority to fine Owners up to \$100.00 per day starting thirty(30) days from the date of occupancy until the landscaping is completed. However, depending on the season, conditions, and heat, the ARC may agree by written variance to permit plants not tolerant of existing conditions for planting at the time of occupancy to be planted on a schedule as set out in such written variance. The landscape plan must show all proposed site structures and features including drives and turnarounds, walks, patios, decks, fences, pools, spas, mailboxes, utility

boxes and any other site features. Utility, trash, air conditioning and other visual screens should also be noted. Existing vegetation to remain should be specifically located and labeled.

The location, type and quality of all proposed planting must be accurately described on the plan. A complete plant list is required indicating the size, quality and spacing of the proposed plantings. Areas to be mulched or planted as a lawn should also be shown. Mulching, preferably with pine straw, is required for all planted areas and areas within ten (10') feet of any structure, lawn or plantings. The mulched areas provide a smooth transition to the existing natural vegetation. Irrigation systems are strongly encouraged for the entire yard but as a minimum 1) all front and side yards visible from the street must be irrigated, and 2) the entire yard for all marshfront lots must be irrigated unless otherwise decided in writing by the ARC in its sole discretion. Irrigation helps maintain a quality landscape throughout the year, especially in times of drought. All irrigation systems must be on the Town of Mount Pleasant water system or other system approved in writing by the ARC. Wells will be permitted in River Watch for the sole purpose of irrigation system alone and must be approved in writing by the ARC in its sole discretion. All wells will be required to be equipped to prevent any staining from iron and tannin or be abandoned at Owners expense.

2.10.3 ARC Responsibility. On its review, the ARC will take into consideration all elements of the individual landscape plan and plant materials selected. In addition to the already established natural vegetation, many other plant types will be acceptable for use within the community. Following landscape plan approval, the ARC reserves the right to request additional plantings or replacement of plantings if deemed necessary by the ARC at the time of final inspection.

2.10.4. Forestation/Reforestation. While the preservation of existing trees is important, the ARC recognizes that certain clearing and filling work may be necessary resulting in the loss of existing trees. If any existing trees are to be removed, the Owner shall follow the requirement of Paragraph 2.6 of these Standards and attempt to incorporate new trees in the Owner's landscape plan. Similarly, for a Lot on which, prior to clearing, there were less than a sufficient number of trees as determined by the ARC, Owner's landscape plan should incorporate new trees.

An Owner's forestation/reforestation plan should be submitted as part of the overall landscape plan but should be distinguished from the formal landscaping. For any forestation/reforestation plan, the ARC will generally require the following:

1. The site shall average at least one tree per 2,000 square feet of area contained in The Lot. New trees will be required to meet this average.
2. At least fifty percent (50%) of the new trees shall be shade or canopy trees acceptable to the ARC; and,
3. Each new tree shall have a minimum diameter of four (4") inches [measured six (6") inches from grade].

For a Lot on which existing trees will be substantially preserved, the ARC will generally reduce the number of new trees the Owner is required to plant. The extent of that reduction will depend on the quality and size of the preserved trees and similar factors, and will be determined by the ARC on a case-by-case basis.

3. Design Review Procedure.

3.1. Approval Process and Procedures.

3.1.1 Process Steps. The following sequence has been established to provide a systematic and uniform review process of all proposed designs, plans and construction. These steps represent the necessary procedures in the review process of building a residence. Any deviation from the procedures could cause unnecessary delay or additional costs.

1. Pre-application Research
2. Conceptual Design Review and Approval
3. Payment of Fees
4. Final Review and Approval
5. Landscape Plan Review and Approval
6. Final Inspection Upon Completion of Construction
7. Completed Landscape Inspection

3.1.2. Qualified Design Professional. To ensure that River Watch maintains a high quality of architectural design, all plans for the construction of dwellings and other buildings or significant structures at River Watch must be designed, drawn, and certified by a South Carolina Registered architect who has significant experience in residential design and construction. An experienced landscape architect registered in the state of South Carolina is recommended to prepare all plans for the landscape and associated sitework of dwelling and other significant structures.

3.1.3. Approved Builders. A Lot Owner may use a builder of their choice to construct a home in River Watch provided that the ARC determines, in its sole discretion, that the chosen builder is qualified to build a home in River Watch. The ARC, at its sole discretion, shall have the right to disapprove any builder it deems unqualified to construct a home in River Watch.

A Lot Owner seeking to have its builder approved shall submit to the ARC the following along with the Preliminary Concept, or if not utilized, with the Final Review Plan:

1. The completed Construction Application (Form 3).
2. A copy of the builder's South Carolina Residential Builder's license.
3. References of the builder.
4. Evidence that the builder is regularly engaged as a residential or commercial building contractor.
5. Evidence of examples of homes previously constructed by the builder of quality and aesthetic appearance consistent with residences constructed in River Watch, if applicable.

6. The ARC will require financial statements if its to be constructed as a spec home.
7. Evidence of insurance coverage meeting all of the requirements mandated for River Watch Approved Builders; and,
8. The fees and Construction Escrow Deposit required by the ARC.

An Approved Builder may not proceed with or be approved for construction on another Lot until the initial house construction is complete. Should the initial home fail to meet the standards excepted in River Watch, as determined by the ARC, the builder of the home may not construct another house on any Lot at any time thereafter without the prior written permission of the ARC. The ARC may grant or deny permission in its sole discretion.

3.1.4. Pre-Application Research. The Owner should be acquainted with the ARC process and the ARC Design Standards. It is recommended that the design professionals visit River Watch if possible, for on-site tour prior to beginning preliminary design plans. The design team can then creatively design the residence in a compatible manner with the overall goals of River Watch. By visiting the site and observing the other homes in the area of River Watch, this act will provide valuable information relative to the site, site placement, existing site parameters, trees of significance and the design process.

Before the design begins, initial documents recommended to be reviewed by the Owner and design team are:

1. Purchase Agreement
2. Indenture Deed
3. Recorded Plat of the Subdivision
4. Declaration Covenants, Conditions, and Restrictions River Watch
5. River Watch Architectural and Landscape Design Standards
6. Applicable Mount Pleasant Ordinances and Fees
7. Applicable Local and State Building Codes
8. Applicable County Ordinances
9. Applicable Fire Impact Fees

3.2. Survey Information. The Owner is to obtain a topographical survey of the lot as soon as possible to establish site planning and site evaluation per guideline requirements. The topographical survey shall verify the corner pins of the property, wetland boundaries and buffers, if applicable, and provide contours of the grades at one (1') foot intervals as well as spot elevations. It must also show the location and species of all trees six (6") inches or larger in diameter, all drainage features, underground utilities and the location and identification of any special features of the lot. Setbacks, existing utilities and easements shall also be included.

3.3. Conceptual Design Review and Approval. Preliminary and conceptual level reviews are encouraged to make sure your plans comply with the standards of the ARC. However, if you have any concerns of your concept as unusual or extraordinary and you are concerned about the acceptance by the ARC, then you may submit a Conceptual Design Review for discussion prior to a final submittal. A rough draft is acceptable. The plans should be submitted and include:

- A. Conceptual Design Review (Form 1)
- B. Architectural Questionnaire (Form 2)
- C. Construction Application (Form 3) and approved builder requirements (as stated in Section 3.1.3)
- D. Floor plan with square footage
- E. Front, Side and Rear Elevations
- F. Site plan showing boundaries, set backs, and survey lines as well as drives and walkways
- G. A preliminary landscape plan
- H. Design Review Fee.

Plans must be submitted to the home of Danielle Hartley, Attn: ARC, 140 Cape May Lane, Mount Pleasant, SC 29464.

If desired, the Owner may submit a letter stating he/she has appointed an architect or builder as their representative to the ARC. Otherwise, all correspondence will be directed to the Owner.

The ARC shall review such preliminary plans and return them to the Owner marked "Approved" or "Disapproved" as the case may be, together with all conditions and/or changes required by the ARC. As to any preliminary plans marked "Approval" by the ARC, Final Plans produced thereafter must be in substantial conformity therewith including all required conditions and/or changes, provided, however, that the ARC's approval of preliminary plans shall in no way bind or obligate the ARC to approve the subsequent Final Plans.

The ARC may refuse approval of preliminary plans, location and style of Improvements, exterior colors or finishes or other specifications for any reason including purely aesthetic reasons and architectural merit, in the sole discretion of the ARC.

3.4. Final Plan Review and Approval. Final plans and specifications (hereinafter, the "Final Plans") for all Improvements proposed to be constructed on any Lot shall be submitted in duplicate to the ARC for approval or disapproval. The Owner must obtain a writing that the ARC has received the Final Plans and all other required submittals. Final Plans submitted for approval must be accompanied by the following:

1. Architectural Questionnaire (Form 2) if not already submitted via a Conceptual Design Review.
2. Construction Application (Form 3) if not already submitted via a Conceptual Design Review .
3. Full and complete Architectural Renderings (3 copies)
4. Site plan showing boundaries, set backs, and survey lines as well as drives and walkways
5. A preliminary landscape plan
6. Construction Escrow Deposit
7. Design Review Fee
8. Lot Improvements Agreement (if applicable)
9. Lot Agreement
10. Stake the location of the house, walks, drives, walks, terraces, decks, pools, etc.

If found not to be in compliance with these Standards or if found to be otherwise unacceptable to the ARC, one set of Final Plans shall be returned to the Owner marked "Disapproved", accompanied by a written statement of items found not to be in compliance with these Standards or otherwise unacceptable. The ARC may refuse approval of Final Plans, location and style of Improvements, exterior colors or finishes or other specifications for any reason including purely aesthetic reasons or architectural merit, in the sole discretion of the ARC.

At such time as the Final Plans meet the approval of the ARC, a complete set of Final Plans will be retained by the ARC and the other complete set of Final Plans will be marked "Approved" and returned to the Owner. Once the ARC has approved the Final Plans for Improvements, the construction of such Improvements must be promptly commenced and diligently pursued to completion. If such construction is not commenced within one (1) year following the date of approval of the Final Plans therefore by the ARC, such approval shall be deemed rescinded. Before construction of Improvements can thereafter be commenced on the portion of the Property in question, the Plans therefore must again be approved by the ARC pursuant to this Paragraph 3.4.

Any modification or change to the "Approved" set of Final Plans must again be submitted to the ARC for its review and written approval.

3.4.1. Construction Escrow Deposit. Construction Escrow Deposit as set by the ARC as of the date the Final Plans are submitted. The Deposit as of the Effective Date of these Standards is Two Thousand Dollars (\$2,000). The Deposit should be by check payable to River Watch Property Owners Association, Inc. The fee will be paid by the Builder. In the event, the Builder

fails to do so, the Owner will be responsible for the fee. The Deposit will be held and used for the purpose and uses set forth in Paragraph 5 of these Standards.

3.4.2. Design Review Fee. Design Review Fee as set by the ARC as of the date the Final Plans are submitted. The fee as of the Effective Date of these Standards is Five Hundred Dollars (\$500). The fee should be by check payable to American Vernacular. The fee will be paid by the Owners. The fee will be used for the purpose of plan reviewal by a Design Professional.

3.4.3. Lot Improvements Agreement. Fully executed contract for construction of the Improvements between the Lot Owner and Builder.

3.4.4. Lot Agreement. Evidence that the Owner of the Lot (or if the Owner is an Approved Builder with a prospective purchaser, that the Approved Builder's prospective purchaser) has executed one of the following approved documents, as applicable, available from Declarant or its authorized agent:

- a. Lot Purchase and Sale Agreement, or
- b. Home Purchase and Sale Agreement

3.4.5. Full and complete Architectural Renderings. In addition to the requirement of full architectural renderings, the ARC also requires the Owner to stake the location of the house, construction access, driveway, decks and other proposed Improvements. The staking shall consist of stakes driven at each major corner of the Improvement, connected with string or colored tape to clearly indicate the Improvement location. The driveway location shall also be indicated by stakes, and string or tape. Any erosion control measures required for construction should be shown on the site plan.

3.5. Final Landscape Design. A final landscape design must be submitted and approved prior to the start of installation of the outside finish of the residence. The landscape plan must be submitted along with the Final Plans to avoid any unnecessary delay. Please refer to the Landscape Submittal Requirement as described in Paragraph 2.10.2 of these Standards.

3.6 Construction Rules. Attached as Exhibit C to these Standards are the Construction Rules for All Owners and Contractors at River Watch. The ARC reserves the right to amend such Rules from time to time in its sole discretion. All construction at River Watch must proceed in accordance with the Rules.

3.7. Failure of the ARC to Act. If the ARC fails to approve or disapprove any Final Plans or other submittals which conform (and which relate to Improvements which will conform) with the requirements hereof or to reject them as being inadequate or unacceptable within fourteen (14) business days after receipt thereof, and provided such submittal was a full and complete submittal, in accordance with these Standards, of all items that were to have been submitted to the ARC, and provided the ARC shall again fail to approve or disapprove of such Final Plans or other submittals within fourteen (14) business days after additional written request to act on such items is delivered to the ARC following the passage of the above described fourteen

(14) business day period, it shall be conclusively presumed that the ARC has approved such conforming Final Plans and other submittals, EXCEPT that the ARC has no right or power, either by action or failure to act, to waive or grant any variances relating to any mandatory requirements specified in the Declaration Covenants, Conditions, and Restrictions River Watch except where variances shall be expressly permitted therein. If Final Plans or other submittals are not sufficiently complete or are otherwise inadequate, the ARC may reject them as being inadequate or may approve or disapprove a portion of the Final Plans, conditionally or unconditionally, and reject the balance.

3.8. Address of the ARC. The address of the ARC for delivery of plans and all notices shall be as follows:

Danielle Hartley

Attention: ARC

140 Cape May Lane, Mount Pleasant, SC 29464

4. Diligent Construction. All Improvements to be constructed on a Lot must be completed within one (1) year following commencement of construction of the first of such Improvements, unless a longer time is approved in writing by the ARC.

5. Purpose and Use of Construction Escrow Deposit. The Construction Escrow Deposit, if any, required in Paragraph 3.4.1 above shall be deposited by the ARC in a construction escrow account established by the River Watch Property Owners Association, Inc. or the ARC. The Construction Escrow Deposit may thereafter be used by the ARC for any of the following purposes:

1. To pay for the cost to repair any damage to the roadways, roadside curbs, sidewalks or Common Areas caused by an Owner or Owner's builder or subcontractors not repaired by the responsible Owner, such Owner's builder or subcontractors.
2. To complete any landscaping shown on the final Plans for a Lot which has not been completed within three (3) months after completion of the residence on such Lot.
3. To pay for the cost of completing any Improvements so that they are in accordance with the approved Final Plans, if Owner fails so to complete such Improvements.
4. To pay for the cost of restoring or replacing any trees, other vegetation, grades or other natural features improperly removed, altered or destroyed by Owner in violation of these Standards.
5. To reimburse the River Watch Property Owners Association, Inc. for Owner's share of street cleaning costs during construction. If Owner does not pay such amounts to the River Watch Property Owners Association, Inc., in a timely manner as specified in the Construction Rules.

6. To reimburse the River Watch Property Owners Association, Inc. for its cost of cleaning up any significant amount of dirt, cement, etc. left by the Owner on any street if the same was not immediately removed by the Owner.
7. To pay for the cost of enforcing any of the Owner's other obligations under these Standards.

Except for the reimbursements described in Paragraph 5 above, the ARC shall give an Owner prior notice that it tends to use the Owner's Construction Escrow Deposit for a particular purpose. The Owner shall thereafter have five (5) days from the date of the notice to repair the damage, complete the landscaping or Improvements, or otherwise perform the work for which the ARC intended to use the Owner's Construction Escrow Deposit, or, if the work cannot be completed during that time, to begin the work and thereafter diligently pursue it to completion. If the Owner, upon receipt of the notice, shall fail to perform the work, then the ARC shall thereafter be free to perform it and to use the Owner's Construction Escrow Deposit to pay for the cost thereof. Upon the completion of Improvements and when all work has been completed by either the responsible Owner or the ARC, the ARC shall return to the Owner any unused portion of the Owner's Construction Escrow Deposit.

In the event the ARC expends sums on the Owner's behalf as provided above in excess of the Owner's Construction Escrow Deposit, the Owner shall pay the excess to the ARC within twenty (20) days of notice thereof.

In the event no Construction Escrow Deposit has been required by the ARC, the ARC shall have the authority to expend money for the purposes set forth in this Paragraph 5 and to charge the Owner for reimbursement thereof.

Any and all interest earned on the Construction Escrow Deposit shall be credited to and retained by the River Watch Homeowners Association or ARC for its sole use and benefit.

6. Zoning and Other Governmental Regulations. In addition to complying with requirements imposed by this Association, the Owner of any Lot must comply with all zoning and other applicable governmental laws, rules and regulations. Approvals by the ARC pursuant to these Standards shall in no event be construed as representations or warranties that the Owner's plans, Final Plans or Improvements comply with any such governmental requirements.

7. Signs. No signs may be placed on a Lot except for signs approved in writing by the ARC. The only other signs or documentation that may be posted at a residence or on a Lot during construction are grading and building permits. Business signs or other forms of advertisement not approved in writing by the ARC are not permitted. Grading and building permits must be attached to a post in a manner protected from the elements; in no event may building permits or any other signage or documentation be attached to trees.

8. Final Survey. Upon substantial completion of a residence on a Lot, the Lot Owner shall provide the ARC with a certificate of occupancy from the Town of Mount Pleasant for the

residence and a final, as-built survey certifying that the location of the Improvements complies with the Final Plans approved by the ARC.

9. Variance. Owner may apply for a variance and if a variance is granted by the ARC, in writing, in it's sole discretion, approval will be given only where particular hardship would otherwise result because of lot size, configuration topography or other circumstances deemed sufficient by the ARC. The ARC may refuse approval of plans and/or variance, location and style of home, exterior colors or finishes or other specifications for any reason including purely aesthetic reasons, architectural merit, or other reasons in the sole discretion of the ARC.

**Procedures for Submission of
Conceptual Design Review Plans
To
River Watch
Architectural Review Committee**

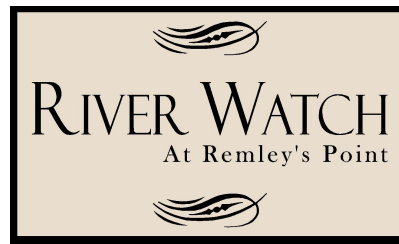


EXHIBIT A

Procedures for Submission Conceptual Design Review Plans To River Watch Architectural Review Committee

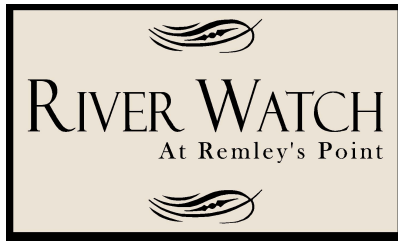
I. Preliminary Concept Submittal

Preliminary and conceptual level reviews are encouraged to make sure your plans comply with the standards of the ARC. However, if you have any concerns of your concept as unusual or extraordinary and you are concerned about the acceptance by the ARC, then you may submit a Preliminary Concept for discussion prior to a final submittal. A rough draft is acceptable. The plans should include:

- A. Conceptual Design Review (attached as FORM 1)
- B. Architectural Questionnaire (attached as FORM 2)
- C. Construction Application (attached as FORM 3)
- D. Floor plan with square footage
- E. Front, Side and Rear Elevations
- F. Site plan showing boundaries, set backs, and survey lines as well as drives and walkways
- G. A preliminary landscape plan is strongly encouraged
- H. Design Review Fee

Plans and check must be submitted to the home of Danielle Hartley, Attn: ARC, 140 Cape May Lane, Mount Pleasant, SC 29464.

If desired, the Owner may submit a letter stating he/she has appointed an architect or builder as their representative to the ARC. Otherwise, all correspondence will be directed to the Owner.



CONCEPTUAL DESIGN REVIEW RIVER WATCH ARCHITECTURAL REVIEW COMMITTEE

Date: _____

Address of Project: _____ Lot #: _____

General Information:

Owner: _____

Telephone: _____

Email: _____

Designer/Architect: _____

Telephone: _____

Email: _____

Builder: _____

Telephone: _____

Email: _____

Site Data:

Existing Grade: _____ Flood Zone: _____

<u>Building Setbacks</u>	<u>Building Square Footage</u>	<u>Exterior Materials</u>
Front: _____	Building Footprint: _____	Foundation: _____
Right Side: _____	TOTAL: _____	Siding: _____
Left Side: _____	(Including Open/Covered Decks, Stairs,	Trim: _____
Rear: _____	Drives, Walks, Pool Deck, Raised Planter)	Roofing: _____
Height Restriction: _____		Garage: _____
Lot Coverage Allowed: _____		Windows/Doors: _____
Lot Coverage Actual: _____		Paved Area: _____

<u>Heated Square Footage</u>	<u>Dimensions</u>	
Living Area: _____	Max. Width: _____	Proposed Finished Floor
Garage (Detached): _____	Max. Depth: _____	Elevation: _____
Other: _____		

Variance Request: _____

Trees To Be Removed: _____



ARCHITECTURAL QUESTIONNAIRE RIVER WATCH ARCHITECTURAL REVIEW COMMITTEE

To be completed by all architects submitting documents for approval at conceptual and final stages.

☐ Preliminary ☐ Final

Lot number: _____

Owner's name: _____

Architect's name (hereafter called "the architect"): _____

Firm: _____

Address: _____

Telephone/Fax Number: _____

S.C. Registration number: _____

1. Has the architect visited the site and had a site visit with Julie O'Connor of American Vernacular? ☐ Yes ☐ No
2. Date of last visit: _____
3. Has the architect read the Declaration of Covenants, Conditions and Restrictions River Watch and Architectural and Landscape Design Standards and designed the house accordingly? ☐ Yes ☐ No
4. Has the house been designed according to the standard residential building code? ☐ Yes ☐ No
5. Has the architect attempted to minimize the amount of site to be graded? ☐ Yes ☐ No
6. Has the architect attempted to minimize the removal or damage of existing vegetation? ☐ Yes ☐ No
7. Has the house been staked out on the lot (required prior to submitting this form)? ☐ Yes ☐ No
(Trees to be removed to be tied with red surveyor's tape)

8. Area of lot: _____

9. First floor elevation (FFE) (minimum 3' above grade): _____

10. Area under perimeter of all construction (building footprint) including all decks, stairs and roof coverage: _____

11. Percentage of site to be graded: _____

12. Screening material: _____

13. Heated first floor area: _____

14. Heated mezzanine area: _____

15. Heated second floor area: _____

16. Total heated area: _____

17. Total of screened porch under roof: _____

18. Total square footage: _____

19. Total screened porch area: _____

20. Total of deck and balconies: _____

21. Are any variances from the Architectural Review Committee standards being requested under this application? ☐ Yes ☐ No
If yes, please describe and give reason: _____

22. Describe and give color for exterior materials for the following:

A) Siding/wall finish: _____

Color: _____

B) Trim: _____

Color: _____

C) Roofing: _____

Color: _____

D) Doors: _____

Color: _____

E) Paving: _____

Color: _____

F) Other: _____

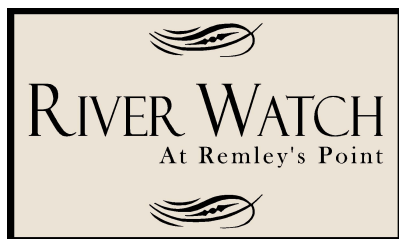
To the best of my knowledge, the foregoing statements are true.

Architect's Signature

Date

Architect's Seal





**CONSTRUCTION APPLICATION
RIVER WATCH ARCHITECTURAL REVIEW COMMITTEE**

Date: _____

☐ New Construction ☐ Major improvements to existing structure

Lot number and Street: _____

Owner's Name: _____

Contractor: _____

Address: _____

Telephone/Fax number: _____

S.C. License number: _____

Previous Construction Experience

Have you built in River Watch before? ☐ Yes ☐ No

Please attach a selective list of five (5) completed jobs of similar level within the Charleston County area.

AGREEMENT

I, _____, as contractor for the construction project described above, do hereby submit this deposit in good faith to the River Watch Architectural Review Committee for assurance that the construction will be implemented in accordance with the final plans as approved by the Architectural Review Committee.

I further agree that:

1. I have read the Architectural and Landscape Design Standards, and Declaration of Covenants, Conditions and Restrictions and do agree to follow these in full understanding.
2. I agree to construct and fulfill the plans and specifications as approved for this project in the final review by the Architectural Review Committee. Any

changes to these plans will be first approved by the Committee prior to implementation.

3. I understand that the deposit submitted will be returned in full after a satisfactory inspection, unless a deduction is necessary for any corrections to changes not approved by the Committee, work to clean up an untidy site, or repairs necessary to streets, road shoulders, sidewalks or common areas in accordance with the Construction Rules.
4. I am responsible for the behavior and actions of all workers contracted to do work on this job while they are in the River Watch community.
5. I am responsible for maintaining a clean construction site at all times and understand that I am bound by the restrictions covered under the River Watch Architectural and Landscape Design Standards.

This application and agreement made this ____ day of _____, 2012

By:

Signature: _____

Witness: _____

Deposit Date: _____ Amount Received: _____ Check #: _____

☐ Approved by Architectural Review Committee

by: _____

Date: _____

**Procedures for Submission
of Final Plans
To
River Watch
Architectural Review Committee**

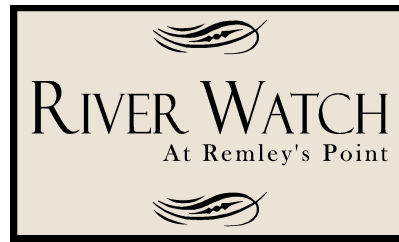


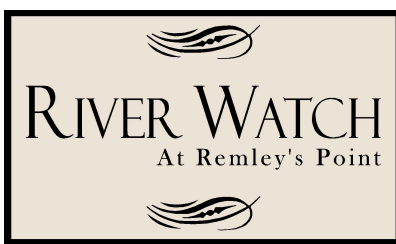
EXHIBIT B

Procedures for Submission Of Final Plans To River Watch Architectural Review Committee

II. Final Plans

The ARC only requires for you to submit a set of plans for final approval. However, as mentioned earlier, if you have any concerns of your concept and you have doubts and acceptance by the ARC, then you should submit a Preliminary Concept for approval before providing all of the detail required for submitting Final Plans. Review for final approval will not begin until the ARC is in receipt of entire submission. The final Plans must be submitted in triplicate (3 sets) of full architectural renderings and should include the following:

1. Final Review Application (Form 4)
2. Floor plan dimensioned to scale
3. All exterior elevations to scale detailing all exterior material and roof pitches. (Roof, walls, columns, railings, shutter, trim, etc.).
4. Exterior wall sections and/or details with ceiling heights
5. Building Sections
6. Electric plans (optional)
7. Site Plans: All plans should be submitted in consistent scale. Site plans must depict:
 - a. Access street and walkways, drives and other exterior improvements.
 - b. Grading/draining plan.
 - c. Exterior lighting plan such as flood, lamps or landscape lighting.
 - d. Location and species of trees to be removed must be identified. A tree survey is strongly suggested. Trees to be removed must be marked with red surveyor's tape.
 - e. Location and identification of special features (e.g. drainage ditch, easements, adjacent structures, etc.) Note adjacent structures including previously built residences shall be depicted in relationship to property lines.
 - f. Location of contractor's I.D. sign and portable outdoor toilet facilities.
8. Landscape Plan (if not previously submitted).
9. Architectural Questionnaire (Form 2) with sample of exterior materials and paint colors as listed on Application.
10. Window manufacturer's cut sheets or sample.
11. Reduced elevations and landscape plans to 11" x 17" size paper.
12. Construction Application (Form 3).



**River Watch Property Owners Association, Inc.
Architectural Review Committee
Final Review Application**

Please complete the form below and provide the Architectural Review Committee (ARC) illustrations of all materials requested herein. All submissions to the ARC must be in writing and conform with the River Watch Architectural and Landscape Design Standards.

The ARC seeks to preserve the value and appearance of the neighborhood for the mutual benefit of all property owners. Construction shall not commence until all required materials have been provided to the ARC and applicant has received final approval in writing. Approval of construction is expressly contingent upon applicant's strict adherence to the submitted design specifications.

The ARC understands that changes inevitably occur during the building process. Applicant shall submit all changes to the ARC. All changes must receive the ARC's approval before being implemented. All submissions will be considered in a timely manner and applicants shall receive feedback within 14 days of receipt of full submission. Review for final approval will not begin until the ARC is in receipt of all documentation required to complete the Final Review Application. River Watch is bound by neighborhood Covenants and Restrictions.

Date: _____

Name: _____

Address: _____

Phone Numbers: Home _____ Mobile _____

Email Address: _____

Lot Number: _____

Street Address of Lot: _____

Architect's Contact Information: _____

Builder's Contact Information: _____

Style: (attach full architectural rendering in 3 copies): _____

Total Heated Area: _____

Total Square Footage including porches, decks and balconies: _____

Elevated: Y or N

Number of stories: _____

	MATERIAL	COLOR	MANUFACTUROR/BRAND
Siding (attach color swatch)			
Trim			
Facia			
Soffit			
Shingle Roof (attach color swatch)			
Metal Roof			
Foundation (attach color/brick swatch)			
Brick (attach sample)			
Mortar (if applicable)			
Louvers			
Windows (provide illustration)			

Shutters (provide illustration)			
Front Entry Door (provide illustration)			
Accessory Doors			
Garage Doors (provide illustration)			
Front Entry Stairs			
Columns			
Porches			
Handrail & Caps			
HVAC Louvers			
Hot Water Heater			
Driveway (illustrate on landscape design)			
Fence (provide illustration)			
Other			
Other			

Signature_____

Date_____

Comments: _____

***A \$500 design review fee and a \$2,000 deposit is required with the submission of this application. The deposit will be held in escrow and returned upon the ARC's satisfactory inspection of construction. Builder and/or owner must request inspection when the construction of the home/garage, landscape and fence are complete in accordance with the approved application.**

ARC ONLY

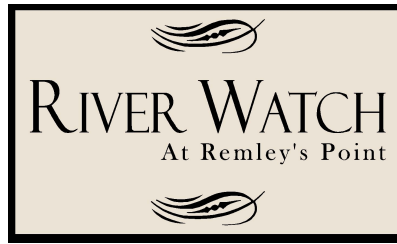
Approved _____ Date _____

Escrow Check No. _____ American Vernacular Check No. _____

Comments: _____

Variance Requested: _____

FORM 4



Construction Rules

General Rules

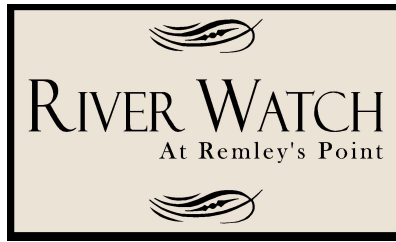
The following rules apply to all employees of the contractors and service personnel while working in the River Watch community. Infractions of any of these rules may result in penalties of the complete construction escrow deposit being withheld.

1. The construction traffic will be allowed Monday through Friday, from 7:00 am until 6:00 pm. Construction traffic is permitted on Saturdays from 8:30 am to 4:30 pm. All construction related activities are prohibited on Sundays and major holidays.
2. Contractors are required to keep their job sites as neat and clean as possible. Trash and discarded materials must be removed weekly. There will be no stockpiling or dumping on adjacent lots or on streets. Construction materials are to be neatly piled on site; debris and rubbish are to be contained and periodically removed; tall, unsightly weeds are to be routinely cut back, streets adjoining a construction site are to be frequently swept clean of dirt and construction trash. Fines will be deducted from the Construction escrow deposit for messy job sites.
3. Install erosion control measures (silt fencing) to the perimeter of the property.
4. Builders are required to place a dumpster on site during construction. Should a builder be working on two adjacent homes, one dumpster can service both properties. Builders may use recycling services instead of a dumpster on a job site but the Builder is ultimately responsible for flying debris.
5. All vacant property shall be kept neat and cleared of debris, and shall be well and continuously maintained in its natural condition until construction commences on the property.
6. Contractors will use only the utilities provided on the immediate site on which they are working.

7. Any damage to streets and curbs, drainage inlets, streetlights, street markers, mailboxes, sidewalks, walls, etc. is the responsibility of the Owner/builder. If not repaired promptly, the repair cost will be deducted from the construction escrow deposit. If the construction escrow deposit is not sufficient to cover the entire repair cost, the additional amount will be charged to and promptly paid by the Owner.
8. There will be no washing of any truck on the streets. Any concrete delivery truck washed out must be on the construction site.
9. Operators of vehicles are required to see that they do not spill any damaging material while within River Watch. If spillage occurs, operators are responsible for cleaning up. Cleanups done by River Watch will be charged to the responsible party. Please report any spill as soon as possible to the ARC.
10. If any telephone, cable, TV, electrical or water lines are cut, it is the builder's responsibility to report such an accident to the community association and appropriate utility within 30 minutes.
11. Loud radios or noise will not be allowed within the neighborhood. This is distracting and discomforting to property owners. Normal radio levels are acceptable.
12. No vehicles may be left in the job area overnight. Construction equipment may be left on the site while needed, but must not be kept on the street. Construction trucks, vans, cars, etc. should park on one side of the street as to not impede the flow of traffic. Do not park on curbs or sidewalks.
13. The established speed limit within River Watch community is fifteen miles per hour (15 mph) for all vehicles, and this limit must be obeyed. Please help keep the children in our community safe.

ARC will assess fines on a case-by-case basis and may pursue legal action if necessary.

EXHIBIT C



MINOR CHANGE APPLICATION - IMPROVEMENT/RENOVATION RIVER WATCH ARCHITECTURAL REVIEW COMMITTEE

Date: _____

Lot #: _____

Owner: _____

Address: _____

Telephone: _____

Email: _____

Designer/Architect: _____

Telephone: _____

Email: _____

Landscape Architect: _____

Telephone: _____

Email: _____

Contractor: _____

Telephone: _____

Email: _____

Description of Requested Change/Addition: _____

Reason for Change (Please attach sketch/specifications of proposed change):

ARC USE:

☐ On-Site Inspection Conducted

Inspected by: _____

Date: _____

☐ **APPROVED**

☐ **CONDITIONAL APPROVAL**

Conditions: _____

☐ **DISAPPROVED**

Signed: _____ **Date:** _____