



THE CLIFFS
AT GLASSY

**PROPERTY
OWNERS
ASSOCIATION**

[www. GlassyLiving.com](http://www.GlassyLiving.com)

Architectural and Construction Guidelines

Revised June, 2023

Table of Contents

I. INTRODUCTION	3	IV-i Porches and Decks.....	28
I-a Philosophy.....	3	IV-j Drives, Walkways and Hardscapes.....	29
1-b Purpose and Intent of the Guidelines	3	IV-k Appurtenances	30
1-c Function of the Architectural Review Committee	4	IV-l Exterior Lighting.....	30
II. REVIEW and CONSTRUCTION PROCESS	5	IV-m Fences.....	32
II-a Review Process.....	5	IV-n Pools, Spas.....	32
II-b Preliminary Review.....	6	IV-o Signage	32
II-c Final Review	7	V. CONSTRUCTION GUIDELINES	33
II-d Change Request/Approval Process	8	V-a General Requirements	33
II-e Grandfathering Clause.....	8	V-b Access.....	33
II-f Review Process Flow Diagram	9	V-c Conduct.....	34
III. SITE and LANDSCAPE DESIGN	10	V-d Temporary Structures	34
III-a Site Planning.....	10	V-e Construction Requirements	34
III-b Sloping Sites.....	11	V-f Existing Home Improvement Review	37
III-c Grading, Erosion Control and Retaining Walls.....	12	V-g Existing Home Construction Guidelines	37
III-d Building Setback	14	VI. FORMS	39
III-e Trees.....	14	VII. APPENDICES	57
III-f Landscape Design	15	A ARC Standard Details	58
III-g Water Drainage	17	A-1 ARC Tree Flagging Requirements	58
III-h Water Courses	18	A-2 Contractor Sign Details	59
III-i Right-of-Way Restrictions	18	A-3 Mock-up Details	60
III-j Construction Zone.....	19	A-4 Construction Entrance Details	61
III-k Utilities.....	19	A-5 Silt Fence Details.....	62
IV. HOME DESIGN	20	A-6 Super Silt Fence Details	63
IV-a Design	20	B Landscape Requirements	65
IV-b Size	20	B-1 Definitions	65
IV-c Roofs	22	B-2 Landscape Requirements	67
IV-d Colors	23	B-3 Recommended Plant List	71
IV-e Materials and Surfaces	24	B-4 Landscape Approval Process	73
IV-f Exterior Doors.....	26	B-5 View Corridor Clearing Guidelines.....	75
IV-g Windows, Dormers and Shutters.....	26	C Solar Guidelines	77
IV-h Garages.....	27	D Fencing Guidelines	79
		E Noise Control Guidelines	80
		E-1 Rock Demolition Noise Control.....	80
		E-2 Noise Reduction Plan Guidelines.....	81
		F Vacant Lot Cleaning Guidelines.....	83

I. Introduction

I-a. PHILOSOPHY

The Cliffs at Glassy is a master-planned mountain community designed to be well integrated with the natural terrain and environment. The design objective is to blend the development into its natural setting rather than contrast or compete with it. This design guide promotes a broader approach to the traditional architectural precedents with an emphasis on advantageous site planning and good use of materials. These Guidelines offer a resource in designing a home that will not only create a special place for you and your family but blend into the natural mountain atmosphere found throughout The Cliffs at Glassy community.

The homes in The Cliffs at Glassy should be designed to both satisfy each owner's desire to be unique and expressive of individual personality, while at the same time complement compatible architectural styles. No matter what "style" of home may ultimately be chosen by the property owner, all homes and other structures must minimally meet these Guidelines.

A community's strongest statement is the architectural quality of its homes. The degree to which The Cliffs at Glassy is integrated with its rural mountain atmosphere is dependent on the design and setting of each home. An environmentally sensitive design can only be achieved through a careful, well-thought-out response to your particular lot, and the vegetation and topography of the building site. The architectural review process has been established to assist current and future residents in the execution of their design preferences and build decisions while ensuring that they are site-compatible when employing these Guidelines. Although all sites and homes will vary, a common set of design elements and theme compatibility should be carried throughout.

The homes in The Cliffs at Glassy should be considered as a part of the overall community rather than being viewed as individual structures. Therefore, the Architectural Review Committee (ARC) of The Cliffs at Glassy Property Owners Association (POA), as part of its review, will consider how the submitted design fits with the surrounding area and properties.

I-b. PURPOSE AND INTENT OF THE GUIDELINES

These Guidelines are intended to serve as your guide in the process of planning a new home or modification to your home and/or lot landscape. While this document can be a helpful tool in planning homes at The Cliffs at Glassy, it can neither provide every answer nor guarantee ideal solutions for every situation. This document outlines the recommended design process and considerations, aesthetic and environmental context and requirements, as well as the procedures involved in the architectural review process. These are the minimum requirements of site development, architecture, landscape design and detailing of the home.

The Guidelines are expressly intended to protect and enhance the property values of all owners. The architectural review process is intended to provide a systematic and uniform review for site compatibility, architectural design, materials, colors, and construction of all projects in The Cliffs at Glassy. The ARC retains full authority to enforce and/or amend these Guidelines as it deems appropriate.

I-c. FUNCTION OF THE POA'S ARCHITECTURAL REVIEW COMMITTEE

The Cliffs at Glassy ARC and the Architectural and Construction Guidelines are established under the POA's Master Declaration of Covenants, Conditions, and Restrictions (CCRs) for the community. The Master Declaration is a recorded and binding instrument as stated on the Deed to your property.

The function of the ARC is to preserve the natural setting and beauty of the development and to establish and preserve a harmonious and aesthetically pleasing design for the community while protecting the value of existing homes on the mountain. Notwithstanding the minimum guidelines listed in this document, it is within the ARC's total discretion to require higher or a different level of specifications to ensure that the building fits aesthetically with homes already built in the same neighborhood or vicinity of said site.

The approval of the ARC relates to the harmony and compatibility of external design, site conditions, and placement optimization. The ARC does not assume liability for either structural design or impact to a neighbor's property during construction. ARC approval, and the subsequent issuance of The Cliffs at Glassy Construction Authorization Permit, are just some of the initial steps toward construction of a home.

II. Review and Construction Process

II-a. REVIEW PROCESS

The ARC exists to review all buildings proposed for construction at The Cliffs at Glassy and to encourage high quality architectural and site-compatible design appropriate with the surroundings and special conditions indigenous to the area.

This review process is a systematic procedure for review of proposed construction. Required drawings and submittal forms must receive Preliminary Approval. A site inspection must show any proposed site improvements and the home must be staked out with tree removal plans noted. This must be accomplished before a request for Final Approval.

The ARC may disapprove any proposed construction on purely aesthetic or site-incompatibility grounds where, in its sole judgment, such action is required to protect natural beauty and attractiveness of the site and/or the improvement modifications or residence are deemed to be incompatible with the general architecture or environment of the community.

ARC members will preview every project at the preliminary and final review stages, review the lot as staked out, and review the submission of acceptable final working drawings, specifications, landscaping plan, and color samples. The final project shall not be presented to the ARC for review until a complete submittal package has been presented and approved. The ARC recognizes that time is of the essence and is committed to responding to each submission as soon as practicable. Construction must begin within twelve (12) months of approval authorization; after such time, re-submittal is required along with the associated fees (Application Package). Construction of new homes must be complete (Certificate of Occupancy) no later than twenty-four (24) months from the start of construction and construction of existing home remodeling must be complete no later than twelve (12) months from ARC authorization.

No site clearing, material deliveries or construction may begin without first obtaining Final Approval in writing from the ARC. A Cliffs at Glassy Construction Authorization Permit is issued only after the ARC grants Final Approval. All applications are encouraged to be submitted electronically. The ARC will typically review and respond to applications within fifteen (15) days. The applicant is responsible for following all applicable County, State and Federal building department rules and regulations. The applicant also must obtain appropriate necessary permits.

Complete submittals must be received at the POA Office prior to Preliminary Review. All submittals must be sent to The Cliffs at Glassy POA Office at 8 Plumley Summit Road, Landrum, SC 29356 (Attn: Mountain Administrator). Please contact the POA office at 864-895-2829 with questions. Incomplete submittals will not be accepted and no action will be taken until a complete submittal package is presented along with the required review fee. Please note that it is the property owner's sole responsibility to seek and obtain all necessary written approvals prior to any clearing or construction activities in The Cliffs at Glassy.

The Guidelines derive their authority from the POA's Master Declaration of Covenants, Conditions, and Restrictions for The Cliffs at Glassy; the Guidelines are meant to clarify and add greater detail to the Covenants.

Any work done in violation of these Guidelines and The Cliffs at Glassy Covenants and Restrictions will be considered nonconforming. With a written request from the ARC, the owner—at his sole cost and expense—shall bring all such work into conformance. If the owner chooses not to correct such issues, the ARC can enter the property for corrective action, at the owner's expense.

The Guidelines and regulations are designed to enhance the overall appearance of The Cliffs at Glassy for our residents and visitors. Repeated violation of these regulations could result in the suspension of the building approval for a given residence until the contractor or owner has taken corrective action. Additionally, a contractor who repeatedly violates either the letter or the "spirit" of these Guidelines may be required to post a substantial construction deposit or be prohibited from working at The Cliffs at Glassy.

II-b. PRELIMINARY REVIEW

As early in the process as possible the owner and architect/designer should prepare and submit three (3) sets of preliminary schematic drawings reflecting the general form, spatial relations, materials, articulation, setting and circulation drive patterns. The intent of the Preliminary Review is to discuss the project and review the intended architectural style and Site Plan. All submittals are requested to be electronic versions in PDF format. Regardless of what form of presentation is used; all preliminary submittals must contain the following:

Site Plan: A Site Plan shall be presented at a maximum 1" = 20' scale, depicting the site data gathered. The proposed structure footprint should be sited on a copy of the topographical survey with minimum two feet (2') contours as prepared by a licensed land surveyor. The Site Plan shall show the type, caliper size and location of trees five inches (5") in diameter or greater at a height of four and one-half feet (4½') above the ground (DBH¹) within the proposed Disturbed Area, and trees twelve inches (12") in diameter or greater on the entire lot; as well as property lines, easements, setbacks, contour lines, other homes and driveways on adjoining lots, and site access. Any rock out-cropping or any other special or irreplaceable features are to be identified for protection. Soil erosion protection and silt control measures must be included on the Site Plan.

The Site Plan must include proposed finished floor elevation relative to the existing grade elevation. The Site Plan should also include the proposed location of the septic system. If the driveway will impede drainage, the owner is required (at their expense) to install a culvert pipe (double walled HDPE pipe or concrete) measuring a minimum of fifteen inches (15") in diameter and twenty feet (20') in length underneath the drive to maintain water flow. This also must be shown on the Site Plan.

Floor Plans: Schematic and preliminary in nature, Floor Plans at one quarter inch (¼") scale are required, representing the layout of spaces for all levels of the proposed building including all planned decking/porches, driveways, etc. The plan must also include the calculation of the total square footage of finished and heated living space.

Elevations: Schematic and preliminary in nature, Elevation Drawings shall be one quarter inch (¼") scale, representing the view of all exterior sides of the proposed structure. Wood, stucco, and/or masonry elements of all exterior walls shall be accurately and specifically depicted or designated.

¹ *DBH is the diameter of the tree measured at the "breast height," defined at four and one-half feet (4½') up from the highest point of ground at the tree's base.

Landscape Plan: A preliminary Landscape Plan must be presented at this time in a conceptual framework. This preliminary plan should contain general location and type of hardscapes, beds, added trees and other landscape planting areas. It may also provide preliminary indications of other potential clearing areas or proposed view window corridors. The final Landscape Plan, however, must be submitted and approved six (6) months prior to issuing a Certificate of Occupancy or twelve (12) months after start of construction, whichever comes first. *See Appendix B for Landscape Requirements instructions and details.*

Preliminary Review Form: The ARC will either grant Preliminary Approval or provide reasons for objection of the submittal, and normally will offer suggestions addressing objectionable or compliance issues. If the preliminary drawings are substantially changed, either by request of the ARC or desire of the owner, they must be resubmitted and receive Preliminary Approval before proceeding for Final Approval. A Preliminary Approval is valid for twelve (12) months from date of initial approval. A check made payable to the Cliffs at Glassy for the amount as outlined in the Schedule of Fees (*see Section VI. Forms*) must be presented at the time of package submittal to the ARC office.

II-c. FINAL REVIEW

The final construction documents are prepared incorporating all departures and revisions from the preliminary plans. All changes or revisions from the preliminary plans are to be noted as such ("clouded") on the final plans submitted for review.

Final Site Plan: An update to the preliminary Site Plan to incorporate all changes or modifications, with the proposed drive, equipment (e.g., HVAC, Propane tank), dumpster, job sign and job toilet locations.

Foundation and Framing Plans: Plans at one quarter inch (¼") scale are required, showing locations and sizes of foundation and framing elements and how they relate to nearby trees, rock outcroppings, or other topographical features.

Floor Plans: Floor Plans shall be drawn at one quarter inch (¼") scale, containing all information (including ceiling heights) necessary for construction.

Elevations: Drawn at quarter inch (¼") scale, Elevations shall accurately represent the view of all sides of the house. Floor Elevations must be delineated, and existing and proposed grade levels must be shown. Also required in the plan submission are all exterior component materials defined for specific material type and colors. Preliminary guttering and downspout locations should also be depicted.

Landscape Plans: Drawn 1" = 20' maximum. Approximately six (6) months prior to issuing a Certificate of Occupancy or twelve (12) months after start of construction (whichever comes first) the final Landscape Plan must be submitted. A conceptual Landscaping Plan describing the landscaping approach and any refinements since the Preliminary Review must be included with the Final Review. The final Landscape Plan must convey an accurate scaled representation of all planting material, identified as to size, common name and variety. Plans shall also show the location of landscaping lighting with fixture catalogue cuts, sprinkler head locations and patterns, walkways, fences, pools, decks, patios and any other proposed external structures. Adequate mature landscape screening shall be provided for all utility equipment including but not limited to power meters and boxes, heating, ventilation, and air conditioning (HVAC) units, generators, phone and internet cabling boxes, solar panels, gas meters, service yards and trash enclosures. The contractor shall be responsible for locating existing utilities

before excavating. The Landscape Plan must be submitted and approved before a site walk will be scheduled. *See Appendix B for more detailed landscape requirements.*

Final Review: If the ARC fails to grant Final Approval of the project, it will suggest necessary corrective action(s) for re-submittal. If corrections are required, one set of corrected working drawings must be presented to obtain approval for the project. All revisions and/or corrections should be “clouded” on the drawings to highlight the changes from the original drawings. When the ARC grants Final Approval, The Cliffs at Glassy Construction Authorization Letter will be issued. All remaining fees and bonds must be paid prior to issuance of the Construction Authorization Letter.

II-d. CHANGE ORDER REQUEST/APPROVAL PROCESS

A Change Order Request is any modification or addition to the Approved Plan that requires an additional review and approval before it can be incorporated into those plans. A Change Order Request is the process by which that modification or addition is incorporated into the Approved Plans.

During a construction project, there will be times when the contractor’s scope of work will (must) materially or significantly change because of a new design element, or a field condition/problem that may emerge preventing the contractor to execute the scope of work as originally planned.

Changes that significantly alter the approved external design of the home, siting or landscape must be requested, documented, signed and forwarded by the contractor to the ARC via the Mountain Administrator prior to commencement of the field change work. The ARC has up to seven (7) business days to either accept the field change or to reject it.

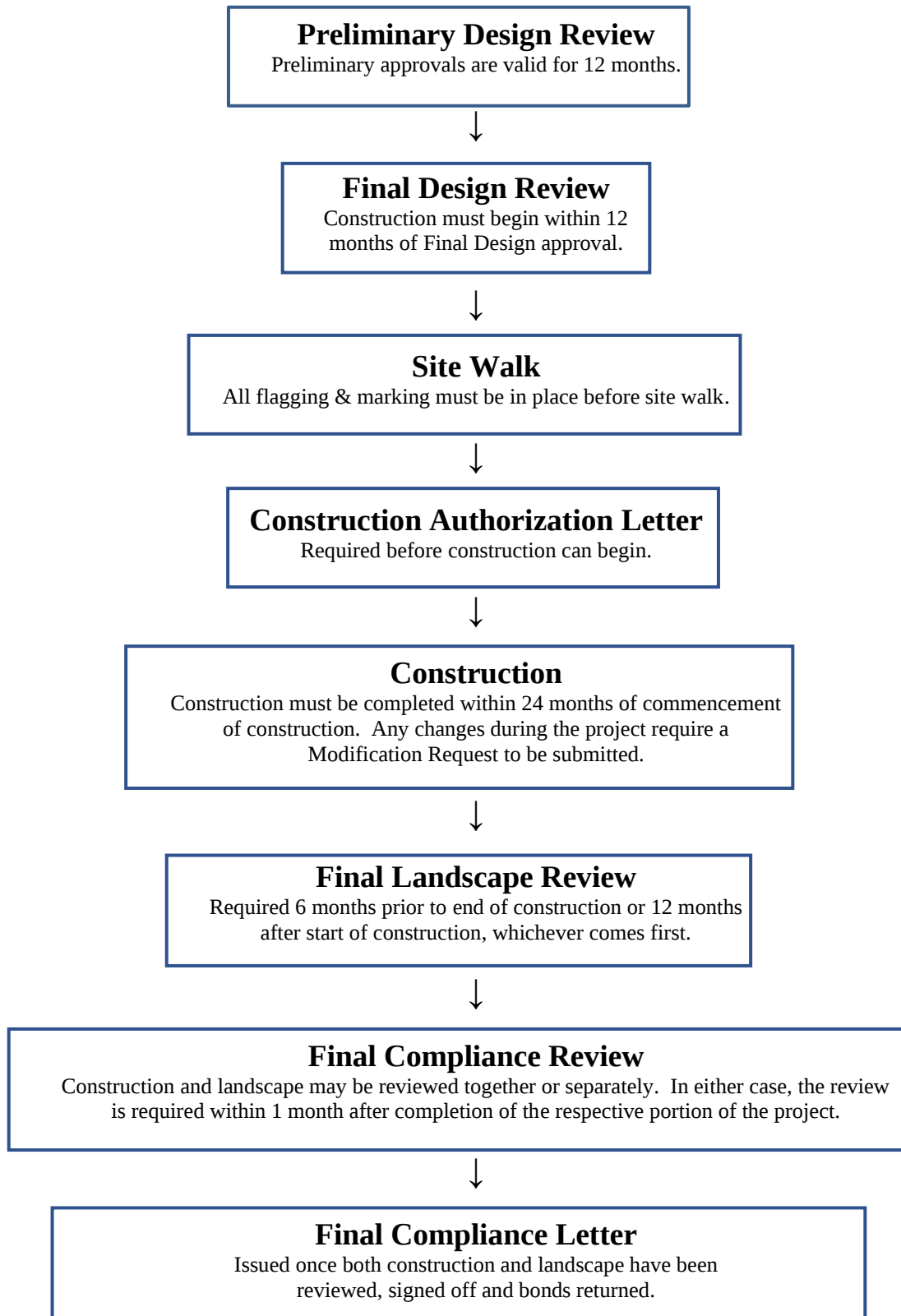
II-e. GRANDFATHERING CLAUSE

Any change made earlier to a property owner’s home or landscaping, which has previously been approved by the ARC with proper documentation and review prior to the adoption of the most current Guidelines, need not be modified in accordance with the current Guidelines specified herein. In addition, any such change that was not previously approved by the ARC or acted upon in a non-compliance or violation enforcement action by the ARC in prior years, is deemed to have been accepted by the ARC.

If the ARC subsequently adopts new design guidelines, or amends an existing rule or guideline that was not previously prohibited and now is prohibited, the ARC shall “grandfather” and accept the pre-existing condition as it sits now. Any grandfathered pre-existing condition(s) within The Cliffs at Glassy should not be construed as an approved construction design or element in perpetuity as it relates to any future new home construction or home improvements.

Any requested new changes, improvements or updates to applicable grandfathered pre-existing conditions will need to be brought into compliance with the most current ARC Guidelines at the time of the requested changes. This applies only to the specific items in the request.

II-f. REVIEW PROCESS FLOW DIAGRAM



III. Site and Landscape Design

III-a. SITE PLANNING

Site planning is perhaps the most critical component of successfully blending and integrating a home with its unique site and natural setting. The unique topography of Glassy Mountain requires site-specific plan development. A careful site analysis should be the first step in the process of home design. A topographical survey must be obtained to help understand the context for design. Special consideration of existing site features such as difficult vs. accessible site slopes, views, solar exposures, neighboring lots and structures, existing trees, vegetation and unique site features such as underground rock formations must be given and diagrammed on the Site Plan. Site access, house and primary focus for living space locations, drainage patterns, septic drain field requirements and locations are some of the important points that need to be addressed during the initial site analysis and site design. It is likely that the individual nature of each specific property will influence the home design and planning as much as the preliminary discussions and preferences for a particular home design.



Prior to any grading, clearing, removal of trees five inches (5") DBH or larger or any flowering or evergreen shrubs (e.g., dogwood, rhododendron, mountain laurel), a Site Plan must be approved in writing by the ARC. The Site Plan must take into account the overall development of the site, as previously described in this document, and include the following:

- All property boundaries.
- Topographical survey showing two feet (2') intervals.
- Conceptual grading/drainage plan finalized and incorporated into the landscape design.
- Location of dumpster, job toilet, Mock-up, job sign
- House location and orientation including finished floor elevations.
- Driveway location and proposed materials.
- Required setbacks from all boundaries.
- Location of any existing structures on adjacent property.
- Tree survey showing all trees five inches (5") DBH or larger on the buildable portion of the lot.
- Denote all trees proposed for removal.
- Limits of construction activity (Disturbed Area).
- Location of silt fencing, including double walls on steep slopes.
- Proposed septic fields.
- All walkways, patios and retaining walls.
- Any other proposed structures or equipment including but not limited to HVAC units, generators, water features, outdoor fireplaces, etc.

III-b. SLOPING SITES

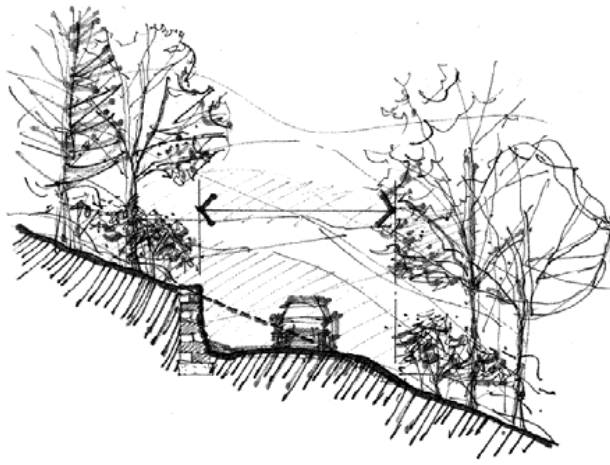
All topographic transitions should appear to be natural. The proposed Site Plan should include an accurate depiction of the proposed grade changes that also corresponds with the architectural elevation drawings. Designs for sloping sites should attempt to take up grade changes within the footprint of the house. Where possible the design and shape of the home should solve any uphill site and parking access fill and retaining issues. Retaining walls and cut-and-fill slopes are usually the product of designs “forced” on site topography and are to be minimized. As described in Section III-c, there are fixed limits for retaining/landscape wall heights and materials. A carefully considered home design can provide grade level access at several points of “natural grade,” with good site and building design achieving very little change to existing topography. The location and design of the proposed structure should relate to the existing terrain.



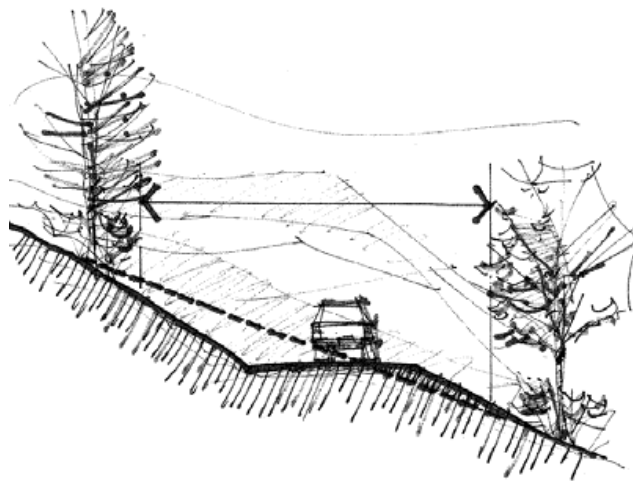
III-c. GRADING, EROSION CONTROL AND RETAINING WALLS

See Appendix A for common erosion control details.

Site grading shall be minimized in order to ensure a more naturalized appearance. Natural formations, existing trees and grades should be preserved when possible.

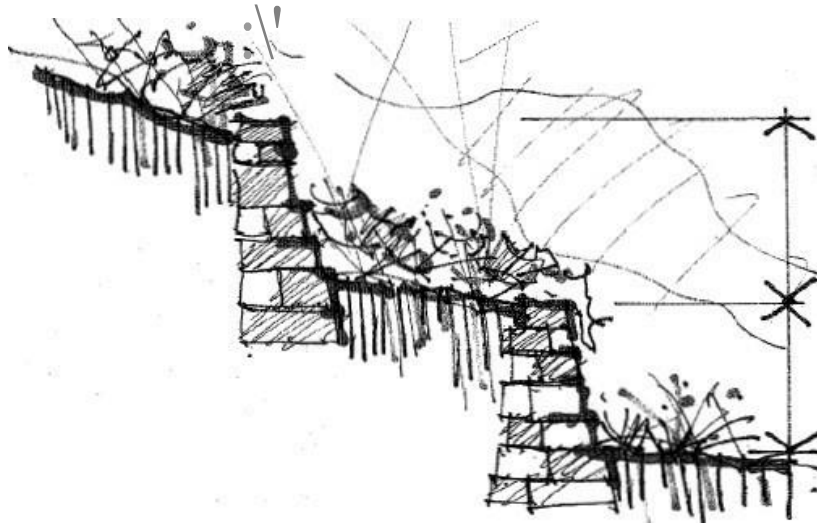
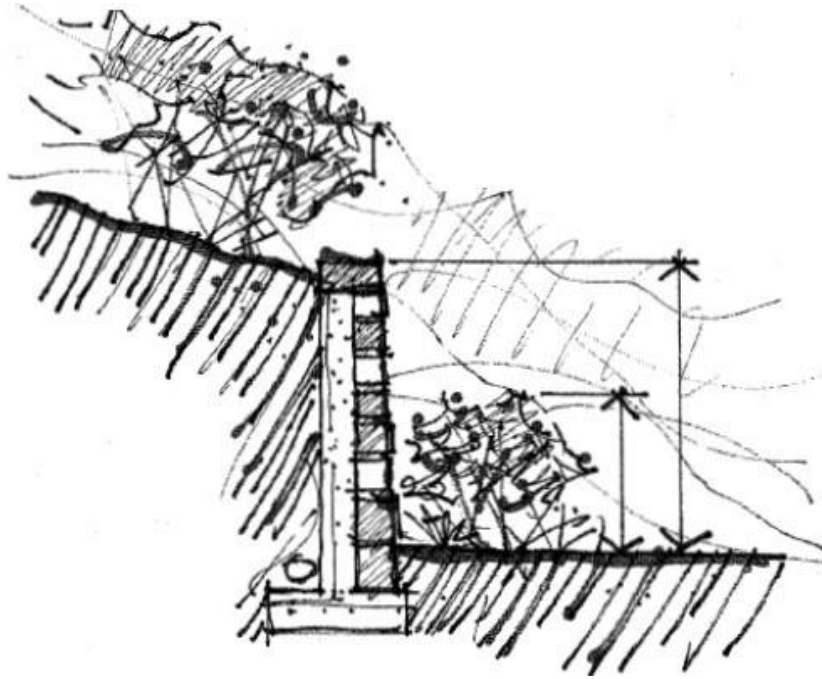


Acceptable



Not Acceptable

Retaining walls can be used to preserve natural grade and site features and to prevent unnatural grading, as well as preventing erosion. However, they should not be used as a device to avoid shaping the home design in the context of existing topography or imposing too large a “footprint” on a particular property. Site retaining and foundation walls are an extension of the basic architectural design and material composition of the home. Walls should utilize the same or similar masonry finish as the home to complement the home’s exterior. The need for taller walls may require the use of smaller “stepped” walls to provide the necessary height while maintaining a natural scale and providing planting “terraces.” Site retaining walls shall be a maximum height of eight feet (8’), with a forty-eight inch (48”) high planting buffer in front of the wall where possible. Exceptions to this may be approved by the ARC when unique site conditions dictate. If multiple terraced walls are required, they should be of similar height. Plantings will be required to screen walls and create a more natural appearance. These wall designs are a part of the required Site Grading Plan submittal.



Stepped or Terraced Retaining Walls

An Erosion Control Plan must be in place prior to commencement of grading and is required to be maintained throughout the construction period. The Erosion Control Plan will incorporate silt fencing, ground cover and rock/gravel basins as required to minimize erosion and retain all sediment on the site. Erosion control measures will be included on the Site Plan. Failure to install and maintain effective erosion control may result in an immediate fine. The ARC, at the owner's expense, may enter the property and take corrective action if necessary.

III-d. BUILDING SETBACK

The building area of every lot must be delineated to determine the portion of the lot upon which the house may be constructed. This area is specified by the easements and setbacks as recorded on the subdivision plat or in the legal description of the lot. In the absence of setbacks specified on the subdivision plat and/or Covenants, the typical setbacks required by the ARC are:

SINGLE FAMILY LOTS – ALL SECTIONS

Front Yard - 25 feet

Side Yard - 25 feet

Rear Yard - 25 feet, or 30 feet for any lot line adjoining the golf course

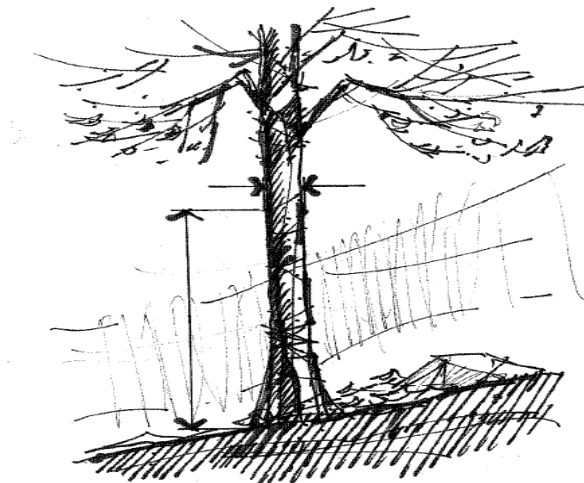
The setbacks outlined above are for a typical building site. Variances may be granted by the ARC once requested, approved in writing and recorded to save prominent trees, minimize disruption to unusual topographic features, accommodate an irregularly- shaped lot or when the ARC determines, in its sole discretion, that a variance is otherwise appropriate to the site. In any event, the owner is responsible for compliance with all applicable regulations, ordinances and laws of governmental authorities having jurisdiction. All such determinations are final and binding upon all concerned.

III-e. TREES

See Appendix B-5 for View Corridor Clearing Guidelines.

Preservation of mature trees during the building process is key to melding a home with the natural mountain environment. To preserve an established tree canopy, the ARC will strictly enforce the Guidelines and review all requests for tree removal or pruning.

The removal or damage of any trees measuring five inches (5") DBH or more, of any flowering trees or shrubs, or of any evergreens without the written approval of the ARC, is strictly prohibited. Trees within fifteen feet (15') of a building, driveways, walkways or septic areas will be considered for removal and must be noted on the Site Plan. Additional exceptions would include dead, dying or damaged trees posing a safety hazard and requiring urgent removal or trees which would have root damage due to topography changes within the root zone.



The removal of additional trees after construction has commenced requires a written Change Order Request and a subsequent site inspection by the ARC. Pruning of live branches is allowed up to ten feet (10') above ground level without ARC approval. Trees in the construction zone not approved for removal must be protected by a barrier around the drip line area of the tree. Absolutely no grading, fill dirt, stored materials or heavy equipment is allowed in the drip line area.

Should a lot owner or his agent remove any tree or vegetation as described without the required written approval, the lot owner shall be liable for damages which may include fines and/or legal action. In addition to a fine for trees removed or destroyed without ARC approval, the ARC may require, at the owner's expense, the installation of trees of a trunk caliper totaling three (3) new to every single one (1) destroyed or removed.

A survey showing all trees five inches (5") DBH or more and all flowering trees/shrubs for an area thirty feet (30') around the footprint of the building must be submitted on the Site Plan for the Preliminary Review. The owner's contractor shall adequately protect all trees and their root systems which encroach upon the construction area in order to ensure their full survival of the construction period activity. In some instances, the ARC may require temporary wooden barriers to protect high-value trees and other vegetation. The ARC shall perform an inspection site walk-through prior to and after construction to ensure tree protection has been adequately installed and maintained.

III-f. LANDSCAPE DESIGN

See Appendix B for Landscape Design and Approval Process details.

To ensure that the landscape standards described herein and in Appendix B are satisfied, an applicant is required to submit for approval a Landscape Plan preferably developed by a professional landscape designer, deposit two thousand dollars (\$2,000) with the ARC as a Landscape Compliance Bond and, following installation, provide a written certification that all the required landscape materials have been installed in substantial conformance with the plans as approved by the ARC.

Safeguarding property values, protecting investments and promoting high-quality development are implicit goals for The Cliffs at Glassy POA. The purpose of landscape standards is to protect and enhance the appearance, character, quality and quantity of landscape development visible from public roadways, common areas and adjacent properties. Landscape standards will improve the aesthetic quality of individual projects and support the community's goals to provide for a balanced coexistence with the natural and the built environment. Landscape requirements are an effective way to ensure that landscaping is an integral part of development and not an afterthought.

These landscape guidelines require landscape improvements within the area disturbed during home construction. The Disturbed Area is defined as any area on a lot which has been impacted by the construction; including access, affected drainage patterns and material storage of a new home.

The standards require mature landscape screening of all utility equipment including, but not limited to, power meters and boxes, HVAC units, generators, phone and internet cabling boxes, solar panels and gas meters. The intent is to allow for maximum design flexibility by addressing the function, quantity and size of the plant materials selected rather than the specific plants' color palette.

Existing Vegetation Trimming/Cutting

The cutting of the forest canopy or understory is strictly prohibited unless approved by the ARC. No tree measuring five inches (5") DBH or more, or any existing flowering trees or shrubs, or any native evergreens (e.g., mountain laurels or rhododendrons) may be removed without the written approval of the ARC unless located within fifteen feet (15') of a building, the right-of-way of driveways and walkways, or the septic drain field as shown in approved plans. Exceptions would include damaged trees or trees which must be removed because of any emergency.

Should there be the removal of any tree or vegetation as herein described without written approval, the property owner shall be liable for damages which may include fines, forfeiture of Landscape Compliance Bond and/or legal action. Furthermore, for trees removed or destroyed without ARC approval, the ARC may, at owner's expense, enter the property and install trees of a trunk caliper totaling three (3) new to every single one (1) destroyed or removed.

Landscape Preservation

Numerous trees that are growing in The Cliffs at Glassy have been here for many generations. These trees should be preserved to the maximum extent feasible for the enjoyment of future generations. Designating trees for preservation and ensuring that they survive grading and construction procedures requires special attention. Those trees designated to be preserved shall be clearly shown on the Landscape Plan and special attention should be given to them at the time of construction.

These areas should be unmistakably identified in the field as "no disturbance" areas, so that it is obvious to all equipment operators and other construction personnel caution should be taken to avoid damage. Barriers, such as construction limiting fence, shall be located in the field prior to the start of construction to guide machinery and operators and to prevent intrusion into areas to be preserved. Harmful practices such as grading or trenching within the area, placing backfill near trees, driving or parking equipment in preservation areas, and dumping trash, oil, or paint within the vicinity is prohibited.

It is the intent of The Cliffs at Glassy to preserve environmentally sensitive or significant natural areas, including woodlands and wetlands, with respect to specific lot development; and to retain and incorporate substantial stands of healthy, disease-free vegetation into the landscape.

The POA's Mountain Environment and Landscape Committee works within the community to remove invasive plants. Any of these plants found on an owner's lot should be removed—reference a full description of invasive plants found online in the POA members' area of www.GlassyLiving.com. Go to "*Glassy Information*" under the *Community Pages* tab.

In addition, no clear cutting of wooded areas shall be permitted unless it is shown that such areas will unduly restrict the development of the site.

All naturally wooded areas destroyed during construction which were not identified for destruction on the approved Landscape Plan, shall be repaired and/or replaced in accordance with the following schedule:

TREE TYPE	SIZE OF TREE DESTROYED	SIZE OF REPLACEMENT TREE
Deciduous (Shade Trees)	3-7" DBH* tree	One 5-7" DBH tree <i>Or</i> Two 3" DBH trees
	8-11" DBH tree	Two 5-7" DBH trees <i>Or</i> Three 3" DBH trees
	12" DBH tree or larger	Three 5-7" DBH trees <i>Or</i> Six 3" DBH trees
Coniferous (Evergreen)	10' or taller tree	One 10' tall tree Or Two 7' tall trees

*DBH is the diameter of the tree measured at the "breast height," defined at four and one-half feet (4½') up from the highest point of ground at the tree's base.

III-g. WATER DRAINAGE

Storm water drainage systems in the immediate area of the site must be integrated into the overall landscape design. The following are some concepts to be considered:

- Water must be directed away from foundations but must NOT be directed onto neighboring properties.
- Every effort should be made to avoid directing water runoff onto roads. If this cannot be avoided, the ARC should be contacted for referral to the personnel who will help identify the best solution to the problem.
- Water runoff should be directed to assist irrigation where possible.
- Utilize gutters, downspouts, underground drain piping (when necessary), and drain tile. Use stone level spreaders at downspout daylights to prevent water flow concentration.
- Direct water away from septic tanks and fields.
- Upon completion of construction, amend compacted soil with organic material and calcium sulfate to improve water penetration into the soil to decrease the runoff burden.
- The POA-installed storm drain pipes, culverts and surface grading are designed to take water from uphill toward side property lines. The POA-created drainage easements are included along all property lines. Each owner is responsible for directing the stormwater along the drainage easements to maintain those water flow patterns in the community which existed before their home was constructed. Drainage pipe sizes must be disclosed on all site development drawings. Any drainage installed on POA easements and covered by driveway surface (connecting to a road) must be double-walled HDPE pipe or concrete of a minimum fifteen inches (15") in diameter.



III-h. WATER COURSES

No lake shall be constructed, nor shall the course of any stream be changed, nor any culverts installed in any stream without prior written approval of The Cliffs at Glassy POA. Any installed water feature must be submitted and approved as part of the Landscape Plan.

Waterways: The owner of lots fronting on a lake, stream or other waterway, or an open-space area separating the lot from such waterway, will not be permitted to erect or maintain a private dock, dam, or similar structure on such waterway unless required permits are obtained from the governmental authorities and approval from the POA.

III-i. RIGHT-OF-WAY RESTRICTIONS

The right-of-way consists of the road adjacent to your property and the strip of land on each side of the road that lies in the designated right-of-way. The Cliffs at Glassy POA controls the right-of-way and has the responsibility for maintenance.

Owners may not build or place any structure in the right-of-way, remove any trees or other vegetation from the right-of-way, or undertake any projects in the right-of-way that would affect drainage, safety, or aesthetic without obtaining prior written approval from the POA. Proceeding with a project in the right-of-way without written approval will incur the requirement of having to restore the right-of-way to its original condition at the owner's expense.

If an owner proceeds with a project in the right-of-way after obtaining approval (such as planting grass on the shoulder of the road, or installing a curb across a driveway entrance), the owner will be solely responsible for all maintenance and damage associated with that project.

III-j. CONSTRUCTION ZONE

In order to preserve the maximum amount of surrounding natural landscape during the construction process, contractors should plan for material storage and delivery, parking and clearing limitations. In order to preserve existing trees adjacent to the home site, manual trenching or excavation may be required.

The contractor is responsible for defining the construction zone and should be present during the initial clearing. In order to stay within the construction zone, the order of task used to build the home must be considered as part of the project design. For example, large retaining walls on the rear of the property may need to be constructed prior to the construction of the home. Under no circumstances will contractors be allowed to encroach, use, damage, or block access to adjacent lots. Any use of adjacent property must be approved by that owner in writing and submitted for ARC record. In addition, any damage or repairs required for the adjacent property must be completed prior to return of any construction or landscape bonds.

III-k. UTILITIES

Information regarding utility connection, tap and service fees may be obtained by contacting the serving utility companies. All utility lines must be placed underground and utility connections and meter boxes must be located in an inconspicuous location as well as screened from view.

Prior to the occupancy of any family dwelling unit, proper and suitable provisions shall be made for the disposal of sewage by means of a septic system, and no sewage shall be emptied or discharged into any creek, lake or shoreline thereof, or upon the open ground. No sewage disposal system shall be used unless such system is designated, located, constructed and maintained in accordance with the requirements, standards and recommendations of the State of South Carolina Department of Health and Environmental Control (DHEC). Each septic system shall be maintained in good condition so that its use and existence shall not constitute a nuisance to any other lot owner. Approval of such system shall be obtained from the health authority having jurisdiction.

In the event that The Cliffs at Glassy POA or its successors assigns or provides a public sewage disposal system available to the subdivision's lots, any lot owner whose lot has such service available shall be required to hook up to said system on the terms generally arranged for said system.

Every family dwelling unit shall have permanent plumbing and running water and a permanent sewage disposal system. No temporary plumbing, water or sewage systems are allowed. No private wells may be drilled or maintained on any residential lot without the prior written approval of the POA.

Each lot owner shall provide sanitary containers for garbage. All garbage receptacles, tools, and equipment for use by the lot owner or otherwise shall be placed in a fenced enclosure to shield same from general visibility from roads and neighboring properties. Trash, garbage and other waste shall be kept in said sanitary containers. No trash, garbage, construction debris or other unsightly or offensive material shall be placed upon any portion of The Cliffs at Glassy, except as temporary and incidental to bona fide improvements of said area. Animal-proof trash receptacles are recommended and should be screened by plantings, a berm or a fencing element.

IV. Home Design

IV-a. DESIGN

Architectural design concepts for The Cliffs at Glassy should reflect a mountain influence that complements the natural setting. All homes should be site-compatible and unobtrusive in form and color. Names of architectural styles are somewhat deceptive with modern and contemporary versions of historic architectural styles. It is important for the owner, designer or contractor to submit preliminary concepts to the ARC prior to deciding on a preferred design.

The use of any architectural style precedent will be the responsibility of the property owner in establishing the design compatibility with the community and will be subject to ARC approval.

Appropriate consideration shall be given to the attention to scale and materials where the careful approach to forms and details lends a higher order and authenticity to these architectural references. Overstated, cheap, thin and site-forced imitations for the sake of pre-existing or pre-conceived designs and styles will not be approved. Plans for modular, pre-cut, catalogue, or building supply stock plans, including most plans found in house-plan magazines and catalogues, are prohibited.

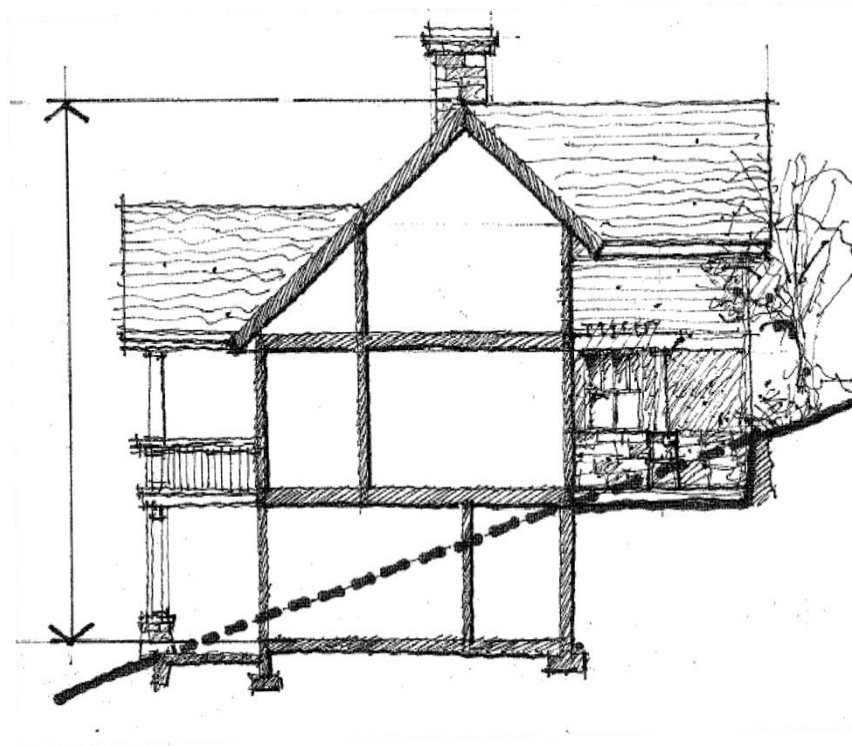
The home should also be designed with a minimum of three (3) bedrooms and two and one-half (2 ½) bathrooms.

IV-b. SIZE

With this revision of these Guidelines, the minimum square footage requirements for new home construction shall now become community-wide design standards for the various phases or neighborhoods in The Cliffs at Glassy.

Homes should have a minimum of two thousand eight hundred (2,800) square feet of finished and heated living space. Garages, greenhouses or similar areas such as unfinished basements or cellars shall not be considered finished and heated floor space in meeting the above requirement.

Exceptions to this requirement will be considered by the ARC if there are lot size and topography limitations and/or if the home design, styling, and materials can be shown to fit in appropriately with that of the surrounding homes/community.



Height of home “steps” with the grade

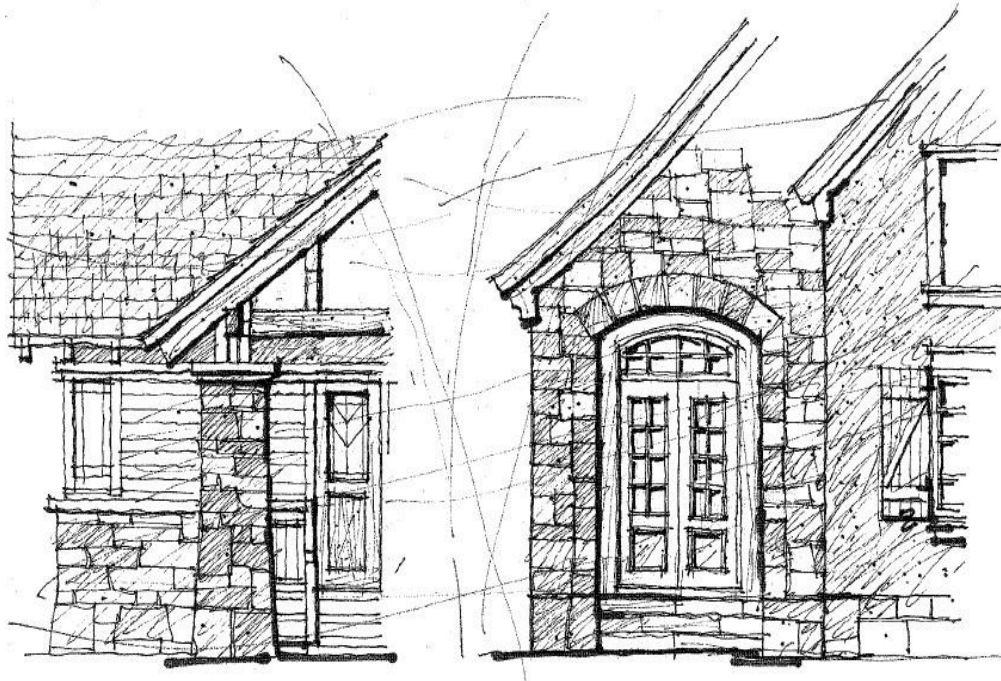
All living space ceilings are recommended to be a minimum of ten feet (10') on the main level and nine feet (9') on the lower or upper levels above the finished floor. Larger structures must include a holistic design approach that includes site, environmental and topographic sensitivity, sustainable design in the use of materials, methods and technologies, and must recognize an appropriate ratio of disturbed/undisturbed site area.

Building heights shall be determined by the ARC based upon lot location, tree cover, neighboring homes and other factors affecting the site compatibility. Homes shall generally not exceed two (2) stories above a basement, and in any case shall not exceed two and one-half (2½) stories above natural grade. Special design features (e.g., loft gables, porches, light wells, and stair towers) will be considered on an individual basis as part of the ARC review process. These features should be addressed during the Sketch Review process and approved during the Preliminary Design Review process prior to inclusion in the final design.

While maximum building sizes may not be specifically established in your Deed or recorded Covenants, the ARC may, at its discretion, disapprove a submittal that is inappropriate or incompatible for the site due to size or other considerations. The ARC may disapprove any submittal which crowds the site and/or is out of context with other structures in the area.

IV-c. ROOFS

Roof pitches for major roof areas are required to slope in two opposing directions and to be a minimum of 5/12 and a maximum of 16/12 for functional aesthetic reasons. Low pitched (lower than 5/12) roof sections complementing the main roof lines are recommended to be standing seam metal or equivalent. Roofs connected to the main body of the roof may be gabled, arched, or one-way slopes with a minimum slope to meet manufacturer's requirements. Roofs on detached ancillary structures may not be one-way sloped.



Roofing materials shall be cedar shingles, engineered cementitious aggregate products, clay tiles, asphalt fiberglass shingles, slate or approved metal. In case of asphalt fiberglass shingles, they shall be of an architectural grade. All metal roofs must be standing seam or equivalent with seams at a minimum twelve inches (12") on center. No reflective roofs will be permitted. Roof vents and accessories should be located away from the front elevation and painted to match the roof color. Cornice details should reflect the home's architectural style. The use of vinyl soffits and siding is prohibited.

All gutters shall either be half round with six-inch (6") downspouts with the appearance of weathered copper or six-inch (6") K-Style or box gutters and rectangular downspouts in a factory applied finish coordinated with fascia and trim.

Roofing materials and related components must be selected with color(s) that are consistent and complimentary with the overall home design plan. Copper components should be chemically treated prior to installation to create an aged patina.

IV-d. COLORS

Exterior colors for walls, trim, gutters and downspouts, accents, metal work, stone, brick and wood elements must be submitted to and approved by the ARC prior to application to the home.

It is desirable that exterior materials and color palettes or themes should be carefully evaluated for each home site to ensure structures blend nicely with the natural environment and will be harmonious with and complementary to neighboring homes. Preferred color tones for paints and stains should be muted, earthy, and flat in emulation of natural colors found in soil, moss, vegetation, trees, rocks, and stone. Monochromatic home paint styling is highly discouraged.

In general:

- Grey to black tones, tan to dark brown tones including rusts, and green and olive tones must have a Light Reflectance Value (LRV) less than forty-three (43).
- Blue and Sienna tones must have an LRV less than twenty-six (26).
- Yellow, orange, pink, red, violet and purple tones, even with LRVs less than forty-three (43), will not likely be approved.
- Vibrant, bold or excessively bright shades of any color, even if they meet the LRV value, should be avoided and will generally not be approved.
- Natural wood finishes should produce a surface that meets the less than forty-three (43) LRV value.
- Analogous color palettes (close variations in gradation of a similar shade) are more desirable for trims than creating extreme contrasts between wall fields and trim or accent colors as found in many typical subdivision homes.

There may be rare instances where a color chosen, as an accent or trim, is at or slightly more than LRV forty-three (43) and might be considered by the ARC. This may be possible because the color enhances the overall appearance of the total exterior color scheme.

The color board in the application must include all exterior colors and stains chosen, their manufacturer, manufacturer's number, and LRV number. Further, the ARC requests large paint samples of the primary field, accent and trim colors be included in addition to the color board form. Photographs and online manufacturer color plates are frequently somewhat different in appearance to a large color sample sheet. Sheen values also affect both color saturation appearance and LRVs. Paint stores/manufacturers typically can provide an eight inch by eight inch (8" x 8") or larger chip size sample of a given color.

No final material or finish to a home may be installed until the Mock-up is completed showing all materials to be installed and colors applied. The ARC is then to be informed, a site review scheduled, and subsequent approval in writing provided from the ARC.

The ARC reserves the right to reject a submission purely on aesthetic and discretionary reasons, even if all elements meet the LRV requirements. The ARC is willing to work with the homeowner on the exterior color scheme early in the process to more likely assure that the final submission will be accepted.

IV-e. MATERIALS AND SURFACES

Mountain architecture most often utilizes natural materials and warm, earthy colors. Siding is frequently cedar (boards or shake shingles) and stone. The use of high-quality exterior engineered wood-like aggregate products, natural woods, stucco, natural stone, and cultured or natural stone veneer is required, while the use of less than highest quality materials will be grounds for rejection (e.g., vinyl or aluminum siding). Front “façade” homes will not be permitted (e.g., brick or stone front with all other elevations of siding only).

Eave details should be uniform around all elevations of the home. All exterior material changes shall occur on inside corners. Material changes on outside corners showing the thickness of the material used will not be approved. Material changes, other than on inside corners, due to architectural stylistic preferences will be considered.

Materials should be considered in their field of three (3) dimensions and not used like veneers or wallpaper. Natural veneer stone requires cut corners in order to comply with this requirement. Stone should be used for visual strength and support as foundations, piers, chimneys and even entire primary and secondary building masses. Stone used as a two-dimensional accent will not be approved. In mixed material homes, a minimum of twenty-five percent (25%) of each face of the home should be natural stone, brick or stucco material. Sidings should describe primary fields of the building design and not change arbitrarily from plane to plane.

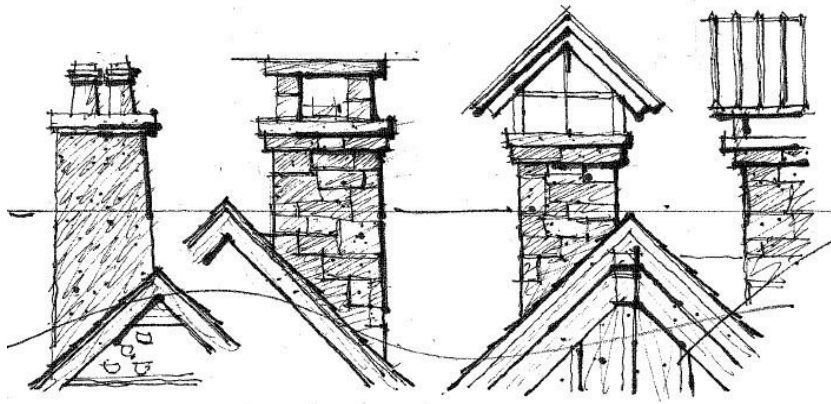
Consistency and simplicity of theme in the use of different materials should be developed. Gables and lower fields are appropriate places to make changes in both siding materials and colors. These changes should include carefully detailed trims, boards, bands, etc., depending on the precedent and style of architecture. Architectural style and details shall be consistently applied to all elevations to prevent the appearance of a “façade” home. Vinyl siding or soffits are not permitted.

Masonry veneer shall consist of natural stone, natural stone veneer, textured stucco, or material otherwise approved by the ARC. All homes shall have masonry veneer at the foundation and at column bases. A continuous four-inch (4") water table separating the house from the foundation is required where materials change or transition.

A textured cement plaster (genuine stucco) may be used on chimneys and on foundation walls in darker colors only where historically appropriate. Parge coat over concrete is not acceptable. Manufactured (synthetic) stone is approved for use on chimneys which extend above the roofline on interior fireplaces. Cast stone may be utilized as entry features and window casings where architecturally appropriate.

Natural stone or masonry is required for fireplace chimneys on an exterior wall extending to grade. Chimney caps should reflect the style, material and detail of the home’s design. Prefabricated chimney caps are subject to approval by the ARC. Spark arrestors are required for all chimneys. Outdoor fireplaces with chimneys on decks or porches must appear to be supported by a masonry structure extending to the ground.

Decorative fire pits and vent-free outdoor fire appliances with no chimney, supported only by the deck or porch structure, will be considered on a case-by-case basis.



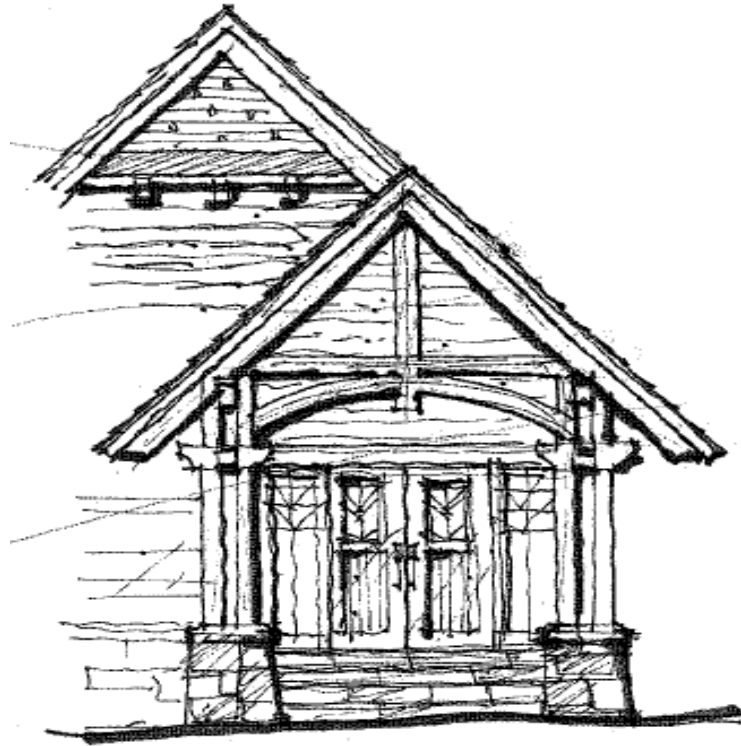
Foundation walls, porch and deck piers shall have a consistent top elevation around the entire house starting below the main floor framing to avoid inappropriate or awkward material transitions. Stepped foundations are permitted if the top elevations of the foundation walls, porch or deck piers finish remain at the constant height noted above and the steps are consistent and proportionate to the steepness of the grade. All foundation elements, chimneys and floor framing shall be supported from grade. Visually unsupported cantilevers are not permitted, except when the approved architectural style indicates cantilevers and is approved by the ARC on a case-by-case basis.

Site walls, landscape walls, decks, piers, porches, pergolas, etc. shall be considered as part of the “entire design context” and not treated as an afterthought of secondary quality. These features should be a continuation of the building design and afford the same quality and weight of detail and material.

Bare, treated deck posts are not permitted. Decks and porches should be supported with stone piers, brick piers, or wood piers with detail and definition of support appropriate to the scale of the entire building.

The extensive use of wood lattice is discouraged. If used in cases where historically called for and approved by the ARC, it will be of an architectural grade. Lattice members shall have a minimum size of three-quarter inch by one and one-half inch ($\frac{3}{4}$ " x $1\frac{1}{2}$ ") actual size. The openings between lattice members shall not exceed the face dimension of the lattice member itself plus one-half inch ($\frac{1}{2}$ "). Uninterrupted lattice panels shall not exceed four feet by six feet (4' x 6'). The wood frame surrounding the maximum four feet by six feet (4' x 6') panel shall have a face dimension of no less than three and one-half inches ($3\frac{1}{2}$ ") for stile and rail. All lattice members should be hidden behind landscaping.

IV-f. EXTERIOR DOORS



Exterior doors shall be appropriate to the style of the home and custom entrance doors are encouraged. Solid doors shall have raised panels. Wood doors with partial glass can vary in the proportion of glass to wood so long as the solid area has raised panels. French doors can have standard flush stiles and rails.

The use of muntins (dividers) in glass or wood/glass doors is stylistically dependent on the architecture. Multiple lite glass doors, leaded glass and/or stained glass are acceptable where architecturally correct.

IV-g. WINDOWS, DORMERS AND SHUTTERS



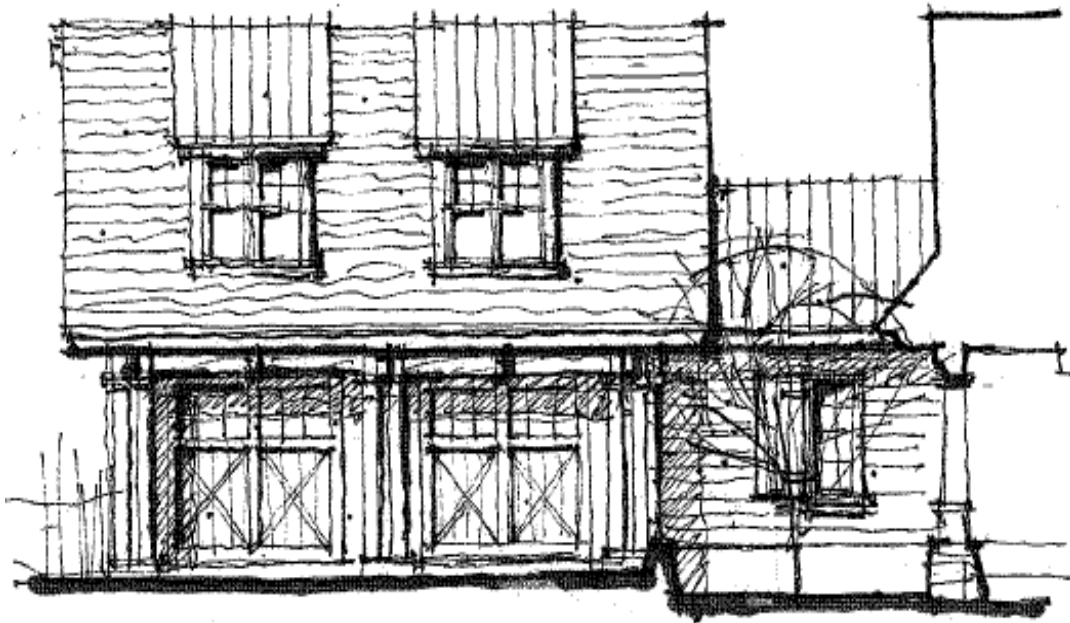
Window design is recommended to adhere to high-wind zone requirements. Windows and dormers shall be designed to be consistent in size and detail with the style of the home. Windows and dormers shall be designed to include muntins consistent in size and detail with the style of the home. Unless otherwise approved by the ARC, all windows with muntins shall have permanently affixed exterior muntins. Window manufacturers often refer this to as SDL (Simulated Divided Lights). Muntins shall be of the same color as the window sash surrounding and compliant with ARC Exterior Color Guidelines. When architecturally appropriate, framing dividers may be considered to fulfill the requirement for window dividers.

Muntin patterns may vary with the style of the home. Individual view windows may be approved without muntins on a case-by-case basis as approved by the ARC. Either casements or double hung windows are acceptable provided that muntins are used with style correctness. Homes are to include four-sided or consistent design on all elevations. No visible films of any kind may be used on glass.

Low E glass is acceptable and encouraged where solar glare and heat gain are a problem. All windows in a stone, masonry or stucco veneered wall must have a lintel comprised of stone, wood or masonry. Windows requiring jack arches shall use pre-cut or machine-cut brick or stone. Double pane windows are strongly suggested for homes in The Cliffs at Glassy for energy efficiency, noise reduction and wind resistance.

As with all other architectural elements on the exterior, shutter type and location shall be dependent upon the architectural style of the home. Shutters must be authentic in scale and construction. Thin, cheap imitations are not permitted and attachment should be made to simulate true working details with hinges and shutter dogs.

IV-h. GARAGES



Garage doors and their openings should be detailed to provide visual depth to their trim returns and

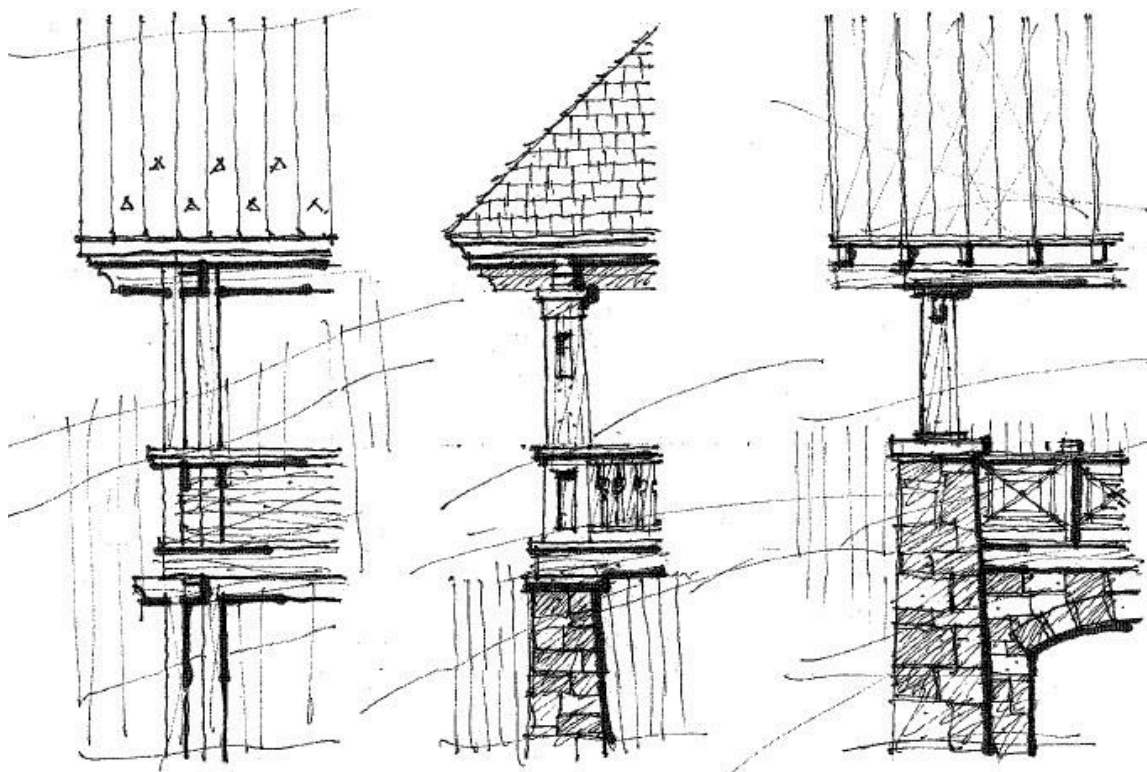
provide shadow-depth definition where possible. Careful attention to proportion, window openings, shutters, roof forms, dormers, etc., are especially important to garage structures in order to complement the overall visual quality of the design.

Each family dwelling unit should have sufficient enclosed garage space for all family vehicles. As such, every home must have a minimum of a two-car garage constructed with at least five hundred seventy-six (576) square feet of parking space that does not include any additional storage or other use space. All garages, however, should include additional storage space as well. The garage must be attached to the home by a shared wall and/or roof unless otherwise approved by the ARC and must be of similar construction and appearance as the home. No carports are allowed.

All two-car garages must incorporate single bay garage doors, double bay doors with the appearance of individual single bay doors, or double bay doors when architecturally appropriate. Single bay doors should be minimally nine feet (9') wide. Garage door details and pictures should be included on the plans and submitted for approval.

Garage doors must be located so as not to face the street, unless approved by ARC variance. In all cases, adequate landscaping should be incorporated in order to screen the garage area and doors should be kept closed when not in use. Care should be given to the approach of the driveway to the home and to the parking area to add interest to the garage area, so as to not dominate the site. Landscaping must also be used to help screen parking areas off to the side of garages and driveways, so that any parked vehicles are not visible from the main road.

IV-i. PORCHES AND DECKS



Porches and decks should be designed and constructed with the same details and materials as the home for consistency and to appear as an extension of the main living areas. Floor decking for all elevated decks shall have an equal size, or larger, finished deck or patio below when finished living areas have access to the lower deck or patio. Deck columns shall be sized proportionately for their height and shall utilize masonry bases to match the masonry used on the home, when architecturally appropriate. Wood deck columns supporting decks and porches must be a minimum of six inches by six inches (6" x 6") for columns up to eight feet (8') in length, eight inches by eight inches (8" x 8") for columns between eight feet (8') and ten feet (10'), and ten inches by ten inches (10" x 10") for columns between ten feet (10') and twelve feet (12'). All column sizes over twelve feet (12') in height must be noted on the Plan and approved in writing by the ARC.

All decking must be premium grade one inch by six-inch (1" x 6") Ironwood (e.g., Brazilian Walnut, Ipe) with stainless steel fasteners, an approved composite wood manufacturer and approved color, stone or stained concrete. Current approved composite wood manufacturers are Fiberon Paramount, MoistureShield Decking, Zuri Premium Decking, Trex Decking, and Azek Building Products. Other composite wood manufacturers and colors may be submitted to the ARC for consideration. Color selection must be less than LRV 43 and be consistent and complimentary with the approved color scheme of the house. In the case of a composite wood manufacturer for which we have no experience, samples may be required.

For safety reasons, all decks thirty inches (30") or greater above grade must be enclosed at the perimeter and comply with the International Residential Code (IRC) for deck railing requirements.

IV-j. DRIVES, WALKWAYS AND HARDSCAPES

All driveways and parking areas must be paved with asphalt, pavers, concrete (including an earth-colored concrete and exposed aggregate concrete), or pea gravel with containment curb unless another paving material is approved in writing by the ARC. Driveways should be a maximum of twelve feet (12') wide and individual driveways must have an apron to match the existing masonry look on the home extending a length of ten feet (10') at the road/driveway transition. The driveway apron requirement may be waived when an individual driveway comes off a shared or common driveway or when the individual driveway is completely constructed of a decorative masonry material.

Special attention should be given to driveway grading and drainage. Downhill driveways should have cross-slopes to the uphill side for safety, which requires adequate drainage and collection of water. It is not appropriate to concentrate water along asphalt curbs, rather to ditch and collect the water in intervals to eliminate concentrated flow and erosion. Erosion control outfall and distribution should be considered with the site plan submittal and handled with landscape quality detail.

Stone, concrete pavers, pea gravel, mulch, and bark are all possible selections for exterior ground surfaces and walkways. Consideration should be given to the life of the product chosen and its exposure to the elements, as well as its appearance from surrounding areas. Colors/finishes should blend into the natural surroundings in order to minimize the impact of these areas on the natural landscape. With the exception of structural site retaining walls, all vertical hardscapes should use the same masonry materials used on the foundation of the house.

IV-k. APPURTENANCES

Play structures, basketball goals, outbuildings, tree houses, terraces, outdoor fireplaces, swimming pools, showers, solar panels, etc. require a request submission, review and written approval by the ARC. Tennis courts, viewing platforms, and outside clothes lines on lots are not permitted. *See Appendix C for detailed Solar Panel Guidelines.*

Any outbuildings requested to be added to a home lot or a home construction must adhere to the same requirements that the main home does. No temporary or prefabricated buildings will be allowed. The structure must be built on site, have a permanent foundation and match the design, materials and colors of the main home. Unless it is clearly integral to the main home (e.g., garage, additional living space), the structure should also not be visible to neighboring properties or streets.

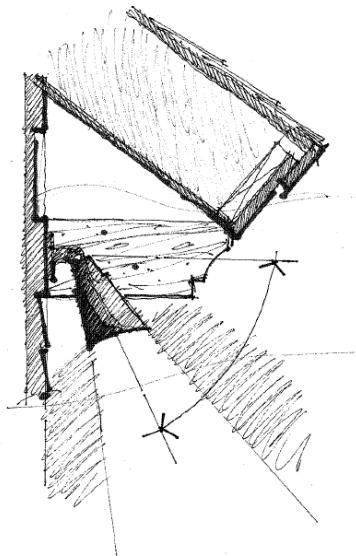
All play equipment shall be placed so that it is unobtrusive, within setback lines and placed so as to minimize visibility from any street, neighboring lot or golf course.

Unless approved by the ARC, no decorative features such as sculptures, birdbaths, birdhouses, fountains or other decorative embellishments shall be permitted that are visible from any street, neighboring lot or golf course.

Window air conditioning units are prohibited. All HVAC compressor units shall be ground mounted to concrete pads or manufacturer provided bases. The HVAC compressor units shall also be screened by approved fencing or walls, and/or plantings. Plant screening must be installed of a size and density to provide complete screening upon installation. *See III-f for Landscape Design details.*

The proposed building of a deck or bridge into or across any natural or man-made water body or wetland area must receive prior approval from the ARC.

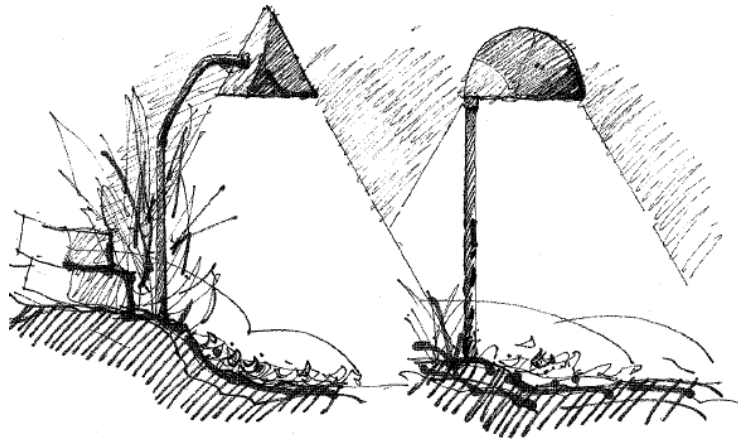
IV-l. EXTERIOR LIGHTING



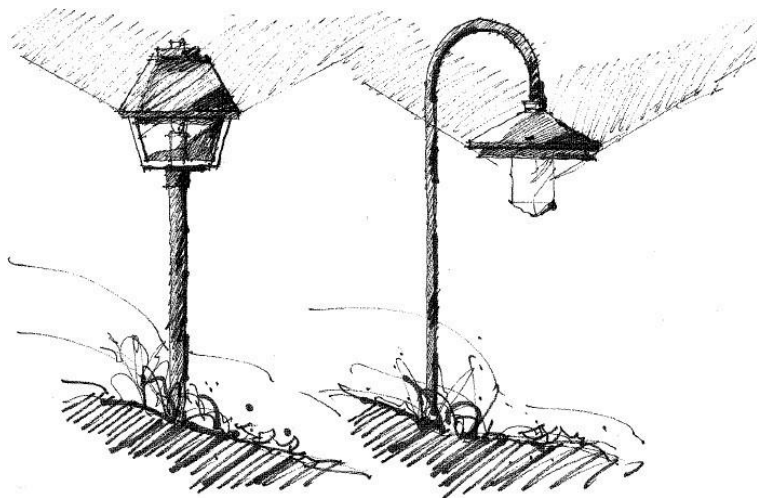
All post-mounted lighting and building lanterns shall be capped to minimize light pollution of the dark skies. High lumen flood lighting is discouraged and shielded light fixtures are required. Lighting should be angled sixty (60) degrees from vertical or greater with no direct light across adjacent property lines or

street boundary lines. Cross lighting of paths and landscape areas using hidden and carefully placed hooded fixtures is recommended. The use of repetitive and openly placed, closely-spaced path lighting is discouraged. All exterior lighting must be submitted on the site plan and architectural elevations with fixture details for review and approval by the ARC. Colored lights are prohibited. The ARC may also restrict the size of bulbs to minimize glare. Decorative up-lighting, highlighting tree canopies and home facades are limited to a maximum of six (6) on the street elevation of the home and should be soft lumen lighting.

All landscape lighting should be considered as a part of the overall Landscape Plan. The lighting scheme should be limited in area and intensity. It should provide for safety only with care taken not to pollute the night sky. To achieve this low voltage and down lighting will be required. Light fixtures, finishes and lamp sizes must be submitted for approval.



Acceptable



Not Acceptable

IV-m. FENCES

See Appendix D for more details on fences.

Fences are generally discouraged. However, if desired, the fence design, layout and materials must be submitted for approval by the ARC. Fences must harmonize in character and color with the house and the landscape designs. Walls, fences and screens should be used to provide privacy, enclose service areas and HVAC units, and to reduce the scale of large masses. Fences around pools must be approved and meet all codes, ordinances and regulations. Natural materials and elements such as stone or boulder walls and berms are allowed and encouraged. Unattended and unsightly dog runs will be rejected. Wire chain link fences of any type will be rejected. No fences are permitted adjacent to the golf course.

IV-n. POOLS, SPAS

No above ground pools or inflatable bubble covers will be allowed. Pools and/or built-in spas and pool enclosures should be site compatible and relate architecturally to the home and other structures in their materials and detailing, and are subject to ARC approval.

IV-o. SIGNAGE

See Appendix A-2 for contractor sign details.

All signage is restricted within the community, whether displayed on the exterior or interior of a property within the community. All signs (including house signs) will be a standardized design approved by the ARC. Prohibited signs will be removed and discarded. No sign may be placed facing the golf course or waterway.

House Signs

A Greenville County Ordinance requires that every dwelling have a house number sign that is visible from the street. The sign may contain the house number only or both the house number and street name. The Glassy Mountain Fire Department also requires house signage to aid in location needs and they should adhere to the following requirements:

HOUSE NUMBER ONLY SIGNS:

- Size: twelve inches (12") high x fourteen inches (14") wide.

HOUSE NUMBER and STREET NAME SIGNS:

- Size: fourteen inches (14") high x twenty-two inches (22") wide.

The following sign companies have the size and color requirements to be in compliance with Glassy Fire Department signage standards:

- Elite Sign, 864-801-0022.
- City Sign, 864-882-7061.
- Gimme-A-Sign, 864-232-2525.

The signs should be sandblasted cedar or redwood with the lettering in gray (color no. PMS 429 or Sherwin-Williams 7650 Ellie Gray) and background in green (color no. PMS 330 or Sherwin-Williams 6468 Hunt Club Green). The use of an alternative material and color such as a bronze plaque may be permitted for house signs with written ARC approval.

V. Construction Guidelines

V-a. GENERAL REQUIREMENTS

The Cliffs at Glassy ARC does not suggest or recommend the capability of any one contractor (builder), except said contractor must be licensed in the state of South Carolina. The ARC does not recommend or take responsibility for any of the terms and conditions of any arrangements between the property owner and contractor selected for construction on the home, notwithstanding the approvals that are necessary from The Cliffs at Glassy ARC. The ARC does, however, recommend that:

- The property owner establishes a contract with a contractor, defining the terms and conditions for construction of the home on the owner's property, as well as seeking the advice of counsel in the preparation of the contract. Although not required, a licensed architect is recommended.
- The property owner seeks the counsel of an insurance agent to protect all interests adequately and to cover the home during construction and subsequent to completion, so the property owner will be adequately covered for all types of contingencies and/or liabilities.

All contractors (and owner-builders) of residences at The Cliffs at Glassy must meet all applicable contractor requirements in the State of South Carolina, including a Residential Home Contractor's license. It is also preferred that the contractor have a General Contractor's license. For situations with challenging lot topography, it is recommended that a structural design be obtained.

Construction must begin within twelve (12) months of approval authorization and continue until complete; after such time resubmittal is required along with the associated fees. Construction of the residence must be completed within twenty-four (24) months of the commencement of construction. Landscaping shall be completed no longer than six (6) months after the completion of construction. Construction activities continuing beyond these requirements will result in a forfeiture of the Construction Compliance and/or Landscape Compliance Bond.

The owner, contractor or architect must submit all proposals for exterior changes prior to implementation. The Covenants grant the ARC authority to employ workers to correct any exterior changes made without approval or to employ persons to clean-up an unacceptable lot. These charges will be deducted from the Construction Compliance Bond.

V-b. ACCESS

Access to the development is controlled. All workers must enter through the main gate house. Violators will be required to leave property until such time as re-entry is granted. All incoming vehicles must be registered with security for identification and pass. Construction workers are allowed access to and from the construction site only and are restricted from other areas of the development. Vehicles may be periodically searched to protect all contractors from theft of material and equipment.

Vendor and contractor parking should be accommodated on the construction property site. In instances where this is not practical, a recommended parking plan must be submitted for ARC approval prior to initiating any construction activity.

The maximum hours allowed for construction personnel will be from 7:00 a.m. to 6:00 p.m., Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. No residential construction work will be performed on Sundays or holidays.

V-c. CONDUCT

The conduct of all workers is the responsibility of the general contractor. Workers are not allowed to roam or use development facilities. Loud cars and speeding are not permitted in The Cliffs at Glassy. The speed limit is no greater than twenty-five (25) mph in all The Cliffs communities. All construction vehicles must be parked on the construction site. Loud music from radios and the disturbing of property owners or guests will not be permitted at any time. Parking on road shoulders or blocking roadway or drives is prohibited.

For serious or repeated violations, the ARC at its sole discretion may fine, bar or restrict any contractor or subcontractor from entering or working in The Cliffs at Glassy.

The above regulations are designed to enhance the overall appearance of The Cliffs at Glassy for our residents and visitors. Repeated violation of these regulations could result in the suspension of the building approval for a given residence until the contractor has taken corrective action. Additionally, a contractor who repeatedly violates either the letter or “spirit” of these Guidelines may be required to post a larger construction deposit or, in the extreme, be prohibited from working at The Cliffs at Glassy community.

V-d. TEMPORARY STRUCTURES

No structure of a temporary nature shall be placed upon any portion of The Cliffs at Glassy at any time, for any reason. Temporary shelters, including mobile homes, trailers, recreational vehicles, and tents may not be used as temporary or permanent residences or be permitted to remain on any portion of The Cliffs at Glassy. Trailers for contractors or others normally placed at construction sites are permitted only after specific approval in writing by the ARC and only for its need during construction. Basements or partially complete houses are considered temporary and may not be inhabited.

V-e. CONSTRUCTION REQUIREMENTS

Before Construction:

After completing the review process and a satisfactory site inspection, several steps shall be followed before scheduling a site walk.

Soil erosion control and silt control measures, as noted on the approved Site Plan and as required by all governmental regulations, must be installed. Erosion control is especially important in The Cliffs at Glassy due to the nature of the terrain and topography inherent in the mountain landscape. *See Appendix A for erosion control measures.*

Every job site must have an approved sign identifying the contractor and the site location. Both lot number and street address must be included on the sign. All signs shall be constructed and erected as specified in the Application Package. No other signs shall be placed on the job site. The job sign shall be erected no closer than fifteen feet (15') from the edge of the street and must be in place with the permits posted on the rear of the sign before any clearing or construction may begin or materials

delivered. At no time shall a sign or permit be nailed to any tree. No additional subcontractor signs shall be displayed on any construction site. Signs are not to be erected before preliminary plan approval.

An ARC Construction Authorization Permit must be obtained for all construction, renovations, improvements or modifications prior to the commencement of construction. Also, the contractor must submit a completed Application Package for new construction and improvements. The receipt of this permit does not preclude the necessity of also obtaining a County Building Permit. Both are required for construction along with any additional permits that may be required from other state, county or local agencies.

A Construction Compliance Bond shall be posted as specified in the Application Package. In summary the following steps shall be completed before construction may begin:

- Receive all final approvals for the Site Plan, building plans, color selections, and site inspection.
- Submit Construction Compliance Bond.
- Install contractor sign.
- Obtain County Building Permit and forward a copy along with the builder's license information to the ARC.
- Pay the utility tap fee.
- Complete construction of the building Mock-up (with installed finish materials) once rough framing is complete.
- Post building permits at job site.
- Place a covered commercial dumpster and portable toilet on job site.
- Install all appropriate and designated soil erosion, silt control and mud control measures.
- Install gravel "mud mats" at job site entrance/access road to keep mud off roadways.
- Provide adequate space to park vehicles out of the right-of-way at all times.
- Schedule a site walk-through with an ARC representative.
- Commence construction upon receipt of written approval by the ARC.

During Construction:

The owner and contractor grants access to all construction at The Cliffs at Glassy prior to the issuance of the Certificate of Occupancy allowing frequent observation by the ARC. Periodic field inspections will be conducted by the ARC members on every residence under construction. The ARC is under no obligation to continually request compliance with the Guidelines or provide ongoing warnings for violations. The contractor accepts full responsibility for compliance with the Guidelines for all vendors/subcontractors working on site. All violations are subject to fines as deemed necessary by the ARC to ensure compliance. *See the Schedule of Fines in Section VI – Forms.*

Each construction site is required to have a job toilet for the use of workers. It must be placed at least twenty-five feet (25') from the street in an inconspicuous location with the door facing away from the street and neighboring homes where possible.

Fires are not permitted on residential construction sites under any circumstances. Fires on any jobsite are subject to an immediate fine. Care should be taken when loading trucks hauling trash so as not to have it spill over while in transit. Contractors shall be held responsible for trash, fluids, and debris falling from construction vehicles.

It is important that all sites be maintained in a clean and orderly manner. All construction materials must be kept within the property lines maintaining a clear street right-of-way. Access to the site should be limited to the proposed driveway location. Access over/through adjoining properties is expressly prohibited. Any restoration of damage to adjoining properties shall be the sole responsibility of the

contractor. The storage of materials should be in an inconspicuous area on the site and should be neat and orderly. The use of adjoining properties for access or storage of any material, without the written permission of the adjacent owner, is prohibited. No temporary structures are allowed without ARC approval.

Site cleanliness shall at all times be maintained at an acceptable level. If not maintained, the ARC will issue a “Stop Work” order. No trash shall be strewn about the lot or piled openly. An approved commercial dumpster shall be placed on each job site and dumped when necessary. At the end of each workday, materials must be stored neatly, all trash placed in the dumpster and the dumpster covered (and remain covered during all non-working times). In addition, all food waste of any kind shall not be placed in the construction dumpster but instead be placed in garbage bags and removed from the site daily or deposited in secure trash cans at the site.

Since disorderly sites present a negative image to visitors and property owners, the above requirements shall be strictly enforced. Should the ARC determine, in its sole discretion, that a site is not being maintained properly, it may undertake to have it maintained properly and will deduct the cost from the Construction Compliance Bond.

Soil erosion and silt control measures must be maintained throughout the job. A silt fence shall be installed with steel posts and welded wire backing. Gravel mud mats are required at site driveway access to prevent mud from entering roadways. Any mud or dirt tracked on the roadway is the responsibility of the contractor and must be cleaned. Fines may result if these requirements are not met.

Temporary utilities should be installed in a neat manner. The temporary power pole must be installed plumb and will not be allowed for the placement of signs. A temporary water hookup may be provided.

As explained in detail above, residential construction sites must contain the following:

- Commercial dumpster, covered during non-construction hours.
- Job toilet.
- Temporary utilities.
- Job sign (with permits).
- Silt control, erosion control.
- Gravel mud mat, sufficient to keep mud, dirt, and debris off roadway.
- Tree protection.

After Construction:

When the construction of a residence has been completed, the owner and/or the contractor must submit the Certificate of Occupancy to the ARC. The construction of the residence shall be completed and the landscaping shall be installed conforming to the plans previously approved by the ARC. Any unauthorized changes must be corrected before the Construction Compliance Bond can be released.

Upon completion of construction and landscaping, all building debris must be removed from the site and the surrounding area. The construction site sign and the temporary power pole must be removed. At this time, the contractor should notify the ARC that they are ready for Final Inspection. The Final Inspection shall be scheduled no more than one (1) month after the issuance of the Certificate of Occupancy. The ARC must be notified of the construction completion and the Final Inspection requested within twenty-four (24) months of the project’s initiation or the Construction Compliance Bond will be forfeited. The landscape installation must be completed no later than six (6) months after issue of the Certificate of Occupancy or the Landscape Compliance Bond will be forfeited.

As a checklist, the following items shall be completed prior to issuance of Final Compliance Letter:

- Complete construction.
- Remove construction debris.
- Remove temporary facilities, utilities and signs.
- Install landscaping.
- Provide list of final exterior colors including any changes from the approved colors.
- Provide certification by landscape designer regarding compliance with approved Landscape Plan.
- Notify ARC for Final Inspection.

V-f. EXISTING HOME IMPROVEMENT REVIEW

As stated in the Covenants, no site preparation, excavation, changes in grade, landscaping or initial construction, erection, alteration or installation of any improvements including, but not limited to, dwellings, outbuildings, driveways, fences, walls, signs, television antennas/dishes, clothes lines, post lamps, recreational or playground equipment and other structures shall be undertaken upon any residential lot, residential site, or any other lot or parcel or property in the shape, height, materials, color scheme and location of the proposed improvements and/or landscaping without having been submitted to the ARC and expressly approved in writing. Plans submitted for construction of initial improvements upon the lot or parcel must contain details of any driveway(s) serving the lot or parcel to be improved including such driveway(s) intersection with the roads in the community.

Presentations submitted for review and approval of proposed improvements must include, but may not be limited to, the following:

- *Material and Color Samples:* Samples are most important when applying for improvement approval because of the necessity of matching existing materials.
- *Site Plan:* A plan with dimensions of the property must be submitted showing the location(s) of the proposed improvements.
- *Drawings:* Sufficient plans and elevations shall be submitted to adequately define and explain the improvement or modification. Drawings representing the existing structure(s) must also be submitted.
- *Completed Improvement Review Form:* The Improvement Review Form will be submitted along with a set of plans for review along with the plan review fee.

After reviewing the project, the ARC will either suggest changes or grant Final Approval. As with new construction, a set of the drawings and the Construction Compliance Bond must be submitted prior to obtaining a Construction Authorization Permit. As specified in the Guidelines, ARC and Greenville County Permits must be displayed before site clearing, material delivery or construction may begin.

V-g. EXISTING HOME CONSTRUCTION GUIDELINES

The primary purpose of the Covenants and Guidelines is to foster the creation and preservation of a community which is aesthetically pleasing and functionally convenient for all residents and visitors. These restrictions which govern proposed homes, homes under construction, and existing homes require every home to be maintained in a manner that conforms to these Guidelines.

Improvements

No alteration, including painting or staining that is different from the current scheme, which affects the exterior appearance of any building, structure or landscape shall be made without prior approval of the

ARC. A request for approval must be submitted to the ARC including a completed Improvement Review Form, all drawings necessary to define the proposed improvement, color samples and site stakeout.

Landscape

Every property owner is responsible for preventing the development of any unclean, unsightly or unkept conditions of building or yards which shall reduce the beauty of the neighborhood as a whole or the specified area. In formal landscaped areas, bed and lawn areas must be maintained. In natural areas, weed growth must be controlled.

Landscaping includes both hardscape and softscape elements (*as defined in Appendix B-1*). Any proposed changes in hardscape landscaping must be requested and approved by the ARC. For existing softscape landscapes, proposed changes which constitute less than fifty percent (50%) of the existing planted environment need not be approved.

Signage

The use of any sign, including those for the purpose of identification, renting or selling of a property is prohibited except as permitted by the Covenants. Single-family homes may be identified only by graphics as specified by ARC.

Boats and Campers

The storage of boats and campers in yards or driveways is prohibited. They are required to be stored out of sight in garages or below houses. The Cliffs at Glassy ARC and/or the POA may be contacted for information regarding lease of off-premise storage facilities.

Exterior Lighting

All newly-installed exterior lighting shall be in compliance with Section IV-l herein.

VI. Forms

VI – 1	Construction Agreement.....	40
VI – 2	Application Package	42
VI – 3	Construction Permit Application	46
VI – 4	ARC Color Board	50
VI – 5	Application Checklist	51
VI – 6	Schedule of Fees: New Construction.....	52
VI – 7	Schedule of Fees: Home Improvements	53
VI – 8	Schedule of Fines	54
VI – 9	Job Contacts.....	55
VI – 10	Vacant Lot Cleaning Permit	56



Construction Agreement

The Cliffs at Glassy POA • Architectural Review Committee
8 Plumley Summit Road, Landrum, SC 29356 • Attn: Mountain Administrator • 864-895-2829

CONTRACTOR INFORMATION

NAME: _____

ADDRESS: _____

PHONE: _____ LICENSE NO: _____

CONSTRUCTION LOCATION: _____

ADDRESS: _____

OWNER: _____

JOB SUPERINTENDENT: _____

PHONE NO: _____

Have you built any homes at The Cliffs at Glassy prior to this application? ☐ YES ☐ NO

AGREEMENT

- Owner and contractor have read and agree to the terms and provisions of The Cliffs at Glassy CCRs and the Architectural and Construction Guidelines. Failure to comply may result in fines.
- The project will be completed as described by the drawings and specifications approved by the ARC.
- The construction site will be maintained in a clean manner, an approved job sign will be installed, a commercial dumpster and job toilet shall be placed in conformance with ARC Architectural and Construction Guidelines.
- Contractor is responsible for the conduct of all workers performing services on this project at all times working at his direction.
- All workers and vehicles are subject to search to help prevent theft of materials and equipment.
- Any fines imposed will be deducted from the Construction Compliance Bond and the amount reimbursed to the bond.
- Any restorative, corrective, enforcement or maintenance efforts expended by the ARC on behalf of the contractor shall be payable from the Construction Compliance Bond and reimbursed to maintain the full bond.
- Other than the building contractor sign, all other signs on the home site, or displayed in the house in such a manner as to be visible from the street, are prohibited.

- Prior to tree removal, clearing or beginning construction of the building, compliance with setback lines and conformance with pre-approved tree removal plan must be verified by the ARC.
- Any changes from the originally submitted plans and specifications affecting the exterior of the home or the site submitted must be approved in writing by the ARC prior to action.
- Drainage (including road ditches and culvert pipe beneath the construction access road) is to be approved by the ARC.
- Silt fences and erosion control measures shall be installed by the lot owner at their expense prior to any clearing.
- No burning is permitted on the site.
- Any change from approved outside colors and/or outside lighting is to be approved by the ARC in writing.
- Stumps, wood or other materials shall not be dumped on adjacent lots. Cleanup of surrounding lots for trash should be done weekly.
- The road and drainage ditch/right-of-way in front of this lot must be kept clean of dirt, mud, trash, etc. at all times during construction. No construction worker vehicles, supplier vehicles or building materials are permitted in the right-of-way without special permission of the ARC. Both traffic lanes are to be open at all times. If the ARC approves the parking of vehicles on the shoulder of the road, the contractor is responsible for placing "MEN WORKING" signs on the road so that drivers traveling in either direction are adequately warned. The signs are to be provided by the contractor.
- All lots shall have a drainage ditch established by the contractor along the front of the property line to allow water from the road to drain off of the right of way. No lot will be allowed to slope toward the road without a drainage ditch installed. The contractor shall make provision to prevent above normal rainwater, mud or silt from affecting abutting properties.
- Any dogs or pets brought to the job site shall be leashed and contained within the worker's vehicle.
- The speed limit is twenty-five (25) miles per hour unless otherwise posted and shall be strictly enforced.
- Construction vehicles shall not block roadways. Neighboring driveways may not be used for parking or turn-around.
- Mud on the roadways shall be minimized at all times. Failure to control mud and mud build-up on roads is grounds for fines and/or ARC-ordered clean up at owner's expense.
- Construction shall conform to the latest requirements of the South Carolina State Building Code, South Carolina Plumbing Code, the National Electric Code and pertinent local codes. Each contractor or subcontractor is responsible for ensuring work meets such requirements and obtaining all approvals.
- It is understood and agreed to by both the owner and contractor that failure on their parts or on the part of either of them to comply with the terms and provisions in any part of The Cliffs at Glassy CCRs and/or Architectural and Construction Guidelines may result in a cease-and-desist order or fine against them by the ARC, and forfeiture of the portion of the privilege of traveling on the roadways within The Cliffs at Glassy. Such fines are not limited to the Construction Compliance Bond amount.
- It is understood that the ARC has the authority to bar or restrict any contractor or subcontractor from entering The Cliffs at Glassy community or constructing any building or improvement in The Cliffs at Glassy community.
- I have been given a copy of The Cliffs at Glassy POA's Architectural and Construction Guidelines.
- I understand said requirements and agree to abide by the Guidelines and accept fee penalties if imposed.
- Construction must be completed within twenty-four (24) months of commencement unless a variance is granted by the ARC. Failure to complete within the specified time frame may result in forfeiture of the Construction Compliance Bond.

BUILDING CONTRACTOR

DATE

OWNER

DATE



Application Package

The Cliffs at Glassy POA • Architectural Review Committee
8 Plumley Summit Road, Landrum, SC 29356 • Attn: Mountain Administrator • 864-895-2829

Each owner acknowledges that the persons reviewing applications under this ARC will change from time to time, and that opinions on aesthetic matters, as well as interpretation and application of the Architectural and Construction Guidelines may vary accordingly. In addition, each owner acknowledges that it may not always be possible to identify objectionable features until work is completed, in which case it may be unreasonable to require changes to the improvements involved, but the reviewer may refuse to approve similar proposals in the future.

Approval of application or plans, in connection with any other matter requiring approval, shall not be deemed to constitute a waiver of the right to withhold approval as to any similar applications, plans or other matters subsequently or additionally submitted for approval.

Any partial or incomplete application is considered a Preliminary Review. In order to receive expedited service a complete application and all plans can be submitted as a Final Review package. The expedited process is not recommended for homes of unusual or unique design features.

PRELIMINARY APPROVAL

- 1) Please read the Architectural and Construction Guidelines.
- 2) Contact a Licensed Surveyor to prepare a lot boundary, setback, tree and topographical survey.
- 3) Determine preliminary home design; meet with an architect or designer to establish the proposed location of home and driveway on the lot and prepare a Site Plan (*see below*).
- 4) Develop architectural Floor Plans and Elevations.
- 5) Develop an initial Landscape Plan to include proposed exterior living areas, retaining walls, hardscapes, pathways, etc.
- 6) Submit one copy of the submittal package for Preliminary ARC Review to The Cliffs at Glassy POA Office at 8 Plumley Summit Road, Landrum, SC. Tel: 864-895-2829. The preliminary submittal package must include the following:

Site Plan Submittals: One electronic copy of the plan to include the following:

- ☐ Scale of 1" = 20' 0".
- ☐ Property lines with dimensions and bearings.
- ☐ Numbered tree list and survey of all existing mature trees. Clearly indicate trees proposed for removal.

- ☐ Dwelling to be indicated as exterior wall with entry area and stairs delineated and deck lines shown and noted.
- ☐ Building accurately located from property lines.
- ☐ Location, dimension and material for sidewalk and driveways (and other significant site improvements).
- ☐ Existing contours (2' 0" contour interval).
- ☐ Proposed contours (2' 0" contour interval).
- ☐ Finished Floor Elevations (FFE) noted.
- ☐ Proposed finished spot grades at each corner of the house and proposed drainage patterns showing how surface drainage is to be handled. This shall include any erosion control devices to be used (i.e., silt fence, check dams, etc.) Each lot owner is required to route storm water runoff in a manner that is consistent with the natural drainage patterns which existed prior to construction.
- ☐ Setback limits shown.
- ☐ Limits of construction activity (no grading, traffic, construction or storage of materials will be permitted beyond these limits).
- ☐ Exterior lighting location and type.
- ☐ Location of HVAC unit, utility meter and trash enclosure with type of screening noted.
- ☐ Septic tank and drain field location per the governing state agency.
- ☐ Construction dumpster and toilet location.

Architectural Plan Submittals: One electronic copy of the following:

- Floor plans at minimum scale of $\frac{1}{4}" = 1' 0"$.
 - ☐ Room use labeled.
 - ☐ All walls shown.
 - ☐ All windows shown.
 - ☐ All fixtures, cabinets and appliances shown as required to elevate exterior window locations.
 - ☐ Plans fully dimensioned.
- Elevations at a minimum scale $\frac{1}{4}" = 1' 0"$ for all exterior elevations (all elevations show detail).
 - ☐ Show how building relates to finished grade levels.
 - ☐ Indicate and depict the proposed building material on all elevations.
 - ☐ Indicate overall height from finished floor elevation to highest ridge of roof.
 - ☐ Indicate percentage of stone on each façade of the exterior.
- Roof plans at a minimum scale of $\frac{1}{8}" = 1' 0"$.
 - ☐ Sections and details at $\frac{3}{4}" = 1' 0"$.
 - ☐ Typical wall section from footing to roof.
 - ☐ Typical handrail detail.
 - ☐ Typical column detail.
 - ☐ Typical fence or screening detail.
- Schedules (if not indicated on plans).
 - ☐ Exterior windows and doors.
 - ☐ Exterior electrical plans only with catalog cuts of exterior fixtures.
- Samples: (Use attached ARC Color Board Sheet)
 - ☐ Submit manufacturer's sample chips or brochures of actual appearance and colors of the proposed exterior material.

- ❑ An authentic sample of roofing material.
- ❑ Complete The Cliffs at Glassy ARC Application and Color Board for exterior siding, stone, trim, window and door, and shutter colors; and foundation material and color.

Landscape Plan Submittals: One electronic copy of the following:

- ❑ Scale of 1" = 20' 0".
- ❑ Locations and number of proposed plant materials.
- ❑ Type and limit of grassed area.
- ❑ Plant list with botanical or common name, quantity, size and special planting specifications.
- ❑ Total disturbed area, minus total impervious area for required landscaped area.

7) Submit a completed copy of the Application Package.

8) Submit a check made payable to the Cliffs at Glassy for the appropriate ARC Review Fee, per the attached Schedule of Fees.

Note: Any incomplete submittal will not be accepted for further action.

9) Upon receipt of the complete submittal package, a time will be scheduled for review.

10) After ARC preliminary approval (or suggested modifications), stake the lot indicating the house location (corners), septic field, driveway, trees to be removed and setback lines (by surveyor).

11) Submit a survey with proposed location of house and septic system to local permit authority for inspection and approval. Provide copy of septic permit when obtained.

We prefer electronic submittals. Please submit to the POA's Mountain Administrator at nkohut@aileronmanagement.com.

FINAL APPROVAL

Incorporate any changes or modifications from the preliminary review and submit the following final review package to The Cliffs at Glassy POA Office for a Final Review:

- Exterior colors and roofing material, on submittal form only.
- Final construction documents and Site Plan (one copy).
- Final Application Package.
- Check made payable to *Cliffs at Glassy* from the contractor, for the Construction Compliance Bond (\$5,000).
- Check made payable to *Cliffs at Glassy* for Road Usage Fee. (*See Road Usage Fee Schedule.*)
- Signed Construction Agreement.

Note: Any incomplete submittal will not be accepted for further action.

Upon receipt of the updated complete submittal package, review and approval will be followed by notice to schedule the ARC site walk-through.

Schedule an ARC site walk-through.

Contract with a state-licensed contractor (if not already done).

Secure County Building Permit.

Install requirements for job site: dumpster, silt fence and other erosion control measures, contractor's sign, and temporary sanitary facilities.

Secure Construction Authorization Approval from the ARC.

Commence construction.

If the foundation is located within fifteen feet (15') of any setback line, an "as-built" survey must be completed (and submitted to the ARC) by a licensed surveyor to verify building foundation location and building setbacks. Only the foundation needs to be surveyed at this time.

Inform ARC of project completion for the Final Compliance Letter and a refund of the balance of the Construction Compliance Bond. Prior to issuance of the Final Compliance Letter, an onsite inspection will be performed to assure conformance of previously-approved design, material, colors and landscaping.



Construction Permit Application

The Cliffs at Glassy POA • Architectural Review Committee
8 Plumley Summit Road, Landrum, SC 29356 • Attn: Mountain Administrator • 864-895-2829

Owner Name: _____				Date: _____			
Mailing Address (No PO Boxes please): _____							
City: _____				State: _____		Zip: _____	
Phone: _____		_____		_____		_____	
Home		Office		Mobile		Fax	
Lot No: _____		Section: _____		Community: _____		GLASSY	

1. SITE PLAN

A. SETBACKS

Line Setbacks

Building Setbacks

Back Side	_____	_____
Right Side	_____	_____
Left Side	_____	_____
Street Side	_____	_____

B. Attach a copy of your plan with the following items noted and drawn: dimensions of lot, location and dimensions of house and outbuildings, location of driveway, location of septic tank and drain lines, and location of any underground tanks.

Site Plan Approved: _____ Date: _____

2. SEPTIC TANK

Attach a copy of your County Septic Permit. Be sure to show location of septic tank and drain lines on the site plan.

Septic tank Contractor: _____

Septic Tank Approved: _____ Date: _____

3. CLEARING

A. Specify number, size and species of any trees to be removed that measure five inches (5") in diameter at a level of four and one-half feet (4-1/2') above existing grade and are not located in the building site or driveway. All trees to be removed should also be clearly marked on the site plan.

Species	Size	Quantity
Deciduous _____	6"-12"	_____
Deciduous _____	>12"	_____
Evergreen _____	6"-12"	_____
Evergreen _____	>12"	_____

B. Clearing Contractor : _____

Clearing Approved: _____ Date: _____

Any additional trees to be removed after construction must be pre-approved by the ARC.

4. HOUSE

A. Submit a complete electronic set of plans. (See application requirements and checklist.)

B. SQUARE FOOTAGES

Heated and Cooled:

Main Level	_____ Sq. Ft.
Upper-Level	_____ Sq. Ft.
Other	_____ Sq. Ft.
Total	_____ Sq. Ft.

Under Roof:

Covered Porches	_____ Sq. Ft.
Garage and Breezeway	_____ Sq. Ft.
Other	_____ Sq. Ft.
Total	_____ Sq. Ft.

C. EXTERIOR SIDING

The Light Reflectance Value (LRV) must be less than forty-three (43) and selected from the approved colors list.

Plastic or Rubber materials will not be considered for exterior use.

Material	Manufacturer	Color
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Material Stone, Stucco and/or brick %

Front elevation _____ Rear elevation _____ Left elevation _____ Right elevation _____

D. EXTERIOR TRIM AND ACCENTS

Material	Manufacturer	Color
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Window Manufacturer: /Material: _____ Color: _____

Front Door Material: _____ Color: _____

Shutter Material: _____ Color: _____

Gutter Material: _____ Color: _____

Porch Railings Material: _____ Color: _____

E. MORTAR

Material	Manufacturer	Color
_____	_____	_____

F. FOUNDATION (No Exposed Concrete)

Material	Manufacturer	Color
_____	_____	_____
_____	_____	_____
_____	_____	_____

F. ROOF MATERIAL (All metal must be standing seam copper or specified elZinc colors, no painted or reflective metal roofing)

Material	Manufacturer	Color
_____	_____	_____
_____	_____	_____
_____	_____	_____

G. DRIVEWAY MATERIAL (A 10' masonry apron is required at the beginning of each driveway unless otherwise approved. No exposed, non-tinted concrete permitted)

Material	Manufacturer	Color
_____	_____	_____
_____	_____	_____

5. COLOR BOARD/MOCKUP

Complete attached ARC Color Board including all exterior finishes.

ALL EXTERIOR MATERIALS AND COLOR CHANGES MUST BE PRE-APPROVED BY THE ARC.

6. GENERAL CONTRACTOR

Builder's Name: _____ Company: _____

Address: _____

Office Phone: _____ Mobile: _____

Fax Number: _____ Email: _____

Job Superintendent: _____ Mobile: _____

Projected Construction Start Date: _____

Projected Completion Date : _____

House Approved: _____ Date: _____



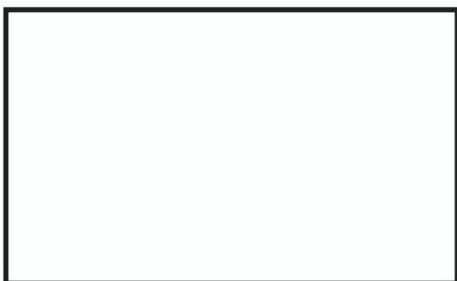
ARC Color Board

The Cliffs at Glassy POA • Architectural Review Committee
8 Plumley Summit Road, Landrum, SC 29356 • Attn: Mountain Administrator • 864-895-2829

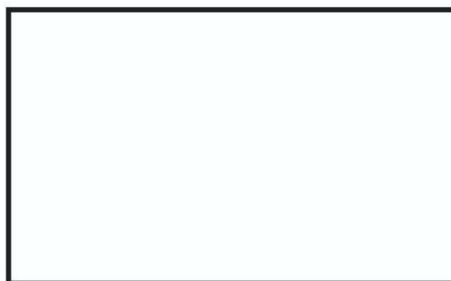
Owner: _____

Lot No: _____ Section: _____

Contractor: _____



Paint Field Color Name: _____



Paint Trim Color Name: _____



Paint Accent Color Name: _____



Roofing Material Sample



Photo or Color Copy or Description of Stone
(Real or Synthetic?)



Material Manufacturer, Mix and Color



Application Checklist

The Cliffs at Glassy POA • Architectural Review Committee
8 Plumley Summit Road, Landrum, SC 29356 • Attn: Mountain Administrator • 864-895-2829

OWNER: _____
LOT NO.: _____ SECTION: _____
BUILDER: _____

ALL PLANS TO BE SUBMITTED ELECTRONICALLY IN PDF FORMAT

- ☐ **Site Plan:** Scale 1" = 20' 0"
 - ☐ Erosion Control Plan
 - ☐ Tree Survey (with numbered list of proposed tree removals)
- ☐ **Architectural Plans**
 - ☐ Floor Plans: Scale 1/4" = 1' 0"
 - ☐ Elevations: Scale: 1/4" = 1' 0"
 - ☐ Roof Plan: Scale 1/4" = 1' 0"
 - ☐ Sections: Scale 3/4" = 1' 0"
 - ☐ Schedules (if not indicated on plans)
- ☐ **Samples:**
 - ☐ Siding material
 - ☐ Roofing material
 - ☐ ARC Color Board (Form Enclosed)
- ☐ **Landscape Plan:** Scale 1" = 20' 0"
- ☐ **Septic System Permit**
- ☐ **ARC Construction Approval** (enclosed)
- ☐ **Construction Agreement Form** (enclosed)
- ☐ **Construction Compliance Deposit** (\$5,000, refundable)
Check payable to: *Cliffs at Glassy*. Memo: *Construction Compliance Bond*
- ☐ **Landscape Compliance Deposit** (\$2,000, refundable)
Check payable to: *Cliffs at Glassy*. Memo: *Landscape Compliance Bond*
- ☐ **Road Usage Fee** (per Road Usage Fee schedule)
Check payable to: *Cliffs at Glassy*. Memo: *Road Usage Fee*
- ☐ **Application Fee** (\$2,500)
Check payable to: *Cliffs at Glassy*. Memo: *ARC Review Fee*



Schedule of Fees: New Construction

The Cliffs at Glassy POA • Architectural Review Committee
8 Plumley Summit Road, Landrum, SC 29356 • Attn: Mountain Administrator • 864-895-2829

APPLICATION REVIEW FEE FOR NEW CONSTRUCTION, non-refundable2,500.00

Payable in two portions:

- Preliminary Review submitted with initial drawings (\$1,000)
- Final Review submitted with final drawings (\$1,500)

Check payable to: *Cliffs at Glassy*. Memo: *Review Fee*

CONSTRUCTION COMPLIANCE BOND, refundable\$5,000.00

- To be submitted by the contractor only with no agreement for payment by the homeowner

Check payable to: *Cliffs at Glassy*. Memo: *Construction Compliance Bond*

LANDSCAPE COMPLIANCE BOND, refundable\$2,000.00

Check payable to: *Cliffs at Glassy*. Memo: *Landscape Compliance Bond*

ROAD USAGE FEE, non-refundableMinimum \$2,500.00

Calculated by the following formula:

(Total Square Footage Under Roof of Home x \$0.50) + \$500/mile (distance from the Main Gate) with a minimum of \$2,500.00.

- To be submitted by the contractor only

Check payable to: *Cliffs at Glassy*. Memo: *Road Usage Fee*

The Construction and Landscape Compliance Bonds are held in escrow through the duration of the project in a non-interest-bearing account. Any fines or repair costs imposed will be assessed immediately and not deducted from the Bond. The Bonds will be refunded upon request at the completion of construction and landscaping to the entity submitting the initial funds. The ARC reserves the right to change the amount for any fee based on size and scope of the project submitted.

Review fees are separate and not paid from the Construction Compliance Bond.



Schedule of Fees: Home Improvements

The Cliffs at Glassy POA • Architectural Review Committee
8 Plumley Summit Road, Landrum, SC 29356 • Attn: Mountain Administrator • 864-895-2829

REVIEW FEE FOR HOME IMPROVEMENTS OR ADDITIONS, non-refundable

- Impacting up to 25% of the dwelling \$750.00
- Impacting 25% or more of the dwelling \$1,000.00

Check payable to: *Cliffs at Glassy. Memo: ARC Review Fee*

REVIEW FEE FOR MINOR SITE IMPROVEMENTS, non-refundable

- With plan review \$300.00

Check payable to: *Cliffs at Glassy. Memo: ARC Review Fee*

COMPLIANCE BOND, refundable

- Modification increases living space less than 600 sq. ft. \$1,000.00
- Modification increases living space greater than 600 sq ft. \$2,000.00

Check payable to: *Cliffs at Glassy. Memo: Construction Compliance Bond*

LANDSCAPE COMPLIANCE BOND, refundable \$1,000.00

If >50% of landscape or landscape structures are being changed/added/deleted.

Check payable to: *Cliffs at Glassy. Memo: Landscape Compliance Bond*

ROAD USAGE FEE, non-refundable

For Heated Space Additions to Existing Homes

- Additions of finished and heated living space less than 1,000 sq. ft. \$500.00
- Additions of finished and heated living space greater than 1,000 sq. ft. \$750.00

Check payable to: *Cliffs at Glassy. Memo: Road Usage Fee*

DUMPSTER FEE, non-refundable

Modifications to existing home and/or landscape requiring a dumpster with no change in finished and heated living space:

- 10 to 20 ft. dumpster \$100.00
- 30 ft. dumpster \$200.00

Check payable to: *Cliffs at Glassy. Memo: Dumpster Fee*



Schedule of Fines

The Cliffs at Glassy POA • Architectural Review Committee
8 Plumley Summit Road, Landrum, SC 29356 • Attn: Mountain Administrator • 864-895-2829

The ARC, acting on behalf of The Cliffs at Glassy POA, shall pursue all legal and equitable remedies to enforce the provisions of the Covenants and Restrictions; including, but not limited to, placing a lien on a lot for payment of delinquent fines and assessments. Such fines may include fines imposed by the ARC for violations as stated on this Schedule of Fines, or costs related to any and all corrective actions undertaken and/or required. Additionally, legal and equitable remedies may include issuance of a “cease-and-desist order” as issued by the Court.

The following is a schedule of fines which may be imposed on a daily basis. Fines are legally assessable and collectable. Amounts are subject to change at the sole discretion of the ARC. Fines may be issued at the one-day fee with no warning; reasonable time for correction will then be allowed before daily fines are imposed.

No dumpster	\$400.00
No dumpster cover.....	\$200.00
Burning	\$500.00
Littered site (including food waste).....	\$500.00
No or failed erosion control*	\$1,000.00
Runoff to road or neighbor’s property.....	\$500.00
No temporary sanitation (job toilet)	\$300.00
Parking in right-of-way**	\$200.00
Building material in right-of-way**	\$200.00
Damage to right-of-way**	\$200.00
Parking or encroachment on adjacent property**	\$500.00
Building materials or equipment on adjacent property **.....	\$200.00
Working after hours without prior approval.....	\$500.00
Non-conforming job sign or no “911” address.....	\$400.00
Damage to small trees, vegetation or natural areas**	\$500.00
Unauthorized removal/destruction of trees five inches (5") DBH and larger per tree**	\$1,000.00
Unauthorized Plan change (minor).....	\$2,000.00
Unauthorized Plan change (major)	Revocation of The Cliffs at Glassy Permit and forfeiture of all funds remaining on deposit.
Unauthorized finishes	Revocation of The Cliffs at Glassy Permit and forfeiture of all funds remaining on deposit.
Incomplete or non-complying landscaping	Forfeiture of all funds remaining on deposit.

* The ARC reserves the right to direct the installation of erosion control measures at the owner’s expense, if such measures are not properly installed and maintained.

** Subject to the cost of repair and/or clean-up and replacement.



Job Contacts

The Cliffs at Glassy POA • Architectural Review Committee
8 Plumley Summit Road, Landrum, SC 29356 • Attn: Mountain Administrator • 864-895-2829

OWNER

Name: _____

Glassy Location: _____

Address: _____

Phone: _____ Mobile: _____

Email: _____

ARCHITECT

Company Name: _____

Contact: _____

Phone: _____ Mobile: _____

Fax: _____

Email: _____

CONTRACTOR

Company Name: _____

Phone: _____ Fax: _____

Email: _____

Contact 1: _____

Mobile: _____

Contact 2: _____

Mobile: _____



Vacant Lot Cleaning Permit

The Cliffs at Glassy POA • Architectural Review Committee
8 Plumley Summit Road, Landrum, SC 29356 • Attn: Mountain Administrator • 864-895-2829

Property Owner: _____

Phone: _____ Mobile: _____

Email: _____

Lot: _____

Address of Property: _____

Realtor (if applicable): _____

Realtor Phone: _____ Email: _____

Landscape Vendor: _____

Landscape Vendor Phone: _____ Email: _____

Dates Requested to Clean Lot, From: _____ To: _____

Approval is being granted to clean the above vacant lot to the person(s) signing this request, with the understanding that they have read, understand and agree to follow the Cliffs at Glassy POA's Guidelines for Vacant Lot Cleaning.

NOTE: A copy of the signed Permit, enclosed in a plastic page protector, must be posted on a wooden post on the property or in a window of the vehicle parked at the site during the cleaning process. It must be clearly visible from the road.

Signature of Certified Landscape Vendor: _____ Date: _____

Signature of Property Owner: _____ Date: _____

Signature of Mountain Administrator: _____ Date: _____

This Form and the Site Map may be emailed to nkohut@aileronmanagement.com or delivered to the Mountain Administrator, POA Office, 8 Plumley Summit Rd, Landrum, SC 29356. Call 864-895-2829 with any questions.

VII. Appendices

Appendix A: ARC Standard Details	58
A-1 ARC Tree Flagging Requirements.....	58
A-2 Contractor Sign Details.....	59
A-3 Mock-Up Details.....	60
A-4 Construction Entrance Details	61
A-5 Silt Fence Details	62
A-6 Super Silt Fence Details.....	63
 Appendix B: Landscape Requirements.....	 65
B-1 Definitions.....	65
B-2 Landscape Requirements	67
B-3 Recommended Plant List	71
B-4 Landscape Approval Process	73
B-5 View Corridor Clearing Guidelines	75
 Appendix C: Solar Guidelines	 77
 Appendix D: Fencing Guidelines	 79
 Appendix E: Noise Control Guidelines	 80
E-1 Rock Demolition Noise Control	80
E-2 Noise Reduction Plan Guidelines	81
 Appendix F: Vacant Lot Cleaning Guidelines.....	 83

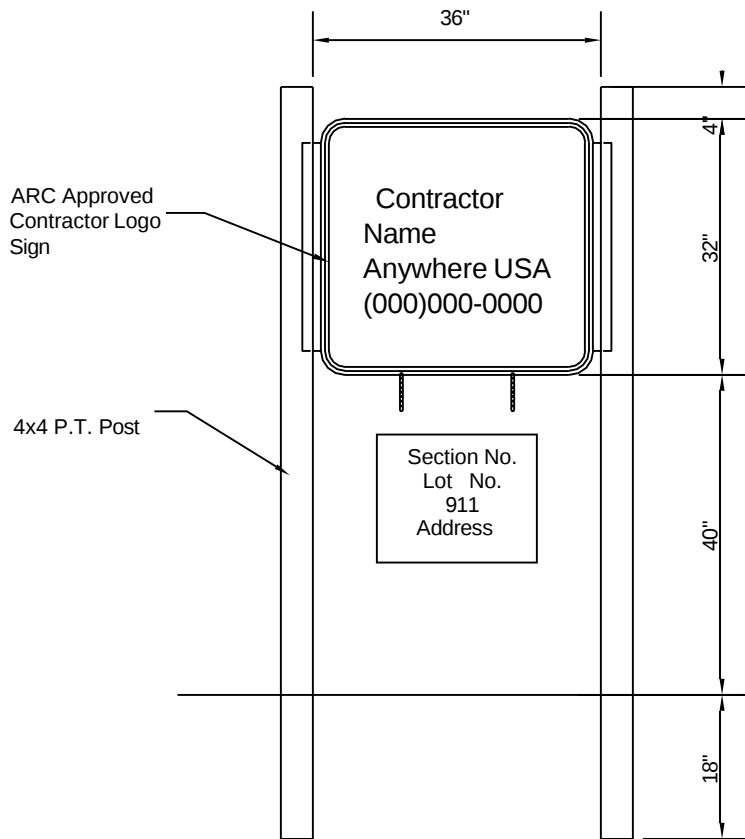
APPENDIX A: ARC Standard Details

A-1 ARC Tree Flagging Requirements

ITEM	COLOR	INTERVALS	LIFESPAN*
Property Boundaries	Pink	Every 50'	Life of project
Setbacks	Blue	Every 50'	Life of project
Tree survey	White (Numbered)	Every tree $\geq$ 5"	Until site plan developed
Tree removal	Red	On each tree to be removed	Until tree removed
Septic Field	Yellow	Every 50'	Until Construction Authorization Letter is issued
Home/Structure Foundation	Orange	Corners staked and flagged with orange; string connecting stakes	Until Construction Authorization Letter is issued
Center line of driveway	Orange	Every 25'	Until Construction Authorization Letter is issued

* The length of time that the flags can remain on the site

- 1) All items must be flagged prior to conducting the site walk (after Final Approval is received and before Construction Authorization Letter is given)
- 2) All flagging must be removed per the "lifespan" in the above table and within 3 days after receiving the Final Compliance Letter
- 3) If no active project (as evidenced by a Submitted Application Package) is commenced within 180 days of tree flagging then all such flags must be immediately removed by the property owner.



Notes:

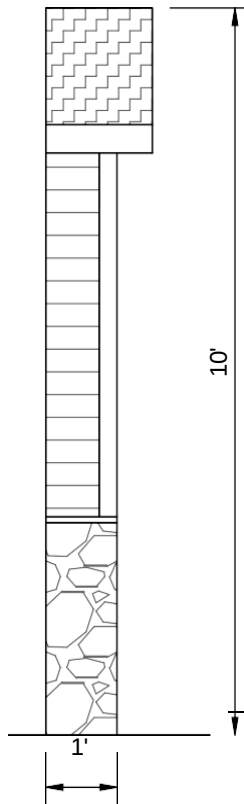
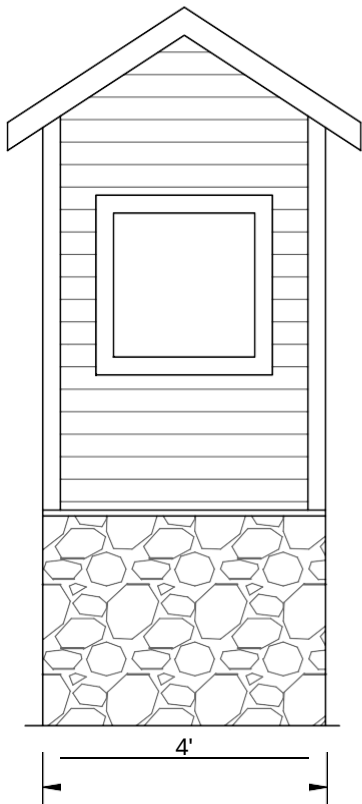
1. Each Job Site Must Post an Approved Sign Identifying the Site Location and Contractor.
2. The Job Sign Should Be Erected BEFORE Construction Begins.
3. The Sign Shall Be Placed No Closer Than (15) Feet from the Edge of the Street.
4. Permits Should Be Posted on the Rear of the Sign.
5. Each Sign MUST Contain the Street Address of the Lot for "911" Emergency Response.
6. No Additional Contractor, Subcontractor, or Designer Shall Be Displayed on the Contractor Sign.

Sign Description as Follows:

	<u>Standard</u>	<u>Alternate</u>
Post	4" x 4" x 8" Gray	Same
Sign Board	32" x 36" x 1/2" MDO Forest Green	Same Contractor's Standard Colors
	3/4" Gray Border	Same
Text Style	Souvenir Demi-Bold White	Contractor's Logo and Text Style Contractor's Standard Colors
Text Copy	Contractor's Name City Telephone Number	Same Same Same

APPENDIX A-2.

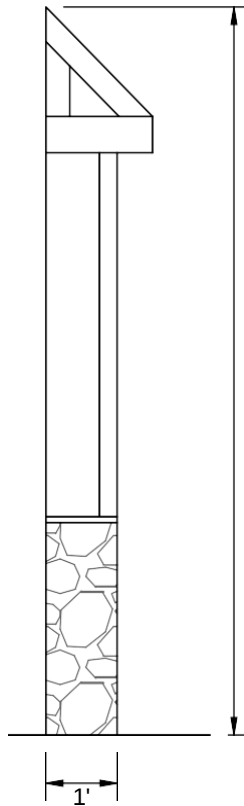
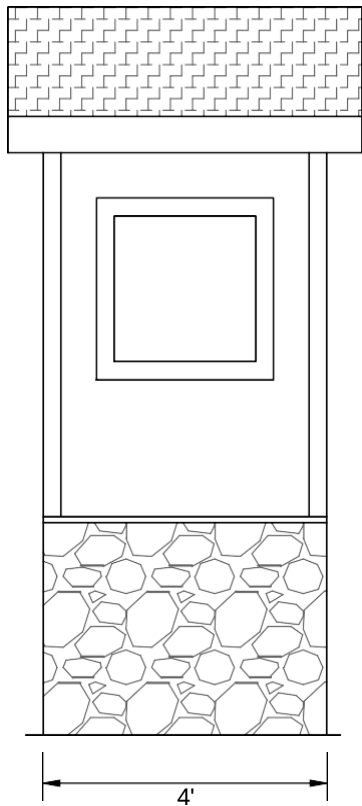
CONTRACTOR SIGN DETAILS



Notes:

1. The Architectural and Construction Guidelines require a Mock-Up to be installed on site during construction, preferably before framing is complete.
2. The ARC must approve prior to any materials being ordered or installed.
3. The Mock-Up shall be 8' to 10' in height.
4. Include all exterior elements utilized on the home. Including but not limited to shingles, siding, stone, trim and gutter.
5. The window can be simulated if an actual replica cannot be obtained.
6. Mock-Up may be larger to conceal Port-O-Let.

Gable Roof Option



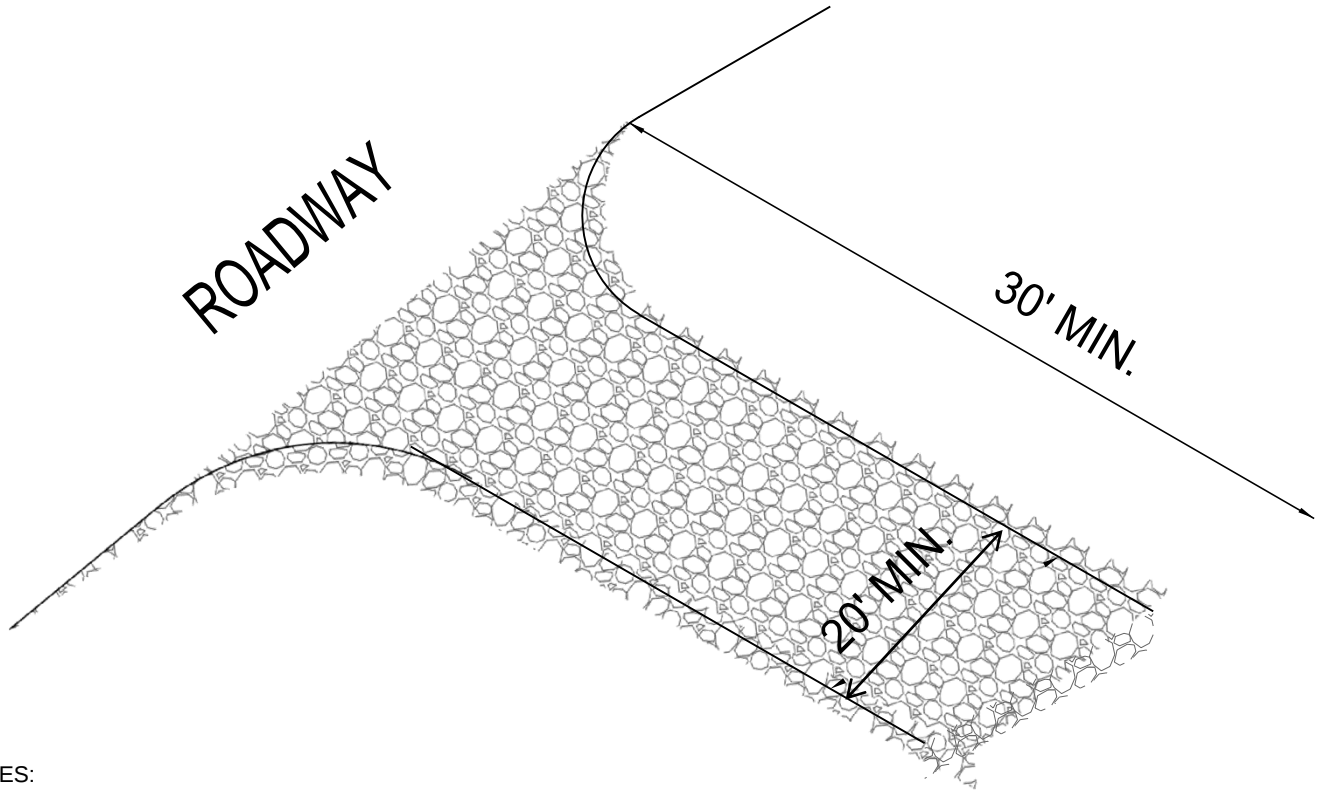
**APPENDIX A-3.
MOCK-UP DETAILS**

Shed Roof Option



THE CLIFFS

APPENDIX A-4. CONSTRUCTION ENTRANCE DETAILS

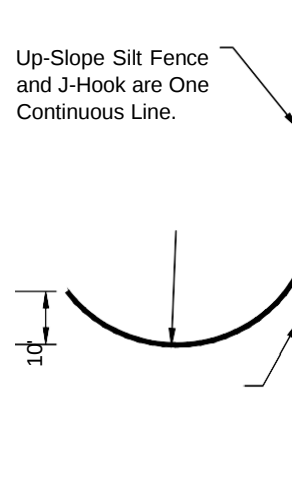
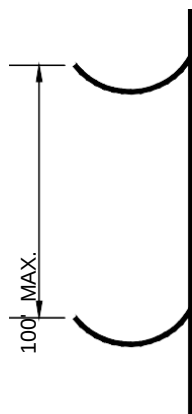
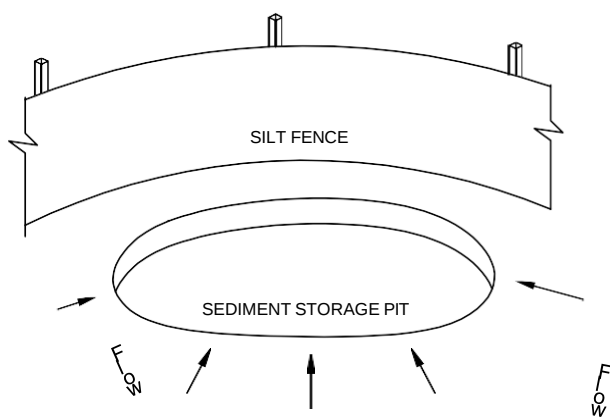


NOTES:

1. CONSTRUCTION ENTRANCE SHOULD BE AT A MINIMUM 30'L x 20'W x 6" DEEP.
2. PROVIDE TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGER TRUCKS.
3. APPLICABLE AT ALL POINTS OF INGRESS AND EGRESS UNTIL SITE IS STABILIZED. FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE MUST BE PROVIDED.
4. CONSTRUCTION ENTRANCE SHOULD BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO STREETS. PERIODIC TOP DRESSING WITH STONE MAY BE NECESSARY.
5. ANY MATERIAL THAT MAKES IT ONTO THE ROAD MUST BE CLEANED UP IMMEDIATELY.



THE CLIFFS

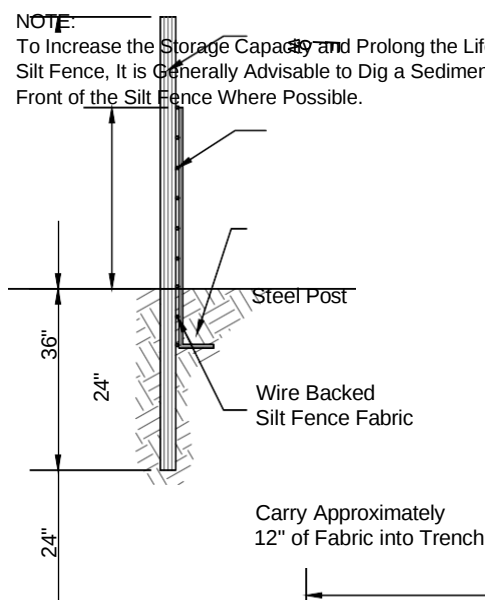


Up-Slope Silt Fence and J-Hook are One Continuous Line.

Install Down Slope Silt Fence as Close as Possible to Up-Slope J-Hook.

NOTE:
To Increase the Storage Capacity and Prolong the Life of the Silt Fence, It is Generally Advisable to Dig a Sediment Pit in Front of the Silt Fence Where Possible.

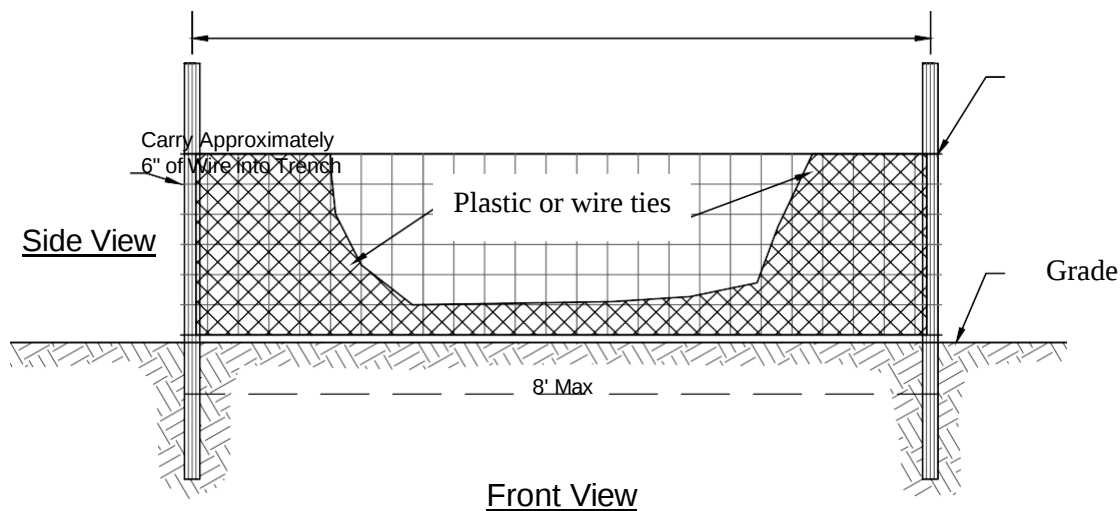
Spacing Distances Will Vary But Should Not Exceed 100 Feet.



J-HOOK SPACING

J-HOOK SIZING

NOTE:
When silt fence is not installed along the contour, a "J-hook" installation may be appropriate to ensure that the BMP does not create concentrated flow parallel to the silt fence. Silt fencing should be inspected weekly and repaired as needed.

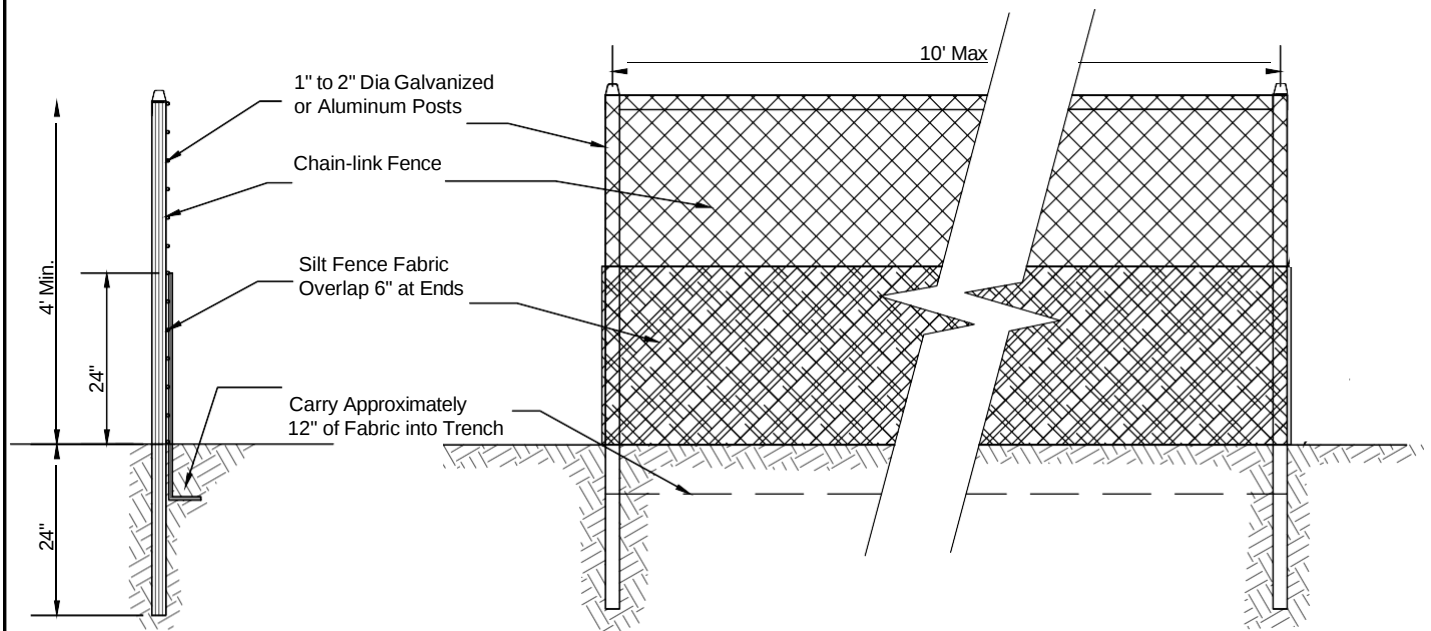


Min. 14 Ga. Wire Backing



THE CLIFFS

APPENDIX A-5. SILT FENCE DETAILS



Side View

Front View

NOTES:

1. Silt Fencing Should be Inspected Weekly and Repaired as Needed.
2. This Silt Fence Method May be Used Where Chain Link Fencing is Required to Protect Lake Buffers, on Golf Course Lots and Steep Slope Lots.



THE CLIFFS

**APPENDIX A-6.
SUPER SILT FENCE DETAILS**

Appendix B.

Landscape Requirements

APPENDIX B-1. DEFINITIONS

At Grade Coverage:

At Grade Coverage is calculated by subtracting the total impervious covered area (including drives, walks, patios, home footprint and other water-resistant surfaces) from the total Disturbed Area.

Berm:

An earthen mound designed to provide visual interest, screen undesirable views, direct drainage and/or decrease noise.

Buffer or Screening:

The use of plant materials, other than mowed turf, along with berms, walls, or decorative architecture to partially or completely screen views from one space or property to another.

Canopy/Shade Tree:

A tree having at least one (1) well-defined stem or trunk and normally attaining a mature height and spread of at least twenty-five feet (25') and having a trunk that may, at maturity, be kept clear of leaves and branches at least six feet (6') above grade. Such trees are primarily characterized by their high crown of foliage or overhead canopy.

DBH or Caliper:

The diameter of a tree trunk measured at “breast height” approximately four and one-half feet (4½') above grade.

Deciduous:

A plant with foliage that is shed annually.

Disturbed Area:

The portion of a lot which is impacted in any way during the construction process of building a home. Disturbance may include but is not limited to grading, excavation, materials storage, construction equipment movement on the jobsite, parking, utility installation, drainage revisions to the lot, septic field installation, path or view clearing, etc. The Disturbed Area will extend a maximum of thirty feet (30') outside the footprint of the home, driveway, hardscape and septic drain field or to the property line, whichever is less.

Evergreen:

A plant with foliage that persists and remains green year-round.

Hardscape Feature:

Built improvements (e.g., water features/fountains, overhead trellis, fixed seating, arbor, fencing, fire pits, exterior lighting, game structures, driveways, walkways, retaining walls, large boulder rock formations, landscaped structures, and statuary, etc.)

Maintained Turf:

Areas of mown ground cover grasses.

Ornamental Tree:

A deciduous tree planted primarily for its ornamental value, tends to be smaller at maturity than a canopy/shade Tree.

Perennial:

A plant having a life cycle lasting more than two years.

Potential Growth Size:

An estimated mature landscape width and height of a plant over time, based on seventy-five percent (75%) of its expected maximum size per published sources.

Professional Landscape Designer:

A person who is educated or has worked full time for a minimum of five (5) years in the field of landscape design. The practice of landscape design includes site analysis, site inventory, planting design, grading, stormwater management, sustainable design and construction administration. The use of a licensed landscape architect is strongly encouraged.

Required Landscape Area:

One hundred percent (100%) of the Disturbed Area less all impervious areas including the house footprint, driveway, walks and any other impervious areas within the Disturbed Area.

Root Ball:

The roots of a plant kept intact in soil usually wrapped in burlap, nylon, wire baskets or a plastic container. The root ball should be kept tight. Loose root balls should be avoided.

Shrub:

A woody plant consisting of several small stems from the ground or small branches near the ground which may be deciduous or evergreen.

Softscape Feature:

Involves shrub and tree plantings, sod or seed grass areas, earthen berms, plant bedding and mulch areas, etc.

Tree Removal:

Uprooting or severing the main trunk of a tree, or any act which causes or may reasonably be expected to cause a tree to die, including damage inflicted upon the root system by machinery, storage of materials, soil compaction, substantially changing the natural grade around the trunk, excessive pruning or paving with impervious materials over a significant portion of the root system.

APPENDIX B-2. LANDSCAPE REQUIREMENTS

The Landscape Requirements are intended to provide a minimum acceptable level and diversity of tree, shrub and other plantings within the Required Landscape Area of a lot.

COVERAGE OF REQUIRED LANDSCAPE AREA

All portions of the Required Landscape Area are required to be covered with new landscaping (or with protected existing landscaping) as follows:

Minimum Coverage Area Plantings:

At least sixty percent (60%) of the Required Landscape Area **must** be covered by:

- Evergreen trees,
- Shrubs,
- Decorative grasses,
- Perennials, and/or
- Annuals

Note: While there are minimum requirements below for the planting of deciduous/shade trees (or alternatively, ornamental trees) they do not count toward satisfying the Minimum Coverage Area requirement.

Other Ground Coverage:

Up to forty percent (40%) of the Required Landscape Area may be covered by:

- Turf grasses,
- Wood mulch, and/or
- Stone-lined drainage areas

Note: Pine straw is not acceptable as Other Ground Coverage, but can be applied over a minimum of three inches (3") of wood mulch where preferred for aesthetic reasons.

SQUARE FOOTAGE VALUE OF PLANTING TYPES

To determine the amount of coverage credited to various plantings, a square-footage area has been assigned to each planting type:

Planting Type	Area of Coverage Provided
Evergreen Tree (>7' dia.):	150 sq. ft.
Large Evergreen Shrub (36"-72" tall):	100 sq. ft.
Large Deciduous Shrub (36"-72" tall):	80 sq. ft.
Med. Evergreen Shrub (18"-36" tall):	50 sq. ft.
Med. Deciduous Shrub (18"-36" tall):	40 sq. ft.
Decorative Grasses (1 gal pots):	20 sq. ft.
Perennials (1 gal pots):	10 sq. ft.
Annuals:	1 sq. ft.

TREE AND OTHER PLANTING REQUIREMENTS

Deciduous/Shade Trees:

At least one (1) deciduous tree—no less than three-inch (3") caliper—shall be incorporated into the design and included as part of the installation per the following ratios:

- In Required Landscape Areas less than ten thousand (10,000) square feet, one (1) tree per one thousand (1,000) square feet or a fraction thereof.

- In Required Landscape Areas between ten thousand (10,000) and fifty thousand (50,000) square feet, one (1) tree per two thousand (2,000) square feet or fraction thereof, of landscape areas over ten thousand (10,000) square feet is added to the required ten (10) trees for the first ten thousand (10,000) square feet.
- In Required Landscape Areas over fifty thousand (50,000) square feet one (1) tree per five thousand (5,000) square feet, or fraction thereof, of the landscape areas over fifty thousand (50,000) square feet is added to the required thirty (30) trees for the first fifty thousand (50,000) square feet. An existing or planted tree which is six-inch (6") caliper or greater shall be considered as two (2) trees for the purpose of satisfying this provision.
- Ornamental trees may be used in lieu of shade trees at a ratio of two (2) ornamental trees for every one (1) shade tree.

Evergreen Trees:

At least one (1) evergreen tree—no less than seven feet (7') tall—shall be incorporated into the design and included as part of the installation as per the following ratios:

- In Required Landscape Areas less than ten thousand (10,000) square feet, one (1) tree per fifteen hundred (1,500) sq. ft. or a fraction thereof.
- In Required Landscape Areas between ten thousand (10,000) and fifty thousand (50,000) square feet, one (1) tree per five thousand (5,000) square feet or fraction thereof, of landscape area over ten thousand (10,000) square feet is added to the required seven (7) trees for the first ten thousand (10,000) square feet.
- In Required Landscape Areas over fifty thousand (50,000) square feet one (1) tree per seventy-five hundred (7,500) square feet, or fraction thereof, of the landscape area over fifty thousand (50,000) square feet is added to the required fifteen (15) trees for the first fifty thousand (50,000) square feet. An existing or planted tree which is six-inch (6") caliper or greater shall be considered as two (2) trees for the purposes of satisfying this provision.

Shrubs:

To assure a diversity of color, texture and year-round interest, the total number of woody shrubs must be comprised of a minimum thirty percent (30%) evergreen type, but not to exceed sixty-five percent (65%) of the total.

Driveway Sight Lines:

For safety reasons, elements within the driveway sight triangle (fifteen feet (15') from the edge of the road at a height of forty-two inches (42")) shall not obstruct the view between the driveway and the road.

SELECTING PLANT MATERIALS

All plant materials selected shall be a good quality species capable of withstanding the extremes of the hardiness zone in the Western Carolina Mountains, suitable to the soil conditions present, and compatible with site-specific microclimates (*see Appendix B-3*).

BUFFER AND SCREENING REQUIREMENTS

Buffer and screening landscape reduce or eliminate the effects of noise, unsightly appearance of equipment, and glare of lights within the residential development. Where architectural features or berms are used, the Minimum Coverage Area requirement shall still apply. Architectural features such as decorative walls and/or fences shall meet the guidelines regulating their height and design.

Screening shall be provided within the landscape area. Such screening shall meet the following minimum requirements:

- All screening shall be a minimum four feet (4') high above finished grade; measured from the finished grade elevation; utilize berms, architectural features, shrubs, plantings, etc., or a combination thereof in order to fully screen the equipment upon installation of the screening material.
- Berms and landscaped areas with side slopes greater than 3:1 must be landscaped with a combination of trees, shrubs, groundcovers and Perennials where the maximum slope allowed is 2:1. Mowed turf will not be acceptable on slopes greater than 3:1.
- Where retaining walls, fences, and/or architectural features greater than three feet (3') in height are used, plantings shall be provided adjacent to them on the public side of the feature, in order to soften the features' planar expanse.

LANDSCAPE CREDIT/PRESERVATION

Many trees that are growing in The Cliffs have been here for many generations. These trees should be preserved to the maximum extent feasible for the enjoyment of future generations. Designating trees for preservation and ensuring that they survive grading and construction procedures requires special attention. Those trees designated to be preserved shall be clearly shown on the Landscape Plans and special attention should be given to them at the time of construction.

These areas should be unmistakably identified in the field as "no disturbance" areas, so that it is obvious to all equipment operators and other construction personnel caution should be taken to avoid damage. Barriers, such as construction limiting fence, shall be located in the field prior to the start of construction to guide machinery and operators and to prevent intrusion into areas to be preserved. Harmful practices such as grading or trenching within the area, placing backfill near trees, driving or parking equipment in preservation areas, and dumping trash, oil, or paint within the vicinity is prohibited.

It is the intent of The Cliffs to preserve environmentally sensitive or significant natural areas including woodlands and wetlands, with respect to specific lot development, to retain and incorporate substantial stands of healthy, disease-free vegetation into the landscape. Credit for the retention of existing healthy, disease-free vegetation which is desirable, acceptable, and preserved within the approved Disturbed Area may be given by the ARC to satisfy requirements of this provision.

Existing vegetation surrounding the home or within *the approved Disturbed Area* during construction can be credited as part of the landscape requirements accordingly:

- Each square foot of existing vegetation that falls within the required landscape area, is primarily comprised of deciduous trees greater than two-inch (2") caliper, and woody Evergreens exceeding thirty-six inches (36") in height shall be credited in place of required trees at the discretion of the ARC for the purposes of satisfying the minimum requirements, provided the condition of the existing vegetation meets with ARC's approval.
- Each existing three-inch (3") to four-inch (4") caliper deciduous tree, located within the Required Landscape Area, shall be credited as one shade tree. Trees five-inch (5") to seven-inch (7") caliper shall be credited as two (2) shade trees. Trees greater than eight-inch (8") caliper shall be credited as three (3) shade trees.
- Each existing evergreen tree seven feet (7') in height or greater, located within the Required Landscape Area, shall be credited as one evergreen tree for the purposes of satisfying the minimum evergreen tree requirements. Additional Evergreen trees can be credited as shade trees at a rate of two (2) evergreen trees to one (1) shade tree for the purposes of satisfying the shade tree requirements.

The Work Sheet (below) may be used as an aid to better ensure compliance to these landscape requirements.

LANDSCAPE REQUIREMENT WORK SHEET

EXAMPLE:

Lot Owner:

Lot:

Total Disturbed =
Impervious Surfaces =
Landscape Area = 0 SF

60% of Landscape Area = 0 SF

Evergreen Trees Required = 0 Trees
Shade Trees Required = 0 Trees

Evergreen Trees per Plan = Sufficient
Shade Trees per Plan = Sufficient

ABOVE GRADE CALCULATIONS

PLANT TYPE	CREDIT/PLANT	#	
Evergreen Trees (> 7' Tall)	150		0 SF Credit
Large Evergreen Shrub (36" to 72" Tall)	100		0 SF Credit
Large Deciduous Shrub (36" to 72" Tall)	80		0 SF Credit
Med. Evergreen Shrub (18" to 36" Tall)	50		0 SF Credit
Med. Deciduous Shrub (18" to 36" Tall)	40		0 SF Credit
Decorative Grasses (1 Gal Pots)	20		0 SF Credit
Perennials (1 Gal Pots)	10		0 SF Credit
Annuals (1 Sq. Ft. per Plant)	1		0 SF Credit
			0 Landscape Sufficient

APPENDIX B-3. RECOMMENDED PLANT LIST

The following is a listing of recommended non-invasive plants that have proven to grow well in both western North Carolina and the Foothills region of Upstate South Carolina (also reference <http://www.plantnative.org/rpl-ncsc.htm> for native plants). Only the general plant families and common names are listed here, and many cultivars exist and are available and approved if on this general parent plant list. This is not an exhaustive listing, and other species can be used and considered for inclusion for landscape plantings. Any native species not included on this list, and desired to be used for landscape plantings should garner ARC approval before planting.

* Indicates native species

EVERGREEN SHRUBS	DECIDUOUS SHRUBS	PERENNIALS
Glossy Abelia	Bottlebrush Buckeye *	Aster *
Common Boxwood	Summersweet Clethra *	Lady's Mantle
Fragrant Daphne	Burning Bush	Yarrow
Mountain Laurel *	Fothergilla	Astilbe
Juniper	Hydrangea	Blue Wild Indigo *
Japanese Pieris	All Azaleas	Snakeroot *
Cherry Laurel	Butterfly Bush	Shasta Daisy
All Rhododendrons *	Purple Beautyberry	Coreopsis
All Azaleas *	Dwarf Ninebark	Pink Turtlehead *
Praque Viburnum *	Slender Deutzia	Iceplant
Common Lavender	Itea *	Dianthus
Doghobble *	Lilac	Purple Coneflower
Anglojap and Hicks Yew	Blueberry	Joe Pye Weed
Blue Shag and Mugo Pine	Spirea	Blanket Flower
Dwarf Spruce	Viburnum *	Sweet Woodruff
Inkberry Holly *	St. John's Wort *	Geranium
Chinese and Japanese Holly	Rose	Lenten Rose
		Daylily
GROUNDCOVER VINES	GROUNDCOVER VINES	Coral Bells
Bugleweed	Clematis	Hosta
St. John's Wort	Crossvine *	Iris
Pachysandra	Climbing Hydrangea *	Liatris
Galax *	Climbing Rose	Cardinal Flower
Foamflower *		Bee Balm
Juniper		Bearded Tongue
Cotoneaster		Russian Sage
		Garden Phlox
		Moss Phlox
		Solomons Seal
FERNS	GRASSES	Woodland Phlox
Northern Maidenhair Fern *	Feather Reed Grass	Black Eyed Susan
Japanese Painted Fern	Pink Muhly Grass	Meadow Sage
Cinnamon Fern *	Switchgrass *	Goldenrod
Leatherwood Fern *	Maiden Grass	Sedum
Christmas Fern *		Verbena
New York Fern *		Speedwells
Lady Fern *		

LARGE TREES	SMALL FLOWERING TREES	EVERGREEN TREES
Red Maple *	Yellow Buckeye *	American Holly *
Sugar Maple *	Red Buckeye *	Foster Holly
American Yellowwood *	Serviceberry *	Nellie Stevens Holly
Dawn Redwood	Eastern Redbud *	Norway Spruce
Ginkgo, male species only	White Fringe *	Serbian Spruce
Black Gum *	Flowering Dogwood *	Oriental Spruce
Tulip Poplar *	Kousa Dogwood	Eastern White Pine *
American Sweet Gum, non-fruited species *	Sweet Bay Magnolia *	Japanese White Pine
Saw Tooth Oak *	Common Sassafras *	Eastern Red Cedar *
White Oak *	Mountain Ash *	Southern Magnolia *
Willow Oak *	Japanese Stewardia	Green Giant Arborvitae
Northern Red Oak *	Japanese Snowbell	Japanese Cryptomeria
Lacebark Elm	Crape Myrtle	Leyland Cypress
Cucumber Magnolia *	Hawthorn *	
River Birch *	Crab Apple	
Beech *	Sourwood *	
Hickory *		

APPENDIX B-4. LANDSCAPE APPROVAL PROCESS

Application

A Preliminary Landscape Plan must be included with the application for construction of all new homes. No home application will be approved until all landscape requirements have been met. The final Landscape Plan is due for submission and approval no less than 6 months prior to anticipated completion.

Plan Requirements

An owner, designer, or contractor submitting an application for approval under this landscape development provision must ensure that the plan complies with the requirements set forth in this provision and with the applicable requirements of Greenville County codes and ordinances.

A landscape design professional knowledgeable in local vegetation (preferably a licensed landscape architect) must certify the plan as being complete, accurate and in compliance with the requirements of the Landscape Guidelines. The requirement that such plans and specifications be certified by a landscape design professional may be waived for minor alterations and improvements which, at the sole discretion of the ARC, do not require the services of such a professional.

A Site Plan Review is required, and the plan shall contain landscaping information in accordance with this provision and the County's minimum requirements for site plan information. All landscape plans must include the following information:

- The location and dimensions of the Disturbed Area and all existing and proposed structures, boundary lines, drives, roadways and right-of-way, trails, signs, hardscape features, utility equipment, retaining walls, septic drain fields and lighting.
- The location of all proposed vegetation including a plant schedule indicating all plants' scientific and common names, quantity, size at time of planting, root ball condition and spacing. All existing vegetation to remain within the Disturbed Area, which is equal to or exceeds the following sizes, must be inventoried and shown on the plan: deciduous trees two inches (2") caliper or greater, evergreen trees seven feet (7') high or greater and shrubs thirty-six inches (36") high or greater.
- The location of all proposed berms indicating contours at two-feet (2') intervals and percent of slope.
- Details, sections and/or elevations of all proposed hardscape features, fences, walls, fire pits, lighting standards, bridges, etc.
- The location of any artificial turf grass. Artificial turf grass may be approved at the sole discretion of the ARC for specific areas such as dog yards or putting areas. Approved artificial turf grass must be high quality and professionally installed to ensure curb appeal and home values are preserved. Artificial turf should include multiple blade heights and color shades for a natural appearance. Product samples, photographs and/or cut sheets shall be submitted for ARC approval.
- A Title Block including the following information:
 - North Arrow
 - Scale
 - Address of Project
 - Name of Project Owner
 - Date

- Name and contact information for landscape design professional
- Space for revision dates
- Sheet number
- Calculated square feet of total Disturbed Area
- Calculated square feet of Impervious Area
- A plant list, broken down to categories of plants showing the name, scientific name, quantity and size of each plant.

The ARC shall inspect each site to ensure compliance with the Landscape Guidelines.

Landscape Compliance Bond

At the time of final design approval of the Landscape Plan, if not part of new construction, the owner is required to submit a check made payable to the Cliffs at Glassy in the amount of two thousand dollars (\$2,000) as a fully refundable Landscape Compliance Bond, to ensure that the owner is in full compliance with landscape installation requirements. For new construction, a Construction Compliance Bond in the amount of five thousand dollars (\$5,000) and a Landscape Compliance Bond in the amount of two thousand dollars (\$2,000) are to be submitted for building and landscaping compliance assurance. For landscape and hardscape revisions after completion of the home and release of the new Construction Compliance Bond, a Landscape Compliance Bond must be submitted in an amount commensurate with the scope of the project, at the sole discretion of the ARC. *See Schedule of Fees: Home Improvements.*

Should the ARC have to take measures to provide for full compliance, the applicant will forfeit the Landscape Compliance Bond. In other cases, the Landscape Compliance Bond shall be released when landscape and building improvement verification and compliance is confirmed.

APPENDIX B-5. VIEW CORRIDOR CLEARING GUIDELINES

Introduction: Capturing Vistas

Our mountain, lake, golf-course and city light vistas provide a major source of “value” for each property in the community. Over the last two decades many of our prized vistas have become obstructed by maturing trees and other vegetation. This document has been created to establish guidelines for creation and maintenance of view corridors.

The View Corridor Guideline

The cutting of the forest canopy is strictly prohibited unless approved by the ARC. No tree measuring five inches (5") or more in caliper diameter at a point four and one-half feet (4-½') above ground level, any flowering trees or shrubs, or any evergreens may be removed without the written approval of the ARC. Clearing and cutting of trees and shrubs outside the approved limits of disturbance are only permitted to establish a View Corridor.

Should there be the removal of any tree or vegetation as herein provided without written approval, the property owner shall be liable for damages which may include fines and/or legal action. Furthermore, for trees removed or destroyed without ARC approval, the ARC may, at the owner's expense, enter the property and install trees of a trunk caliper totaling three new to every single one destroyed or removed. For example, the loss of a twelve-inch (12") caliper tree shall be mitigated, at a minimum, by the planting of three (3) four-inch (4") caliper trees.

A View Corridor is a scenic vista affording views of the mountains, golf course, lake and/or city lights.

A View Corridor for existing homes is determined from the most logical viewing area(s) of the home such as the great room, master bedroom, kitchen, dining room, and exterior decks.

View Corridors for vacant lots may be created from the most logical site location for the home.

A View Corridor is the line of sight on a view property extending from the view side of a residence to the property line parallel to the view side of the residence. Only one elevation of any home will be considered as the view side for purposes of a View Corridor. The maximum allowable width of a View Corridor is equal to the width of the above listed view areas of the home on the predominate view side of the residence or one hundred twenty feet (120'), whichever is less. Within the limits of the View Corridor up to twenty-five percent (25%) of the trees greater than five inches (5") in caliper and up to twenty-five percent (25%) of the trees and shrubs less than five inches (5") in caliper may be removed in accordance with a plan submitted and approved by the ARC. No trees will be approved for removal on adjacent properties, unless owned by the same owner.

The ARC will consider variances to permit additional removal in excess of twenty-five percent (25%) provided that any trees or shrubs to be removed in excess of twenty-five percent (25%) will be replaced within the View Corridor limits with one inch (1") in caliper of new native trees or shrubs per one inch (1") in caliper removed. Topping of trees is discouraged. All limbs may be removed to a height of fifty percent (50%) of the height of the tree. Selective limbs higher than fifty percent (50%) of the height of the tree may be removed or trimmed to create windows of views through the tree canopy, provided the end result appears to be natural rather than forced.

Application and ARC Approval

A View Corridor application and plan must be submitted to the ARC for approval. The application must follow the same process as the preliminary and final review approvals for any building project as

detailed in these Guidelines. If the View Corridor work is to take place in conjunction with construction and landscaping of the home, the Construction application must include a copy of the View Corridor Plan. There will be no extra review, compliance bond or road usage fees required when the View Corridor work is included in the building construction project.

View Corridor Plan Requirements

Utilizing the required tree and topographical survey, include the limits and size of the View Corridor, direction of view, proposed location of the house, mark the trees to be removed, trees to be limbed up and trees to be thinned for windows of views. Include any necessary erosion control measures. On the plan include numbering of each tree five inches (5") and over in caliper and a list with species and sizes in a numbered chart. In a written version of the plan explain the sequence of the work, list all trees that are to be removed or trimmed and the work required for each tree. If there is to be any replanting in the View Corridor area, it must be with native trees, evergreens and/or shrubs. Replanting must be shown on the plan. Provide a calculation to verify the total vegetation to be removed does not exceed the approved percentage. No tree or shrub removal may take place on slopes steeper than forty percent (40%) without ARC written approval.

Maintenance of View Corridors

Once a View Corridor has been approved by the ARC and established, it should be maintained. Any lot which has established the View Corridor may apply for tree removal of dead, diseased or dangerous trees and must receive ARC approval prior to removal of those trees. Except for new construction applications, no healthy trees five inches (5") or larger in caliper, evergreens or flowering shrubs four feet (4') tall or taller will be approved for removal for a period of ten (10) years from completion of the View Corridor certification of completion by the ARC. After the ten (10) year anniversary a new application for View Corridor clearing will be considered on a case-by-case basis.

Appendix C.

Solar Guidelines

The ARC recognizes the benefits of renewable energy sources, including solar, to overall energy programs within our society and has considered ways the ARC may be able to work effectively with owners proposing solar power projects and maintain the overall Cliffs at Glassy ARC standards. South Carolina state statutes require homeowners' associations to permit solar panels in all private communities. Since these systems, by nature, must be installed external to the home, the ARC has adopted the following policy to aid homeowners in developing their solar projects within ARC expectations.

Solar panel installation must comply with South Carolina State Statutes and receive prior approval by the ARC.

The ARC reserves the right to make approval/disapproval decisions.

The following applications for solar panels will be considered:

- The preferred location is a rear facing roof.
- The placing of solar arrays on front-facing roofs will be considered, but can be rejected by the ARC where another location is less visible and equally as functional.
- Ground mounted systems will be considered. Applications must be accompanied with architectural drawings showing how they would be screened.

Applications must include a picture of the requested panels with a drawing to scale showing the proposed location on the roof, yard or patio, a copy of the plat map or photographs showing how the house sits relative to surrounding homes, and a schematic showing proposed wiring, conduit runs and electrical box placement on the home.

The solar array system components must conform to the color of the roof shingles as closely as possible, either through paint or powder-coat.

Homeowners will ensure that all surfaces of all solar array equipment, whether painted or colored materials, are properly and timely maintained to prevent peeling and cracking of paint or loss of coloration, or other deterioration to the point where the equipment becomes unsightly and/or incompatible with the aesthetic standards of the community.

Visibility of devices and their components must be minimized from public view (from the street, from neighboring lots, from common areas, etc.) and may be required to be screened from neighboring property in a manner approved by the ARC. Components running along the house siding or roof must be painted to match the background color.

Solar panels must be installed flush to the roof with no more than a four inch (4") rise in elevation above the roof. The entire array shall be lower than the top ridge of the roof.

No motorized sun tracking systems will be allowed.

Solar panels must be flat with no ridges, curves or external piping.

Separate approval must be obtained for any proposed tree removal. Removed trees shall be replaced to ensure no net loss of trees.

Homeowners must use licensed, insured and reputable installers. Homeowners are solely responsible for ensuring that all permits and licenses are obtained prior to installation. All federal, state, and local standards, statutes and laws must be met. The ARC assumes no liability in ensuring that these requirements are met.

Only commercially or professionally made devices are allowed. Solar panels must possess Solar Rating Certificate Corporation (SRCC) certification to assure quality standards. "Homemade" devices will not be permitted due to the safety and aesthetics aspects of such devices.

The size of the solar array must be limited to that which provides usable energy generation for the home on which it is installed and is within the limits of the current net metering code.

No signs advertising the finished product will be allowed.

Homeowners are urged to check with their home contractor or insurance company, prior to installation of devices, to determine how such installation may impact their roof warranty or other aspects of their structure.

Appendix D. Fencing Guidelines

Fences are generally discouraged. However, if they are necessary, all fence design, layout and materials must be submitted for approval by the ARC. Fences must harmonize in character and color with the house and the landscape design. Walls, fences and screens should be used to provide privacy, enclose service areas and HVAC units and to reduce the scale of large masses. Fences around pools must be approved and meet all codes, ordinances and regulations. Natural materials and elements such as stone or boulder walls and berms are allowed and encouraged. Unattended and unsightly dog runs will be rejected. Wire and vinyl clad wire fences of any type will be rejected. Fences abutting a golf course are not permitted.

Garden and courtyard fencing is allowed and encouraged in the immediate vicinity of the house and may not be more than forty-eight inches (48") in height and must be consistent with the architectural style and colors of the house. Walls and fences along the front property line of the house will not be permitted. Except as installed by the developer, no side or rear fencing and walls will be greater than six feet (6') in height. All approved metal fencing must incorporate staggered plantings to soften the effect of the fence. Fences may follow the natural grades; however, all vertical members should remain on a vertical orientation. Where grades slope strongly, it is recommended to use a masonry base wall to absorb the grade, allowing the fence to remain level. Masonry piers should be used to step the wall down the slope.

Examples of approved fence styles:



Staggered plantings inside and outside soften the appearance of this metal fence.



Decorative aluminum with stone base and columns to take up grade.

Appendix E.

Noise Control Guidelines

APPENDIX E-1. ROCK DEMOLITION NOISE CONTROL

The following is the ARC supplemental Guideline related to noise from construction/demolition of rock. You are required to comply with the following sections:

PROHIBITED ACTS

A. Operating or causing the operation of any tools or equipment used in rock demolition work between **weekday** hours of **5 p.m. and 9 a.m.**, Monday through Friday and **anytime** on **weekends** or **holidays** such that the sound from there creates a noise disturbance across the community.

B. Jackhammer, Backhoe with Jackhammer or Blasting:

Operating or causing the operation of jackhammer, backhoe with jackhammer or blasting between the hours of 9:00 a.m. and 5 p.m., Monday through Friday for more than 6 consecutive days in any 30-day period without prior written approval based on an approved Noise Reduction Plan on file with the ARC.

ROCK DEMOLITION	TIME
Monday thru Friday	9:00 a.m. to 5:00 p.m.
Saturday and Sunday	Not permitted
Legal Holidays including New Year's and Christmas Eve	Not permitted

Should it be evident that rock demolition will require more than six (6) days over a period of thirty (30) continuous days, the owner and/or contractor is required to produce and submit a Noise Reduction Plan, which details the intended approach to rock demolition, the magnitude of the rock, time allotted for rock demolition and specific steps to be taken to reduce the duration and intensity of the noise.

Provided a Noise Reduction Plan has been submitted and approved:

Failure to comply with the approved noise control requirements will result in issuance of a written warning, a possible fine and a potential stop work order, pending adjustments to the plan to reduce noise.

When a Noise Reduction Plan has not been submitted and approved:

Should any owner or contractor be found in violation of this noise guideline, the minimum fine will be five hundred dollars (\$500) per occurrence and immediate stop work order, with no work to resume until a Noise Reduction Plan has been produced, submitted to the ARC and approved in writing.

The ARC reserves the right to revise these Noise Reduction Guidelines at any time for the benefit of the community as determined at the sole discretion of the ARC.

ADDITIONAL INFORMATION AND RECOMMENDATIONS FROM THE ARC

On sites with anticipated rock demolition required:

Architects and Engineers

- Perform geotechnical investigation to determine whether rock is present in the building zone of the proposed house.
- Where possible design house and site plan to minimize rock demolition.

Contractor and Excavation Subcontractors

- Consider alternative rock demolition methods including blasting, non-explosive blasting agents (such as Dexpan), hydraulic fracturing and sawing.

As a courtesy, notify neighbors prior to starting a job that you anticipate unacceptable noise levels and duration. Communication with neighbors can prevent complaints from arising and resolve concerns before there is a problem. Provide a phone number where the foreman can be reached prior to the start of the job.

Mitigate noise from rock demolition with sound barriers, muffling devices, lower settings on power equipment, shortened work periods, alternative rock demolition methods and more detailed planning and design.

If power equipment is to be used, take preliminary noise readings to determine whether you may be in violation of OSHA Construction Noise Standards (CRF 29 1926.52) and the Greenville County Noise Ordinance in the Code of Ordinances, Greenville County, South Carolina, Chapter 26 Article IV. These readings should be taken at the closest adjacent property line from the noise source.

If you have questions about these Noise Reduction Guidelines contact The Cliffs at Glassy POA Office at 864-895-2829 between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday.

APPENDIX E-2. NOISE REDUCTION PLAN GUIDELINES

A Noise Reduction Plan (NRP) is a plan written and developed under the guidance of an engineer familiar with the principles of acoustics. A NRP will detail the use of the most effective noise-suppression equipment, materials and methods appropriate and reasonably available for rock demolition. As a minimum an NRP must contain the following:

- A detailed scope of the work to be performed, why the project cannot comply with the current construction noise standard, the duration of the project and the expected noise levels to be produced during the project.
- A scaled site map which accurately depicts the exact location of the rock as determined by geotechnical exploration and a stamped engineers report, the project boundaries and all affected residences within a radius of five hundred feet (500') of the construction site.
- Explain how the implementation of the proposed NRP will benefit the general public.
- A detailed description of the noise-suppression equipment, materials and methods to be employed for this project.

- An information notice to be distributed to all Cliffs at Glassy residences anticipated to be affected by noise from this project. The notice shall contain a description of the project, duration, noise mitigation measures to be used, and on-site contact information for the contractor.

Upon receipt and review of a NRP the ARC will provide public notice to the households most likely to be affected by any rock demolition noise. Please allow a minimum of ten (10) days after publication or circulation of the notice for ARC approval of the Noise Reduction Plan.

Appendix F.

Vacant Lot Cleaning Guidelines

NOTE: These guidelines apply to any lot that currently has not been developed and/or has any home/structure built on the property. In addition, large areas—five thousand feet (5,000') or more of undeveloped area—on a homesite property should also adhere to the stipulations outlined in this guideline for clearing of the large undeveloped area.

One of the ARC's goals is to preserve the native forest canopy and undergrowth that define Glassy Mountain's natural environment. The less native vegetation that is destroyed in siting and building any new home, the greater opportunity the homeowner will have to benefit from savings to the cost of new landscaping and future maintenance. This goal applies to lot cleaning practices made prior to any approved construction activity. These Guidelines are meant to be consistent with, and supplemental to, those sections that pertain to trees, flowering shrubs, underbrush and view windows. *See Appendix B.*

The POA's Architectural and Construction Guidelines use the universal standard for measuring the diameter of any tree (including nursery-grown plant materials) and prohibits the cutting of any native deciduous or evergreen tree over five inches (5") in diameter, measured four and one half feet (4½') above ground level; or any native flowering shrubs such as mountain laurel, rhododendron, azalea, oak leaf hydrangea, maple leaf viburnum etc., of one and one half inches (1½") or greater in diameter, measured four and one half feet (4½') from ground level.

Exceptions

Exceptions to the above rules are made in the case of three (3) highly invasive trees: Paulownia/Dragon Tree (Paulownia Tomentosa), Mimosa/Silk Tree (Albizia Julibrissin) and Ailanthus/Tree-of-Heaven (Ailanthus Altissima). These trees can be cut without any notice or approvals regardless of size and diameter.

Filing Procedure for obtaining a Vacant Lot Cleaning Permit prior to any removal

- Provide to the Mountain Administrator a completed Vacant Lot Cleaning Permit Form (*see Section VI*) including a copy of the Site Map of the lot to be cleaned.
- Post a copy of the signed Permit, enclosed in a plastic page protector, on a wooden post on the property or in a window of the vehicle parked at the site during the cleaning process. It must be clearly visible from the road.

Vacant Lot Cleaning Guidelines

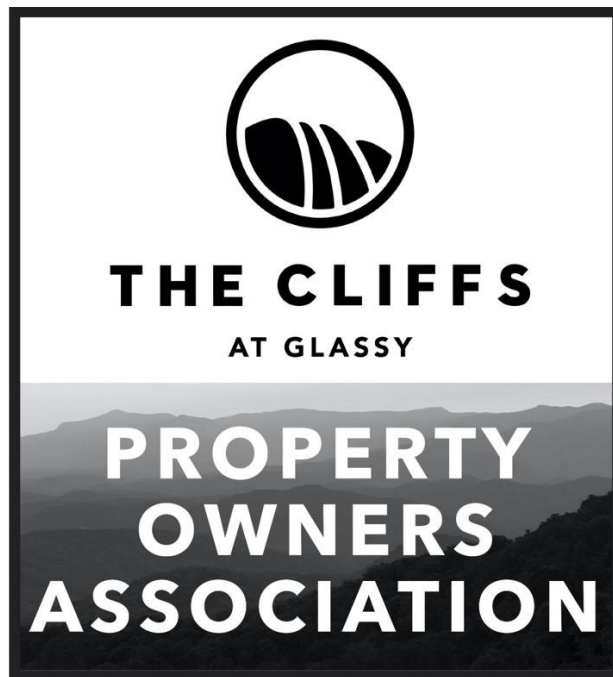
- Debris must be removed and the lot cleaned up within a week of cutting.
- The cutting of native hardwoods and shrubs or mountain laurel, deciduous azalea, small and large leafed rhododendron and small flowering trees in the undergrowth is not allowed.
- Any side boundary to side boundary cleaning of lots is expressly prohibited. Use the twenty-five foot (25') side and road boundary setback as your minimum. Exceptions may be granted if the building site pad comes close to this boundary. Low-lying scrub bushes (not protected) and trees in the roadside boundary may be thinned, but not completely cleared out, to afford a better visual of the lot.
- Paths may be cut to view points or viewing stands which approximate the location of a future house. These paths should not exceed six feet (6') in width and under no circumstances can the tree and vegetation removal guidelines referenced above be ignored.
- The use of large mechanical equipment (such as tractors with bush hogs) is discouraged. Heavy

equipment disturbs the soil and encourages generation of junk pioneer trees from airborne seeds. The use of handheld tools or weed trimmers is encouraged.

- The partial cleaning of lot vegetation should be confined to the removal/cutting of scrub pines (under five-inch (5") diameter), invasive trees and other nuisance plant species such as invasive shrubs, vines, annuals and ornamental grasses.
- Cleaning or re-cutting of previously cleared invasive trees may require chemical treatment before cutting established or re-grown junk trees. If invasive trees are cut, they can propagate through the remaining roots at a ratio of five to one. These trees should be basal-treated several weeks before cutting to kill the tree and roots using a suitable basal treatment such as Pathfinder II.
- Several months after a lot is cleaned the need for future re-cleaning can be minimized by spraying emerging invasive trees and nuisance plant species with a weed and brush killer such as Crossbow or Roundup. Spray only the undesirable emerging species.
- Trees may be limbed up to twenty percent (20%) of their height. No more than fifty percent (50%) of branches which emanate from the main trunk may be removed.
- Tree topping is only permitted with written ARC approval.
- To assist with erosion control and reduce unwanted undergrowth, trees and shrubs may be chipped and spread over the area. Larger pieces or limbs may also be cut and stored properly as firewood or as path or landscape area delineation. Boles may be sectioned and laid on the property, especially downhill from the house, so long as they are not visible from roadways or other homes. Stumps, wood or other material shall not be dumped on adjacent lots.

Enforcement

Non-permitted cleaning of lots or the ignoring of guidelines defined in the Permit can result in a thousand dollar (\$1,000) fine imposed by the POA Board on the property owner. For trees and/or shrubs removed or destroyed without approval, the POA Board may—at the owner's expense—enter the property and install trees totaling three (3) new to every one (1) destroyed or removed. For example, the loss of a twelve-inch (12") diameter tree shall be mitigated, at a minimum, by the planting of three (3) four-inch (4") diameter trees.



www.GlassyLiving.com

Architectural Review Committee

Mountain Administrators

Rebecca Thompson • rthompson@aileronmanagement.com

Nate Kohut • nkohut@aileronmanagement.com

864-895-2829

POA Office

8 Plumley Summit Road

Landrum, SC 29356

864-895-2829
