

**Savannah Lakes Village POA, Inc.**  
**Architectural Control Committee (ACC)**  
**Rules and Regulations for Commercial Construction**

The attached Architectural Control Committee Rules and Regulations for Commercial Construction were revised by the Architectural Control Committee and presented to the Savannah Lakes Village Board of Directors. The Savannah Lakes Village Board of Directors approved the revised Rules and Regulations at the March 17, 2021 regular BOD meeting.

The effective date of the Architectural Control Committee Rules and Regulations for Commercial Construction is the date recorded in the McCormick County Clerk of Court's Office.

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# SAVANNAH LAKES VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

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## RULES AND REGULATIONS FOR COMMERCIAL CONSTRUCTION

**3/17/2021**

**APPROVED**

Savannah Lakes Village (SLVPOA) Inc. is not responsible for the workmanship, quality, or conformity with contractual specifications of any construction. No warranty or representation is made nor should be implied by any individual owner that the actions of the ACC in approval of building plans, inspections and or otherwise is intended as a tacit approval of the quality, safety, desirability or suitability of such design or construction.

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**Architectural Control Committee (ACC)  
Rules and Regulations for Commercial Construction**

RECORD OF CHANGES

<b><u>Change No</u></b>	<b><u>Effective Date</u></b>	<b><u>Page No.</u></b>	<b><u>Subject</u></b>
First Publication	December 2012	All	Complete Revision
Second Publication	March 2014	3	Architectural style
Third Publication	March 2021	Various	Rewrite

## TABLE OF CONTENTS

I. APPROVAL AND APPEAL PROCESS.....	2
A. ACC Applications.....	2
B. Appeal Process.....	4
II. GENERAL CONSTRUCTION GUIDELINES .....	4
A. Required Licenses.....	4
B. Architect and Engineer.....	4
C. Structure Plans .....	4
D. Plot Plan Requirements.....	6
E. Parking and Passenger Load Facilities.....	7
F. Building Codes .....	7
III. CONSTRUCTION SITE REQUIREMENTS .....	8
A. Lot Line Markings .....	8
B. Lot Clearing .....	8
C. Soil Conservation, Drainage and Storm Water Control.....	8
D. Utility Companies.....	9
E. Foundations and Footings .....	9
IV. AESTHETIC DESIGN.....	10
A. Exterior Materials .....	10
B. Roofs .....	10
C. Renewable Energy .....	11
C 1. Solar Panels .....	11
C 2. Solar Shingles .....	11
C 3. Wind Energy .....	11
D. Setbacks and Easements .....	11
E. Soil Conservation .....	12
F. Right-of-Way and Easements.....	12
V. LANDSCAPING (Appendix K & K-1).....	12
VI. FENCES AND WALLS .....	13
VII. BUILDING EXTERIOR MECHANICAL/ELECTRICAL COMPONENTS .....	14
VIII. CONSTRUCTION ACTIVITY.....	14
A. Trash and Building Debris.....	14
B. Care of Streets.....	15
C. Burning and Warming Fires.....	16
D. Parking.....	16
E. Site Cleanup .....	16
IX. OUTBUILDINGS .....	16
A. Outbuildings .....	16

## ACC Rules & Regulations

B. Signs.....	16
C. Propane Tanks.....	17
D. Exterior Antennas/Tv Satellite Dishes.....	17
E. Central Sewer System .....	18
F. Blasting.....	18
G. Public Roads and Right of Ways .....	19
H. Fences and Walls .....	19
I. Irrigation.....	20
J. Services Stations and Repair Garages.....	20
K. Enforcement.....	20
L. Site Inspection.....	20
M. Notification .....	20
X. FINE STRUCTURE FOR VIOLATION of ACC RULES AND REGULATIONS FOR COMMERCIAL CONSTRUCTION .....	21
XI. GLOSSARY OF TERMS.....	23

## FORMS

Checklist for Construction Application .....	Appendix A-1
Instructions to Surveyors .....	Appendix A-2
Specifications List .....	Appendix B
Construction Application.....	Appendix C
Suggested Design Considerations.....	Appendix D
Suggested Firewise Construction Checklist .....	Appendix D-1
Blasting Application .....	Appendix E
Proof of General Liability/Workman's Comp/Builder's Risk Insurance .....	Appendix F
Change/Addition or Extension for Building Under Construction .....	Appendix G
Driveway Inspection.....	Appendix H
Request for Final Inspection.....	Appendix I
Change/Addition to Existing Building .....	Appendix J
Landscaping Intent.....	Appendix K
Suggested Firewise Landscaping Checklist.....	Appendix K-1
Mailbox Request.....	Appendix L
Underbrushing Permit.....	Appendix M
Tree Removal Permit.....	Appendix M-1
Satellite Dish Application.....	Appendix N
Propane Tank Application .....	Appendix O
In Ground Irrigation Systems .....	Appendix P
Agreement & Understanding.....	Appendix Q

SAVANNAH LAKES VILLAGE  
PROPERTY OWNERS ASSOCIATION, INC.  
ARCHITECTURAL CONTROL COMMITTEE

## INTRODUCTION

Rules and regulations are published by the Architectural Control Committee (ACC) of the Savannah Lakes Village Property Owners Association (SLVPOA), to orient property owners and general contractors to the established “standards”, requirements, and specifications for new construction or any modification to existing commercial buildings within Savannah Lakes Village.

These rules and regulations may change from time to time. Please check with Community Services for the current version and ACC Fee Schedule. These regulations are adopted pursuant to the authority provided by the Declaration, Covenants and Restrictions of Savannah Lakes Village, McCormick, S.C. Wherever these rules and regulations exceed in scope, those established by the State of South Carolina, the stricter rules and regulations will apply.

The ACC is charged with the important function of determining and regulating the aesthetics for Savannah Lakes Village by determining what building styles, materials, and modifications are acceptable. The overall goal is the preservation of the appearance and natural character of the community and the protection of property values. Therefore, the ACC is empowered under the governing documents to deny approval based on aesthetic reasons. Non-resident lot owners have equal rights with resident building owners. If something adversely affects property values, an absentee property owner will receive the same consideration as resident building owners.

**The Committee and/or Savannah Lakes Village SLVPOA Inc. is not responsible for the workmanship, quality, or conformity with contractual specifications of any construction. This is a matter between the owner and contractor. No warranty or representation is made nor should be implied by any individual owner that the actions of the ACC in issuance of permits, inspections and approval of the construction or otherwise is intended as a tacit approval of the quality, safety, desirability or suitability of such design or construction.**

The function of the ACC is to enforce the Declaration, Protective Covenants and these standards. The performance of its duties is on a best effort basis to reasonably protect the aesthetics and property values of the community.

**These standards will be enforced by the ACC in the same manner as any violation or threatened violation of the declaration. This may include, but not be limited to, enforcing the lien rights of the Association for any cost or charges incurred in maintaining those standards.**

**The current ACC fee schedule may be obtained by contacting Community Services.**



## **The Approval Process**

The approval process described below applies to all construction planned for Savannah Lakes Village (SLV.) Applications for improvements to existing structures should follow the guidelines established in Appendix J of this document. Deviations from approved plans that affect the exterior appearance or site location may result in suspension of privileges or enforcement actions. The SLVPOA may correct the problem and bill the violator and implement other remedies deemed appropriate.

Approval of plans by the ACC does not automatically mean approval by the McCormick County Building Department. Plans must be approved, fees paid and construction permits issued by both authorities before construction can commence.

### **Construction Review Requirements:**

- South Carolina Licensed Contractor or Licensed Builder is required for all construction.
- Forms for ACC Review and Approval (See Appendix A-1 for documents and forms required.)
- Issuance of SLV building application. No construction activity can begin prior to approval (e.g., clearing the land or delivery of materials.)
- Issuance of McCormick County Building permit. The ACC staff delivers submitted construction documents to the County Building Department within two business days following each meeting. The Contractor (or owner) should contact the Building Department after this time to arrange for the County Building Permit.
- The ACC meets at 9 a.m. on the second (2<sup>nd</sup>) and fourth (4<sup>th</sup>) Thursday of each calendar month. The ACC staff must receive submittals no later than 12 noon on the Thursday prior to the scheduled meeting. All submittals must be complete and in accordance with the applicable guidelines.

## **I. APPROVAL AND APPEAL PROCESS**

### **A. ACC Applications**

ACC applications are required for all permanent and temporary construction, additions, changes, removal or demolition to structures within the community, including, but not limited to, the following: lot clearing, residential homes, commercial buildings, outbuildings, garages, driveways, sidewalks, patios, retaining walls, pump stations, irrigation systems, solar energy systems, geothermal energy systems, swimming pools, pool buildings, recreational buildings, tennis courts, racquetball courts, basketball courts and flag poles. All forms of temporary or permanent construction or any change to the exterior of a structure other than routine maintenance and upkeep will require approval from the ACC.

Any construction application may be disapproved by the ACC if it is deemed to be incompatible with the environment of SLV.

All applications approved by the ACC shall be in compliance with the Declaration and Protective Covenants for Savannah Lakes Village. Fees for residential construction and permit fees are established by the SLVPOA Board of Directors each year. All construction applications that require County Building Permits are forwarded to the McCormick County Building Department after approval by the ACC. Owners or contractors are required to obtain permits and pay fees to McCormick County before starting any construction, change or modification.

A permit is not required for a temporary job site office building or trailer. Such building or trailer shall be limited to use on road and street construction jobs or construction of a major building or amenity. Whenever a temporary job site office building or trailer is used, it shall be removed with ten days after completion of the job.

All buildings and structures shall comply with the requirements for aesthetics established by the ACC, including but not limited to the following:

1. For each commercial area or amenity area, an architectural style will be established by the initial building on the site. Such initial building will be in harmony with the existing theme design and color of other buildings within the Village unless it is not practical or reasonable to maintain such theme design and color to accomplish the intended use of the structure. The design of the building shall not exceed two stories plus roof above the highest finished grade at the building perimeter, unless otherwise approved by the ACC.
2. The following exterior construction materials are acceptable: brick, wood, stone and stucco. Fiber cement and vinyl siding may be used provided that the gauge, texture, and color of said siding materials is of high quality. Other quality construction materials may be considered subject to ACC Approval.
3. Colors that are neon, extremely vibrant, highly saturated or lacking in strong chromatic content are prohibited for the body of the structure, dormers, cupolas, gables and other dominant features.
4. Gloss and semi-gloss paint finishes are prohibited for the body of the structure, dormers, cupolas, gables, and other dominant features. Colors such as pink, orange and purple are prohibited.
5. Complementary/contrasting colors must be used on windows, doors, trim, stone, and shutters.
6. Tinted windows are acceptable. Mirror finishes are not permitted.
7. Concrete block may be approved for the sidewalls or rear walls provided they are parged, stucco or a similar textured material. Each request will be reviewed by the ACC on an individual basis and will be evaluated based on criteria which includes, but is not limited to, views from roadways, abutting properties and homes, anticipated pedestrian/bicycle/golf cart traffic patterns and the grouping of other current and/or future buildings.

8. All dumpsters, trash containers, mechanical equipment at ground level and service areas shall be completely screened and maintained. All roof-mounted equipment shall be shown on the building plans.

## **B. Appeal Process**

The ACC can disapprove any application it feels does not reasonably protect the aesthetics and property values of the SLVPOA or endangers the health, safety and welfare of all Property Owners based on the guidelines contained in this document. When an application is disapproved the applicant may resubmit the application with any changes recommended by the ACC. If the recommended change(s) are not acceptable, the owner(s) they may initiate an appeal process.

To begin an appeal process a written statement of intent must be submitted to the SLV Board of Directors within 30 days. All decisions of the ACC are subject to review by the Board of Directors.

## **II. GENERAL CONSTRUCTION GUIDELINES**

### **A. Required Licenses**

**All Commercial Buildings must be constructed by a General Contractor licensed in the State of South Carolina.** The contractor receiving the ACC building permit must provide proof of General Liability, Worker's Compensation and Builder's Risk Insurance. The contractor is responsible for ensuring that all sub-contractors working under the licensed contractor's direction at the construction site holds a current Worker's Compensation policy. Contractors and sub-contractors' policies must remain in effect until the Certificate of Occupancy (CO) is issued to the building owner. A copy of the general contractor's General Liability, Worker's Compensation and Builder's Risk policy is to be attached to Appendix F.

### **B. Architect and Engineer**

All commercial buildings shall be designed by a registered architect, with foundation, structural, mechanical, lighting, and electrical systems designed by a registered professional engineer. All buildings of assembly, institutional, educational, and hazardous occupancies as defined by the Standard Building Code, regardless of area, shall meet the design criteria described above.

The terms registered architect, architect, registered professional engineer, engineer, licensed surveyor, registered landscape architect, or licensed energy auditor as used herein shall mean that such professional is licensed to practice or certified to practice in the State of South Carolina. When a professional's design, inspection, certification, or approval is required, the professional shall affix his signed and dated seal to the appropriate documents.

### **C. Structure Plans**

The owner is responsible for submitting to the ACC three (3) complete and identical sets of building plans that accurately represent the proposed structure and meet acceptable architectural standards. All plans must be professionally drawn with sufficient and explicit details to be adequate for the entire construction process. The floor plans shall be typically drawn to a scale of ¼ inch equals one

foot. General Contractors are required to submit sufficient architectural grade plans with multi-dimensional views to provide an accurate representation of the overall design of the building. The plans must include exterior elevations that are to scale horizontally and vertically. All elevation views will accurately depict the revised finish grade around the perimeter of the building. Three-dimensional isometric views may be requested to present an accurate representation of the design.

Original plans presented to the Committee for review should not, as a rule, include “redline” changes. Original plans may contain redline changes only if the changes are minor. When the footprint or any exterior elevation of the structure is changed redlined plans are unacceptable. Any significant structural changes that affect the integrity, foot-print or architectural design of the structure shall be represented by professionally re-drawn plans.

Each set of plans must include the following:

1. Grading and Staking Plan.
2. Foundation and floor plans for all levels including columns and footings.
3. Foundation plan. Site-specific foundation investigations are encouraged but not required. In the absence of site-specific foundation studies, great care should be taken in the design of the foundation to ensure the structural integrity of the building.
4. Plumbing, mechanical. Lighting, HVAC, fire protection systems, and electrical layouts.
5. Elevations of all sides including specific roof pitches, roof materials, overhangs, exterior finishes, and the structure’s surrounding finished grade profile of the ground.
6. Detail cross section drawings showing wall construction details, roof pitches, overhangs and footing details.
7. Landscaping Plans. Landscaping plans shall consist of at least the following as an overlay on the plot plan or survey of the property. Landscape plans are separate from Drainage Plans. Changes after approval of the landscaping plan shall be submitted to the ACC for further approval before they are implemented.
  - a. The type, diameter, and proposed location of all underground piping that will carry water from downspouts/splash blocks, French drains, or culverts.
  - b. The type and placement of all perennials, shrubs, bushes, trees, ground cover, rock, and stone proposed to be placed on the property.
  - c. Sketches in plain view are suggested in order to make clear what will be the final appearance of the landscaping.
8. Drainage plans submitted for approval shall consist of at least the following as an overlay on the professionally prepared plot plan or survey of the property. Changes after initial approval of the drainage plan by the ACC shall be submitted for further approval before they are implemented.

- a. Contours showing the variations in the elevation across the property including flow of water at the street side of the property and the driveway.
  - b. Markup to show the proposed direction of surface water flow on and off the property. The type, placement, and size of rain gutters/downspouts, splash blocks, and stone. The direction and flow of water from downspouts and splash blocks across the property. This will be clearly marked on the Plan.
  - c. If rain gutters are not to be present on the building, then a description of how roof water is proposed to be managed.
  - d. The location of any proposed culverts including under the driveway at the street. If a culvert under the driveway is not proposed, then an explanation of why it is not believed to be necessary will be included in the Plan.
  - e. The location of any proposed French drains and the destination of the water.
  - f. The location of any garage drains and the destination of the water.
  - g. The destination of all drainage water from the property.
9. All design and construction will be in accordance with applicable federal, state, and local codes, regulations and laws, including the Americans with Disabilities Act.

These same requirements are applicable for submission of a change/addition to building under construction or change/addition to existing building.

#### **D. Plot Plan Requirements**

At least seven (7) days prior to the meeting, at which it is to be reviewed by the ACC, the owner/developer/general contractor shall submit a plot plan of the proposed site. The Plat shall be map size 8 ½ inches by 14 inches minimum and drawn to a scale of not less than one (1) inch equal thirty (30) feet. A preliminary plot plan shall not be acceptable for submission unless it meets all required standards of design and contains all required information. If variances are requested, a written request for each specific deviation from the requirements of Appendix A-2 will be required. The plot plan shall clearly show the following:

1. The proposed site name and location, the name(s) and address of the owners(s), and the name of the designer(s) of the plat who shall be a licensed surveyor in the State of South Carolina.
2. Date, title, graphic scale, and true north point.
3. The location of all existing property lines, easements, building, setbacks, existing or proposed streets, buildings, water courses, railroads, sewers, bridges, culverts or drain pipes, water mains, and any public utility easements or lines, retention basins, and the names of adjoining property owners or subdivisions.
4. Proposed utility layouts, (sewer, water, gas, fire hydrants and electricity) showing planned connections to any existing or proposed utility systems.
5. Contours of lot at five (5) foot intervals. If five-foot intervals do not describe the topography well enough, contours will be at one (1) foot intervals.

6. The total acreage of the project site.
7. Location sketch map showing the construction site in relation to the general area.
8. If any portion of the land being subdivided is subject to flooding, the limit of such flooding shall be shown (100-year flood profile).
9. The proposed site plan shall be stamped by the surveyor certifying the accuracy of the survey and placement of monuments.

#### **E. Parking and Passenger Load Facilities**

Where parking is provided, accessible parking spaces shall be provided in compliance with “Parking and Passenger Loading Facilities” in the most current version of the International Building Code. Construction of parking and passenger loading facilities shall be as follows:

1. Construction of parking area, driveways, entrances and exits, grading for off-street parking lots, curb and gutter, drainage and soil conservation devices, shall be in accordance with Volume III of the Savannah Lakes Village Master Plan of Development, any applicable current local codes, ordinances, laws for the State of South Carolina, or federal regulations including the Americans with Disabilities Act regarding provisions for the access of handicapped persons.
2. Parking areas shall be constructed of hot mix asphalt, poured concrete, brick or durable aesthetic material so as to provide dust-free, all-weather surfaces. All parking areas shall be maintained thereafter in good condition. Each parking area shall be served by a driveway adequate for two lanes of traffic.
3. Public parking areas shall be marked with white or yellow lines to identify individual spaces. Such parking shall be attractively landscaped in accordance with the plan submitted. Required access elements, signage, and routes shall be identified by the International Symbol of Accessibility (ISA), also called the International Wheelchair Symbol.
4. The number and the specific location of parking spaces provided for each building shall be shown on the building plans.
5. Parking lots shall be designed in such a manner as to ensure positive drainage and to prevent standing pools of water.

#### **F. Building Codes**

Commercial buildings shall meet the design criteria as required by the South Carolina Code of Laws. When required, building plans and specifications shall be designed by a registered architect, with foundation, structural, mechanical, lighting, and electrical systems designed by a registered professional engineer.

The McCormick County Building Department is the authority having jurisdiction for enforcement of the building codes. The issuance of the initial county building permit and final Certificate of

Occupancy is based on plan review, inspection and approval by McCormick County Building Inspectors.

### **III. CONSTRUCTION SITE REQUIREMENTS**

The building contractor and owner are responsible for compliance with the following building requirements:

#### **A. Lot Line Markings**

Once a permit for any work has been issued, the side lot lines must be defined with a surveyors tape or other means and all building activities and materials shall be restricted to the lot for which the permit was issued. Use of adjacent lots or common property for access to the building site is prohibited. In rare instances, in which it might be essential to use adjacent properties for access, prior permission from the property owner and SLVPOA is required.

#### **B. Lot Clearing**

Lot clearing is prohibited unless a new building application has been approved by the ACC and a building permit has been issued by McCormick County. All debris from lot clearing operations must be removed from the property within ten (10) days.

No trees may be removed within twenty (20) feet of the property line of any common property used as a golf course (or permanent recreational area) unless a Tree Removal Permit has been issued by the Community Services Department or a landscaping plan which includes the tree removal has been approved by the ACC.

The ACC encourages all owners and builders to preserve pre-existing mature trees, especially hardwoods, that add to property value and do not suffer from irretrievable disease/infection or present a risk of damage to people or property.

Any clearing necessary for the installation of utilities will be done by the property owner at the property owner's expense.

#### **C. Soil Conservation, Drainage and Storm Water Control**

- Erosion and sediment control measures must be maintained during construction and prior to landscaping.
- Positive measures must be taken to ensure that any mud, excessive run-off, silt or sediment is contained and not allowed to contaminate adjacent properties, golf course properties and streets.
- Proper drainage should be planned at the time the building is being located on the property.
- Slopes greater than 30 degrees may require installation of slope stabilization and erosion prevention practices or structures.

Runoff must not be allowed to do any of the following:

- Run into streets.
- Run across other properties.
- Run to common, and/or golf course property without prior ACC approval.
- Run to Corps property.

In most instances, the above objectives can be accomplished by properly utilizing drainage easements, natural swales and the ditch at the roadway. Builders are subject to a fine by either the Corps of Engineers and/or the POA for violation of this rule.

#### **D. Utility Companies**

Prior to the start of construction all utility companies must be contacted to locate their respective utility.

#### **E. Foundations and Footings**

Site-specific sub-surfacing testing and or foundation investigations are strongly encouraged by the ACC. In the absence of site-specific foundation studies, great care should be taken in design of the foundation to ensure the structural integrity of the building.

The foundation of any structure constructed within the J. Strom Thurmond Reservoir 100-year flood plain shall be designed to withstand flood conditions and forces. Verification of this must be noted on the plot plan at the time the original building application is submitted.

Construction activities must begin within 60 calendar days of the issuance of the ACC building permit. Failure to begin work within this time frame may cause the permit to be revoked and forfeiture of the Architectural Review Fee.

The ACC considers the date of issue of the permit as the start of construction. The following schedule for completion shall apply to the construction of all commercial buildings. Failure to comply with the completion schedule may result in an enforcement action.

1. The exterior shall be substantially complete within six (6) months of the start of construction.
2. The interior shall be finished within twelve (12) months of the start of construction; final inspection completed, and a Certificate of Occupancy issued.
3. Application for extension of time must be approved before the originally scheduled completion date. See Appendix G.
4. Landscaping shall be completed within thirty (30) days of final inspection.

No commercial or public building is to be occupied or any items stored in any structure until it is certified as 100% completed by the final inspection made by the ACC and a Certificate of Occupancy is issued by the McCormick County Building Inspector. Final inspection Request form is located at Appendix I.



## **IV. AESTHETIC DESIGN**

All commercial buildings and structures must meet the requirements for aesthetics as established by the ACC, including but not limited to the following:

### **A. Exterior Materials**

1. If the dominant exterior construction material is fiber cement board or vinyl, it may not represent more than 70% of the total building area on either the front elevation of the building or on the rear elevation of golf course and lake front properties [Including windows, doors].
2. The following exterior construction materials are acceptable: brick, wood, stone and stucco. Fiber/cement and vinyl siding may be used provided that the gauge, texture, and color of said siding materials is of high quality.
3. The use of vinyl siding is approved if it has a Consumer Reports Rating of “very good” for fading, warping impacts, wind, and rigidity. The minimum thickness for vinyl siding is 0.044 inches. A list of approved and preferred vinyl siding products is available from Community Services. Other products will be evaluated on a case-by-case basis.
4. Exposed concrete or block walls must be stucco or parged and painted to match the siding as closely as possible or must be faced with an approved color-compatible material. The use of Brick or stone on foundation walls is encouraged for the front of building to add character and to the rear of the building for contrast on golf courses and lake front properties.
5. Colors that are neon, extremely vibrant, highly saturated or lacking in strong chromatic content are prohibited for the body of the structure, dormers, cupolas, gables and other dominant features.
6. Gloss and semi-gloss paint finishes are prohibited for the body of the structure, dormers, cupolas, gables and other dominant features. Colors such as pink, orange and purple are prohibited.
7. Complementary/contrasting colors must be used on windows, doors, trim, stone and shutters.
8. Tinted windows are acceptable. Mirror finishes are not permitted.

### **B. Roofs**

1. Architecturally appropriate roofing materials are required and must be algae resistant. -
2. Metal with a galvanized surface finish is prohibited.
3. The roof must add visual interest to the building.
4. Roof stacks and plumbing vents should be placed on rear slopes of the roofs where possible and must be black or match the roof color.

## **C. Renewable Energy**

### **C 1. Solar Panels**

Solar panels are becoming more common and are customarily installed on rooftops, thus becoming a prominent feature of the building. The sloping terrain of SLV places many buildings below street level, accentuating the rooftop. Solar panel requests will be reviewed on a case-by-case basis, with attention given to:

- View and perspective from the street, golf course and/or lake.
- View and perspective from neighboring properties.

Solar Panels must be low profile, visually integrated with the roof of the building.

1. Ground mounted solar panels must be located in the rear or side yards and screened from neighboring properties. The installation shall be reviewed on a case-by-case basis.

#### **Submission Requirements**

1. A copy of the plot plan and the proposed location of the solar panels.
2. A drawing showing the proposed layout of the solar panels.
3. Actual color sample of panel framing to be installed.
4. Photograph or drawing of the building showing the proposed location of the solar panels.
5. Catalog photographs or manufacturer's "cut sheets" of the solar panels and complete specifications of all components, including cables and connections.

### **C 2. Solar Shingles**

As with other roofing materials, solar shingles must be architecturally appropriate. Colors should be an integral part of the exterior color scheme, consistent with the wooded, natural environment of SLV. Solar shingles must be algae resistant.

#### **Submission Requirements**

1. Actual color sample of shingle to be installed.
2. Manufacturer's photographs of the solar shingle and complete specifications of all components, including cables and connections.

### **C 3. Wind Energy**

For the safety and aesthetics of the community, wind power is not allowed.

## **D. Setbacks and Easements**

**Setbacks (called building setbacks.)** No building or portion of a building shall be placed closer to the front or back lot lines than the setback lines shown on the recorded subdivision plat. The ACC has the authority to approve a variance upon request.

**Golf Course Setbacks.** All lots adjacent to the golf course have a 20 ft. setback along the golf course side of the property. A building or portion of a building may not encroach into a golf course setback.

Underbrushing is permitted in a golf course setback with an approved Underbrushing Permit (Appendix M.)

The ACC may permit the construction of a commercial building upon two or more lots by waiver of the 7 ½ foot utility easement and side yard setback on the appropriate interior lot lines by McCormick County. The building owner and contractor are responsible for clearing the easement for utilities. Annual assessments and any special assessment will be levied on each individual lot as stipulated in the Declaration of Covenants and Restrictions, Article X “Covenant for Maintenance Assessments”.

### **E. Soil Conservation**

Erosion control and storm water run-off in McCormick County is governed by County Ordinance 14-08, EROSION AND SEDIMENT CONTROL and STORMWATER MANAGEMENT. This ordinance states “The person engaged in or conducting land-disturbing activity, the owner of the property, and the applicant under this Ordinance shall be responsible for maintaining all temporary and permanent erosion, sedimentation, and storm water management measures and facilities during the development of the site.” The Ordinance goes on to say, “The owner of the property on which work has been done pursuant to this Ordinance, or any other person or agent in control of such property, shall maintain in good condition, and promptly repair and restore all grade surfaces, vegetation, erosion and sediment control measures, and other protective devices for a period of two years to such an extent that there is no longer any danger of damage as expressed by the purpose of this Ordinance”.

It is a prime concern of the SLVPOA to protect the natural beauty and environment of SLV and J. Strom Thurmond Reservoir. Therefore, the owner will be responsible for adhering to all soil conservation and drainage standards, and regulatory requirements for the protection of all properties and J. Strom Thurmond Reservoir.

### **F. Right-of-Way and Easements**

**Utility Easements:** Each lot in Savannah Lakes Village has a 7 ½ foot utility easement parallel to the side property lines. No building or portion of a building shall encroach into the utility easement.

**McCormick County Right-of-way Easements:** The County has a right-of-way used for drainage and utilities running parallel to a public street along the front lot line. The right-of-way is 25 feet as measured from the center of the street.

## **V. LANDSCAPING (APPENDIX K & K-1)**

**Landscaping must be established in a way that complements the building and the surroundings. Once established, it must be maintained in a neat and orderly manner; one that is pleasing to the eye and free from any unkempt appearance. Landscaping plans require formal approval from the ACC and shall be submitted within 10 days after completion of the parking area. Plans must be**

**submitted in person by the building owner and/or the contractor. Landscaping plans may be reviewed but not approved at the time of the original building permit submission.**

1. Lots that have more than one exposed view such as corner, golf course, and lake front lots must be treated in a consistent manner. While the landscaping style may take advantage of our natural beauty, it should be designed with care to provide appropriate fire wise prevention strategies. To provide an adequate firebreak, the landscaping must employ a combination of grass lawn or an approved ground cover and formal plantings. Plantings need not be expensive or elaborate, just well-placed and aesthetically pleasing. The extensive use of pine straw or mulch as a landscaping cover will not be approved for aesthetic and fire prevention purposes.
2. Stone used for landscaping cannot exceed 4" and must be installed with a Geotech fabric beneath the stone. Stone must be earth tones and or multicolored. Exceptions maybe granted by the ACC by submitting a detailed Landscape Plan. Stones not indigenous to the lot are not to exceed 4".
3. The grounds surrounding a new building that have been disturbed by construction activity must be rough graded prior to ACC final inspection. Landscaping must be completed within six months of the date of ACC approval of the landscaping plan. In-ground sprinkler systems (Appendix P) must be submitted for approval with the landscaping plan.
4. Until landscaping is established and capable of controlling sediment, the building owner is responsible for preventing sediment from running into ditches, onto neighboring properties, streets, a golf course, or Corps of Engineers' property.
5. Restoration of county right-of-way, including drainage ways, regrading road shoulders and provisions for ground cover establishment must be completed prior to final inspection by the ACC and issuance of the County Certificate of Occupancy (CO.)

All proposed exterior lighting must be detailed on the final plans. Exterior lighting should not create a nuisance to the adjoining property owners.

## **VI. FENCES AND WALLS**

Fences are not recommended because of the open character of SLV. In certain cases, the use of accent fences to define small areas of a lot may include screening or enclosures if they are in keeping with the architecture of the building.

1. An application to construct a fence must be submitted describing its purpose, path, and length. The fence should be aesthetically pleasing and architecturally complementary to the building and consistent with the immediate neighborhood.
2. Fences may only be constructed of metal, an example of which is available at the Community Services office. Fences may not exceed 48" in height and should be professionally installed. Fence finish color shall only be black. All support posts must be anchored in cement. Fences on golf course and lake front properties shall not be positioned to affect the view from neighboring properties.

3. Fences may only be erected at the rear of a building. The fence should extend out to the side property lines. Fences may not encroach into golf course setbacks.
4. Temporary enclosures erected for the purpose of controlling deer or other plant-eating animals must meet any guidelines imposed by the ACC and enforced through the Community Services Department. Electric fence insulators and posts, if employed, must be of an approved color. A sign must be installed on the barrier to warn of the possibility of electric shock. The temporary enclosure may not be constructed within the street right of way.
5. Landscaping walls up to 24" in height do not require approval.
6. Retaining walls over 24" in height at the lowest end require ACC approval prior to construction. Pre-engineered retaining wall systems may be installed in accordance with the manufacturer's guidelines. All other retaining walls require certification by a South Carolina licensed engineer.

## **VII. BUILDING EXTERIOR MECHANICAL/ELECTRICAL COMPONENTS**

These components would generally consist of the HVAC compressor unit, electric meter, phone/data equipment and the effluent pump control. It is recommended that these components be in a common service yard when possible. The most practical location would be on the side of the building near the utility easement and the interceptor tank.

This service yard should be as visually unobtrusive as possible. The service yard may be enclosed or shielded from view with shrubbery or a wall or fence. If a wall or fence is used it must not exceed 60 inches in height. The wall or fence may be constructed of brick, parged stucco coated cement block, treated wood or solid vinyl fencing. The color of the wall or fence shall compliment the dominant exterior surface color of the building.

The service yard and wall or fence must be completed with the building completion. If shrubbery is to be used to shield the service yard, it may be completed with the landscaping.

## **VIII. CONSTRUCTION ACTIVITY**

### **A. Trash and Building Debris**

1. During all construction activity the lot must be cleaned of trash and miscellaneous building debris. A solid-sided commercial waste container (dumpster) with a minimum capacity of twenty (20) cubic yards and a chemical toilet are required on all building sites before any construction activity begins. The dumpster is not to be used for personal refuse. The dumpster shall be emptied when full using a commercial dumping service. The ACC will allow placement of the dumpster and chemical toilet on common property and easement if necessary, to facilitate access. They are not allowed to be placed on private property adjoining the construction site. Dumpsters and chemical toilets must be placed a minimum of three (3) feet off the edge of the

pavement so that they do not present a safety hazard. All open-bed trucks shall be covered when hauling debris.

2. Once an application for any work has been approved the interior property lines must be defined with a string, surveyor's tape or other means. All building activities and materials shall be restricted to the lot for which the application was approved.
3. Neither the road right of way nor the common properties shall be used as a staging area for building materials.
4. Washing-out of concrete trucks can only be washed out on the lot where construction is being done.
5. Excess noise will be kept to a minimum. No loud audio devices are permitted.
6. Builders, contractors/sub-contractors may begin work 45 minutes after sunrise and must stop 45 minutes before sunset.
7. Any clearing or debris clean-up resulting from the installation of utilities will be at property owner's expense.
8. Garbage generated by workmen on the site may not be placed in the roll off container used for building debris. Garbage or any other materials shall be removed daily. Workers shall be instructed by the general contractor regarding any intentional or unintentional littering while on the job site or while traveling within the Village.

## **B. Care of Streets**

1. The street must be kept clean and free from mud, rocks and debris from the building site. A gravel construction entrance shall be installed before any work on the site starts to prevent damage to the road surface edges and to help prevent mud and debris from being tracked onto the roadway.

Minimum Construction Entrance Requirements:

- 25 feet long x 14 feet wide
- 6-inch minimum base of 2 to 3-inch crushed stone
- Nonwoven geotextile fabric underlayment is suggested

The crushed stone entrance must be maintained throughout the entire construction process. The builder is solely responsible for ensuring that adjacent roadways are free from mud and debris at all times. Upon notification of violations, the builder has 24 hours to clear/clean the roadway. The builder is also responsible for repairing damage caused by construction to asphalt roadways, right of ways and common property adjacent to the lot.

The ACC may impose a fine and bill the contractor for all expenses involved in clean up or repair. If there is an unpaid balance at the time final inspection is requested, final inspection will be withheld until balance is paid.

2. Neither the road right of way nor the common properties shall be used as a staging area for building materials. Any mud or debris tracked on the roadway by construction vehicles must be cleaned as needed by the General Contractor.

### **C. Burning and Warming Fires**

No open burning of any kind is permitted on commercial property, right-of-way, or common property in SLV by any property owner or builder or agent of a property owner or builder. Builders and property owners are subject to a fine for violation of this rule.

### **D. Parking**

1. Vehicles used specifically for commercial purposes including, but not limited to, construction trucks, cargo-carrying trucks, trailers and construction equipment shall not be parked in the parking area of any commercial or public building, other than for the purpose of accommodating work on the premises and shall be removed at the end of each working day.
2. No vehicle shall be parked on common property at any time; no vehicle shall be parked or stored in right of way or other property without approval from SLVPOA.
3. Unauthorized vehicle storage and parking violations will be turned over to SLVPOA. Violators will be notified and given 48 hours to comply. Failure to comply will result in the matter being referred the ACC for enforcement action.

### **E. Site Cleanup**

A final cleanup is required, including the removal of all building materials, building debris, stumps, portable toilets, etc., before the final inspection will be completed.

## **IX. OUTBUILDINGS**

### **A. Outbuildings**

Construction of outbuildings or accessory buildings on a parcel of land upon which a commercial building is located may be approved and permitted by the ACC upon written request.

### **B. Signs**

Commercial signs: The erection of signs in any area designated as commercial will be considered by the ACC on a case-by-case basis. All signs shall require a permit from the ACC. No such sign shall be erected without the prior approval of the ACC.

1. Commercial signs used in SLV should be visually consistent with signs used elsewhere in the Village. Size, shape, height, design, color, illumination and location of all signs must be approved and permitted by the ACC prior to construction. Extremely bright, Fluorescent, and iridescent colors are prohibited.

2. Commercial signs shall be maintained and kept in good repair.
3. All signs for occupants of multi-tenant buildings shall have the same background and contrasting color for letters. Proprietary logos of different colors may be authorized on an individual basis. Signage shall be designed in proportion to and complement the overall design of the building. Letters shall not exceed ten (10) inches in height. Fluorescent and iridescent colors are prohibited.
4. Any signs of a temporary nature, on or visible from the exterior of any commercial building and/or business must be approved by the ACC.
5. Each individual building may have one free standing entrance sign in accordance with the ACC standard specified above. Signs on the building itself shall be submitted for approval with building plans. Signage shall be designed in proportion to and complement the overall design of the building and the community.
6. Directory type signs shall be of the same material and colors specified above and shall be designed in proportion to and complement the overall design of the building or the entrance sign as applicable.
7. The ACC may allow variances from the above standards upon written application.

### **C. Propane Tanks**

1. All propane tank installations or modifications, including tank size, tank location and tank screening must be approved by the ACC prior to installation.
2. Propane tanks of 120 gallons or greater must be buried. Above ground storage tanks must be less than 120 gallons or two 57 gallons per lot and be in accordance with all applicable building code rules and regulations.
3. Above-ground tanks must be situated adjacent to the building and screened on all sides with a solid wall or fence and with a gate for access.
4. "For all new construction, propane tanks must be screened within thirty (30) days of issuance of the Certificate of Occupancy by the McCormick County Building Department. It is the responsibility of the builder to construct the screening for any new construction containing a gas fireplace, water heater, furnace, range or other gas equipment or appliance. The enclosure must be a minimum of forty-five (45) inches square, with height to be sixty (60) inches. The enclosure must be of weather resistant material and can be left natural or colored to match or complement the building. Lattice or double lattice is prohibited.

### **D. Exterior Antennas/Tv Satellite Dishes**

1. Over-the-air antennas or satellite dishes are permitted upon application to Community Services.
2. Installation preference is in rear yards not visible from the street and ground mounted rather than pole mounted as long as signal reception is not impaired.



3. Signal reception locations certified by a dealer/installer in writing or a statement of location certification by the individual building owner who may install his own reception equipment may be required by the ACC after installation in a non-preferred location.
4. All other outdoor antennas require ACC approval. Any electronic interference created by a satellite dish shall be the sole responsibility of the property owner who shall correct or eliminate the interference or remove the device.

#### **E. Central Sewer System**

SLV utilizes a pumped effluent sewer system (interceptor tank.) This system consists of a holding tank, pump, electric controls, and associated equipment. Property owners are responsible for extending the gravity sewer line five (5) feet from the foundation of the structure. The owner shall also provide a 115-230 volt 30-amp circuit with AWG 10-3 including ground wire to the control panel.

Ownership of the interceptor tank transfers to McCormick County at the time the Certificate of Occupancy is issued. McCormick County will invoice the building owner for maintenance such as pumping out the interceptor tank and repairs to the pump and associated equipment.

1. The owner will include the finish floor elevation of the lowest floor requiring plumbing on the plot plan (see Appendix A-2.) The interceptor tank will not be installed until final power and water have been connected to the building.
2. The owner is responsible for having the area for the interceptor tank cleared when the lot is cleared and the stub-out is identified. The tank will not be made operational until McCormick County inspects the system and issues a Certificate of Occupancy for the building.
3. Prior to installation of the tank, the builder will establish a grade stake benchmark in the proximity of the tank to indicate finish yard elevation. This will allow the installation crew to install riser extensions more consistent with the finished yard elevation benchmark. The tank and control panel should be accessible for maintenance.

#### **F. Blasting**

If blasting is necessary during construction, ACC approval will be required. (Appendix E). If blasting is anticipated, the request for approval should be included in the initial application for the building permit. Blasting required for footings, basements, utility installation, ponds, swimming pools, etc. should be coordinated and done at the same time. If blasting is required on any building site, the following rules shall apply:

1. Blasting may be performed only by a professional blasting contractor licensed in the state of South Carolina. A copy of a valid license must be on file in the ACC office or must accompany the application.
2. The person or company doing the blasting must supply a certificate of liability insurance, which complies with state requirements.

3. Blasting contractor must take precautions to ensure that fly rock does not result from the blast.
4. Blasting contractor must be in compliance with the most stringent of local state, or any Federal requirements.
5. In areas where blasting is anticipated, the sewer system and water and sewer lines will be installed at the same time the footings are being prepared. Any blasting expense incurred will be the responsibility of the property owner. If rock is encountered, it is recommended that provisions also be made for the installation of all utilities.

#### **G. Public Roads and Right of Ways**

1. All roads, streets and right of ways in SLV are owned by the South Carolina Department of Transportation (SCDOT) or McCormick County. These are dedicated to public use and maintained with public funds and shall not be encroached upon or altered in any way without written permission of SCDOT or McCormick County as applicable.
2. Each driveway must be extended by the property owner to the edge of the street pavement. Driveway surface and street surface must meet at the same elevation with an 8" X 12" turn down footing. Street shoulders shall be restored to the original condition.
3. Driveway culverts or cross-line drains are to be installed at an elevation which meets the ditch grade and flow line. A swale in the finished drive may be necessary to divert water into the ditch. If this is necessary, some adjustments of the ditch grade may be required.
4. McCormick County shall have the right to alter the right of way and shall not be responsible for replacing or maintaining anything placed on the right of way with or without a permit, excluding driveways.
5. Removal of rock, riprap, or gravel from the roadway, shoulder, ditch line or anywhere within the right of way is strictly prohibited.

#### **H. Fences and Walls**

Fences are not recommended because of the open character of SLV. In certain cases, the use of fences to enclose a portion of the property may be appropriate.

1. An application to construct a fence must be submitted describing its purpose, path, and length. The fence should be aesthetically pleasing and architecturally complementary to the structure.
2. Landscaping walls up to 24" in height do not require approval from the ACC.
3. Retaining walls over 24" in height at the lowest end require ACC approval prior to construction. Pre-engineered retaining wall systems may be installed in accordance with the manufacturer's guidelines. All other retaining walls require certification by a South Carolina licensed engineer.
4. Maximum height of commercial fences shall be 8 feet.

## **I. Irrigation**

If a lawn sprinkler system is planned or anticipated, the location of the piping shall be shown on the plot plan. If the routing of the sprinkler system is not known at the time the permit application is submitted, it should be noted. Lawn sprinkler systems require the installation of a testable backflow preventer if connected to a potable water system.

## **J. Services Stations and Repair Garages**

Construction and operation of automotive service stations, marine service stations, and repair garages shall be in accordance with the International Fire Code, Chapter 22, The International Fuel Gas Code, international Building Code, International Mechanical Code and shall meet all federal, state and local requirements including site approval by SCDHEC for gasoline storage tanks.

## **K. Enforcement**

These standards may be enforced by SLVPOA in the same manner as any violation or threatened violation of the Declaration, including but not limited to, the lien rights of the Association for any costs or charges incurred in connection therewith.

The ACC is charged with the important function of maintaining architectural standards and is empowered under the governing documents with the authority to enforce the Protective Covenants and ACC Rules and Regulations for Savannah Lakes Village. The overall goal of this program is the preservation of the appearance of the community and protection of property values.

In the event of subsequent violation(s) the same procedures outlined above will apply, however, repeat and/or additional violations may result in increased fines and/or loss of membership privileges.

## **L. Site Inspection**

SLVPOA Community Services will make regular but random scheduled inspections of all construction sites. The inspections will check for rule violations such as, but not limited to fires, mud on roads, trash collection, toilet facilities, silt fences, encroachment on adjacent lots, common property, building cleanliness, etc. These inspections are in no way intended to monitor compliance with building codes or quality of construction.

## **M. Notification**

The building contractor or owner will be contacted by Community Services concerning any ACC violation. If the severity of the violation warrants immediate enforcement, the property owner and contractor will be notified by the ACC of the impending enforcement action. The ACC has the authority to levy fines and initiate additional enforcement action as appropriate including loss of membership privileges. (see Section X "Fine Structure")

## **X. FINE STRUCTURE FOR VIOLATION OF ACC RULES AND REGULATIONS FOR COMMERCIAL CONSTRUCTION**

**Violation: Making modifications to a lot, exterior or structure of a building either under construction or completed without approval from the ACC (structural or major modification.).**

*First notification:* Letter to construction company and owner, up to \$1,000 fine and work stoppage.

*Second and final notification:* Letter to construction company and owner advising intent to begin lien process for costs and charges incurred in maintaining Declaration standards, revocation/suspension of member rights and privileges, and other remedies prescribed by SLVPOA. If work is accomplished with ACC approval a fine of up to \$2,500 may be imposed

**Violation: Failure to have dumpster/portalet on construction site.**

*First notification:* Letter to construction company and owner giving 48 hours to correct.

*Second and final notification:* Letter to construction company and owner, work stoppage and \$250 fine per day until dumpster/portalets are in place.

**Violation: Using common property, right of way, or cul-de-sacs to store construction materials**

*First notification:* Letter to construction company and owner giving 48 hours to correct.

*Second and final notification:* Letter to construction company and owner, up to a \$500 fine and \$50 per day until material is removed and right of way is restored.

**Violation: Washing out concrete trucks on county right of way, common property, or adjacent property.**

*First notification:* Letter to construction company and owner giving 48 hours to correct.

*Second and final notification:* Letter to construction company and owner, up to a \$500 plus cleanup within 7 days.

**Violation: Burning or open fires in the Village.**

*First and final notification:* Fine up to \$1,000 for each occurrence.

**Violation: Dumping debris or construction waste on common property or adjacent property**

*First and final notification:* Letter requiring construction company and owner to remove and a fine up to \$1,000.

If not removed within 7 days, construction company and owner to pay the maximum fine plus all costs for SLVPOA to correct.

**Violation: Destruction of common property, right of ways, and roadways.**

*First notification:* Letter to construction company and owner giving 7 days to correct, up to \$500 fine.

*Second and final notification:* Letter to construction company and owner, up to a \$1,000 fine and all cost for SLVPOA to correct.

**Violation: Trash, litter, and or debris on or around site.**

*First notification:* Letter to construction company and owner giving 3 days to cleanup and up to a \$500 fine.

*Second and final notification:* If not corrected, construction company and owner will pay maximum fine and all costs for SLVPOA to correct.

**Violation: Failure to comply with Construction Completion Schedule**

*First notification:* Letter to contractor and owner, up to a \$500 fine with 30 days to correct.

*Second and final notification:* Letter to contractor and owner with a \$50 a day fine.

**Violation: All unspecified violations of ACC Rules and Regulations.**

*First notification:* Letter to construction company and owner giving 7 days to correct and work stoppage if appropriate.

*Second notification:* Letter to construction company and owner up to a \$1,000 fine and a \$50 per day until corrected.

*Third and final notification:* Letter to construction company and owner advising intent to begin lien process for costs and charges incurred in maintaining Declaration standards, revocation/suspension of member rights and privileges, and other remedies prescribed by law.

**Work stoppage means “no work” will be done on that project until work corrections have been made.**

Failure to pay fines will result in disapproval of future building construction or modification request to the ACC, by Owners and Contractors.

The ACC at its discretion may decide which, if any, enforcement action to pursue against each Violator except that it shall not be arbitrary or capricious in taking enforcement action. The failure of the ACC to enforce any provision of the ACC Rules and Regulations shall not be deemed a waiver of the right of the ACC to do so thereafter.

## XI. GLOSSARY OF TERMS

<b>ACC</b>	Architectural Control Committee appointed by the SLV BOD under the authority of the POA Covenants and Restrictions and the Amended and Re- Stated Bylaws of the SLVPOA, and as defined in the ACC Charter.
<b>ACC Charter</b>	The document authored by the SLVPOA BOD titled Architectural Control Committee Charter dated 19 Sep 2019. This document established the responsibilities of the ACC.
<b>ACC Rules and Regulations</b>	The document approved by the SLVPOA BOD in which this Glossary is included.
<b>Aesthetic</b>	The conclusion reached by the ACC in its interpretation of the ACC Rules and Regulations as it pertains to the pleasing appearance of a property within SLV
<b>Approval</b>	To deem satisfactory with respect to the requirements in the ACC Rules and Regulations
<b>As-Built Survey</b>	An accurate professionally prepared land survey depicting the final constructed state of a property within the SLVPOA. The as-built survey is to be accompanied by a markup of all design documents showing all discrepancies and changes from the original plans submitted to and approved by the SLVPOA ACC.
<b>Burning</b>	To set ablaze, afire, or aflame within or on federal land adjacent to the SLVPOA.
<b>Bylaws</b>	The document titled “Amended and Restated Bylaws of the Savannah Lakes Village Property Owner’s Association, Inc.” as amended.
<b>Clearing</b>	The removal from an area of all existing trees that are of a stem diameter equal to or greater than three inches (3”), and closer than 20 feet apart.
<b>Common Property</b>	Property owned by or under the care of the SLVPOA.
<b>Corps Property</b>	US federal property under the control of the US Army Corps of Engineers Savannah River District.
<b>Declaration of Covenants and Restrictions</b>	The document titled “Amended and Restated Declaration of Covenants and Restrictions Savannah Lakes Village, McCormick County, South Carolina.
<b>Easement</b>	The right of use over the property of another for the mutual benefit of adjoining lands. An example is the utility and drainage easement
<b>Grandfathered</b>	The exemption from a new law, rule, or regulation.
<b>Landscaping</b>	The process of making a yard or piece of land more attractive by altering the addition of ornamental features consisting of but not limited to the planting of trees, shrubs, and grass or the placement of ground cover such as mulch or stone.
<b>Lot</b>	A portion or parcel of land having fixed boundaries designated on a plot or survey.

<b>Minor Change</b>	A change which has no appreciable effect or impact on the structure, function, appearance, or regulatory compliance of a property within the SLVPOA when completed. A minor change does not require approval by the SLVPOA ACC. Examples of a minor change could be the substitution of a higher quality paint of the same color or the substitution of medium for coarse grade mulch.
<b>Neglected Property</b>	A property which in the judgement of the SLVPOA or its authorized representatives has fallen into a state of disrepair.
<b>Open Burning</b>	The burning of anything such that the products of combustion are emitted directly into the ambient air without passing through a flue, stack, or screen.
<b>POA</b>	See SLVPOA.
<b>Rip Rap</b>	Materials such as rock or loose stone placed to prevent erosion.
<b>Setback</b>	The distance by which a building or part of a building is set back from the property line.
<b>SLVPOA</b>	The Savannah Lakes Village Property Owner's Association, Inc
<b>Structural or Major Modification</b>	A significant change to an approved plan that will have measurable impact on the structure, function, appearance, or regulatory compliance of a property within the SLVPOA when completed. A structural or major modification requires approval of the SLVPOA ACC prior to implementation. Examples could be the substitution of Hardiboard™ siding for brick veneer, the addition of a dormer to the roof, or a change in elevation of the structure.
<b>Underbrushing</b>	The selective cutting and continuing control of woodland understory vegetation such as weeds, vines, and briars, and the thinning/removal of tree seedlings, small shrubs, and bushes, growing in a wood or forest.

## Index

Antenna.....	17, 18	Drain .....	6
Appeal.....	4	Drainage.....	5, 6, 7, 8, 9, 12, 13
Asphalt.....	7, 15	Drains.....	5, 6, 19
Assembly .....	4	Drawing .....	11
Backflow.....	20	Driveway.....	3, 2, 6, 7, 19
Basement.....	18	Standards	
Basins.....	6	Geotech .....	13
Blasting.....	3, 18, 19	Dumping .....	14, 21
Brick .....	3, 7, 10, 14, 24	Dumpster.....	4, 14, 21
Bridge .....	6	Dust.....	7
Building Plans.....	1, 4, 7, 17	Duties .....	1
Floor Plan.....	4, 5	Easement.....	6, 9, 11, 12, 14, 23
Foundation Plan .....	5	Utility and Drainage .....	6, 12, 14, 23
Grading Plan .....	5	Effluent .....	14, 18
Plot Plan.....	5, 6, 9, 11, 18, 20	Electric Fence .....	14
Staking Plan.....	5	Enforcement Actions ...	2, 7, 9, 16, 20, 22
Buried .....	17	Engineer .....	4, 7, 9, 13, 14, 19, 23
Burning .....	16, 21, 23, 24	Engineered .....	14, 19
Bushes.....	5, 24	Entrance .....	7, 15, 17
Business .....	2, 17	Fence.....	13, 14, 17, 19, 20
Cement.....	3, 10, 13, 14	Fire.....	5, 6, 13, 16, 20, 21
Chemical Toilet .....	14	Firebreak .....	13
Codes		Firewise.....	3
Americans with Disabilities Act....	6, 7	Flag Poles.....	2
International Building Code (IBC) ....	7	Foundation .....	4, 5, 7, 9, 10, 18
International Fire Code .....	20	Gables .....	3, 10
International Fuel Gas Code .....	20	Garage.....	2, 6, 20
Mechanical Code .....	20	Gas .....	6, 17
Concrete.....	3, 7, 10, 15, 21	Gate.....	17
Construction..	1, 3, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22	Geothermal .....	2
Contractor .....	1, 2, 4, 6, 8, 12, 13, 15, 16, 18, 19, 20, 22	Gutters.....	6, 7
Covenants and Restrictions...	1, 3, 12, 20, 23	Handicapped .....	7
Culvert .....	5, 6, 19	HVAC.....	5, 14
Cupolas .....	3, 10	Inspect.....	18
Demolition .....	2	Inspection.....	3, 4, 8, 9, 13, 15, 16, 20
Disrepair .....	24	Inspections .....	1, 20
Ditch .....	9, 13, 19	Inspector .....	8
Door .....	3, 10	Insurance.....	3, 4, 18
Dormer.....	3, 10, 24	Interceptor Tank.....	14, 18
Downspout.....	5, 6	Irrigation System .....	3, 2, 20
		Sprinkler .....	13, 20
		Isometric Drawing .....	5
		Landscaped .....	7



Landscaping..3, 4, 5, 8, 9, 12, 13, 14, 19, 23	Racquetball Courts.....2
Landscaping Plan.....5, 8, 13	Railroad.....6
Lattice .....17	Rain.....6
Lawn .....13, 20	Runoff.....9
Layout .....5, 6, 11	Range .....17
License.....2, 4, 6, 14, 18, 19	Rear.....3, 10, 11, 14, 17
Lot Clearing.....2, 8	Redlined.....5
Mailbox.....3	Regulation.....1, 6, 7, 17, 20, 22, 23
Mulch.....13, 23, 24	Retention.....6
Multicolored .....13	Right of way ...12, 13, 14, 15, 16, 19, 21, 22
Neglected Property .....12	Riprap .....19
Outbuildings .....2, 16	Road.....3, 9, 13, 15, 16, 19, 20, 22
Overhangs .....5	Shoulders .....13, 19
Paint.....3, 10, 24	Roof .....3, 4, 5, 6, 10, 11, 24
Color	Pitch .....5
Pink.....3, 10	Shingle .....11
Purple.....3, 10	Vents .....10
Colors.....3, 10, 11, 13, 14, 16, 17, 24	Safety .....1, 4, 15
Gloss .....3, 10	Service .....1, 4, 8, 10, 13, 14, 17, 20
Paint Colors	Setback.....6, 11, 12, 14, 24
Neon.....3, 10	Sewer .....6, 18, 19
Tones.....13	Shutters .....3, 10
Parking.....7, 12, 16	Sidewalks.....2
Spaces .....7	Siding.....3, 10, 24
Vehicle.....16	Hardiboard™ .....24
Patios.....2	Vinyl .....3, 10, 14
Pavement.....15, 19	Signage .....7, 14, 16, 17
Permits .....3, 1, 2, 3, 8, 9, 12, 16, 19, 20	Silt.....8, 20
Building .....2, 3, 4, 7, 8, 9, 13, 18	SLV Property Owners Association...1, 2, 3, 4, 8, 9, 12, 16, 20, 21, 22, 23, 24
Fees .....3	Solar
Tree Removal.....3, 8	Panels.....11
Plans	Shingles.....11
Drainage.....5	South Carolina Department of
Landscape .....5	Transportation (SCDOT) .....19
Structure.....4	Stone .....3, 5, 6, 10, 13, 15, 23, 24
Plants.....14	Rip Rap .....24
Ornamental .....23	Rock.....5, 15, 19, 24
Perennials.....5	Stump.....16
Shrubs .....5, 14, 23, 24	Style .....1, 3, 13
Plat .....6, 11	Subdivided .....7
Plumbing.....5, 10, 18	Subdivision .....6
Pole .....17	Survey .....5, 7, 23
Policy .....4	Surveyor.....3, 4, 6, 7, 8, 15
Prohibited.....3, 8, 10, 16, 17, 19	Suspension .....2, 21, 22
Propane .....3, 17	

## ACC Rules & Regulations

Swale.....	9, 19	Tree .....	3, 5, 8, 23, 24
Swimming Pool .....	2, 7, 18	Trees	
Symbol.....	7	Clearing.....	23
System.....	18, 19, 20	Hardwoods .....	8
Tank .....	3, 14, 17, 18, 20	Pine .....	13
Tape .....	8, 15	Truck.....	15, 16, 21
Television		Underbrush .....	3, 12, 24
Satellite .....	3, 17, 18	Utilities .....	6, 8, 9, 12, 14, 15, 18, 19, 23
Tenant .....	17	Wall.....	2, 3, 5, 10, 14, 17, 19
Tennis .....	2	Windows .....	3, 10
Toilet.....	14, 16, 20	Mirrored .....	3, 10
Traffic .....	7	Tinted .....	3, 10
Trailers.....	3, 16	Yard .....	11, 12, 14, 17, 18, 23
Trash .....	4, 14, 15, 20, 22		