



Property Owners Association's Architectural Review Requirements

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INTRODUCTION

The Architectural Review Program was created for two main purposes – to protect the environment, and to ensure an attractive, harmonious residential mountain community at Waterfall Country Club.

The review process is a detailed one with several stages, each requiring careful examination by the Committee of plans submitted before approval is given. Later the construction of each home is carefully monitored to see that all requirements are met.

This booklet outlines the program in detail.

WATERFALL ARC
Application for Plan Approval

Date _____

Builder _____ Phone # _____

Owner _____ Phone # _____

Address _____

Contact Person _____ Phone # _____

Lot _____ Block _____ Unit _____

First time builders must make an appointment to meet with the ARC.
Call 706 / 212-4080.

*Applications must include:

- ☐ Two sets of all plans
- ☐ \$2,100.00 Review and Inspection Fee (New Construction)
- ☐ \$2,500 Escrow Fee

*The following are submitted for approval:

- ☐ Site & Drainage Plan
- ☐ Architectural Plan, including all elevations
- ☐ Exterior Materials and Colors (Include samples)
- ☐ Landscape Plan (Include plant sizes) See Note 1 below.
- ☐ Other

Note 1 - The landscape Plan submittal may be delayed until the home is "dried in".

I hereby acknowledge that I have received, read, and will adhere to the Covenants and Restrictions, Building Requirements and the Architectural Review Process.

Owner

The above has been received by the Waterfall Sales Center for the ARC on the ____ day
of _____, 200__.

Waterfall Sales Center

By: _____

ARCHITECTURAL REVIEW COMMITTEE
Exterior Materials & Colors

Lot # _____ Block _____ Unit _____

Color Choices

Exterior Materials: _____

Primary Exterior Color: _____

Mortar Color: _____

Trim Color: _____

Roofing Color and type: _____

Other Exterior Colors _____

Other: _____

Please be specific – color name, manufacturer, etc.

Owner or Representative

ARTICLE IX.

Architectural Standards

Section 1. Creation of the Architectural Review Committee. The Declarant shall establish and maintain an Architectural Review Committee ("ARC") consisting of at least three (3) and no more than five (5) members. Until Buildout, Declarant shall appoint and remove, with or without cause all members of the ARC. After Buildout, the Board shall have the exclusive right and authority at any time, and from time to time, to appoint and remove members of the ARC with or without cause.

Section 2. Function of ARC. No Improvements shall be erected, constructed, placed, altered, remodeled, maintained or permitted to remain on any portion of the Property, including on any Lot, until plans and specifications, in such form and detail as the ARC may deem necessary, shall have been submitted to the ARC and approved by it in writing. The ARC shall have the authority to select and employ professional consultants to assist it in discharging its duties and the cost of such consultants, together with a reasonable fee to cover the administrative expense of the ARC, shall be paid by the Owner of any Lot for which plans and specifications have been submitted for approval. In addition, the ARC shall have the right to charge the Owner of any Lot a reasonable fee to cover any excessive wear and tear to the Common Area that the ARC, in its sole discretion, decides could occur as a result of work performed pursuant to any submitted plans and a deposit which shall become property of the Association in the event such Owner violates the Declaration, the Bylaws or the Rules and Regulations in connection with the work performed pursuant to any submitted plans.

Section 3. Modifications Committee. Prior to Buildout, the Declarant, in its sole discretion, may form a modifications committee of not less than three (3) nor more than five (5) members (hereinafter "Modifications Committee"), who shall be members of the Association. The Modifications Committee shall have the authority of the ARC, and the ARC shall relinquish such authority, concerning the erection, construction, placement, alteration, remodeling or maintenance of any Improvement on any Lot after the construction of the initial Residential Unit thereon. Declarant shall evidence the formation of a Modifications Committee by filing of record with the Clerk of the Superior Court of Rabun County, Georgia a written notice that Modifications Committee for the Association has been formed. The Modifications Committee shall be governed by and act consistent with all of the rights, obligations, terms, provisions and guidelines concerning and applicable to the ARC as set forth in this Article. After Buildout, the Modifications Committee shall automatically terminate and cease to exist, and all of the rights and powers granted to the Modifications Committee hereunder shall automatically revert to the ARC.

Section 4. Plans and Specifications.

(a) The ARC shall have the right to approve any submitted plans or specifications that are in compliance with this Declaration if the ARC reasonably determines that such plans and specifications are consistent with the Community-Wide Standards considering among other things, the following: (i) architectural character and nature, shape, color, size, material, location and kind of all proposed Improvements, taking in consideration the aesthetic quality of any Residential Unit with respect to height, form, proportion, volume, siting and exterior materials; (ii) adequacy of lot dimensions for proposed Improvements; (iii) conformity and harmony of exterior design with neighboring Lots and Improvements; (iv) relation of topography, grade and finished ground elevations to that of neighboring Lots and Improvements; (v) screening of mechanical and other installations; (vi) functional appropriateness with respect to vehicle handling, siting of buildings (both in relationship to one another and in relationship to buildings, existing or proposed, located on other Lots), drainage, utility service systems and lighting; (vii) extent and quality of landscaped areas; or (viii) compliance with the Community-Wide Standard. Notwithstanding anything herein to the contrary, Residential Units must contain at least two thousand (2000) square feet of heated living area.

(b) Prior to the commencement of work on Improvements on any Lot, the Owner of such Lot shall submit detailed information in writing regarding the proposed Improvements including site plans and a full set of final drawings and specifications (which shall be sealed and certified by duly licensed architect or engineer if so required by the ARC) (hereinafter the "Plans"), showing or stating all aspects of the

proposed Improvements or modifications or alterations thereto including but not limited the following: (i) location of all structures, street rights-of-way and setback lines; (ii) location of all walks, driveways and curb lines; (iii) all landscaping, including location, height, spread, type and number of trees and shrubs and location and type of all ground cover and material, and existing trees and limits of clearing and grading; (iv) location, height, intensity and fixture type of all exterior lighting; (v) location, size and type of all fencing; (vi) architectural floor plans, elevation, wall sections and details of the Residential Unit; (vii) building material and color information, including samples if requested; and (viii) size and square footage and height of the Residential Unit or all other Improvements.

(c) Should the ARC fail either to approve or disapprove the Plans within thirty (30) days after submission in accordance with the terms of this Declaration, it shall be conclusively presumed that the ARC has approved the Plans. Approval of any Plans with regard to a Lot shall not be deemed to be a waiver of the ARC's right, in its discretion, to disapprove similar plans and specifications, or any features or elements included therein, for any other Lot.

(d) If the approved work has not commenced within one (1) year from the date the Plans are approved, then the approval given pursuant to this Article shall be deemed to be automatically revoked by the ARC, unless the ARC extends the time for commencing work. In any event, all work covered by such approval shall be completed within eighteen (18) months of the commencement thereof, except for such period of time as completion is rendered impossible or would result in great hardship due to strikes, fires, national emergencies, critical material shortages or other intervening forces beyond the control of the Owner, unless the ARC extends the time for completion.

Section 5. Release of Liability. Each Owner hereby releases the Association, the Board of Directors, the ARC, the Declarant and the Modifications Committee, if and when formed, from any and all liability for (i) any defects in any plans and specifications submitted, revised or approved pursuant to the terms of this Declaration, (ii) any loss or damage to any Person arising out of the approval or disapproval of any such plans and specifications, (iii) any loss or damage arising from the noncompliance with such plans and specifications or any governmental ordinance or regulation, or (iv) any defects in work undertaken pursuant to such plans and specifications, regardless of whether such claim arises by reason of mistake in judgment, negligence or nonfeasance.

Section 6. Compliance with Law. All Improvements, including Residential Units, constructed, erected, placed, altered, remodeled, maintained or permitted on any Lot shall comply with any and all applicable federal, state, county and municipal zoning and building restrictions, including, but not limited to, grading, clearing, construction of impervious surfaces, building and other construction rules and regulations.

Section 7. Inspection. The ARC, or its designee, shall have the right during reasonable business hours to enter upon and inspect any Lot or Improvement to determine whether the approved Plans are being followed or adhered to. If the ARC shall determine that such Plans have not been approved or that the Plans are not being followed or adhered to, the ARC may in its discretion give the Owner of such Lot written notice of such violation. If such violation is not corrected within a reasonable time as determined by the ARC, the Board of Directors shall have the right to stop further work and/or require the removal or correction of any work in place that does not comply with the approved Plans, applicable building codes or this Declaration and to take such other action as may be allowed under this Declaration, the Bylaws or under applicable law. The ARC shall have the right to charge an inspection fee established by the ARC to cover its administrative costs and expenses.

Section 8. Interior Alterations. No Owner shall make any alterations or improvements to the interior of a Residential Unit on his Lot, remove any portion thereof, make any additions thereto, or do any thing that would change the exterior appearance of such Improvements without first submitting plans and specifications therefore and obtaining the written consent of the ARC pursuant to this Article. Any other interior alteration of any Improvement may be made by the Owner without first obtaining the approval of the ARC. The ARC shall have the right to charge the Owner of any Lot a reasonable fee to cover any excessive wear and tear to the Common Area that the ARC, in its sole discretion, decides could occur as a result of work performed and materials delivered in connection with any interior alteration of a Residential Unit.

**WATERFALL COUNTRY CLUB
PROPERTY OWNER'S ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE GUIDELINES**

PURPOSE

The purpose of the Architectural Review Committee is to evaluate proposed building plans in terms of their adherence to the attached Architectural Guidelines, and their overall compatibility with other residential development at Waterfall Country Club.

The Committee is composed of independent architects and other qualified persons. Plans are submitted to the Committee several times throughout the review process. Upon receipt of all of the specified material for each step, the Committee will review the plans and return them with comments as soon as possible.

DESIGN PHILOSOPHY

Central to the design philosophy at Waterfall Country Club is a sensitivity to the setting's natural beauty, both in site planning and architectural approach.

Individual site features such as vegetation, streams, slopes, views and rock outcroppings must be recognized and used as an integral portion of the design. Those features will be identified before, and protected during construction. Clearing procedures, hauling, burning and grading will be monitored closely to ensure minimum site damage.

To maintain a natural look, the post-construction landscaping should include a high percentage of indigenous plant material. Further landscape buffering of the structure after construction completion to "nestle the house into the site" is greatly desired.

There is no single architectural style that can be recommended but rather an effect of style that is best described as "mountain harmonious"; a style that will fit the setting, and tends to hide or camouflage itself from view.

The Architectural Review Committee will look for evidence of design sensitivity and an exterior architectural character that seeks to preserve the setting's natural beauty. The greater the subordination of design to setting, the better. Use of exterior materials and choice of color are seen as critical elements in achieving a subtle harmony between structure and surroundings.

The use of shadow-creating definitions with materials chosen for sidings, fascias, and other exterior trim, to give areas and flat surfaces relief will be looked for in design consideration. The same relief will be looked for in linear building shape and presentation. In the roof, the implementation of shadow softening effect is highly desirable and might best be achieved by the use of split cedar shakes or natural slate. Large areas of exposed foundation wall could require the use of covering lattice or other buffering materials.

It is not the aim of the Architectural Committee to refuse style preference of an owner, or restrict creative design talent of an architect, but rather to ask that he respond sensitively to our architectural philosophy. It is hoped that by doing this there will result a visual continuity common to the entire property that makes a strong statement of environmental concern.

THE PROCESS

The six steps in the process are as follows:

STEP ONE: ON-SITE MEETING

An on-site meeting with architectural coordinator, owner and/or architect is required to discuss site features as they relate to these guidelines. At this point possible building sites, set backs, clearing, and issues concerning adjacent property owners can be discussed.

STEP TWO: PRELIMINARY SITE PLAN

(3 COPIES OF PLAN)

Submission of preliminary schematic topographical site plan showing proposed:

- House siting
- Driveway
- Parking area
- Tree removal

The purpose of this step is to address any questions that may arise concerning set back, clearing, etc., before a great deal of time has been invested in the schematic design phase.

STEP THREE: SCHEMATIC DESIGN (PACKAGE A)

(3 SETS OF PLANS)

1. Check from the General Contractor for \$4,600 made payable to the Waterfall Country Club Property Owner's Association for:
 - a) \$1,350 Road Maintenance Fee. Non-refundable after construction begins.
 - b) \$750 Architectural Review Fee. Non-refundable after first architectural submittal.
 - c) \$2,500 Deposit of Compliance Refundable at construction completion if Builder Restrictions and Architectural requirements are met.

Note that these fees are based on a new home construction. For guest houses, additions and post-construction landscape installations see the Architectural Fee Chart.

2. *Topographical site plan* showing proposed:
 - (1) House siting
 - (2) Driveway and parking area
 - (3) Tree removal
 - (4) Grading and drainage
 - (5) Understory cutting areas
 - (6) Finished floor elevations
 - (7) "Limit of Work" line (Barrier fence location)

3. *House elevation:* front, sides, rear.

4. *Floor plans,* with square footage.

Upon receipt of all specified material, the Architectural Review Committee will examine the plans and return comments to you as soon as possible. If the first package is approved, your architect may continue to develop the plans to the construction documents stage. (Step Four). If the first package is not approved, changes must be made and the drawings resubmitted as Package A.

	Architectural Fee	Road Fee	Deposit Compliance
1) New Residence	\$ 750.00	\$ 1,350.00	\$ 2,500.00
2) Additions/ Guest Houses			
80-500 Sq. Ft	\$ 300.00	\$ 300.00	\$ 500.00
501-1000 Sq. Ft.	\$ 400.00	\$ 400.00	\$ 1,000.00
1001 - up Sq. Ft.	\$ 500.00	\$ 500.00	\$ 1,500.00
3) Phase II Landscaping			
<u>Budget of:</u>			
\$1,000 - \$5,000	\$ 100.00	\$ 300.00	\$ 100.00
\$5,000 - \$10,000	\$ 200.00	\$ 400.00	\$ 200.00
\$10,000 -up	\$ 300.00	\$ 500.00	\$ 300.00

One check totaling the Road Maintenance Fee, Architectural Review Fee and Deposit of Compliance shall accompany all step three, Package A submissions.

STEP FOUR: CONSTRUCTION DOCUMENTS (PACKAGE B) (2 sets)

1. Finalized site plan, with grading plan.
2. Preliminary Landscape plan.
3. Construction documents, specifications, and finished floor elevations. Should contain all the information requested in the enclosed guidelines. Please understand that the Committee does not anticipate major conceptual changes in the house plans between the first and second submission of drawings. If significant changes are necessary, Package A must be resubmitted for approval.
4. When Step Four is approved, an approval letter will be sent to you and a copy to your architect.
 - a) A WATERFALL COUNTRY CLUB BUILDING PERMIT will be issued.
 - b) You may proceed with construction of your home.

STEP FIVE: STAKING APPROVAL

After the contractor has staked the house on the lot according to the approved site plan, he must notify the Property Owners Administrator for field approval prior to the beginning of any site work.

STEP SIX: FINALIZED LANDSCAPE PLAN

As construction of your home proceeds, a finalized Landscape Plan must be submitted to the committee. Upon approval, landscape construction may begin.

When the house is complete the Deposit of Compliance will be refunded if all conditions of the Builder Restrictions have been met.

Below are some of the issues that will be considered in evaluating the Design Packages:

- (1) *Site clearing, understory clearing and house placement:* While it is recognized that home owners will want to take advantage of opportunities for views on their property, we would emphasize that clearing should be kept to a minimum. Proposed understory clearing will be studied closely when the house is visible from the golf course or other parts of the property. In cases

where the home is visible, understory should be left as heavy as possible to aid in screening the house. Any tree must be indicated on the site plan, and approved for removal. Absolutely no tree or plant may be removed from any lot by any person without prior written consent of the Architectural Committee.

To further achieve the goal of privacy for each residence, if possible, a fifty foot set back from all property lines is greatly desired. Because the inconsistent terrain disallows a rigid rule regarding set backs, the Committee will study each house placement on an individual basis.

(2) *Barrier fence location:*

Architectural plans which are submitted to the Committee for approval must include a "limit of work" line showing where construction will take place. More importantly, the line will define areas where contractor activities are off-limits.

The contractor must erect a barrier fence on-site corresponding to the limit of work line shown on the approved site plan. The fence must be erected prior to any site work or clearing. No deliveries, parking or stockpiling may occur in the off-limits part of the site. The fence may not be removed or taken apart for any reason. Specifications for the barrier fence shall appear on the following page.

(3) *Building height:*

Residential building heights are to be no taller than two stories. A third story will be allowed if it is fully contained within a roof system. Foundations because of topo shall be considered on an individual basis.

(4) *Roof shape:*

Primary roof shape may not be flat. Our recommendation for roof pitch is that the minimum should not be less than 1:4 pitch and the maximum should not exceed 1:2 pitch. Main body shall be a minimum of 6:12 and a maximum of 18:12.

(5) *Finished surfaces:*

Natural finished surfaces, such as stone, board on board, board on batten, shingle, etc., are preferred. Raw, or painted concrete masonry units, modular block, may not be displayed as a finished surface.

(6) *Roof covering:* Materials with shadow-softening effect such as split wood shakes or natural slate are preferred. Standing seam metal roofs may be considered. Dimensional Architectural Asphalt shingles may be considered but are not encouraged.

- (7) *Window frames:* Window brand is to be specified. Raw aluminum window frames are not to be used.
- (8) *Doors:*
Brand and style are to be shown.
- (9) *Railing design:*
Must be shown.
- (10) *Colors:*
Color or colors to be used on exterior components of the house (fascias, shutters, doors, window frames, etc.) are to be shown. Samples of approved colors are available upon request. Earthtones and natural colors are encouraged on the body of the house.
- (11) *Flashing material:*
Raw aluminum is not to be used. Specify material and color.
- (12) *Foundation walls:*
Concrete foundation walls should be camouflaged as much as possible through use of stucco and/or stone, or approved natural finish.
- (13) *Exterior landscape features:*
Location and composition of retaining walls, fencing, signage and lighting should be shown.
- (14) *Chimneys:*
Approved chimney caps, masonry fireplaces are preferred. Prefabricated models will be considered with material of chimney and shroud.
- (15) *Vent Stacks:*
On the rear of the house and to be painted to match the roof.

WATERFALL COUNTRY CLUB SITE WORK AND LANDSCAPE GUIDELINES

IDENTIFICATIONS OF SPECIMEN VEGETATION

Before planning construction on any lot at Waterfall Country Club, identification of specimen vegetation is necessary. It is helpful if someone with knowledge of Georgia plant material visits your lot to identify and tag species before any work is done. Failure to take this step, particularly in winter, could result in the destruction of some of the most valuable flowering plants. Please contact the P.O.A. Administrator for a list of specialists in the area.

CLEARING PROCEDURES

As delineated in the Builder Restrictions and Regulations, no disturbance of the vegetative root mat shall occur prior to the installation of proper erosion control devices and barrier fences. Erosion not only causes the loss of valuable topsoil, but it also causes sediment build-up on the root structure of otherwise healthy vegetation. Eventually a choking-out of oxygen and nutrients will occur and the vegetation will die. Because of potential damage caused by erosion, clearing is closely monitored. Refer to the "Erosion Control Measures" section of the Builder Restrictions for more detailed information on the requirements.

Although not always mandatory, hauling rather than burning underbrush is greatly desired. Brush burning can extensively damage surrounding trees and shrubs, especially hardwoods. Even when the flame does not burn the tree, it blisters and invites fungus and insect attack, which can be fatal. It can also make a tree dangerous by weakening the structural integrity. The P.O.A. Administrator will determine whether it is safe to burn on a lot and will grant permission accordingly.

Removing a tree in sections is desirable in areas where space is limited or in areas where the remaining trees and shrubs are to be protected. It will cost more than dropping an entire tree at one time, but the vegetation saved using this method makes the increased cost worthwhile.

The use of unapproved areas of a lot for contractor parking or supply delivery and storage is not permitted. Ultimately this type of activity compacts the soil, choking out vegetation and causing an additional "cleared" area, thus destroying the buffer from the road and neighbors.

POST CONSTRUCTION LANDSCAPE WORK

No clearing beyond the barrier fence may be done until after construction is completed. At that time the owner and Architectural Committee can determine which vegetation should be removed by evaluating views from windows and decks.

The style of landscaping desired by the owner will be judged in terms of its compatibility with the remainder of the community. A very formal design with highly manicured lawns and shrubs and many non-indigenous plants are not encouraged. As with the architecture required at Waterfall, the landscape architecture shall be in keeping with the "mountain harmonious" theme.

The importance of budgeting for the landscape phase of construction is often underestimated, although landscaping is one of the most important visual enhancements. Many lots at Waterfall have enough topographic grade change that fill dirt, retaining walls, subsurface drainage and additional grading are necessary. Underbrushing is frequently required to expose a desired view. These can be costly items, which must be provided for in the landscape budget.

Ongoing maintenance of your completed landscape will involve pruning, mulching and fertilizing. It is suggested that you use a professional service, especially for tree pruning. Since climbing spikes would pierce the tree's bark and create a wound, we request that ropes, rather than spikes are used.

Mulching and fertilization are an important part of any ongoing landscape maintenance program. Mulching insulates the soil, slows evaporation, builds new topsoil and adds organic matter and nutrients to the soil. This creates a healthy environment for microorganisms to help aerate the soil and to allow minerals to accumulate to the plants' advantage.

Fertilization techniques can be determined by soil testing carried out by a qualified horticulturist or nurseryman. The analysis, timing and application are all very important. Your landscape contractor can supply you with a written maintenance program designed for your particular site, so be sure to request one.

CONCLUSION

Waterfall is a place of exceptional natural beauty. There is a rich variety of mountainous vegetation. Dogwoods, azalea, rhododendron, mountain laurel, and hemlocks are only a few of the many types of plants indigenous to the area.

Construction can cause considerable stress to this fragile ecosystem. Please do your part to keep damage to a minimum. Help preserve and protect the property for the years to come.

THE WATERFALL COUNTRY CLUB BUILDER RESTRICTIONS AND REGULATIONS

All residential building programs require contractor, sub-contractor and tradesmen to comply with all building program restrictions. It will be the responsibility of the owner to inform his builder of these, and assume direct responsibilities for compliance with all the restrictions and regulations listed below. The General Contractor is responsible for all on-site activities of his subcontractors and vendors.

The Waterfall Country Club Property Owner's Association will strictly enforce and monitor these builder restrictions in both their building operations and those of the owner-builder. These are part of the Declaration of Protective Covenants for the Waterfall Country Club.

1. Contractor must contact Architectural Review Coordinator prior to beginning any site work.
2. No advertisement signs are to be placed on the job site. Building permits and job site telephones must be installed to a post or structure, not a tree trunk.
3. Hours of work will be 8:00am - 8:00pm May through October and 7:30am - 7:00pm November through April. There shall be no work on weekends or holidays without written permission from the Property Owner's Association.
4. The Waterfall Country Club Property Owner's Association requires an owner-builder to show proof of his contractor's liability insurance regulations prior to a building start.
5. Visitors to job sites, other than owner authorized guests, or persons on project related business with the contractor, are not allowed.
6. Personal pets of contractor, sub-contractor and tradesmen are excluded from job site properties without exception.
7. Roads and private driveways are not to be blocked for any reason.
8. The speed limit on the Waterfall Country Club's roads is 23 mph. Violators will have their pass permanently revoked.
9. Properties other than those where construction is taking place are private; no trespassing allowed.
10. There will be no loitering on job sites or the Waterfall Country Club property after working hours.
11. Fishing and hunting are specifically prohibited.
12. All vehicles are required to have proper muffler systems; and all job site noise is to be kept to a reasonable decibel level.
13. The contractor is required to provide a litter container at the building site for use of his employees, sub-contractors and tradesmen. It is to be kept functional and is to be removed from site at the end of the job.
14. All trucks hauling trash and loose materials are to be covered or have a tarpaulin to restrict contents from blowing out.

15. Port A-Jons are required on each job and must be screened and removed immediately upon completion of the job. When possible, they should be located so they are not visible from the road or golf course.
16. The contractor will be required to keep the job site in a clean and orderly condition at all times.
17. Contractor, sub-contractor, and tradesmen are required to comply with all OSHA safety regulations in the course of their work.
18. Contractors will be required to notify the Property Owner's Association prior to any road trenching done in conjunction with his duties. The Waterfall Country Club will issue a permit for such work which delineates procedures for protection of underground utilities and the general public. The contractor and owner are responsible for damage to utilities. Contractor must contact utilities coordinator prior to any sewer or water hook-ups.
19. Job site fires are to be contained within wire surrounds and are not to be left unattended for any reason. Fires are to be completely extinguished at the end of the work day.
20. Absolutely no blasting is permitted on-site without six (6) hours notice to the Architectural Review Coordinator and Waterfall Country Club Security. Steel mesh blankets or large quantities of dirt must be used to control dynamiting activities. There will be a charge to the Deposit of Compliance for any "off-limits" damage from blasting.
21. Gate passes for contractors will be obtained from the Waterfall Country Club Property Owner's Association Administrator at the Front Entry Security Gatehouse.
22. Contractors must control the use of Waterfall Country Club potable water by their employees and sub-contractors. Any job sites found with the hose left running without a worker operating the hose will obtain an immediate fine of \$100 against the Deposit of Compliance. A second offense will involve a job shut-down of two (2) days.
23. The owner or contractor will not be permitted to change the design of the structure during construction without the approval of the Architectural Review Committee.
24. Erosion control measures: The following protection will be required:
 - a. Prior to stripping soil, install temporary sediment barriers along property lines in low areas and at drain inlets where runoff will occur.
 - b. As clearing progresses, provide temporary diversions, barriers, mulch, etc., to minimize erosion.
 - c. Periodically remove collected sediment to maintain the barriers in effective condition.
 - d. Revise temporary protective measures as site conditions are changed. Do not permit gaps in the protection.
 - e. Install utilities early in the construction work and stabilize slopes promptly thereafter.
 - f. Place temporary aggregate base course on driveways until time for paving.
 - g. Complete any pavements or walks, as called for on the drawings.
 - h. Finish grade and establish permanent rye grass.

To: Waterfall Preferred Builders

From: MTI-Certified E-One Installers

Subject: E-One Grinder Pump Installation Guidelines

- This information package was developed to assist the contractor in having the E-One grinder pump station installed in a timely and cost efficient manner.

Attached you will find the user instructions and warranty information. Owner manuals and warranty information will be given to each contractor or homeowner at the time of installation. Also there is a copy of the installation contract, which must be signed and dated by either the contractor or homeowner prior to installation.

There are two important steps the contractor can take to ensure ease of installation and use. Firstly, the stub out of the 4" PVC sewer pipe must be between 15" and 21" below final grade at the point where the grinder pump will be attached to it. This is typically about 5' from the house. The stub out must also have the proper slope to it to provide gravity flow of sewage to the E-One unit. There is a panel/alarm box that must be mounted to the outside of the house in line of sight with the grinder pump. These factors may dictate the location of the grinder pump. If the sewer line stub out is below 21" of final grade, a riser must be added to the E-One unit. The cost to MTI of a 2' riser is \$400.00 (plus tax). If the sewer stub out is above 15", dirt must be added to final grade or the stub out must be extended until it is within the proper depths. Obviously, all these situations would add additional cost. Secondly, although MTI will install and attach the panel/alarm box to the house and connect all wiring between the panel/alarm box and the grinder unit, it is up to the contractor to provide an electrician to wire the panel/alarm box to the household fuse box. The power requirements for the E-One unit will be a 240-volt, single phase, 10-3 (with ground) gauge wire, with a 30-amp breaker required. Under no circumstances should the electrician deviate from the wiring diagram that is located within the cover of the panel/alarm box. A common mistake is to ground the panel/alarm box

thru a separate grounding rod. This will cause the thermal switches in the unit to short out the motor if there is ever any voltage drop to the control panel.

There is a visual alarm on the panel/alarm box, but the homeowner has the option of purchasing a small alarm light that fits in a single receptacle box. The contractor's electrician typically installs it in the kitchen.

The E-One pump is typically installed at about the same time the primary electrical lines are run to the house. If the unit is installed before permanent power and water are available (as is sometimes necessary), the contractor must insure that before water and power are hooked-up MTI is notified beforehand so the E-One pump can be cycled before there is any water usage in the house. The unit itself, once in the ground, is fairly resilient. It will take some small amount of abuse, but it is recommended that a temporary wooden cap be placed over it until final landscaping. If the unit wet/dry well housing becomes cracked the entire unit must be excavated and a new housing installed.

In the event that the force main in the street is not stubbed out for the lot, then a lateral kit or redundant valve system will be provided by MTI.

The contractor must also clearly mark any and all utilities prior to installation. Although it is not an absolute necessity, it is best if the location of the grinder pump is accessible to standard installation equipment (i.e. track hoe, trencher, etc...) If at any point the contractor or homeowner would like someone from MTI to come out to the jobsite and help with the selection of the grinder pump location or any other questions/concerns, please contact us and we will assist in any way we can.