

Summerset Bay / Summerset Point / Windmill Landing Architectural Control Committee

Louis Rosenthal - 1691 Summerset Bay Drive, Cross Hill 29332 - 864-998-4617 *
Gail Wood - 719 Summerset Bay Drive, Cross Hill, SC 29332 864-998-3106 *

Date: _____

Lot #: _____

Owner: _____

Dear Neighbor,

We look forward to having you soon join us as neighbors in our Summerset Bay, Summerset Point, and Windmill Landing community, herein referred to as "Summerset Bay." We strongly feel that Summerset Bay is the best rural community on Lake Greenwood, and we know you will feel the same way.

The Architectural Control Committee (ACC) has been in place since Summerset Bay's inception, and is formed today with area property owners. The current committee members are listed above.

We are all aware of the covenants and restrictions (C&R's) applicable to Summerset Bay developments and hope everyone fully understands these simple rules and guidelines. We are available to clarify any of them as needed.

Our job is to assist new homebuilders with meeting these rules and guidelines and to approve the architectural aspects and location of residences or any other structures as set out in the C&R's. In doing so we hope to keep Summerset Bay the best rural community on Lake Greenwood. We represent the property owners of Summerset Bay. We do not represent builders or construction companies.

Prior to any construction activity, please submit the required information discussed in the enclosed packet to any of the current ACC members listed above. We will expedite your request as quickly as possible.

Again, we look forward to seeing you soon in Summerset Bay.

Sincerely,

Summerset Bay ACC

* Please call before 9:00 PM EST

Owner:	Date:
Sub-Division:	Lot #:
Address:	
City:	State: ZIP:
Home Phone:	Other Phones:

ITEMS REQUIRED:

1. Agreement of Understanding- General Construction Guidelines: **(Complete Form GCG1)**
2. Site Plan: (Site Drawing Required)
 - A. Submit a scale drawing of lot, showing location of house, driveway, garage (if not attached) and any other pertinent structures. Note the distance (feet) to front, side and rear lot lines.
 - B. String sidelines of lot from front to rear.
 - C. Stake and string perimeters of house location.
 - D. Stake and string outline of driveway and parking areas.
 - E. All trees located outside building area with diameter of six inches or more must be flagged and approved for removal by the Architectural Control Committee (ACC).
 - F. Areas to receive significant elevation changes must be noted: Stake out areas and define changes.
3. Exterior Elevations: **(Home plan drawing required)**
 - A. Show at least three sides of building exactly as they appear.
 - B. Show and specify all exterior materials. (Photo's of other homes showing the material/colors will generally be acceptable)
4. Material Information Required: **(Complete Form ACC2)**
 - A. Stone/ brick or other (i.e. Stucco, etc.)
 - B. Siding color, color chip(s)
 - C. Trim, shutter and doors, color chip(s)
 - D. Roof type and color
5. Landscaping
 - A. Foundation planting must be completed within three months of occupancy.

Note: Please submit completed Forms GCG1, ACC1, and ACC2, plus home plan drawing(s) and site drawing to any of the serving ACC members for review and approval.

GENERAL CONSTRUCTION GUIDELINES (Form – GCG1)

Once you have received your written approval from the Architectural Control Committee (ACC) and are ready to begin construction, please remind your builder to abide by all restrictive covenants and construction guidelines. Below are a few items that tend to be overlooked.

1. Determine property lines by running a lightweight string (masonry string works well) down the side lot lines and flag the string with colorful flagging. Take steps not to damage or trespass onto adjoining property during construction. If you anticipate using adjoining property for storage, parking, or to move materials in or out, **get the property owners permission first.**
2. During clearing, have stumps, trash and excess debris removed promptly. You may burn only during the initial construction stage **at your own risk** and with proper permits. Newberry County's notification line for general debris burning is 800-705-8617.
3. Before moving any dirt, precautions must be taken to insure no erosion will effect adjoining property. No concentration of mud or water is to run into streets or onto adjoining property including Lake Greenwood.
4. Install driveway with concrete culvert if your lot requires one. Newberry County will install the culvert "free" if you call them and allow adequate time (Phone: 803-321-2180). The county sometimes installs "double walled plastic pipes" which is acceptable if properly installed. Single walled pipe is not adequate for a driveway.
5. Provide stoned driveway surface immediately so that mud will not be tracked onto the street. There must be no parking on shoulders of road or in the cul-de-sacs. **Excess mud on road must be cleaned up immediately. Damage to roads or right-of-ways must be repaired immediately at lot owner's expense. You or your contractor should apprise all your sub-contractors of this also.**
6. **Insist** your builder (and all subs) keep construction site free of trash of all types including cans, bottles, cigarette packs, etc. A Dumpster must be on site packed so that trash will not be blowing onto adjoining properties.
7. Your general contractor may display one sign only on the property, giving maximum display area of three feet by three feet.
8. Prior to any construction, you must have a portable toilet on site being serviced for sanitation on a regular basis.
9. Propane tanks have to be screened from view or buried. If trash containers are to be stored outside your home/garage you need to provide a space screened from view.

Receipt of Protective covenants: _____
Lot Owner Date

Agreement and Understanding of Construction Guidelines:

Lot Owner Date

Contractor Date

Architectural Control Committee (From ACC2)

Note: No Plans will be approved without this form completed and signed

Materials List

List Manufacturer, color and design of material if applicable, and submit pictures, product data or sample of each.

EXTERIOR OF HOME AND GARAGE:

Brick:	Make:	Color:
Specify Foundation Material and Color:		
Siding:	Manufacturer:	
	Style:	
	Material:	
	Color:	
	Trim Color:	
	Shutter Color:	
Roof:	Shingle Type:	Color:
	Metal Type:	Color:
	Tile Type:	Color:

Contractor:			
Supervisor:			
Address:			
Phone #:	Day:	Evening:	
Est. Start Date:			
X		X	
Owner	Date	Contractor	Date

Committee Use Only:

Review Signatures:			
Approval:			Date: