

Drawn by and after recording return to:
Riverchase Estates Partners, LLC
1450 Lake Robbins Drive
Suite 430
The Woodlands, Texas 77380

STATE OF SOUTH CAROLINA §
COUNTY OF LANCASTER §

LANCASTER COUNTY, SC	
2016009514	RESTRICTION
RECORDING FEES	\$43.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
07-11-2016	09:34 AM
JOHN LANE	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 979 PG:125-161	

**IN ACCORDANCE WITH S.C. CODE ANN. SECTION 15-48-10(a), NOTICE IS HEREBY
GIVEN THAT THIS DECLARATION IS SUBJECT TO BINDING ARBITRATION**

**AMENDED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
RIVERCHASE ESTATES, SECTION 1**

This AMENDED Declaration of Covenants, Conditions, and Restrictions for Riverchase Estates, Section 1 (herein after "Amended Declaration and/or Declaration") is made on the date hereinafter set forth by Riverchase Estates Partners, LLC, a South Carolina limited liability company, hereinafter referred to as "Developer," and shall replace those Declaration of Covenants, Conditions, and Restrictions for Riverchase Estates, Section 1, recorded in Book 480, at Pages 89-126 in the records of Lancaster County, South Carolina. In the event any portion of this Amended Declaration set forth herein shall be held to be unenforceable, then as to the unenforceable portion, the former Declarations recorded in Book 480, at Pages 89-126, shall apply.

WITNESSETH:

WHEREAS, Developer is the owner of that certain tract of land known as "RIVERCHASE ESTATES, SECTION 1" being 598.054 acres of land situated in Lancaster County, South Carolina, as shown on the plat ("Plat") of said RIVERCHASE ESTATES, SECTION 1, recorded in the office of the Register of Deeds of Lancaster County, South Carolina in Plat Book ____, Pages ____ (hereinafter referred to as the "Property" or the "Subdivision"); and

* 2008, 808
2008, 809

WHEREAS, it is the desire of Developer to place certain restrictions, easements, covenants, conditions, stipulations and reservations (herein sometimes referred to as the "Restrictions") upon and against such Property in order to establish a uniform plan for the development, improvement and sale of the Property, and to insure the preservation of such uniform plan for the benefit of both the present and future owners of Lots in said Subdivision;

WHEREAS, Developer, per Article IX, Section 9.03, may, in its sole discretion, amend the Declarations it deems "necessary in the Developer's sole discretion, provided that any such amendment shall be consistent with and in furtherance of the general plan and scheme of development as evidenced by this Declaration and shall not impair or adversely affect the vested property or other rights of any Owner or his mortgagee." Any such amendment also shall constitute rights and interests appurtenant to the Properties and shall run with the title to same.

NOW, THEREFORE, Developer hereby adopts, establishes and imposes upon the Subdivision known as RIVERCHASE ESTATES, SECTION 1 and declares the following reservations, easements, restrictions, covenants and conditions, applicable thereto, all of which are for the purposes of enhancing and protecting the value, desirability and attractiveness of said Property, which Restrictions shall run with said Property and title or interest therein, or any part thereof, and shall inure to the benefit of each Owner thereof, except that no part of this Declaration or the Restrictions shall be deemed to apply in any manner to the areas identified or platted as a Reserve or Unrestricted Reserve on the Plat or to any area not included in the

boundaries of said Plat. Developer also declares that this Subdivision shall be subject to the jurisdiction of the "Association" (as hereinafter defined).

ARTICLE I DEFINITIONS

Section 1.01 "Annexable Area" shall mean and refer to any additional property made subject to this Declaration and the jurisdiction of the Association pursuant to section 7.06 of this Declaration and the other provisions set forth herein. Annexable Area includes, without limitation, any other property adjacent to or in the proximity of the Property which the Developer may wish to subject to this Declaration and include in the jurisdiction of the Association.

Section 1.02 "Association" shall mean and refer to Riverchase Estates Property Owners Association, Inc., a South Carolina non-profit corporation, and its successors and assigns.

Section 1.03 "Riverchase Estates" shall mean and refer to this Subdivision and any other sections of Riverchase Estates hereafter made subject to the jurisdiction of the Association.

Section 1.04 "Board of Directors" shall mean and refer to the Board of Directors of the Association.

Section 1.05 "Builders" shall mean and refer to persons or entities that purchase Lots and build speculative or custom homes thereon for third party purchasers.

Section 1.06 "Common Area" shall mean all real property (including the improvements thereto) within the Subdivision owned by the Developer and/or the Association for the common use and enjoyment of the Owners and/or any other real property and improvements, including, but not limited to, parks, open spaces, detention lakes or ponds, Lake road crossings, dams, greenbelt areas and other facilities and areas designated on the Plat within the Common Area to which the Owners may hereafter be entitled to use. The Common Area shall include such facilities in Section 1 which may include a Clubhouse and associated improvements subject to the rules and regulations (including membership and use) as established by the facility owner. The Developer or Associations preparation of any maps or drawings of any facility, property, detention pond or other common area is not a representation that such will be built or developed; and the Developer and/or Association may or may not develop any portion of the property as a Common Area.

Section 1.07 "Contractor" shall mean and refer to the person or entity with whom an Owner contracts to construct a residential dwelling on such Owner's Lot.

Section 1.08 "Developer" shall mean and refer to Riverchase Estates Partners, LLC, and its successors and assigns. Provided, however, no person or entity merely purchasing one or more Lots from Riverchase Estates Partners, LLC, in the ordinary course of business shall be considered a "Developer."

Section 1.09 "Lot" shall mean and refer to any plot of land identified as a Lot or tract on the Plat of the Subdivision. For purposes of this instrument, "Lot" shall not be deemed to include any portion of any "Common Areas," "Reserves," "Restricted Reserves," or "Unrestricted Reserves," (defined herein as any Common Areas, Reserves, Restricted Reserves, Restricted Open Space Reserves, or Unrestricted Reserves shown on the Plat) in the Subdivision, regardless of the use made of such area. No Lot may be resubdivided without the prior written consent of the Association.

Section 1.10 "Pathway Easements" for the side of the lots designated below, shall mean a 15-foot (15') wide pathway easement located on the side of Lots listed below. All Pathway Easements and sidewalks may be used by all Owners and guests.

- (i) Lot 47, Phase 1
- Lot 1, Phase 2
- Lot 10 and 11, Phase 3
- Lot 22 and 23, Phase 4
- Lot 3 and 4, Phase 5

Section 1.11 "Member" shall mean and refer to every person or entity who holds a membership in the Association.

Section 1.12 "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of fee simple title to any Lot or Reserve which is a part of the Subdivision, including (i) contract sellers (a seller under a Contract-for-Deed), but excluding those having such interest merely as security for the performance of an obligation, (ii) Developer (except as otherwise provided herein), and (iii) Builders.

Section 1.13 "Living Area" shall mean and refer to the area computed using exterior dimensions of the entire living area of a residence that is heated and cooled; e.g. both floors of a two-story residence, excluding attic, garage, basement, breezeway or porch.

Section 1.14 "Regulated Modification" shall mean and refer (without implication that any matter contained in this definition is permitted or prohibited by the terms of this Declaration) to the commencement, placement, construction, reconstruction or erection of or modification, alteration, or addition to, any building, structure, improvement, thing or device, and any usage thereof, whether temporary or permanent, excluding such matters and activities conducted wholly within the interior of a residence which does not affect the exterior appearance of the residence, structure or improvement, including (but not limited to) by way of illustration:

(i) Any residence, building, garage, outbuilding, porch, shed, greenhouse, gazebo, pergola, outdoor kitchen; animal coup, animal cage, animal run, covered or uncovered patio or deck, swimming pool, hot tub, microwave and similar systems, fence, wall, screening device or improvement, curbing, paving, wall, landscaping of any kind, fountains, statuary, signs, forts, ziplines, play structures, other temporary or permanent modifications or alterations;

(ii) Any change to the design or appearance of the exterior of any residence or garage upon any Lot, or to any other approved outbuilding, including without limitation any change in the style, color grade or appearance of exterior brick or cladding, siding, shingles or other roof material, windows, doors, garages doors, or other visible exterior features on a Lot;

(iii) Any demolition of a residence; garage or outbuilding upon any lot, (demolition must be approved by the ACC under Article IV herein);

(iv) any excavation, fill, ditch, diversion, dam, drainage system, berm, pond, paving, hardscape or other thing, device or system which affects or alters the flow of surface or subsurface waters to, from, upon, across, or under any Lot or any other portion of the Subdivision.

Section 1.15 "Control Transfer Date" shall mean and refer to the following: At the discretion of the Developer prior to May 1, 2028 or if eighty percent of the Lots in all Sections of Riverchase Estates have not been conveyed by Developer, then thereafter at such time as eighty percent (80%) of the Lots in all sections of the Subdivision are conveyed by Developer - but regardless of buildout, in no instance prior to May 1, 2028 save and except for the absolute discretion of the Developer, the Developer shall cause an instrument transferring control of the Subdivision to the Association to be placed of record in the Real Property Records of Lancaster County, South Carolina (which instrument shall include the Control Transfer Date). Prior to the Control Transfer Date, Developer shall have the sole and exclusive right to appoint the Directors of the Association and shall also have the sole and exclusive right to appoint the members of the Association's Architectural Control Committee.

Section 1.16 "Transition of Association" shall mean and refer to the following: After the Control Transfer Date, the Association Board shall have the power to make all appointments to the Architectural Control Committee. Prior to the Control Transfer Date, the Board of the Association for the period from the Control Transfer Date until the next annual meeting of the Association shall be determined by a Nominating Committee. The Nominating Committee is appointed by the Board of the Association and consists of a Board member and 2 Members (and Developer is not excluded from holding any of these three seats). The Nominating Committee shall appoint a three Director Board which shall govern the Association from the

Control Transfer Date until the date of the Association's next Annual Meeting, at which time the Board shall be determined in accordance with the By-Laws of the Association.

Section 1.17. "Committee" or "ACC" or "Architectural Control Committee" shall mean and refer to the Association's Architectural Control Committee.

ARTICLE II RESERVATIONS, EXCEPTIONS AND DEDICATIONS

Section 2.01 Recorded Subdivision Map of the Property. The plat ("Plat") of the Subdivision dedicates for use as such, subject to the limitations as set forth therein, the roads, streets and easements shown thereon. The Plat further establishes certain restrictions applicable to the Property. All dedications, restrictions and reservations created herein or shown on the Plat, replats or amendments of the Plat of the Subdivision recorded or hereafter recorded shall be incorporated herein and made a part hereof and shall be construed as being included in each contract, deed, or conveyance executed or to be executed by or on behalf of Developer, conveying said Property or any part thereof whether specifically referred to therein or not.

Section 2.02 Easements. Developer, subject to the provisions of Section 3.02 for Composite Building Sites, reserves, for itself and its successors and assigns forever, for public or private use, as applicable, the utility easements shown on the Plat (if any) or that have been or hereafter may be created by separate instrument recorded in the Real Property Records of Lancaster County, South Carolina, for the purpose of constructing, maintaining and repairing a system or systems of electric lighting, electric power, telegraph and telephone line or lines, gas lines, sewers, water lines, storm drainage (surface or underground), cable television, or any other utility the Developer sees fit to install in, across and/or under the Property. This reservation expressly includes the Developer's reservation for itself and its successors and assigns forever, the right to develop cellular communication towers with associated equipment and improvements; or other cellular communication signal transmission and signal receipt facilities and equipment on any portion of the property. Developer hereby reserves, for itself and its successors and assigns forever, the perpetual right to use all utility easements in the Subdivision for the construction of drainage swales in order to provide for improved surface drainage of the Reserves, Common Area and/or Lots. Developer, for itself and its successors and assigns forever (including, without limitation, the Association), further expressly reserves the perpetual right, but does not have the obligation, to enter upon any Lot for the purpose of improving, constructing or maintaining any natural drainage pattern, area or easement. Should any utility company furnishing a service covered by the general easement herein provided request a specific easement by separate recordable document, Developer, without the joinder of any other Owner, shall have the right to grant such easement on said Property without conflicting with the terms hereof. Any utility company serving the Subdivision and/or any Utility District serving the Subdivision shall have the right to enter upon any utility easement for the purpose of installation, repair and maintenance of their respective facilities. Neither Developer, the Association nor any utility company, water district, political subdivision or other authorized entity using the easements herein referred to shall be liable for any damages done by them or their assigns, agents, employees, or servants, to fences, shrubbery, trees and lawns or any other property of the Owner on the property covered by said easements.

Section 2.03 Title Subject to Easements.

(a) It is expressly agreed and understood that the title conveyed by Developer to any of the Lots by contract, deed or other conveyance shall be subject to any easement affecting same for roadways or drainage, water line, gas, sewer, electric lighting, electric power, telegraph or telephone purposes and other easements reserved in this Declaration or hereafter granted affecting the Lots. The Owners of the respective Lots shall not be deemed to own pipes, wires, conduits or other service lines running through their Lots which are utilized for or service other Lots, but each Owner shall have an easement in and to the aforesaid facilities as shall be necessary for the use, maintenance and enjoyment of his Lot. The Developer may convey title to said easements to the public, a public or private utility company or the Association.

(b) At the sole election of Developer, prior to the Control Transfer Date (defined in Section 4.02(b) and Section 1.15), or thereafter at the sole election of the Association by vote of its Board of Directors, the Developer or Association, without necessity of obtaining consent from any Owner, shall have the right, and

Developer hereby reserves, for itself and its successors and assigns forever, the perpetual right to grant, dedicate, reserve or otherwise create, at any time or from time to time, easements for public, quasi-public or private utility purposes, including without limitation gas, electricity, telephone, sanitary or storm, cable television and similar services, along, over, above, across and under the Subdivision and/or any Lot (regardless of ownership at the time of the granting of the easement) expressly including and not limited to any side of any Lot (front, side or back); provided such additional easements shall not be located in such manner as to encroach upon the footprint or foundation of any then existing building (including any residence) or any swimming pool. Any such easement shall not be effective unless and until notice thereof is filed in the Real Property Records of Lancaster County, South Carolina. Title to any Lot may not be held or construed in any event to include title to any easement established by this Section 2.03 or title to any utility improvement constructed or placed in the easement.

(c) Easements established or obtained pursuant to this Section 2.03 may not, once established or obtained, be adversely effected by any subsequent amendment of this Declaration. The foregoing does not limit subsequent abandonment or other modification of easement rights in accordance with applicable instruments covering any easement, by consent or agreement of the impacted parties.

Section 2.04 Utility Easements.

(a) Utility ground and aerial easements have been or will be dedicated in accordance with the Plat and by separate recorded easement documents. Utility easements on side lot lines may be eliminated and canceled along adjoining Lot lines in a Composite Building Site in accordance with Section 3.02 hereof. All lots have a fifteen (15) foot utility easement on the front of the lot.

(b) No building, swimming pool bowl or other structure or Regulated Modification shall be located over, under, upon or across any portion of any utility easement. The deck and/or patio area adjacent to a swimming pool may encroach over, under, upon or across any portion of any utility easement with consent from the applicable utilities. The Owner of each Lot shall have the right to construct, keep and maintain concrete drives, walkways, fences, and similar improvements across any utility easement, and shall be entitled to cross such easements at all times for purposes of gaining access to and from such Lots, provided, however, any concrete drive, fence or similar improvement placed upon such Utility Easement by the Owner shall be constructed, maintained and used at Owner's risk and, as such, the Owner of each Lot subject to said Utility Easements shall be responsible for (i) any and all repairs to the concrete drives, walkways, fences and similar improvements which cross or are located upon such Utility Easements and (ii) repairing any damage to said improvements caused by the Utility District or any public utility in the course of installing, operating, maintaining, repairing, or removing its facilities located within the Utility Easements.

(c) The Owner of each Lot hereby indemnifies and holds harmless Developer and Association, and public utility companies having facilities located over, on, across or under utility easements from any loss, expense (including, without limitation, reasonable attorneys' fees and costs), suit or demand resulting from death, injuries to persons or damage to property in any way occurring, incident to, arising out of or in connection with said Owner's installation, maintenance, repair or removal of any permitted improvements located within utility easements, expressly including where such death, injury or damage is caused or alleged to be caused by the sole or contributory negligence of such public utility or the Developer or the Association, or their respective employees, officers, contractors, or agents.

Section 2.05 Developer Sales Offices and Property Management Company Offices. Notwithstanding any provisions contained in the Declaration to the contrary, so long as construction in any section and sale of Lots in any section by Developer shall continue, it shall be expressly permissible for Developer, free of any charge or cost, to maintain and carry on upon portions of the Common Area (including offices within the Clubhouse), such facilities and activities as, in the sole opinion of Developer, may be reasonably required, convenient, or incidental to the Developer's construction or Developer's sale of Lots, or a Property Management Company's management of the Property (such company as selected by Developer) including, but not limited to, business offices, signs, model units, and sales offices, and the Developer shall have such easements for access to and use of such facilities as desired by Developer. The right to maintain and carry on such facilities and activities free of charge to the Developer shall include specifically, without

limitation, the right to use Lots owned by the Developer and any clubhouse or community center, which may be owned by the Association, as models, sales offices, property management company offices, parking lots, and any other activities desired by Developer incidental to or in any way related to these uses. If the Developer shall build any sales office within the Property, Developer shall be allowed to continue to use the sales office perpetually and without limitation as to the Developer's continued work in or lack of work in the Property. Further, Developer reserves the right to sell any sales office without limitation on its use.

Section 2.06 Roads and Streets. With respect to the roads and streets constructed or to be constructed in the Subdivision, as shown on the Plat, Developer hereby reserves, for itself and its successors and assigns forever, the perpetual right to grant, convey and/or assign perpetual or temporary utility easements to the applicable public or private provider for the purpose of constructing, operating, maintaining or repairing a system(s) of electric lighting, electrical power, telegraph and telephone lines, gas lines, sewers, water lines, storm drainage (surface or underground) cable television, or any other utilities that the Developer sees fit to install (or permit to be installed) in, across and/or under the Property. Roads and any drainage easements with a total width greater than twenty feet will be maintained by the Association. In the instance that the Developer or Association develops or installs any entry/exit gates for the Property, it is in the sole discretion of the Association when the gates shall be made operational and may not occur until the development is complete. Please also see Section 9.11, below, pertaining to security questions.

Section 2.07 Restricted Reserve A. Restricted Reserve A of the Subdivision is reserved for landscaping. Restricted Reserve A will be maintained by the Association (or after the Control Transfer Date, by the Association) and use thereof by Owners and their guests will be subject to such rules and regulations as may be from time to time promulgated by the Developer (or after the Control Transfer Date by the Association).

Section 2.08 Natural Gas. Natural gas will be available to the subdivision and will be supplied and installed by Lancaster Natural Gas Authority, a utility provider regulated by the South Carolina Public Utility Commission. The supplier is not affiliated with the Developer. Lancaster Natural Gas Authority will be responsible for maintenance of the natural gas facilities.

Lancaster Natural Gas Authority will construct the natural gas lines to the lots and will bear the cost of such construction. Service availability is the responsibility of Lancaster Natural Gas Authority and not that of the developer. Lancaster Natural Gas Authority will extend natural gas lines to the lots when construction of homes in the subdivision begins and residents request natural gas service. You will not be responsible for the construction costs of extending natural gas service lines to locations in front of or adjacent to your lot. You will be required to pay to Lancaster Natural Gas Authority the usual, regulated connection fees to obtain service.

All Property Owners must use natural gas for water heaters and furnaces.

ARTICLE III USE RESTRICTIONS

Section 3.01 Single Family Residential Construction. No building shall be erected, altered, placed or permitted to remain on any Lot or Building Site other than one single-family dwelling unit ("Dwelling") per each Lot or composite building site to be used solely for residential purposes. Except that one guest house may be built provided it matches the same design as main Dwelling and said guest house must contain a minimum of 500 square feet and a maximum of not more than 1500 square feet under roof, and be built after or while the main Dwelling is being built and be approved in writing by the Architectural Control Committee ("Committee") prior to construction. Each main Dwelling shall have a fully enclosed garage for not less than two (2) cars or more than five (5) cars, which garage is available for parking automobiles at all times without any modification being made to the interior of said garage. Main Dwelling garages shall have a minimum of 440 square feet of parkable area. Said guest house may have a fully enclosed garage for not more than two (2) car, which garage is available for parking automobiles at all times without modification being made to the interior of said garage. Guest house garages shall have a maximum of 440 square feet of parkable area. Free standing garages are permitted with approval of the Committee. Garages attached to the home may be side entry or a courtyard entry. Front entry garages and garages on an angle to the main body of the home are prohibited except where a single forward facing garage door or angular doors are integrated into a design having a motor court or porte-cochere. In the case of a motor court, it shall be defined by substantial masonry, stucco or stone piers matching the materials on the home at the entry. Sides of the motor courts shall match

the home, masonry piers with wrought iron or simulated wrought iron aluminum fencing between, or a landscaped screening wall with evergreen trees a minimum of 4-6 feet tall planted close enough to one another in a row so that branches touch at the time of planting. A carport is not an acceptable substitute for the garage requirements herein, although the Committee may consider supplemental carports constructed of the same design, materials and colors as the residential structure and which are integrated with (and not free standing) the residential structure. No carport shall be erected or permitted to remain on any lot without the express written approval of the Committee through the process described in Article IV to this Declaration. Dwellings and exterior buildings must have a minimum plate line of nine (9) feet – the vertical distance measured from the slab to the bottom of the overhangs.

An outbuilding is defined as any structure which is not attached to the main structure. This may include storage, sheds, gazebo, greenhouses, arbors, pergolas, playhouses/forts, potting sheds, pool houses or other similar structures. One or more outbuildings may be permitted per lot and/or composite building site, of 1) it is situated in the rear yard; 2) it is concealed from the view of the public including any adjacent property owners; 3) the plans for the outbuilding are approved in writing in advance by the Committee; 4) the outbuilding shall correspond with the main dwelling structure in architecture, style, color, design and materials; 5) the roof pitch and materials should match or complement the main roof on the primary residence; and 6) said outbuilding shall be limited to a maximum of five hundred (500) square feet.

Occupancy shall be limited to one (1) family, which shall be defined as any number of persons related by blood, adoption or marriage living with not more than one (1) person who is not so related as a single household unit, or no more than two (2) persons who are not so related living together as a single household unit. It is not the intent of the Developer to exclude any individual from a dwelling who is authorized to so remain by any state or federal law. If it is found that this section, or any other section, of the Restrictions are in violation of any law, then the prohibited section shall be interpreted to be as restrictive as possible to preserve as much of the original section as allowed by law. All dwellings must be approved in writing by the Architectural Control Committee prior to being erected, altered or placed on the property and according to the guidelines adopted by the Committee. There shall be no workshops or barns constructed, erected, placed or permitted in the Subdivision. The term "dwelling" does not include single or double wide manufactured or mobile homes, or any old or used houses to be moved on the Lot or any log homes and said manufactured or mobile and used homes or log homes are not permitted within the Subdivision.

All Dwellings, except for those located on lots listed below, shall have a minimum of 2,400 square feet of living area, excluding porches, and be built with new construction materials. There shall be a minimum of 1,800 square feet of living area on the first floor of any multi-story home, unless otherwise noted herein.

Any building, structure or improvement commenced on any tract including landscape shall be completed within twelve months following the start date defined in the Architectural Guidelines. An extension beyond one year may be requested as described in the Architectural Guidelines. The Committee at its sole discretion may approve or not approve any extension. The roof of any Dwelling shall be constructed of either 30-year architectural shingles, 240# square minimum (no three tab shingles are permitted), copper, tile, slate, standing seam metal, or other material approved by the Committee and according to the guidelines adopted by the Committee, prior to the construction. The use of sheet metal or similar material on the roof or exterior sides of any Dwelling other than as flashing is prohibited. As used herein, the term, "residential purposes" shall be construed to prohibit mobile homes, trailers, modular or manufactured homes, pre-fabricated or log homes being placed on said Lots, or the use of said Lots for duplex houses, churches, condominiums, townhouses, garage apartments, or apartment houses; and no Lot shall be used for business, educational or professional purposes of any kind whatsoever, nor for any commercial or manufacturing purposes. No log siding shall be used on the exterior of any Dwelling. No vinyl siding is allowed.

An Owner may maintain a home office in a Dwelling so long as: 1) the existence or operation of the business activity does not involve more than one full or part time employee or business partner/member coming onto the property who does not reside on the property; 2) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the property; 3) the existence or operations of the business activity does not violate any federal or state law; 4) the existence or operation of the business activity is consistent with the residential character of the property and does not constitute a nuisance or hazardous or offensive use, or threaten the security or safety of other residents of the property, as may be determined in

the sole discretion of the Board; and 5) the Owner agrees to fully indemnify and hold harmless the Riverchase Community from any liability, loss, or damage resulting from the existence or operation of the business activity.

Section 3.02 Composite Building Site. Any Owner of one or more adjoining Lots (or portions thereof) may, with prior written approval of the Architectural Control Committee and the applicable governing authority, consolidate such Lots or portions into one building site, with the privilege of placing or constructing improvements on such resulting composite site, in which case the side set-back lines along the common lot lines shall be eliminated and said set-back lines shall thereupon be measured from the resulting side property lines rather than from the center adjacent Lot lines as indicated on the Plat. Composite Building Site status may not be granted until an application for construction of a dwelling has been approved by the Architectural Control Committee, and will be applicable for the next assessment calendar year. No proration of assessments will be authorized when Composite Building Site approval is granted. Further, any utility easements along said common lot lines shall be eliminated and abandoned upon approval of a Composite Building Site provided such easements are not then being used for utility purposes. Any such Composite Building Site must have a front building set-back line of not less than the minimum front building set-back line of all Lots in the same block and the main dwelling must cross at least one of the original common Lot lines. Following approval of a Composite Building Site, and until completion of construction of a dwelling, the site will be considered as one (1) Lot for purposes of voting rights in the Association. Property Owners with more than one contiguous lot, will only pay one maintenance fee to the POA, if the lots are both contiguous and side by side. Lots are only considered contiguous if they are connected side-by-side. Lots that are connected back-to-back are not considered contiguous. If the owner sells one of the contiguous lots, then both lots will be charged a maintenance fee. Lots that touch in the rear are not considered to be contiguous. In addition to the foregoing, and after approval from the ACC, each Owner shall be solely responsible, at its sole cost and expense, for obtaining all consents or approvals from all applicable governing authorities with respect to any subdivision or recombination of a Lot, including, without limitation, all costs to have a plat prepared and recorded in the Lancaster County Register of Deeds Office. Each Owner shall immediately forward a copy of the recorded plat to Developer and the Association upon its recordation. An Owner shall be in default of the terms of this Declaration if it records any such plat without first obtaining the ACC's prior written consent as provided herein.

Section 3.03 Location of the Improvements upon the Lot. No building of any kind shall be located on any Lot nearer to any side or rear property line, or nearer to any public road or waterway than as may be indicated on the Plat; provided, however, as to any Lot, the Architectural Control Committee may waive or alter any such setback line if the Architectural Control Committee, in the exercise of the Architectural Control Committee's sole discretion, deems such waiver or alteration is necessary to permit effective utilization of a Lot. Any such waiver or alteration must be in writing and recorded in the Deed of Records of Lancaster County, South Carolina. All dwellings placed on Property must be equipped with septic tank or other sewage disposal system meeting all applicable laws, rules, standards and specifications, and all such dwellings must be served with water and electricity. The main residential structure on any Lot shall face the front of the Lot towards the street or road, unless a deviation is approved in writing by the Architectural Control Committee. On corner lots, the Front of lot is defined as (i) on a rectangular lot; the narrowest property line facing a street or (ii) on a square lot the property line facing a secondary road. The recorded plat will show all building line set-back lines and in the event of a conflict with this Declaration, said Plat shall control.

The minimum building set back lines shall be as follows (provided, any conflict with the building set back lines set forth on the Plat shall be controlled by the Plat):

- i) The building set back line along the front of each Lot shall be thirty-five feet (35') on all Lots located on a cul-de-sac and fifty feet (50') on all other Lots, unless otherwise shown on the Plat.
- ii) The building set back line along the side of each Lot shall be ten feet (10') on all Lots unless otherwise shown on the Plat. The building set back line on lots with a drainage easement as indicated on the plat, will begin at the edge of the drainage easement.

- iii) The building set back line along the rear of each Lot shall be thirty-five feet (35') on all Lots, unless otherwise shown on the Plat.

Section 3.04 Residential Foundation Requirements. All building foundations shall consist of either: (i) concrete slabs, or (ii) piers and beams, with the entire building being skirted with brick or materials which match the outside of the building as may be approved by the Architectural Control Committee. Provided, however, the Architectural Control Committee may approve a different type of foundation when circumstances such as topography of the Lot make it impractical to use one of the above foundations for all or any portion of the foundation of the building improvements constructed on the Lot. Minimum recommended finished slab elevation for all structures shall be eighteen inches (18") above 100 year flood plain and eighteen inches (18") higher than the crown of any down gradient roadway, or such other level as may be established by the County Engineer of Lancaster County, South Carolina, and other applicable governmental authorities.

All references in this Declaration to required minimum slab elevations and/or any slab elevations approved by the Committee do not constitute a guaranty by the Developer, the Committee or the Association that the residence will be free of flood or related damage, or whether the slab is adequate for the intended construction.

All foundations are required to be engineered and designed by a licensed, registered engineer based upon appropriate soils information taken from the specific Lot in question as recommended by such engineer. However, at the minimum, soils borings and soils reports by a qualified soils engineer are required for all Lots prior to such engineer's design of the foundation. The Lot Owner/Builder shall perform a sufficient soil investigation to determine proper slab design and sufficient structural integrity and approval of any plans by the Committee and/or Developer is not a warranty or representation as to the adequacy of the foundation design for the intended construction.

The Committee and/or Developer shall rely solely upon Owner/Builders engineer as to the adequacy of the foundation and structural design when issuing architectural approval of the residence to be constructed. No independent evaluation of the foundation and structural design will be made by the Committee.

The Owner/Builder shall establish and construct the residence and garage slab elevation sufficient to avoid water entering into the Dwelling and garage in the event of a heavy rain. A special drainage structure, as recommended and designed by a licensed engineer or other person on behalf of the Owner is recommended wherein the slab elevation is lower than the road ditches.

The granting of approvals of foundation plans and the Dwelling and garage slab elevation shall in no way serve as warranty as to the quality of the plans and specifications and/or that Dwelling shall be free from flood damage from rising or wind driven water or the flow of surface water from other locations within the Subdivision and in no event shall the Developer, the Committee or the Association have any liability as a result of the Committee's approval or disapproval of the resulting improvement.

Section 3.05 Type of Construction, Materials and Landscaping.

(a) Dwelling exterior walls shall be constructed of Brick, stone, stucco or cementitious shakes, board and batten or lapped siding. Vinyl and aluminum siding are not permitted. All chimneys shall be the same as one of the predominant wall materials on the exterior. Wood timber framing and brackets may be used upon approval of the Committee. Other products are subject to approval by the Committee.

(b) No external roofing material other than slate, tile, metal, built up roof, composition (where the type, weight, quality and color has been specifically approved by the Committee) shall be used on any building in any part of the Subdivision without the written approval of the Committee. All roofing material must be applied in accordance with the manufacturer's specifications. Roof vents, vent stacks, galvanized roof valleys and other roof items must be painted to match the roof materials. Galvanized roof valleys must be primed before being painted to insure the prevention of peeling. House and exterior buildings must have a minimum plate line of nine (9) feet -- the vertical distance measured from the slab to the bottom of an overhang.

(c) No window or wall type air conditioners shall be permitted to be used, erected, placed or maintained on or in any building in any part of the Subdivision.

(d) All roof ventilation (other than ridge ventilators) shall be located to the rear of the roof ridge line and/or gable of any structure and shall not extend above the highest point of such structure, so as not to be visible from any street. The Committee shall have the right to approve the exceptions to the foregoing in cases where energy conservation and heating/cooling efficiency require ventilators that, because of the particular roof design, cannot be hidden from view.

(e) All homes must be landscaped within one year of the setting of forms. The landscape layout and plans must be approved by the Committee, at least thirty (30) days prior to the final grade of the main Dwelling. Landscaping shall be a well-designed balance of nature/trees, shrubs and law grass around the perimeter of each Dwelling. All landscape improvements must be irrigated by an irrigation system. While law water requirement turf products may be considered by the Committee, desired turfs include Bermuda grass over-seeded with Rye in winter; Bahia grass; Zoysia grass; Fescue grass; Kentucky Blue grass; St. Augustine grass; and Centipede grass. No artificial vegetation and/or plantings will be permitted on any portion of the property.

(f) Summer/Outdoor Kitchens may be permitted in accordance with Summer/Outdoor Construction Specifications as adopted, amended, altered and repealed from time to time, by the Board of Directors. All applications must be submitted in accordance with the Architectural Control Review Process.

(g) No clear cutting of lots will be permitted. No more than 25% of the lot and/or composite building site, exclusive of the pad site for the proposed Dwelling, the driveway and in the septic system and drain field area where applicable shall be permitted to have trees removed. No tree in excess of six inches (6") caliper may be removed without the prior written approval of the Committee, except a diseased, dying or damaged tree may be removed to protect the Dwelling and its occupants. The Association shall have the right, in its sole discretion, to levy a fine for clear cutting that will be collected as any other assessment and may enforce a reforestation requirement on all Lot Owners that clear cut their lot and/or composite building site.

Section 3.06 Driveways. Driveways in the subdivision shall be constricted of broom finished concrete or masonry materials placed over a concrete subbase when approved by the Committee. The driveway or entrance to each Lot from the pavement of the street shall be paved with concrete and shall include concrete headwalls and a county approved culvert shall be installed to cross any roadside drainage ditch. All driveway culverts shall be installed with the flowline level with the final grade of the ditch or as may be required by Lancaster County. Culverts shall be made of concrete and shall be of a type and size acceptable to Lancaster County. It is the responsibility of every Owner to ensure that the construction, size and placement of any culvert on their property meets the guidelines and approval of Lancaster County. It is understood that should Lancaster County require removal, replacement, correction, modification or repair of any culvert, it shall be the responsibility of the Owner to pay for such work. If Lancaster County requires Developer to remove, replace, correct, repair or modify any culvert as a precondition to acceptance of the subdivision roads into the county road system, Developer shall have a right to undertake such work and Owner shall reimburse Developer for all costs incurred. The Committee may allow driveways to be placed on the side building line.

Section 3.07 Use of Temporary Structures and Sales Offices. No structure of a temporary character, whether trailer, basement, tent, shack, garage, barn or other outbuilding shall be maintained or used on any Lot at any time as a residence, either temporarily or permanently; provided, however, that Developer reserves the exclusive right to erect, place and maintain such facilities and signage in or upon any portion of the Subdivision as in its sole discretion may be necessary or convenient while selling Lots, selling or constructing residences and constructing other improvements within the Subdivision.

Section 3.08 Water Supply. Developer has contracted with a third party for the installation of a central water system for the Subdivision. All residential Dwellings in this Subdivision shall be equipped with and served by a central fresh water system installed, operated and continuously maintained in accordance with applicable utility company and governmental requirements, and no water wells shall be made, bored or

drilled, nor any type or kind of private system installed or used except upon approval of the Architectural Control Committee and any required governmental authorities. Wells may be drilled by the Developer or Association for use in watering common areas. All Dwellings must tap into and remain connected to the central water system for the Subdivision.

Section 3.09 Electric Utility Service. Prior to beginning any construction on a Lot, each Lot owner, at his expense, shall be required to install electric service lines from the transformer or source of feed to the meter location on said Lot. Further, each Lot Owner may expect to pay a charge for connection to such electric utility service, and the Owner is obligated to contact the electric utility company providing service to the Subdivision to determine the amount of such charge and make arrangements for the installation of said electrical service lines and connection to the electrical distribution system. Owner shall also be responsible for all charges for all utility service furnished to Owner's Lot.

Section 3.10 Sanitary Sewers. No outside open or put type toilet will be permitted in this Subdivision. Prior to occupancy, all Dwellings constructed in this Subdivision must have a septic or sewage disposal system installed by the Owner to comply with the requirements of the appropriate governing agency or agencies. The aerobic type septic systems are preferred.

Section 3.11 Walls, Fences and Hedges. Walls and fences, if any, must be approved prior to construction by the Architectural Control Committee and no wall, fence, planter or hedge in excess of six feet (6') in height shall be erected, planted or maintained on any Lot. No wall, fence, planter or hedge shall be erected, planted or maintained outside of the lot lines of a Lot. The following additional restrictions shall apply to fences:

- (i) Except for a Non-Privacy Fence as hereinafter described, no privacy fence or wall of any kind shall be erected or maintained on any Lot.
- (ii) A Non-Privacy Fence is a black ornamental iron (or visually equivalent aluminum) fence which is visually permeable. The fence is recommended to be five feet (5') in height for uniformity in the community, but must be a minimum of four feet (4') in height and have a maximum of six feet (6') in height, and shall not extend forward of the back plane of the main Dwelling except when a variance has been approved by the Committee. The fence shall be either placed along the lot line, where permission for a neighbor to attach to the fence at a corner post is a required component of the Committee approval, or the fence must be at least five feet off the property line. "Double fencing", defined as having two fence lines running within one foot of each fence line, is not permitted.
- (iii) Owners may include a security gate along the front of a Lot; however the security gate must also be a black, iron ornamental style that does not obstruct view and that is approved by the Committee.
- (iv) Any Lot containing a pool must have a Committee-approved Non-Privacy Fence around either the Lot or the area of the Lot where the pool is located.

No barbed wire or chain link fences shall be allowed, provided, an Owner may obtain permission from the Committee to construct a cage, kennel or dog run out of chain link fence, provided any such outside pen, cage, kennel, shelter, concrete pet pad, run, track or other building, structure or device directly or indirectly related to animals which cannot be seen, heard or smelled by anyone other than the subject Lot Owner provided such must be approved as to materials, size and location by the Architectural Control Committee in its sole and absolute discretion. Driveway entrances may be constructed of masonry columns, ornamental iron or similar materials in harmony with the Dwelling on said Lot as may be approved by the Architectural Control Committee. The Owner of any Lot upon which the Developer may have constructed a fence shall be responsible for the maintenance and repair of said fence.

Section 3.12 Prohibition of Offensive Activities. Without expanding the permitted use of the Lots, no activity, whether for profit or not, shall be conducted on any Lot which is not related to single family residential purposes. This restriction is waived in regard to the customary sales activities required to sell

homes in the Subdivision and for home offices described in Section 3.01 hereof. No noxious or offensive activity of any sort shall be permitted nor shall anything be done on any Lot which may be or become an annoyance or a nuisance to the Subdivision. No exterior speaker, horn, whistle, bell or other sound device, except security and fire devices used exclusively for security and fire purposes, shall be located, used or placed on a Lot. Exterior patio speakers may be permitted on the rear of the dwelling, but at no time are the exterior speakers permitted to become an annoyance or a nuisance to adjacent property owners. Without limitation, the discharge or use of firearms is expressly prohibited. The Association shall have the sole and absolute discretion to determine what constitutes a nuisance or annoyance. Activities expressly prohibited, include, without limitation, (1) the use or discharge of firearms, firecrackers or other fireworks within the Subdivision, (2) the storage of ammonium nitrate, flammable liquids in excess of five gallons (3) Garage Sales (unless organized by the Association) or (4) other activities which may be offensive by reason of odor, fumes, dust, smoke, noise, vibration or pollution, or which are hazardous by reason of excessive danger, fire or explosion.

Section 3.13 Swimming Pools. No swimming pool may be constructed on any Lot without the prior written approval of the Committee. Each application made to the Committee shall be accompanied by a complete set of plans and specifications for the proposed swimming pool construction to be installed on such Lot, including a plat plan showing the location and dimensions of the swimming pool and all related improvements, together with the plumbing and excavation disposal plan. Fees and deposits will be determined by the Association Board of Directors and published in the Architectural Guidelines. The Committee's approval or disapproval of such swimming pool shall be made in the same manner as described in Article IV hereof for other building improvements. The Owner shall be responsible for all necessary temporary erosion control measures required during swimming pool construction on said Lot to ensure that there is no erosion into Detention Lakes or natural waterways. Swimming pool drains shall be piped into the ditch in the front of the Lot or other approved drainage area. In no event shall swimming pools be drained or discharge water into the Detention Lakes. The swimming pool drain outfall shall be terminated through a concrete pad constructed flush with the slope of the ditch so as not to interfere with the maintenance or mowing of the ditch. Swimming pool bowls may not be erected within a utility easement; however, the pool deck may encroach into the utility easement with consent of the applicable utility company. No portion of a swimming pool shall be erected in front of a Dwelling. Swimming pools may be erected outside the rear building line setbacks as long as the pool has no permanent structure built past the setback line.

Section 3.14 Excavation. The digging of dirt or the removal of any dirt from any Lot is expressly prohibited except as may be necessary in conjunction with ponds, the landscaping of or construction of improvements on such Lot.

Section 3.15 Removal of Trees, Trash and Care of Lots during Construction of Residence.

(a) All Owners, during their respective construction of a residence, are required to remove and haul from the Lot all tree stumps, trees, limbs, branches, underbrush and all other trash or rubbish cleared from the Lot for construction of the residence, construction of other improvements and landscaping. No materials or trash hauled from the Lot may be placed elsewhere in the Subdivision or on land owned by Developer whether adjoining the Subdivision or not. The burning of trash, leaves or any other debris on lots is strictly prohibited. Grills for cooking meals or a small masonry or steel fire pit are permitted where flame levels do not produce spark emissions and where said grills or pits are placed away from combustible materials. Fire buckets with standing water are highly recommended to be close by when open flames are present on the exterior of said grills or pits.

(b) All Owners, during their respective construction of a residence, are required to continuously keep the Lot in a reasonably clean and organized condition. A trash container is required on Lot(s) during construction and papers, rubbish, trash, scrap, and unusable building materials are to be kept picked up and hauled from the Lot. Failure to install a trash container/ dumpster during construction shall result in a fine against the property owner's account and shall be collectable as any other assessment. Other usable building materials are to be kept stacked and organized in a reasonable manner upon the Lot. It is recommended that a lockable container be placed on the Lot during construction for unused building materials.

(c) No trash, materials, or dirt is allowed in the street or street ditches. All Owners shall keep street and street ditches free from trash, materials, and dirt. Any such trash, materials, or excess dirt or fill inadvertently spilling or getting into the street or street ditch shall be removed by the Owner causing same without delay, not less frequently than daily. Erosion control fences must be used by an Owner to control silt from entering roadside ditches until grass is established. Failure to install erosion control fences during construction shall result in a fine against the property owner's account and shall be collectable as any other assessment.

(d) No Owner or Contractor may enter onto a Lot adjacent to the Lot upon which he is building for purposes of ingress and egress to his Lot before, during or after construction, unless such adjacent Lot is also owned by such Owner, and all such adjacent Lots shall be kept free from any trees, underbrush, trash rubbish and/or any other building or waste materials during or after construction of building improvements by the Owner of any adjacent Lot. However, the adjacent Lot may be used if the Owner of said adjacent Lot provides written permission to utilize said adjacent Lot in whole or in part, and the signed permission letter is provide to the Committee prior to the start of construction. Any Owner using an adjacent Lot under permission must restore said adjacent Lot to its prior condition after the termination of the use of said adjacent lot.

(e) Unless otherwise approved by the Developer or the Association, no trees shall be removed from any Lot except as may be required during the construction of the main dwelling on the Lot. No clear cutting of trees on a Lot is permitted. Subsequent to the construction of the main dwelling on a Lot, no tree may be cleared or removed unless prior written permission is obtained from the Committee.

(f) All Builders, Owners and their Contractors shall be responsible for any damage caused to the roads, roadside ditches and easements during the construction of improvements on a Lot. Further, any Builder or Contractor shall be required to deliver to the Association a damage deposit as may be determined by the Board of Directors prior to beginning construction of any Dwelling or other building. This damage deposit shall be returned to the Builder or Contractor upon completion of said Dwelling or other building provided the Association determines that no damage to the roads, ditches or easements was caused by said Builder or Contractor and no fines have been incurred as a result of failure to comply with these requirements. Further, any Owner, Builder, Contractor shall supply and maintain a portable toilet and trash bins for construction trash during the construction of a Dwelling in the Subdivision. All Builders, Owners and their Contractors shall be responsible for keeping construction site free of debris and trash and a concrete clean out area must be provided by the builder. Concrete clean out in roadside ditches is prohibited.

(g) Construction road bonds and compliance deposits shall be paid only by the Contractor with funds from the Contractor's company account. Where applicable, refunds of deposits and road bonds will be made only to Contractors.

Section 3.16 Inspections. An application fee, inspection fee and/or deposit may be determined by the Board and must be paid to the Association at such time as application for architectural approval is made to the Committee, which fee shall be used for an independent inspection and to defray the expense for before and after building inspections. In the event construction requirements are incomplete or rejected at the time of inspection and it becomes necessary to have additional building inspections, a fee, in an amount to be determined by the Committee, must be paid to the Committee prior to each building inspection.

Section 3.17 Garbage and Trash Disposal. Garbage and trash or other refuse accumulated in this Subdivision shall not be permitted to be dumped at any place upon adjoining land where a nuisance to any residence of this Subdivision is or may be created. No Lot shall be used or maintained as a dumping ground for rubbish or landfill. Trash, garbage or other waste shall not be allowed to accumulate, shall be kept in sanitary containers and shall be disposed of regularly. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

Section 3.18 Junked Motor Vehicles Prohibited. No Lot shall be used as a depository for abandoned or junked motor vehicles. An abandoned or junked motor vehicle is one without a current, valid state vehicle inspection sticker and license plate. No junk of any kind or character, or dilapidated structure or building of any kind or character, shall be kept on any Lot. No accessories, parts or objects used with cars,

boats, buses, trucks, trailers, house trailers or the like, shall be kept on any Lot other than in a garage or other structure approved by the Architectural Control Committee.

Section 3.19 Signs. Except as authorized herein, no signs, advertisement, billboard or advertising structure of any kind may be erected or maintained on any Lot without the consent in writing of the Architectural Control Committee, except (i) on a Lot on which the dwelling has already been built, one (1) Association-Approved professionally made sign not more than twenty-four inches by thirty-six inches (24" x 36") fastened to a stake in the ground and extending not more than three (3) feet above the surface of such lot, advertising an Owner's Dwelling for sale or rent, may be placed on such improved Lot; (ii) on a Lot on which the dwelling has already been built, School Spirit Signs shall be permitted containing information about one or more children residing in the Dwelling, the school they attend and the school activity, not more than twenty-four inches by thirty-six inches (24" x 36"); (iii) on a Lot under construction, one (1) sign not more than twenty-four inches by thirty-six inches (24" x 36") square advertising the builder of the Owner's dwelling may be placed on such Lot during the construction period of such residence from the forming of the foundation until completion not to exceed a twelve (12) month period; (iv) on a Lot on which the dwelling has already been built, Political signs may be erected upon a lot by the Owner of such dwelling advocating the election of one or more political candidates or the sponsorship of a political party, issue or proposal, provided that such signs may not be erected more than thirty (30) days in advance of the election to which they are pertain and shall be removed within ten (10) days after such election; and (v) on a Lot on which the dwelling has already been built, Security Signs/Stickers may be displayed by an Owner of a commercial security or alarm company providing service to the dwelling so long as the sign is not more than 12" x 12" or the sticker if no more than 4" x 4".

At any one time there shall be no more than two (2) signs other than School Spirit Signs per improved Lot; and no more than one sticker on any of the doors, and stickers on no more than one window per side of the dwelling. Other than as permitted herein and in Section 3.07 hereof no signs of any kind, whether for sale by owner or by builder, shall be permitted on unimproved Lots, and this limitation expressly precludes "For Sale" signs on any Lot on which a dwelling has not been built or on which a dwelling is not under construction. Developer, the Association, or any member of such Committee shall have the right to remove any such sign, advertisement or billboard or structure which is placed on any Lot in violation of these restrictions, and in doing so, shall not be liable, and are hereby expressly relieved from, any liability for trespass or other tort in connection therewith, or arising from such removal.

Section 3.20 Livestock and Animals. No animals, livestock or poultry of any kind shall be raised bred or kept on any Lot. Dogs, cats or other common household pets of a reasonable kind and number (which may be determined by the Board or the Association in its sole discretion) will be allowed on any Lot, provided that they are not kept bred or maintained for commercial purposes and do not become a nuisance or threat to other Owners.

Trained attack dogs or dogs with a vicious temperament are not permitted within the subdivision on common ground or on private property. The HOA Board of directors may, at its sole discretion, determine if a dog meets this criteria and require its removal from the community. The Board may also determine at its sole discretion if a dog is a boisterous nuisance and may require the owner to place the animal within their home except when in the company of an owner who is outside and able to control the dog's behavior.

In no event shall such household pets be allowed to run loose in the Subdivision.

Section 3.21 Logging & Mineral Development. Except within any areas which may be designated as Drill Site locations on the Plat, and easements related thereto, no commercial logging, oil drilling, oil development operations, oil refining, quarrying or mining operation of any kind shall be permitted upon or in any Lot, nor shall any wells, tanks, tunnels, mineral excavation, or shafts be permitted upon or in any Lot, and, no derrick or other structures designed for the use of boring for oil or natural gas shall be erected, maintained or permitted upon any Lot. Provided, however, that this provision shall not prevent the leasing of the Subdivision or any portion thereof, for oil, gas and mineral purposes and the development of same, it being contemplated that the portion or portions of the Subdivision may be developed from adjacent lands by directional drilling operations or from the Drill Sites designated on the Plat of various Sections of the Subdivision.

Section 3.22 Drainage.

(a) Each Owner of a Lot agrees for himself, his heirs, legal representatives, assigns or successors-in-interest that he will not in any way interfere with the established drainage pattern over his Lot from adjoining or other Lots in the Subdivision, that an Owner will not plant vegetation, including but not limited to any wildflowers, which interferes with drainage, and he will make adequate provisions for the drainage of his Lot in the event it becomes necessary to change the established drainage over his Lot (which provisions for drainage shall be included in the Owner's plans and specifications submitted to the Committee and shall be subject to the Committee's approval). For the purposes hereof, "established drainage" is defined as the drainage which existed at the time that the overall grading of the Subdivision, including landscaping of any Lot in the subdivision, was completed by Developer.

(b) Each Owner (including Builders), unless otherwise approved by the Committee, must finish the grade of the Lot so as to establish good drainage from the rear of the Lot to the front street or from the building site to the front and rear of the Lot as dictated by existing drainage ditches, swales and Detention Lakes constructed by Developer or Utility Districts for drainage purposes. No pockets or low areas may be left on the Lot (whether dirt or concrete) where water will stand following a rain or during watering. With the approval of the Committee, an Owner may establish an alternate drainage plan for low areas by installing underground pipe and area inlets or by installing an open concrete trough with area inlets, however, the drainage plan for such alternate drainage must be submitted to and approved by the Committee prior to the construction thereof. The Committee's sole function in reviewing drainage plans is to see if the drainage pattern has been or will be altered by the proposed construction and to make a determination if the Owner/Builder has evaluated the effects of their construction to other properties and of the effect of potential flowing and rising water that may affect the submitted improvements.

(c) The Subdivision has been designed and constructed utilizing surface drainage in the form of ditches and swales and, to the extent these drainage ditches and swales are located in front, side or rear Lot easements, the Owners shall not regrade or construct any improvements or other obstruction on the Lot which adversely affects the designed drainage flow. The Owner shall be responsible for returning any drainage swale disturbed during construction or thereafter to its original line and grade, and the Owner shall be responsible for maintaining the drainage ditches or swales appurtenant to said Owner's Lot in their original condition during the term of his ownership. The Association may repair swales, should the Lot Owner fail to do so, and has the ability to recover its expenses and/or fine for the repairs.

(d) All Owners and/or Builders shall comply with the National Pollutant Discharge Elimination Rules and Regulations applicable to their respective Lot(s) as required by EPA under the Water Quality Act of 1987 amending the Clean Water Act, as said laws, rules and regulations may be amended from time to time.

(e) The Association, the Developer and their successors and assigns shall have the right, but not the obligation, to enter upon any Lot or Reserve for the purpose of improving, constructing or maintaining the drainage facilities in the drainage easements shown on the Plat of the Subdivision. Without limitation, the Property Owners Association may remove accumulated silt from the drainage easements and may regrade drainage easements as may be necessary to maintain roadside drainage and prevent damage to the roadside. The Association has the ability to recover its expenses and/or fine for the repairs. The Association will be responsible for maintaining any drainage ditches larger than 20 feet.

(f) Further, no fences shall be constructed within or across any drainage easement as shown on the Plat of the Subdivision or within or across any outside drainage easement referenced on the Plat. For the purposes hereof, the drainage easements include the drainage easements shown on the Plat, and all drainage which existed at the time that the overall grading of the Subdivision, was completed by Developer.

Section 3.23 RESERVED

Section 3.24 Lot Maintenance. All Lots, at Owner's sole cost and expense, shall be kept at all times in a neat, attractive, healthful and sanitary condition, and the Owner or occupant of all Lots shall keep all weeds and grass thereon (outside of natural vegetation areas) cut and shall in no event use any Lot for

storage of materials or equipment except for normal residential requirements or incident to construction of improvements thereon as herein permitted, or permit the accumulation of garbage, trash or rubbish of any kind thereon, and shall not burn any garbage, trash or rubbish. All yard equipment or storage piles shall be kept screened by a service yard or other similar facility as herein otherwise provided, so as to conceal them from view of neighboring Lots, streets or other property. All Owners shall perform necessary maintenance of their Lot(s), including, but not limited to the following:

- (a) Prompt removal of all litter, trash, refuse, and wastes;
- (b) Lawn mowing (outside of the natural vegetation areas);
- (c) Tree and shrub pruning (outside of the natural vegetation areas);
- (d) Keeping exterior lighting and mechanical facilities in working order;
- (e) Keeping law and garden areas alive, free of weeds and attractive;
- (f) Keeping parking areas, walkways and driveways in good repair;
- (g) Complying with all government health and policy requirements;
- (h) Repainting of improvements;
- (i) Repair of exterior damage to improvements;
- (j) Mowing and keeping clean the drainage ditches and/or swales on the Lot(s);
- (k) Repairing any damages done by Owner to the drainage ditches and/or swales on the Lot(s)

In the event of the failure of Owner to comply with the above requirements after ten (10) days written notice thereon, the Association or their designated agents may, in addition to any and all remedies, either at law or in equity, available for the enforcement of these restrictions, without liability to the Owner, Builder or any occupants of the Lot(s) in trespass or otherwise, enter upon (and/or authorizes one or more others to enter upon) said Lot(s) to cut, or cause to be cut, such weeds and grass and remove, or cause to be removed, such garbage, trash and rubbish or do any other thing necessary to secure compliance with this Declaration, so as to place said Lot(s) in a neat, healthful and sanitary condition and may charge the Owner, Builder or occupant of such Lot(s) for the cost of such work and associated materials, plus a fee of \$125.00 for each instance. Payment thereof shall be collected as an additional Maintenance Charge and shall be payable on the first day of the next calendar month following the corrective action.

Section 3.25 Exterior Maintenance of Building. In the event the owner of any building in the Subdivision should allow such building to fall into disrepair and become in need of paint, repair or restoration of any nature and become generally unattractive and not in keeping with the neighborhood, the Association and/or the Developer will give such Owner notice of such conditions and request repair of the same. Thirty (30) days after notice of such condition to Owner, should Owner fail to begin and continue at a diligent, reasonable rate of progress to correct such condition, then the Association and/or the Developer in addition to any and all remedies, either at law or in equity, available for the enforcement of these restrictions, may at its sole discretion enter upon said premises, without liability, to do or cause to be done any work necessary to correct said condition of the building. The Owner thereof shall be billed for the cost of necessary repairs plus a fee of ten percent (10%) OR \$125.00, whichever is greater.

Section 3.26 Storage of Vehicles and Equipment. Without limiting the foregoing, the following restrictions shall apply to all Lots:

i) No boat, jet-ski, aircraft, travel trailer, motor home, camper body, tractor, lawn equipment or similar vehicle or equipment (collectively called "Vehicles and Equipment") may be parked for storage in the front of any Dwelling or parked on any street in the Subdivision, nor shall any such Vehicles and Equipment be parked for storage to the side or rear of any Dwelling unless completely concealed from public view. Vehicles and Equipment located on a View Protected Lot shall be stored in a garage. All boats so parked on any Lot must at all times also be stored on a trailer, unless stored in a garage. No Vehicles or Equipment shall be used as a residence whether temporarily or permanently. This restriction shall not apply to any vehicle, machinery or equipment temporarily parked and in use for construction, maintenance or repair of a Dwelling in the Subdivision.

ii) Trucks with tonnage in excess of one and one-half tons shall not be permitted to park overnight within the Subdivision except those used by a builder during the construction of improvements in the Subdivision. No vehicle shall be permitted to park overnight on any Lot or street within the Subdivision except

for those vehicles used by a builder during the construction of improvements on Lots or Common Areas in the Subdivision.

iii) No Commercial vehicle, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes shall be parked on any lots or Common Areas within the subdivision. Notwithstanding the foregoing, service and delivery vehicles may be parked on the property during the daylight hours for such period of time as is reasonably necessary to provide services or to make a delivery to the dwelling.

iv) No vehicle of any size which transports inflammatory or explosive cargo may be kept in the Subdivision at any time.

v) No vehicles or similar equipment shall be parked or stored in an area visible from any Street except passenger automobiles, passenger vans, motorcycles and pick-up trucks that are in operating condition and have current license plates and inspection stickers and are in daily use as motor vehicles on the streets and highways of the State of South Carolina, and all such vehicles shall be parked in a driveway or garage and may not be parked in a yard.

Section 3.27 Views, Obstructions and Privacy. In order to promote the aesthetic quality of "view" within the Subdivision, the Committee shall have the right to review and approve any item placed on a Lot including, but not limited to the following:

- a. The probable view from second story windows and balconies and decks (particularly where there is potential invasion of privacy to an adjoining neighbor);
- b. Sunlight obstructions;
- c. Roof top solar collectors;
- d. Flagpoles, flags, pennants, ribbons, streamers, wind sock and weather vanes;
- e. Exterior storage sheds;
- f. Fire and burglar alarms which emit lights and sounds;
- g. Children playground or recreational equipment;
- h. Exterior lights;
- i. Ornamental statuary, sculpture and/or yard art visible from a street or common area excluding those which may be a part of an otherwise approved landscape plan;
- j. The location of the Residential Dwelling on the Lot; and
- k. Any Regulated Modification.

Prohibited Items. The following items are prohibited on any Lot:

- a. Above ground swimming pools;
- b. Window unit air conditioners;
- c. Signs (except for signs permitted in Section 3.20 hereof);
- d. Unregistered, unlicensed, inoperable or junked motor vehicles;
- e. Duplex houses or other structures designed for occupation by more than one family; and

- f. Mobile homes, modular homes, pre-manufactured homes, or similar pre-fabricated residential structures of any kind.

Section 3.28 Antennas and Satellite Dishes. No electronic antenna or device for receiving or transmitting any signal other than an antenna for receiving normal television, marine signals, citizens band signals or cellular telephone signals shall be erected, constructed, placed or permitted to remain on any Lot, house, garage or other buildings unless otherwise approved by the Committee. The Committee's decision shall be final. This provision shall not apply to the Developer's reservation in Section 2.02, pertaining to the Developer's right to develop cellular communication towers with associated equipment and improvements; or other cellular communication signal transmission and signal receipt facilities and equipment on any portion of the property. No satellite dish may be maintained on any portion of any Lot outside the building lines of said Lot or forward of the front of the improvements thereon. A satellite dish may not exceed thirty-seven (37") inches in diameter and must be mounted as inconspicuously as possible to the rear of the home. However, in no event may the top of the satellite dish be more than two (2') feet above the roofline for roof mounted antennas or receivers. All dishes shall be of one solid color of black or earth tones of brown, grey, or tan. No multicolored dishes shall be permitted. Not more than two satellite dishes will be permitted on each Lot. No transmitting device of any type which would cause electrical or electronic interference in the neighborhood shall be permitted. No Committee approval shall be necessary for the installation of a satellite dish that complies with the terms of this Declaration. The Committee may vary these restrictions only as is necessary to comply with the Federal Communications Act (the "Act") and the Committee may promulgate rules and regulations in accordance with the Act.

Section 3.29 Solar Panels. All Solar Panels installed shall be framed in such a manner so the structure members are not visible. The framing material shall be one that is in harmony with the rest of the structure. Architectural approval from the Committee is required prior to the installation of any solar panels. The Association reserves the right to seek the removal of any solar panel that was installed without first obtaining approval or for any solar panel that violates these restrictions. Solar panel must not reflect onto structures of neighboring lots at any time or in any season.

Section 3.30 Wind Generators. No wind generators shall be erected or maintained on any Lot if said wind generator is visible from any other Lot or public street.

Section 3.31 Generators. Prior to installing a generator, the Lot Owner must submit an application, a review fee identified in the Architectural Guidelines, a survey with proposed generator location (generator may not encroach into the side or rear set-back lines) and plans or drawings of equipment wall detail and/or landscape detail. If installation is proposed to be in an enclosed generator room, a full set of architectural drawings must be submitted to the Committee for review. Obtaining any necessary permits from Lancaster County is the responsibility of the Lot Owner. The generator shall be installed by a licensed electrical contractor and must be wired directly to the electrical panel through a manual or automatic transfer switch in order to meet National Electric Code minimums. The generator must be set to run on a timer, and may only be operated from 10:00am until 12:00am, Monday through Friday, except on holidays. Only generators operated by natural gas shall be installed and must be directly connected to the natural gas line. Generators shall be self-contained and enclosed with an equipment wall and landscaping. The generator exhaust shall have a muffler to restrict sound level at the source so that it is no greater than an automobile at idle, nor higher than 45dB.

Section 3.32 Drying of Clothes in Public View. The drying of clothes in public view is prohibited, and the Owners or occupants of any Lots at the intersection of streets or adjacent to parks, playgrounds, Detention Lakes or other facilities where the rear yard or portion of the Lot is visible to the public, shall construct and maintain a drying yard or other suitable enclosure to screen drying clothes from public view.

Section 3.33 Mailboxes. Owners must use community designated mailboxes for mail delivery after the units are installed by the Developer. No other mailboxes are permitted thereafter.

Section 3.34 Hazardous Substances. No Lot shall be used or maintained as a dumping ground for rubbish or trash and no garbage or other waste shall be kept except in sanitary containers. All incinerators or

other equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition. Notwithstanding the foregoing, no Hazardous Substance shall be brought onto, installed, used, stored, treated, buried, disposed of or transported over the Lots or the Subdivision, and all activities on the Lots shall, at all times, comply with Applicable Law. The term "Hazardous Substance" shall mean any substance which, as of the date hereof, or from time to time hereafter, shall be listed as "hazardous" or "toxic" under the regulations implementing The Comprehensive Environmental Response Compensation and Liability Act ("CERCLA"), 42 U.S.C. §§9601 et seq., The Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. §§6901 et seq., or listed as such in any applicable state or local law or which has been or shall be determined at any time by any agency or court to be a hazardous or toxic substance regulated under applicable law. The term "Applicable Law" shall include, but shall not be limited to, CERCLA, RCRA, The Federal Water Pollution Control Act, 33 U.S.C. §§1251 et seq. and any other local, state and/or federal laws or regulations that govern the existence, cleanup and/or remedy of contamination on property, the protection of the environment from spill deposited or otherwise in place contamination, the control of hazardous waste or the use, generation, transport, treatment, removal or recovery of hazardous substances, including building materials.

Section 3.35 Governmental Requirements. In addition to the easements, restrictions, covenants and obligations set forth in this Declaration, each Owner shall own, occupy and use its Lot in accordance with all applicable local, state and federal ordinances, statutes, laws, rules and regulations, including, without limitation, any local zoning laws and regulations and the terms of any current or future development agreement executed by Developer and the applicable local governing authority pursuant to the South Carolina Local Government Development Agreement Act, S.C. Code Ann. Section 6-31-10 et seq., and any similar statute, as each may be amended. No provision of this Declaration should be construed to relieve Owner of its obligations to familiarize itself and to comply with any such law.

Section 3.36 Licensed Builders: Each and every home and garage shall be constructed by a builder licensed by the State of South Carolina who shall manage all labor on the project and purchase all materials for construction through the builder's company. Each prime subcontractor, Electrical, Mechanical, HVAC and Plumbing shall be licensed by the state in their respective trades. Each builder and prime subcontractor shall provide evidence of having workers compensation coverage as required by statute, and shall have general liability coverage as stated in the Architectural Guidelines. The Riverchase Estates Home Owners Association, Inc. shall be named as the Certificate Holder on said insurance policies, which must be provided to the Committee prior to commencing work.

Section 3.37 Flags: In keeping with South Carolina Code §27-1-60, One portable, removable, official flag of the United States of America no larger than four feet (4') by six feet (6') may be placed upon any residence in a respectful manner, consistent with 36 U.S.C. Sections 173-178, as amended. One portable, removable, official Flag of the State of South Carolina no large than four feet (4') by six feet (6') may be placed upon any residence in a respectful manner consistent with the above provisions. Ground mounted flag poles are not permitted, except for Developer's use or on Common Property and except for one school or team support flag no larger than 18" x 24" may be placed on a Lot when no higher than 24 inches above grade. No other flags are permitted on Lots in the Subdivision.

ARTICLE IV ARCHITECTURAL CONTROL COMMITTEE

Section 4.01 Basic Control

(a) No building, Regulated Modification, or other improvements of any character shall be erected or placed, or the erection or placing thereof commenced, or changes made in the design or exterior appearance thereof, (including, without limitation, painting, staining or siding), or any addition or exterior alteration made thereto after original construction, or demolition or destruction by voluntary action made thereto after original construction, on any Lot in the Subdivision until: (i) the payment of the applicable damage deposit, construction application fees, inspection fees and processing fees and any related fees (including the compliance deposit described in 4.10 if applicable) determined by the Board of Directors; and (ii) the obtaining of the necessary approval (as hereinafter provided) from the Committee of the construction plans and specifications for the construction or alteration of such improvements or demolition or destruction of existing improvements by voluntary action. Approval shall be granted or withheld based on matters of compliance with

the provisions of this instrument, compliance with any minimum construction standards established by the Committee, quality of materials, drainage, harmony of external design and color with existing and proposed structures in the Subdivision and location with respect to topography and finished grade elevation. The granting of approval shall in no way serve as a guaranty or warranty as to the quality of the plans or specification nor the habitability, feasibility or quality of the resulting improvements.

(b) The authority for determining whether construction plans and specifications for proposed improvements are in compliance with the provisions of this Declaration as to quality and color of materials, drainage, harmony of external design and color with existing and proposed structures and location with respect to topography, finished grade elevations and other relevant factors, rests with the Committee. Disapproval of plans and specifications, including location of the proposed improvements, may be based by the Committee on any facts that seem sufficient in the sole and absolute discretion of the Committee. A property owner may appeal the decision of the Committee to the Board of Directors, and the decision of the Board of Directors shall be final.

(c) Plans and specifications for any and every improvement on an individual Lot should be submitted in accordance with the requirements stated in the Architectural Guidelines.

Section 4.02 Architectural Control Committee.

(a) The authority to grant or withhold architectural control approval as referred to above is initially vested in the Developer; provided, however, the authority of the Developer shall cease and terminate upon the selection of the Architectural Control Committee of the Association (sometimes herein referred to as the "Committee"), in which event such authority shall be vested in and exercised by the Committee (as provided in (b) below), hereinafter referred to, except as to plans and specifications and plot plans theretofore submitted to the Developer which shall continue to exercise such authority over all such plans, specifications and plot plans. The term "Committee," as used in this Declaration, shall mean or refer to the Developer or to the Architectural Control Committee composed of members of the Association appointed by the Board of Directors, as applicable.

(b) At the discretion of the Developer prior to May 1, 2028, or if eighty percent (80%) of the Lots in all Sections of Riverchase Estates have not been conveyed by Developer, then thereafter at such time as eighty percent (80%) of the Lots in all sections of the Subdivision are conveyed by Developer – but regardless of buildout in no instance prior to May 1, 2028, save and except for the absolute discretion of the Developer, the Developer shall cause an instrument transferring control of the Subdivision to the Association to be placed on record in the Real Property Records of Lancaster County, South Carolina (which instrument shall include the Control Transfer Date). Thereupon, Developer shall designate a committee of three (3) Members to be known as the Architectural Control Committee (herein "Committee"). Thereafter, each member of the Committee must be an Owner of property on some Section of the Subdivision and shall be selected by the Board of Directors of the Association. Additionally, the Developer shall have the right to discontinue the exercise of architectural control privileges and arrange for the transfer to the Association at any time prior to the Control Transfer Date by filing a statement and instrument to such effect in the Real Property Records of Lancaster County, South Carolina. The Board of Directors may engage an architect as a consultant to the Committee, who is not required to be an Owner. The Consultant shall not be a voting member of the Committee.

(c) Further, in anticipation of the Control Transfer Date, the Developer shall create a Nominating Committee and arrange for Transition of the Association (as that term is defined in Section 1.16, above).

Section 4.03 Effect of Inaction. Approval or disapproval as to architectural control matters as set forth in the preceding provisions of this Declaration shall be in writing. In the event that the authority exercising the prerogative of approval or disapproval (whether the Developer or the Committee) fails to approve or disapprove in writing any plans and specifications and plot plans received by it in compliance with the preceding provisions within forty-five (45) days following such submission, such plans and specifications and plot plan shall be deemed approved and the construction of any such building and other improvements may be commenced and proceeded with in compliance with all such plans and specifications and plot plan

and all of the other terms and provisions hereof. The time to approve or disapprove shall not commence until professionally drawn plans are submitted to the Committee. Professionally drawn plans shall mean those plans prepared by a licensed architect, licensed engineer, or a qualified residential designer (who has a 'business license' in Lancaster County, South Carolina) in sufficient detail to allow the Committee to review in accordance with the criteria set forth herein. Design-Build companies require only the builder license.

Section 4.04 Effect of Approval.

(a) The granting of the aforesaid approval (whether in writing or by lapse of time) shall constitute only an expression of opinion by the Committee that the terms and provisions hereof shall be complied with if the building and/or other improvements are erected in accordance with said plans and specifications and plot plan; and such approval shall not constitute any nature of waiver or estoppel either as to the persons expressing such approval or any other person in the event that such building and/or improvements are constructed in accordance with such plans and specifications and plot plan, but, nevertheless, fail to comply with the provisions hereof. Further, no person exercising any prerogative of approval or disapproval shall incur any liability by reason of the good faith exercise thereof.

(b) Despite approval by the Committee, the person or entity making application to the Committee shall be solely responsible for full compliance with all permitting requirements of any authority with jurisdiction over the Subdivision, including any governmental agencies having jurisdiction, and shall apply for and diligently pursue and obtain all required permits prior to starting any construction approved by the Committee. The Committee is expressly authorized to condition approval upon compliance with applicable permitting requirements, or deny approval pending certification satisfactory to the Committee that permits have either been received or that no such permitting is required.

(c) Despite approval by the Committee, the person or entity making application to the Committee shall be solely responsible for insuring that every Regulated Modification, as proposed and as completed, is in compliance with applicable governmental laws, ordinances, rules and regulations (including any building codes, permits, or licensing requirements) and with all applicable requirements of this Declaration and any Minimum Construction Standards adopted by the Committee. The Committee and/or Developer shall not be responsible for reviewing for making any inspection, determining compliance with, nor shall approval of any improvement or modification or Regulated Modification be deemed an approval as to, safety or safety standards, conformance with building codes, laws, governmental rules or regulations.

Section 4.05 Minimum Construction Standards. The Developer or the Committee may from time to time promulgate an outline of minimum acceptable construction standards (Architectural Guidelines); provided, however, that such outline will serve as a minimum guideline only and the Developer or Committee shall not be bound thereby.

Section 4.06 Variance. The Developer or after Control Transfer Date, the Committee, as the case may be, may authorize variances from compliance with any of the provisions of this Declaration or minimum acceptable construction standards or regulations and requirements as promulgated from time to time by the Developer or the Committee or the Association, when circumstances such as topography, natural obstructions, Lot configuration, Lot size, hardship, aesthetic or environmental considerations may require a variance. The Developer and the Committee reserve the right to grant variances as to building set-back lines, minimum square footage of the residence, fences, and other items required by this Declaration. Such variances must be evidenced in writing and shall become effective when signed by the Developer or by at least a majority of the members of the Committee. If any such variances are granted, no violation of the provisions of this Declaration shall be deemed to have occurred with respect to the matter for which the variance is granted; provided, however, that the granting of a variance shall not operate to waive any of the provisions of this Declaration for any purpose except as to the particular property and particular provisions hereof covered by the variance, nor shall the granting of any variance affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting the property concerned and the Plat.

Section 4.07 No Implied Waiver or Estoppel. No action or failure to act by the Committee or by the Board of Directors shall constitute a waiver or estoppel with respect to future action by the Committee or Board of Directors with respect to the construction of any improvements within the Subdivision. Specifically,

the approval by the Committee or Board of Directors of any such residential construction shall not be deemed a waiver of any right or an estoppel to withhold approval or consent for any similar residential construction or any similar proposals, plans, specifications or other materials submitted with respect to any other residential construction by such person or other Owners.

Section 4.08 Disclaimer. No approval of plans and specifications and no publication or designation of architectural standards shall ever be construed as representing or implying that such plans, specifications or standards will result in a properly designed structure or satisfy any legal requirements.

Section 4.09 Subject to Association. The Committee is a committee of the Association and is subject to supervision by the Developer until the Control Transfer Date, and thereafter by the Association. Without limitation of the foregoing, the Developer, or the Association, as the case may be, has authority to remove members of the Committee with or without cause and to appoint successors to fill any vacancies which may exist on the Committee.

Section 4.10 Compliance Deposit Agreement. For any Regulated Modification with a value (in the sole opinion of the Committee) of more than \$50,000.00, the Committee shall condition approval of the Regulated Modification on the completion of a Compliance Deposit Agreement and deposit of the penal sum required in the Compliance Deposit Agreement with the Association. No project approval for which a Compliance Deposit Agreement is required shall be final until the Agreement is signed and the deposit has been provided to the Association.

Section 4.11 Inspection Rights. Any member of the Committee, Developer, Director of the Association, or any of their designated representatives, may enter upon a Lot without liability for trespass or otherwise for purposes of inspecting any Lot to determine compliance with this Declaration, to aide in the review of any application for a Regulated Modification; to assist the Committee in any way they deem reasonable or necessary in their sole discretion; to examine compliance with the Committee's approval (or non-approval) of any Regulated Modification, to assess compliance with any compliance deposit agreement required by the Committee or Association.

ARTICLE V RIVERCHASE ESTATES PROPERTY OWNERS ASSOCIATION

Section 5.01 Membership. Every person or entity who is a record owner of any Lot which is subject to the Maintenance Charge (or could be following the withdrawal of an exemption therefrom) and other assessments provided herein, including contract sellers, shall be a "Member" of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation or those having only an interest in the mineral estate. No Owner shall have more than one membership for each Lot owned by such Member. Memberships shall be appurtenant to and may not be separated from the ownership of the Lots. Regardless of the number of persons who may own a Lot (such as husband and wife, or joint tenants, etc.) there shall be but one membership for each Lot. Additionally, upon the Control Transfer Date, the Directors of the Association must be Members of the Association (as more particularly described in the By-laws). Ownership of the Lots shall be the sole qualification for membership. The voting rights of the Members are set forth in the Bylaws of the Association. The initial Board of Directors of the Association shall be designated by the Developer. Up to the Control Transfer Date and Transition of the Association, the Developer shall appoint all of the Directors of the Association and all of the Members of the Architectural Control Committee.

Section 5.02 Non-Profit Corporation. The Riverchase Estates Property Owners Association, Inc., a South Carolina non-profit corporation, has been organized and it shall be governed by the Articles of Incorporation and Bylaws of said Association; and all duties, obligations, benefits, liens and rights hereunder in favor of the Association shall vest in said corporation.

Section 5.03 Bylaws. The Association has adopted or may adopt and amend whatever Bylaws it may choose to govern the organization or operation of the Subdivision and the use and enjoyment of the Lots and Common Areas, provided that the same are not in conflict with the terms and provisions hereof including but not limited to Section 2.05 herein.

Section 5.04 Owner's Right of Enjoyment. Every Owner shall have a beneficial interest of use and enjoyment in and to the Common Areas and such right shall be appurtenant to and shall pass with the title to every assessed Lot, subject to the following provisions:

(a) the right of the Association, with respect to the Common Areas, to limit the number of guests of Owners;

(b) the right of the Association to make rules and regulations regarding use of any Common Area and to charge reasonable admission and other fees for the use of any facility situated upon the Common Areas and the right of the Association to offer membership to non-residents, whose membership fee shall be determined by the Board of Directors, but in no case, shall the non-resident membership fee be less than the annual assessment paid by the owners;

(c) the right of the Association, in accordance with its Articles and Bylaws (and until the Control Transfer Date, subject to the prior written approval of the Developer), to (i) borrow money for the purpose of improving and maintaining the Common Areas and facilities (including borrowing from the Developer or any entity affiliated with the Developer) and (ii) mortgage said property, however, the rights of such mortgagee of said property shall be subordinate to the rights of the Owners hereunder;

(d) the right of the Association to suspend the Member's voting rights and the Member's and "Related Users" (as hereinafter defined) right to use any recreational facilities within the Common Areas during any period in which the Maintenance Charge or any assessment against his Lot remains unpaid;

(e) the right of the Association to suspend the Member's voting rights and the Member's and Related Users' right to use any recreational facilities within the Common Area, after notice and hearing by the Board of Directors, for the infraction or violation by such Member or Related Users of this Declaration or the "Rules and Regulations," defined in Article VIII hereof, which suspension shall continue for the duration of such infraction or violation, plus a period not to exceed sixty (60) days following the cessation or curing of such infraction or violation; and,

(f) the right of the Association, subject, until the Control Transfer Date, to the prior written approval of the Developer, to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility, for such purposes and subject to the provisions of this Declaration.

Section 5.05 Delegation of Use. Any member may delegate, in accordance with the Bylaws, his right of enjoyment to the Common Area and facilities to the Member's immediate family living in the Member's residence, and his contract purchasers who reside on the Lot (collectively, the "Related Users").

ARTICLE VI MAINTENANCE FUND

Section 6.01 Maintenance Fund Obligation. Each Owner of a Lot by acceptance of a deed therefor, whether or not it shall be expressed in any such deed or other conveyance, is deemed to covenant and agrees to pay to the Association, in advance, an annual maintenance charge on January 1st of each year, (the "Maintenance Charge"), and any other assessments or charges hereby levied. The Maintenance Charge and any other assessments, charges or fines hereby levied, together with such interest thereon and costs of collection thereof, including reasonable attorneys' fees and fines, shall be a charge on the Lots and shall be a continuing lien upon the property against which each such Maintenance Charge and other charges and assessments are made.

Section 6.02 Basis of the Maintenance Charge

(a) The Maintenance Charge referred to shall be used to create a fund to be known as the "Maintenance Fund," which shall be used as herein provided; and each such Maintenance Charge (except as otherwise hereinafter provided) shall be paid by the Owner of each Lot to the Association annually, in advance, on or before the FIRST day of January of each calendar year, or on such other date or basis

(monthly, quarterly or semi-annually) as the Developer or the Board of Directors of the Association may designate in its sole discretion.

(b) Any Maintenance Charge not paid within thirty (30) days after the due date shall bear interest from the due date at the lesser of (i) the rate of eighteen percent (18%) per annum or (ii) the maximum rate permitted by law. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the hereinafter described lien against the Owner's Lot. No Owner may waive or otherwise escape liability for the Maintenance Charge by non-use of any Common Areas or recreational facilities available for use by Owners of the Subdivision or by the abandonment of his Lot.

(c) The exact amount of the Maintenance Charge applicable to each Lot will be determined by the Developer until the Control Transfer Date, and thereafter by the Board of Directors of the Association during the quarter preceding the due date of the Maintenance Charge and can be increased to meet the needs of the Association without a vote of the Members of the Association. The annual Maintenance Charge shall be a minimum of \$695.00 per Lot. If Property Owner owns contiguous lots as defined in section 3.02 only one maintenance fee shall be owed for the contiguous lots. All other matters relating to the Maintenance Charge and the collection, expenditures and administration of the Maintenance Fund shall be determined by the Developer or the Board of Directors of the Association, subject to the provisions hereof.

(d) The Maintenance Charge described in this Article VI and other charges or assessments described in this Declaration shall not apply to the Lots owned by the Developer. The Developer, prior to the Control Transfer Date, and the Association, from and after the Control Transfer Date, reserve the right at all times in their own judgment and discretion, to exempt any Lot ("Exempt Lot"), in the Subdivision from the Maintenance Charge, in accordance with Section 6.07 hereof. If an Exempt Lot is sold to any party, the Maintenance Charge shall be automatically reinstated as to the Exempt Lot and can only be waived at a later date pursuant to the provisions of the preceding sentence. The Developer, prior to the Control Transfer Date, and the Association, from and after the Control Transfer Date, shall have the further right at any time, and from time to time, to adjust or alter said Maintenance Charge from month to month as it deems proper to meet the reasonable operating expenses and reserve requirements of the Association in order for the Association to carry out its duties hereunder.

(e) The Board of Directors of the Association, from time to time by the adoption of a resolution for such purpose may levy and impose, against each Lot in the Subdivision, a special assessment and/or drainage assessment for a specific amount, which shall be equal for each such Lot, for the purpose of repairing drainage easements, purchasing equipment or facilities for Roadways, Common Areas or Common Facilities in the Subdivision and/or for defraying in whole or in part the cost of constructing new capital improvements or altering, remodeling, restoring or reconstructing previously existing capital improvements upon such Roadways, Common Area or Common Facilities, including fixtures and personal property related thereto. The Owner of each Lot subject to such assessment shall pay his special assessment to the Association at such time or times and in such manner as provided in such resolution. Should the special assessment equal an amount of more than 100% of the then annual assessment, the membership shall be given the opportunity to vote on the special assessment at a special meeting called for that purpose. A quorum for levying a special assessment in excess of that authorized to be levied by the Board of Directors, shall be the same quorum as required for amending the deed restrictions.

Section 6.03 Creation of Lien and Personal Obligation. Each Owner shall pay the Maintenance Charge and other fees, costs, charges and assessments set forth in this Declaration on or before the due date as established in this Declaration or by Developer or the Association from time to time. Each Owner's obligation to pay the Maintenance Charge and other fees, costs, charges and assessments hereunder shall be secured by a lien on its Lot, which lien is hereby created and declared to affect each Lot and to run with title to each Lot. In order to secure the payment of the Maintenance Charge, and other charges and assessments (including, but not limited to, attorney's fees incurred in the enforcement of this Declaration) hereby levied, each Owner, by virtue of its acceptance of title to a Lot as evidenced by recordation of a deed from the Developer to such Owner, shall be deemed to have granted such lien in favor of Developer and the Association, and their respective successors and assigns. Developer and the Association shall each have the right to enforce such lien through appropriate judicial and/or non-judicial proceedings, in accordance with applicable law. Furthermore, as additional security for the payment of the Maintenance Charge and other

charges and assessments hereby levied, each Owner of a Lot in the Subdivision, by such party's acceptance of a deed thereto, hereby grants to the Association a contractual lien on such Lot which may be foreclosed on by judicial or non-judicial foreclosure. The Association shall, whenever it proceeds with non-judicial foreclosure, if applicable under law, designate in writing a Trustee to post or cause to be posted all required notices of such foreclosure sale and to conduct such foreclosure sale. The Trustee may be changed at any time and from time to time by the Association by means of a written instrument executed by the President or any Vice-President of the Association and filed for record in the Real Property Records of Lancaster County, South Carolina. In the event that the Association has determined to nonjudicially foreclose the lien provided herein and to exercise the power of sale hereby granted, the Association shall mail to the defaulting Owner a copy of the Notice of Trustee's Sale not less than twenty-one (21) days prior to the date on which said sale is scheduled by posting such notice through the U.S. Postal Service, postage prepaid, certified, return receipt requested, properly addressed to such Owner at the last known address of such Owner according to the records of the Association. If required by law, the Association or Trustee shall also cause a copy of the Notice of Trustee's Sale to be recorded in the Real Property Records of Lancaster County, South Carolina. Out of the proceeds of such sale, if any, there shall first be paid all expenses incurred by the Association in connection with such default, including reasonable attorneys' fees and a reasonable trustee's fee; second, from such proceeds there shall be paid to the Association an amount equal to the amount in default; and third, the remaining balance shall be paid to such Owner. Following any such foreclosure, each occupant of any such Lot foreclosed on and each occupant of any improvements thereon shall be deemed to be a tenant at sufferance and may be removed from possession by any and all lawful means, including a judgment for possession in an action of forcible detainer and the issuance of a writ of restitution thereunder.

In the event of nonpayment by any Owner of any Maintenance Charge or other charge or assessment levied hereunder, the Association may, in addition to foreclosing the lien hereby retained, and exercising the remedies provided herein, upon ten (10) days prior written notice thereof to such nonpaying Owner, exercise all other rights and remedies available at law or in equity.

Section 6.04 Notice of Lien. In addition to the right of the Association to enforce the Maintenance Charge or other charge or assessment levied hereunder, the Association may file a claim or lien against the Lot of the delinquent Owner by recording a notice ("Notice of Lien") setting forth (a) the amount of the claim of delinquency, (b) the interest and costs of collection, including reasonable attorneys' fees, which have accrued thereon, (c) the legal description and street address of the Lot against which the lien is claimed and (d) the name of the Owner thereof. Such Notice of Lien shall be signed and acknowledged by an officer of the Association or other duly authorized agent of the Association. The lien shall continue until the amounts secured thereby and all subsequently accruing amounts are fully paid or otherwise satisfied. When all amounts claimed under the Notice of Lien and all other costs and assessments which may have accrued subsequent to the filing of the Notice of Lien have been fully paid or satisfied, the Association shall execute and record a notice releasing the lien upon payment by the Owner of a reasonable fee as fixed by the Board of Trustees to cover the preparation and recordation of such release of lien instrument.

Section 6.05 Liens Subordinate to Mortgages. The liens described in this Article VI and the superior title herein reserved shall be deemed subordinate to a first lien or other liens of any bank, insurance company, savings and loan association, university, pension and profit sharing trusts or plans, or other bona fide, third party lender, including Developer, which may have heretofore or may hereafter lend money in good faith for the purchase or improvement of any Lot and any renewal, extension, rearrangement or refinancing thereof. Each such mortgagee of a mortgage encumbering a Lot who obtains title to such Lot pursuant to the remedies provided in the deed of trust or mortgage or by judicial foreclosure shall take title to the Lot free and clear of any claims for unpaid Maintenance Charges or other charges or assessments against such Lot which accrued prior to the time such holder acquires title to such Lot. No such sale or transfer shall relieve such transferee of title to a Lot from liability for any Maintenance Charge or other charges or assessments thereafter becoming due or from the lien thereof. Any other sale or transfer of a Lot shall not affect the Association's lien for Maintenance Charges or other charges or assessments. The Association, if requested in writing, shall make a good faith effort to give each such mortgagee sixty (60) days advance written notice of the Association's proposed foreclosure of the lien described in Section 6.01 hereof, which notice shall be sent to the nearest office of such mortgagee by prepaid United States registered or Certified mail, return receipt requested, and shall contain a statement of delinquent Maintenance Charges or other charges or assessments upon which the proposed action is based provided, however, the Association's failure to give

such notice shall not impair or invalidate any foreclosure conducted by the Association pursuant to the provisions of this Article VI. If requested, the Association may prepare a non-assignable sixty (60) day letter for a mortgage company, for a reasonable fee to be determined by the Board of Directors. Said fee may be payable to the Association or the Management Company providing the service of preparation of the sixty (60) day letter.

Section 6.06 Purpose of the Maintenance Charge. The Maintenance Charge levied by the Developer or the Association shall be used exclusively for the purpose of promoting the recreation, health and welfare of the Owners of the Subdivision and other portions of the Annexable Area which hereafter may become subject to the jurisdiction of the Association. In particular, the Maintenance Charge shall be used for any improvement or services in furtherance of these purposes and the performance of the Association's duties described herein, including the maintenance of the Common Areas, Parks, Clubhouse, Clubhouse Amenities, any Greenbelt or Drainage Easements, Roads, or rights-of-way, and the establishment and maintenance of a reserve fund for maintenance of the Common Areas, Parks, Clubhouse, Clubhouse Amenities, and/or Drainage Easements. The Maintenance Fund may be expended by the Developer or the Association for any purposes which, in the judgment of the Developer or Association, will tend to maintain the property values in the Subdivision, including, but not limited to, providing funds for the actual cost to the Association of all taxes, insurance, repairs, energy charges, replacement and maintenance of the Common Area, etc. as may from time to time be authorized by the Association. Payment of all legal and other expenses incurred in connection with the enforcement of all charges and assessments, conveyances, restrictions, and conditions affecting the properties to which the maintenance fund applies, payment of all reasonable and necessary expenses in connection with the collection and administration of the maintenance charges and assessments, landscaping in common areas, utilities, insurance, taxes, employing policemen and doing any other things or things necessary or desirable in the opinion of the Association to keep the Properties neat and in good order, or which is considered a general benefit of the Owners or occupants of the properties, it being understood that the judgment of the Association in the expenditure of said fund shall be final and conclusive so long as such judgment is exercised in good faith. The Maintenance Charge is for the purpose of promoting the recreation, health, and welfare of the Owners of the Subdivision and other portions of the Annexable Area which may hereafter become subject to the jurisdiction of the Association.

Section 6.07 Exempt Property. The following property subject to this Declaration shall be exempt from the Maintenance Charge and all other charges and assessments created herein: (a) all properties dedicated to and accepted by a local public authority; (b) the Common Area; and (c) all properties (including, without limitation, Lots) owned by the Developer or the Association or a charitable or nonprofit organization exempt from taxation by the laws of the State of South Carolina; however, no land or improvements devoted to dwelling use shall be exempt from said Maintenance Charge.

Section 6.08 Handling of Maintenance Charges. The collection and management of the Maintenance Charge or other charge or assessment levied hereunder, shall be performed by the Developer until the Control Transfer Date, at which time the Developer shall deliver to the Association all funds on hand together with all books and records of receipt and disbursements. The Developer and, upon transfer, the Association, shall maintain separate special accounts for these funds, and Owners shall be provided at least annually, information on the Maintenance Fund as provided in Section 8.07 hereof.

Section 6.09 Maintenance Charges as Independent Covenant. The obligation to pay the Maintenance Charge and any other charge or assessment levied hereunder is a separate and independent covenant and contractual obligation on the part of each Owner. No off-set, credit, waiver, diminution or abatement may be claimed by any Owner to avoid or diminish the obligation for payment of assessments for any reason, including, by way of illustration but not limitation (i) by non-use of any Common Areas, community amenities or abandonment of a Lot, (ii) by reason of any alleged actions or failure to act by the Association, Developer, Committee or any of their officers, directors, agents or employees, whether or not required under this Declaration, (iii) for inconvenience or discomfort arising from repairs or improvements which are the responsibility of the Developer or Association, (iv) by reason of any action taken by the Association or Developer to comply with any law, ordinance, or any order or directive of any governmental authority, or pursuant to any judgment or order of a court of competent jurisdiction.

ARTICLE VII

DEVELOPER'S RIGHTS AND RESERVATIONS

Section 7.01 Period of Developer's Rights and Reservations. Developer shall have, retain and reserve certain rights as hereinafter set forth with respect to the Association from the date hereof, until the earlier to occur of (i) the Control Transfer date or (ii) Developer's written notice to the Association of Developer's termination of the rights described in Article VII hereof. The "Control Transfer Date" is defined in Article 4.02 (b). The rights and reservations hereinafter set forth shall be deemed accepted and reserved in each conveyance of a Lot by Developer to an Owner whether or not specifically stated therein and in each deed or other instrument by which any property within the Common Area is conveyed by Developer. The rights, reservations and easements hereafter set forth shall be prior and superior to any other provisions of this Declaration and may not, without Developer's prior written consent, be modified, amended, rescinded or affected by any amendment of this Declaration. Developer's consent to any one such amendment shall not be construed as a consent to any other or subsequent amendment.

Section 7.02 Right to Construct Additional Improvements in Common Area. Developer shall have and hereby reserves the right (without the consent of any other Owner), but shall not be obligated, to construct additional improvements within the Common Area at any time and from time to time in accordance with this Declaration for the improvement and enhancement thereof and for the benefit of the Association and Owners, so long as such construction does not directly result in the increase of such Maintenance Charge. Developer shall, upon the Control Transfer Date, convey or transfer such improvements to the Association and the Association shall be obligated to accept title to, care for and maintain the same as elsewhere provided in this Declaration.

Section 7.03 Developer's Rights to Use Common Areas in Promotion and Marketing of the Property and Annexable Area. Developer shall have and hereby reserves the right to reasonable use of the Common Area and of services offered by the Association in connection with the promotion and marketing of land within the boundaries of the Property and Annexable Area. Without limiting the generality of the foregoing, Developer, in addition to the reservation in Section 2.05 above: (i) may erect and maintain on any part of the Common Area such signs, temporary buildings and other structures as Developer may reasonably deem necessary or proper in connection with the promotion, development and marketing of land within the Property and Annexable Area; (ii) may use vehicles and equipment within the Common Area for promotional purposes; (iii) may permit prospective purchasers of property within the boundaries of the Property and Annexable Area, who are not Owners or Members of the Association, to use the Common Area at reasonable times and in reasonable numbers; and (iv) may refer to the services offered by the Association in connection with the development, promotion and marketing of the Property and Annexable Area. Further, the Developer and/or the Association may establish Rules and Regulations for the use of the Common Areas in the Subdivision.

Section 7.04 Developer's Rights to Grant and Create Easements. Developer shall have and hereby reserves the right, without the consent of any other Owner or the Association, to grant or create temporary or permanent easements, for access, utilities, pipeline easements, cable television systems, communication and security systems, drainage, water and other purposes incident to development, sale, operation and maintenance of the Subdivision, located in, on, under, over and across (i) the Lots or other property owned by Developer, (ii) the Common Area, and (iii) existing utility easements. Developer also reserves the right, without the consent of any other Owner or the Association, to (i) grant or create temporary or permanent easements for access over and across the streets and roads within the Subdivision to other public roads for the benefit of owners of property, regardless of whether the beneficiary of such easements own property which is hereafter made subject to the jurisdiction of the Association; and (ii) permit owners of property within the Annexable Area which is not made subject to the jurisdiction of the Association to use the recreational facilities of the Association and other Common Area, provided that said owners pay to the Association their proportionate share of the cost of operating and maintaining said recreational facilities and Common Areas.

Section 7.05 Developer's Rights to Convey Additional Common Area to the Association. Developer shall have and hereby reserves the right, but shall not be obligated to, convey additional real property and improvements thereon, if any, to the Association as Common Area at any time and from time to time in accordance with this Declaration, without the consent of any other Owner or the Association. Said real

property conveyed to the Association shall be free and clear of all encumbrance and liens, excluding liens for taxes assessed and imposed by the applicable governing authority.

Section 7.06 Annexation of Annexable Area. Additional residential property and common areas outside of the Subdivision including, without limitation, the Annexable Area, may, at any time and from time to time, be annexed by the Developer into the real property which becomes subject to this Declaration and the jurisdiction and benefit of the Association, without the consent of the Owners or any other party; provided, however, such additional residential property outside of the Annexable Area may be made subject to the jurisdiction of the Association by the Developer. The owners of Lots in such annexed property, as well as all other Owners subject to the jurisdiction of the Association, shall be entitled to the use and benefit of all Common Areas, including the Detention Lakes, that are or may become subject to the jurisdiction of the Association, provided that such annexed property is impressed with and subject to at least the Maintenance Charge imposed hereby. If Developer exercises its right to subject additional property to this Declaration (including, without limitation, all or part of the Annexable Area), Developer shall exercise such right (which right may be exercised in one or more instances at any time in Developer's sole discretion) by recording one or more supplemental declarations in the applicable recording office which describe the additional real property subjected hereto. Developer shall have the right, in its sole discretion, to impose additional covenants and restrictions on, or modify the terms of this Declaration as they may apply to, any such additional real property.

ARTICLE VIII DUTIES AND POWERS OF THE PROPERTY OWNERS ASSOCIATION

Section 8.01 General Duties and Powers of the Association. The Association has been formed to further the common interest of the Members. The Association, acting through the Board of Directors or through persons to whom the Board of Directors has delegated such powers (and subject to the provisions of the Bylaws), shall have the duties and powers hereinafter set forth and, in general, the power to do anything that may be necessary or desirable to further the common interest of the members, to maintain, improve and enhance the Common Areas and to improve and enhance the attractiveness and desirability of the Subdivision and any portion of the Annexable Area which becomes subject to the jurisdiction of the Association. The Association shall have the authority to act as the agent to enter into any and all contracts on behalf of the Members in order to carry out the duties, powers and obligations of the Association as set forth in this Declaration.

Section 8.02 Duty to Accept the Property and Facilities Transferred by Developer. The Association shall accept title to any of the Common Areas or other real property, including any improvements thereon and personal property transferred to the Association by Developer, and equipment related thereto, together with the responsibility to perform any and all administrative functions and recreation functions associated therewith (collectively herein referred to as "Functions"), provided that such property and Functions are not inconsistent with the terms of this Declaration. Property interests transferred to the Association by Developer may include fee simple title, easements, leasehold interests and licenses to use such property. Any property or interest in property transferred to the Association by Developer shall be within the boundaries of the Property or Annexable Area. Any property or interest in property transferred to the Association by Developer shall, except to the extent otherwise specifically approved by resolution of the Board of Directors, be transferred to the Association free and clear of all liens and mortgages (other than the lien for property taxes and assessments not then due and payable), but shall be subject to the terms of this Declaration, the terms of any declaration of covenants, conditions and restrictions annexing such property to the Common Area, and all easements, covenants, conditions, restrictions and equitable servitude or other encumbrances which do not materially affect the Owners authorized to use such property. Except as otherwise specifically approved by resolution of the Board of Directors, no property or interest in property transferred to the Association by the Developer shall impose upon the Association any obligation to make monetary payments to Developer or any affiliate of Developer including, but not limited to, any purchase price, rent, charge or fee. The property or interest in property transferred to the Association by Developer shall not impose any unreasonable or special burdens of ownership of property, including the management, maintenance, replacement and operation thereof.

Section 8.03 Duty to Manage and Care for the Common Areas and Pathways. The Property Owners Association, its successors or assigns shall have the right to enter upon any Lot or Reserve for the purpose of improving, constructing or maintaining the drainage facilities in the drainage easements, Pathway Easements, and Pathway Reserves as shown on the Plat of the Subdivision. The Property Owners Association at its expense, shall maintain all drainage facilities and Pathways as shown on the Plat of the Subdivision as well as any outside drainage easements referenced on the Plat. Without limitation, the Property Owners Association shall remove accumulated silt from the drainage easements and shall regrade drainage easements as necessary to maintain roadside drainage and prevent damage to the roadside. For the purposes hereof, the drainage easements include the drainage easements and any Detention Lakes shown on the Plat, and all drainage which existed at the time that the overall grading of the Subdivision was completed by Developer.

Section 8.04 Other Insurance Bonds. The Association shall obtain such insurance as may be required by law, including workmen's compensation insurance, and shall have the power to obtain such other insurance and such fidelity, indemnity or other bonds as the Association shall deem necessary or desirable.

Section 8.05 Duty to Prepare Budgets. The Association shall prepare budgets annually for the Association, which budgets shall include a reserve fund for the maintenance of all Common Areas. The adopted budget shall be presented at the Annual Meeting of the Members.

Section 8.06 Duty to Levy and Collect the Maintenance Charge. The Association shall levy, collect and enforce the Maintenance Charge and other charges and assessments as elsewhere provided in this Declaration.

Section 8.07 Duty to Provide Annual Review. The Association shall provide for an annual unaudited independent review of the accounts of the Association. Copies of the review shall be made available to any Member who requests a copy of the same in writing and upon payment by such Member of the reasonable cost of copying the same.

Section 8.08 Duties with Respect to Architectural Approvals. The Association shall perform functions to assist the Committee as elsewhere provided in Article IV of this Declaration. The Association shall be responsible for establishing reasonable fines for builders who violate provisions of the Architectural Guidelines. Such fines shall be published in the Architectural Guidelines.

Section 8.09 Power to Acquire Property and Construct Improvements. The Association may acquire property or an interest in property (including leases) for the common benefit of Owners including improvements and personal property. The Association may construct improvements on the Property and may demolish existing improvements, without a vote of the membership as the Board of Directors in their sole discretion determine.

Section 8.10 Power to Adopt Rules and Regulations. The Association may adopt, amend, repeal and enforce rules and regulations ("Rules and Regulations"), fines, levies and enforcement provisions as may be deemed necessary or desirable with respect to the interpretation and implementation of this Declaration, the operation of the Association, the use and enjoyment of the Common Areas, and the use of any other property, facilities or improvements owned or operated by the Association.

Section 8.11 Power to Enforce Restrictions and Rules and Regulations. The Association (and any Owner with respect only to the remedies described in (ii) below) shall have the power to enforce the provisions of this Declaration and the Rules and Regulations and shall take such action as the Board of Directors deems necessary or desirable to cause such compliance by each Member and each Related User. Without limiting the generality of the foregoing, the Association shall have the power to enforce the provisions of this Declaration and of Rules and Regulations of the Association by any one or more of the following means: (i) By entry upon any property within the Subdivision after notice and hearing (unless a bona fide emergency exists in which event this right of entry may be exercised without notice (written or oral) to the Owner in such manner as to avoid any unreasonable or unnecessary interference with the lawful possession, use or enjoyment of the improvements situated thereon by the Owner or any other person), without liability by the Association to the Owner thereof, for the purpose of enforcement of this Declaration or the Rules and

Regulations; (ii) by commencing and maintaining actions and suits to restrain and enjoin any breach or threatened breach of the provisions of this Declaration or the Rules and Regulations; (iii) by exclusion, after notice and hearing, of any Member or Related User from use of any recreational facilities within the Common Areas during and for up to sixty (60) days following any breach of this Declaration or such Rules and Regulations by such Member or any Related User, unless the breach is a continuing breach in which case exclusion shall continue for so long as such breach continues; (iv) by suspension, after notice and hearing, of the voting rights of a Member during and for up to sixty (60) days following any breach by such Member or a Related User of a provision of this Declaration or such Rules and Regulations, unless the breach is a continuing breach in which case such suspension shall continue for so long as such breach continues; (v) by levying and collecting, after notice and hearing, an assessment against any Member for breach of this Declaration or such Rules and Regulations by such Member or a Related User which assessment reimbursed the Association for the costs incurred by the Association in connection with such breach; (vi) by levying and collecting, after notice and hearing, reasonable and uniformly applied fines and penalties, established in advance in the Rules and Regulations of the Association, from any Member or Related User for breach of this Declaration or such Rules and Regulations by such Member or a Related User; and (vii) by taking action itself to cure or abate such violation and to charge the expenses thereof, if any, to such violating Members, plus attorneys' fees incurred by the Association with respect to exercising such remedy.

Each day a violation continues shall be deemed a separate violation. Failure of the Association, the Developer, or of any Owner to take any action upon any breach or default with respect to any of the foregoing violations shall not be deemed a waiver of their right to take enforcement action thereafter or upon a subsequent breach or default.

Section 8.12 Power to Grant Easements. In addition to any blanket easements described in this Declaration, the Association shall have the power to grant access, utility (expressly including any easements necessary for the construction and maintenance of cellular communications towers and/or facilities, drainage, water facility and other such easements in, on, over or under the Common Area).

Section 8.13 Power to Convey and Dedicate Property to Government Agencies. The Association shall have the power to grant, convey, dedicate or transfer any Common Areas or facilities to any public or governmental agency or authority for such purposes and subject to such terms and conditions as the Association shall deem appropriate, which power may be exercised (i) prior to the Control Transfer Date by the Board of Directors and (ii) from and after the Control Transfer Date by the Association, with the approval of not less than two-thirds (2/3rds) of the Members agreeing in writing or by voting at any scheduled meeting of the Members and with the prior written approval of the Developer. The Association may, subject to the limitations of the preceding sentence, convey property to a public or governmental agency or authority in lieu of such property being condemned by such public or governmental agency or authority.

Section 8.14 Power to Remove and Appoint Members of the Committee. The Board of Directors shall have the power to remove any member of the Committee with or without cause. The Board of Directors shall have the power to appoint new members to the Committee to fill any vacancies which may exist on the Committee as they in their sole discretion determine necessary. Committee Members' terms shall last one (1) year beginning immediately following the annual meeting of the Members.

Section 8.15 Power to Act and to Spend Funds for the Improvement and Benefit of the Property. The Association shall further have the right and power to act and spend funds for the improvement and benefit of the community. By way of example only, which shall not act as a limitation on this power, the Association may perform additional landscaping or mowing of community property in areas and lots that are being sold by Developer; purchase furniture and equipment for any clubhouse or other recreational facilities or improvements; pay salaries of temporary and full-time staff in the clubhouse; establish and pay for a general security patrol; provide entertainment events, venues or facility at, around, or near the clubhouse for the community, or any other actions, payments or purchases that the Association deems, in its sole discretion, to be in the best interest of the community.

ARTICLE IX
GENERAL PROVISIONS

Section 9.01 Term. The provisions hereof shall run with all property in the Subdivision and shall be binding upon all Owners and all persons claiming under them for a period of forty (40) years from the date this Declaration is recorded, after which time said Declaration shall be automatically extended for successive periods of ten (10) years each, unless an instrument, signed by not less than two-thirds (2/3rds) of the then Owners (including the Developer) of the Lots has been recorded agreeing to cancel, amend or change, in whole or in part, this Declaration.

Section 9.02 Amendments. This Declaration may be amended or changed, in whole or in part, at any time by the written agreement or signed ballot of Owners (including the Developer) entitled to cast not less than two-thirds (2/3rds) of the votes of all of the Owners. If the Declaration is amended by a written instrument signed by those Owners entitled to cast not less than two-thirds (2/3rds) of all of the votes of the Owners of the Association, such amendment must be approved by said Owners within three hundred sixty-five (365) days of the date the first Owner executes such amendment. The date an Owner's signature is acknowledged shall constitute prima facia evidence of the date of execution of said amendment by such Owner. Those Members (Owners, including the Developer) entitled to cast not less than two-thirds (2/3rds) of all of the votes of the Members of the Association may also vote to amend this Declaration, in person, or by proxy, at a meeting of the Members (Owners, including the Developer) duly called for such purpose, written notice of which shall be given to all Owners at least ten (10) days and not more than sixty (60) days in advance and shall set forth the purpose of such meeting. Notwithstanding any provision contained in the Bylaws to the contrary, a quorum, for purposes of such meeting, shall consist of not less than seventy percent (70%) of all of the Members (in person or by proxy) entitled to vote. Any such amendment shall become effective when an instrument is filed for record in the Real Property Records of Lancaster County, South Carolina, accompanied by a certificate, signed by a majority of the Board of Directors, stating that the required number of Members (Owners, including the Developer) executed the instrument amending this Declaration or cast a written vote, in person or by proxy, in favor of said amendment at the meeting called for such purpose. Copies of the written ballots pertaining to such amendment shall be retained by the Association for a period of not less than three (3) years after the date of filing of the amendment or termination.

Section 9.03 Amendments by the Developer. The Developer shall have and reserves the right at any time and from time to time prior to the Control Transfer Date, without the joinder or consent of any Owner or other party, to amend this Declaration by an instrument in writing duly signed, acknowledged, and filed for record for the purpose of correcting any typographical or grammatical error, oversight, ambiguity or inconsistency appearing herein, or any other revisions deemed necessary in the Developer's sole discretion, provided that any such amendment shall be consistent with and in furtherance of the general plan and scheme of development as evidenced by this Declaration and shall not impair or adversely affect the vested property or other rights of any Owner or his mortgagee. Additionally, Developer shall have and reserves the right at any time and from time to time prior to the Control Transfer Date, without the joinder or consent of any Owner or other party, to amend this Declaration by an instrument in writing duly signed, acknowledged and filed for record for the purpose of permitting the Owners to enjoy the benefits from technological advances, such as security, communications or energy-related devices or equipment which did not exist or were not in common use in residential Subdivisions at the time this Declaration was adopted. Likewise, the Developer shall have and reserves the right at any time and from time to time prior to the Control Transfer Date, without the joinder or consent of any Owner or other party, to amend this Declaration by an instrument in writing duly signed, acknowledged and filed for record for the purpose of prohibiting the use of any device or apparatus developed and/or available for residential use following the date of this Declaration if the use of such device or apparatus will adversely affect the Association or will adversely affect the property values within the Subdivision.

Section 9.04 Severability. Each of the provisions of this Declaration shall be deemed independent and severable and the invalidity or unenforceability or partial invalidity or partial unenforceability of any provision or portion hereof shall not affect the validity or enforceability of any other provision.

Section 9.05 Liberal Interpretation. The provisions of this Declaration shall be liberally construed as a whole to effectuate the purpose of this Declaration.

Section 9.06 Successors and Assigns. The provisions hereof shall run with the land and shall be binding upon and inure to the benefit of the Owners, the Developer and the Association, and their respective heirs, legal representatives, executors, administrators, successors and assigns.

Section 9.07 Effect of Violations on Mortgages. No violation of the provisions herein contained, or any portion thereof, shall affect the lien of any mortgage or deed of trust presently or hereafter placed of record or otherwise affect the rights of the mortgagee under any such mortgage, the holder of any such lien or beneficiary of any such deed of trust; and any such mortgage, lien, or deed of trust may, nevertheless, be enforced in accordance with its terms, subject, nevertheless, to the provisions herein contained.

Section 9.08 Terminology. All personal pronouns used in this Declaration and all exhibits attached hereto, whether used in the masculine, feminine or neuter gender, shall include all other genders; the singular shall include the plural and vice versa. Title of Articles and Sections are for convenience only and neither limit nor amplify the provisions of this Declaration itself. The terms "herein," "hereof" and similar terms, as used in this instrument, refer to the entire agreement and are not limited to referring only to the specific paragraph, section or article in which such terms appear. All references in this Declaration to Exhibits shall refer to the Exhibits attached hereto.

Section 9.09 Developer's Rights and Prerogatives. Prior to the Control Transfer Date, the Developer may file a statement in the Real Property Records of Lancaster County, South Carolina, which expressly provides for the Developer's (i) discontinuance of the exercise of any right or prerogative provided for in this Declaration to be exercised by the Developer or (ii) assignment to any third party owning property in the Subdivision or Annexable Area, of one or more of Developer's specific rights and prerogatives provided in this Declaration to be exercised by Developer. The assignee designated by Developer to exercise one or more of Developer's rights or prerogatives hereunder shall be entitled to exercise such right or prerogative until the earlier to occur of the (i) Control Transfer Date or (ii) date that said assignee files a statement in the Real Property Records of Lancaster County, South Carolina, which expressly provides for said assignee's discontinuance of the exercise of said right or prerogative. From and after the date that the Developer discontinues its exercise of any right or prerogative hereunder and/or assigns its right to exercise one or more of its rights or prerogatives to an assignee, the Developer shall not incur any liability to any Owner, the Association or any other party by reason of the Developer's discontinuance or assignment of the exercise of said right(s) or prerogative(s). Upon the Developer's Assignment of its rights as of the Control Transfer Date to the Association, the Association shall be entitled to exercise all the rights and prerogatives of the Developer.

Section 9.10 Limitation of Liability.

(a) Neither the Developer, Association, nor the Committee are liable to any Owner, Member or person or entity making an application to the Committee for any actions or failure to act in connection with any approval, conditional approval, or disapproval of any application for approval or request for variance, including without limitation, mistakes in judgment, negligence, malfeasance, or nonfeasance. No approval or conditional approval of an application or related plan(s) or specifications and no issuance of any minimum construction standards may ever be construed as representing or implying that, or as a covenant, representation, warranty or guaranty that, if followed, the Regulated Modification or item referenced in the application will comply with legal requirements, code, or the health, safety, workmanship or suitability of any purpose of the Regulated Modification.

(b) NO COVENANTS, REPRESENTATIONS, GUARANTIES OR WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, OR BY OPERATION OF LAW, AND INCLUDING EXCLUSION OF ALL WARRANTIES OF HABITABILITY, MERCHANTABILITY AND FITNESS FOR ANY INTENDED OR PARTICULAR PURPOSE, SHALL BE DEEMED TO BE GIVEN OR MADE BY DEVELOPER, OR DEVELOPER'S OFFICERS, DIRECTORS, AGENTS OR EMPLOYEES, BY ANY PROVISIONS OF THIS DECLARATION REGARDING ANY DEVELOPMENT ACTIVITIES OR OTHERWISE. WITHOUT LIMITATION OF THE FOREGOING DEVELOPER EXPRESSLY DISCLAIMS ALL COVENANTS, REPRESENTATIONS, GUARANTIES AND WARRANTIES, EXPRESS AND IMPLIED, AND BY OPERATION OF LAW (I) AS TO ANY FUTURE DEVELOPMENT, (II) FOR MANAGEMENT OR

SUPERVISION OF BUILDING, CONSTRUCTION AND ALL OTHER WORK BY ANY BUILDER, VENDOR OR SUPPLIER NOT DIRECTLY EMPLOYED BY DEVELOPER, INCLUDING ANY DUTY TO ENFORCE ANY PROVISIONS OF THIS DECLARATION AS TO ANY SUCH PARTY, (III) THE NATURE, CONDITION, APPEARANCE, USE AND ALL OTHER MATTERS PERTAINING TO ANY PROPERTIES ADJACENT TO OR IN THE AREA OF THE SUBDIVISION, OR WHICH ARE NOT OTHERWISE SUBJECT TO THIS DECLARATION, INCLUDING WITHOUT LIMITATION ANY OBLIGATION NOW OR IN THE FUTURE TO INCLUDE IN THE SUBDIVISION OR IN ANY MANNER TO OTHERWISE SUBJECT ANY SUCH PROPERTIES TO THIS DECLARATION, (IV) THE MANAGEMENT OR OPERATION OF THE ASSOCIATION, (V) AS TO ENFORCEMENT OF ANY PROVISIONS OF THE DECLARATION AS TO ANY OWNER, TENANT OR ANY OTHER PERSON, AND (VI) AS TO ANY ENVIRONMENTAL HAZARDS OR CONDITIONS AFFECTING THE SUBDIVISION, INCLUDING ALL LOTS, COMMUNITY PROPERTIES AND RESERVES, OR AFFECTING ANY AREA OR ADJACENT PROPERTIES.

(c) IN ADDITION THE ASSOCIATION AND EACH OWNER HEREBY RELEASES DEVELOPER FROM, AND THE ASSOCIATION AND EACH OWNER MUST HEREAFTER INDEMNIFY, PROTECT, DEFEND, SAVE AND HOLD HARMLESS DEVELOPER, AND DEVELOPER'S EMPLOYEES, OFFICERS, DIRECTORS, REPRESENTATIVES, ATTORNEYS AND AGENTS FROM AND AGAINST, ANY AND ALL DEBTS, DUTIES, OBLIGATIONS, LIABILITIES, SUITS, CLAIMS, DEMANDS, CAUSES OF ACTION, DAMAGES, LOSSES, COSTS AND EXPENSES (INCLUDING, WITHOUT LIMITATION, ATTORNEYS' FEES AND EXPENSES AND COURT COSTS) IN ANY WAY RELATING TO, CONNECTED WITH OR ARISING OUT OF ANY OF THE DEVELOPMENT OF EACH OWNER'S LOT, THE DEVELOPMENT OF THE COMMON AREAS, THE OPERATION OF THE ASSOCIATION PRIOR TO THE CONTROL TRANSFER DATE, INCLUDING WITHOUT LIMITATION THE COST OF ANY REMOVAL OF HAZARDOUS SUBSTANCES OR CONTAMINANTS OF ANY KIND FROM THE PROPERTY AND ANY OTHER REMEDIAL COSTS REGARDING ANY ENVIRONMENTAL HAZARD OR CONDITION, OR THE OWNERSHIP, LEASING, USE, CONDITION, OPERATION, MAINTENANCE OR MANAGEMENT OF THE PROPERTY, REGARDLESS OF WHETHER THE SAME ARISES OR ACCRUES DURING OR AFTER THE PASSING OF THE CONTROL TRANSFER DATE. THE PROVISIONS OF THIS SECTION CONSTITUTE A COVENANT OF RELEASE AND INDEMNIFICATION RUNNING WITH THE LAND (INCLUDING EACH LOT AND ALL PROPERTY SUBJECT TO THIS DECLARATION), AND IS BINDING UPON EACH OWNER AND ANY TENANTS, AND THEIR RESPECTIVE FAMILY OR OTHER HOUSEHOLD MEMBERS, SUCCESSORS IN TITLE OR INTEREST, AGENTS, EMPLOYEES, REPRESENTATIVES, SUCCESSORS AND ASSIGNS.

Section 9.11 Security Measures. The Developer and/or Association are under no obligation to, but may from time to time engage in activities or provide Subdivision Facilities, including activities, devices or services which may have the effect of enhancing safety or security within the Subdivision and which may include matters like entry/exit gates, and are under no obligation to but may from time to time provide information through newsletters or other sources of communication regarding same (all such matters and all activities, services or devices of this nature are referred to in the Declaration as, "Security Measures"). Each Owner and their tenants and each Member covenant and agree, with respect to any and all Security Measures provided directly or indirectly by the Developer and/or Association, as follows:

(a) SECURITY IS THE SOLE RESPONSIBILITY OF LOCAL LAW ENFORCEMENT AGENCIES AND INDIVIDUAL OWNERS AND THEIR TENANTS -- NOT THE DEVELOPER OR ASSOCIATION. Security Measures may be provided at the sole discretion of the Developer or the Association's Board of Directors. The providing of any Security Measures at any time will in no way prevent the Developer or Board from thereafter discontinuing, or from temporarily or permanently modifying, terminating or removing, any Security Measures, in whole or in part. Owners, Members and their tenants hereby covenant that they do not and will not rely on any Security Measures for their safety or the safety of their property, and that neither the Developer nor the Association is in any way liable for property, assets, improvements or materials on any Owner's Lot (including without limitation construction materials while any improvements on any Lot are under construction).

(b) Providing of any Security Measures may never be construed as (i) an undertaking by the Developer or the Association to provide personal security as to any Member, Owner, or tenant, or as to any

other Person, or (ii) a representation or undertaking that any Security Measures will be effective, functional, or continued, or (iii) a representation, guarantee or warranty that the presence of any Security Measure will in any way increase personal safety or prevent personal injury or property damage due to negligence, criminal conduct or any other cause. WITHOUT LIMITATION OF THE FOREGOING, DEVELOPER AND THE ASSOCIATION SHALL NOT HAVE ANY DUTY WHATSOEVER TO WARN, ADVISE OR INFORM ANY MEMBER, OWNER, TENANT OR ANY OTHER PERSON AS TO CRIMINAL CONDUCT OF ANY KIND OR AS TO ANY OTHER MATTERS REGARDING OR RELATING TO SECURITY MEASURES, PAST OR PRESENT.

(c) DEVELOPER AND THE ASSOCIATION HAVE NO DUTY, OBLIGATION OR RESPONSIBILITY OF ANY KIND WHATSOEVER TO WARN, ADVISE OR IN ANY OTHER MANNER INFORM ANY MEMBERS, OWNERS, TENANTS, OR ANY OTHER RESIDENTS OR OCCUPANTS OF ANY LOT OR SUBDIVISION PROPERTIES, OR ANY LAW ENFORCEMENT AGENCY, OR ANY OTHER PERSON AS TO ANY ALLEGED, SUSPECTED OR KNOWN CRIMINAL ACTIVITIES OF ANY KIND, CRIMINAL HISTORY OR BACKGROUND OF ANY PERSON, OR CRIMINAL INVESTIGATIONS BY LAW ENFORCEMENT AGENCIES OR BY ANY OTHER PERSON (ALL SUCH MATTERS, ACTIVITIES AND INVESTIGATIONS HEREIN REFERRED TO AS "CRIMINAL MATTERS"), REGARDLESS OF WHETHER THE CRIMINAL MATTERS INVOLVE THE SUBDIVISION, OTHER AREAS IN THE VICINITY OR ANY OTHER PLACE. THE ASSOCIATION MAY (BUT HAS NO OBLIGATION TO) FROM TIME TO TIME DISCLOSE AND/OR TRANSMIT INFORMATION CONCERNING CRIMINAL MATTERS TO OWNERS, TENANTS, AND ANY OTHER OCCUPANTS OF LOTS, TO ANY LAW ENFORCEMENT AGENCIES, AND TO ANY OTHER PERSON WHICH THE ASSOCIATION'S OFFICERS, DIRECTORS, AGENTS, AND EMPLOYEES IN THEIR SOLE DISCRETION DEEM ADVISABLE. ANY SUCH DISCLOSURE AND/OR TRANSMITTAL OF INFORMATION SHALL IN NO WAY BE DEEMED AN UNDERTAKING TO DO SO IN THE FUTURE, EITHER AS TO THE CRIMINAL MATTERS THEN INVOLVED OR AS TO ANY OTHER CURRENT OR FUTURE CRIMINAL MATTERS.

(d) Developer and/or the Association are not liable for, and each Member, Owner, and tenant indemnify, and hold Developer and the Association harmless from, any injury, loss or damages, costs and expenses (including, without limitation, reasonable attorneys' fees and costs) whatsoever, including without limitation any injury or damages caused by any crime, including but not limited to theft, burglary, trespass, assault, vandalism or any other crime, to any person or property arising, directly or indirectly, from the providing or failure to provide any Security Measure, the discontinuation, modification, disruption, defect, malfunction, operation, repair, replacement or use of any Security Measure, or the providing or failure to provide any warning or disclosure regarding actual or suspected Criminal Matters.

ARTICLE X

MANDATORY DISPUTE RESOLUTION PROCEDURES AND LIMITATIONS PERIODS

Section 10.01 "Dispute" or "Disputes" and "Disputing Parties" Defined; Scope. "Dispute" or "Disputes" means any claim, demand, action or cause of action, and all rights or remedies regarding same, whether in contract or tort, statutory or common law, or legal or equitable, claimed or asserted by the Association, by the Committee, by any Member or Owner or any other person not associated with or employed by Developer (the "Disputing Party"), against or adverse to Developer regarding any aspect of **(i)** the design, construction, development, operation, maintenance, repair or management of the Subdivision, including any Association or Committee matter prior to the Control Transfer Date, including any property transferred to the Association under this Declaration, expressly including any matters pertaining to drainage within or from the Subdivision, **(ii)** the design, construction, sale, maintenance or repair of each Lot, including the residence and/or improvements thereon and all appurtenances thereto, **(iii)** the establishment, operation or management of, and any acts or omissions of, the Association or the Committee prior to the Control Transfer Date **(iv)** the construction, operation, application or enforcement of any provisions of, or otherwise arising out of or relating to, this Declaration or the breach thereof, and **(v)** all other matters relating directly or indirectly to any of the foregoing.

Section 10.02 Presentment of Dispute Required. The Disputing Party must submit written notice to Developer by certified mail, return receipt requested, within the time as hereafter set forth, setting forth all Disputes, if any, claimed or asserted against or adverse to Developer (herein referred to as the "Dispute Notice"). The Dispute Notice must set forth each claim, demand, action and cause of action to be included in the Dispute, a reasonably detailed factual description thereof and all remedial action deemed necessary to remedy all Disputes, and a reasonably detailed description of the nature and extent and amount of all claims for damages, if any. Upon request of Developer, the Disputing Party must also provide Developer with any evidence that depicts the nature and cause of the Dispute, the nature and extent of all remedial action deemed necessary to remedy the Dispute, and the nature and extent and amount of all claims for damages, including expert reports, photographs and videotapes to the fullest extent the evidence would be discoverable under the South Carolina Rules of Civil Procedure. ALL DISPUTES NOT SET FORTH IN THE DISPUTE NOTICE, IF ANY, ARE WAIVED BY THE DISPUTING PARTY.

Section 10.03 Settlement by Agreement. Developer and the Disputing Party agree to use reasonable efforts to resolve all Disputes set forth in the written Dispute Notice within sixty days after Developer's receipt of the Dispute Notice. To that end Developer may by written request require the Disputing Party to attend and participate in one or more meetings at Developer's office or a location selected by Developer within the County where the Subdivision is located during the sixty day period in an effort to resolve all Disputes. If requested by the Developer, the Disputing Party must submit a written proposal for resolution of all matters set forth in the Dispute Notice to the Developer at least two business days before any meeting.

Section 10.04 Mediation. If all matters set forth in the Dispute Notice have not been settled by written agreement within the sixty-day period described in the immediately preceding Section, then Developer by written request may require that all unresolved matters be submitted to non-binding mediation with a mediator agreed upon by the parties to the dispute. The mediation must be conducted within thirty days after selection of the mediator. The mediation must be attended by a person or persons with authority and discretion to negotiate and settle all Disputes. The mediator shall determine the format and rules for the mediation. Fees and expenses of the mediator shall be borne by the parties equally.

Section 10.05 Binding Arbitration.

(a) If all Disputes have not been resolved by agreement of the parties or through mediation as above provided within one hundred twenty (120) days after Developer's receipt of the Dispute Notice, then Developer or the Disputing Party may by written request, whether made before or after the institution of any legal action, require that all unresolved matters as set forth in the Dispute Notice be submitted to binding arbitration before a single arbitrator conducted in accordance with the Construction Industry Arbitration Rules (or substantial equivalent) of the American Arbitration Association ("AAA"). SUCH ARBITRATION WILL BE BINDING AND FINAL TO THE EXTENT ALLOWED BY LAW, AND THE ASSOCIATION, COMMITTEE, EACH MEMBER AND OWNER AND THEIR RESPECTIVE RELATED PARTIES HEREBY WAIVE THE RIGHT TO PURSUE ANY OTHER RESOLUTION OF A DISPUTE, INCLUDING A PROCEEDING IN ANY JUDICIAL FORUM.

(b) If necessary Developer may compel submission of Disputes to binding arbitration and/or participation in such arbitration by an action in any court having jurisdiction. Judgment on any award or decision rendered by the arbitrator may be entered in and otherwise enforced by any court having jurisdiction.

(c) The arbitrator must be a licensed attorney, must have at least 3 years background experience with deed restrictions, homeowners associations, construction and real estate disputes. The arbitrator will be appointed by agreement of the parties from a list of arbitrators qualified as aforesaid to be provided by AAA; or if the parties cannot agree within ten days after receipt of the list, then an arbitrator will be appointed by AAA in accordance with its rules for appointment from a roster.

(d) The arbitration proceedings must be conducted in Lancaster County, South Carolina unless they involve Developer, in which instance the proceedings must be conducted in Montgomery County, Texas. In rendering its award, the arbitrator shall determine the rights and obligations of the parties according to the substantive and procedural laws of the State of Texas if the Dispute includes the Developer as a party, or the substantive and procedural laws of the State of South Carolina if the Developer is not a party, and arbitrator

shall also determine the rights and obligations of the parties in accordance with applicable provisions of the Declaration and applicable AAA rules.

(e) Any provisional remedy that would be available from a court, including injunctive relief to maintain the status quo, shall be available from the arbitrator pending final determination of all Disputes, and any order of the arbitrator may be confirmed by a court with appropriate jurisdiction.

(f) Each party will bear the expense of its own counsel, experts, witnesses, and preparation and presentment of proof, unless the arbitrator decides otherwise. The parties will bear the costs of arbitration equally, unless the arbitrator decides otherwise. To the extent permitted by applicable law, the arbitrator has the power to award recovery of all costs, expenses and fees (including pre-award expenses, witness fees, attorney's fees, administrative fees, and arbitrator's fees) to the prevailing party.

Section 10.06 Developer's Rights of Inspection. At any time during the existence of any Dispute which has not been finally resolved in writing, whether prior to or after the Control Transfer Date, Developer and its designated representatives may make such inspections and conduct such surveys, tests and examinations as reasonably necessary to fully determine or confirm to Developer's satisfaction the nature, extent and possible cause of all Disputes, the nature and extent of repairs and other work involved and any other matters reasonably related to the Disputes.

Section 10.07 MEMBERS' AND OWNERS' IRREVOCABLE POWER OF ATTORNEY. EACH MEMBER AND EACH OWNER HEREBY IRREVOCABLY APPOINTS THE BOARD OF DIRECTORS OF THE ASSOCIATION AS THEIR ATTORNEY-IN-FACT TO ACT IN THEIR PLACE AND STEAD REGARDING ALL PROVISIONS OF THIS ARTICLE 10 AND ARE BOUND IN ALL RESPECTS AS TO ALL ACTIONS, OMISSIONS, AGREEMENTS AND DECISIONS OF THE BOARD OF DIRECTORS RELATING THERETO AND THE RESULTS OF ANY BINDING ARBITRATION REGARDING SAME.

Section 10.08 WHEN DISPUTE NOTICE MUST BE GIVEN; COMPLIANCE AS CONDITION PRECEDENT. THE GIVING OF THE DISPUTE NOTICES AND SUBSTANTIAL COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THIS ARTICLE 10 ARE CONDITIONS PRECEDENT TO THE RIGHT TO BRING SUIT PERTAINING TO ANY DISPUTE. FURTHER:

(a) THE ASSOCIATION, AND THE COMMITTEE AND THEIR RESPECTIVE MEMBERS, OFFICERS AND DIRECTORS MUST SUBMIT ALL DISPUTE NOTICES PERTAINING TO ANY ACT OR ACTION OF THE DEVELOPER PRIOR TO OR INCLUDING THE CONTROL TRANSFER DATE NOT LATER THAN ONE HUNDRED FIFTY (150) DAYS AFTER THE CONTROL TRANSFER DATE. ANY DISPUTES AGAINST THE DEVELOPER NOT SUBMITTED BY THE ASSOCIATION OR THE COMMITTEE WITHIN THIS PERIOD ARE HEREBY AGREED TO BE WAIVED.

(b) EACH OWNER AND MEMBER MUST SUBMIT ALL DISPUTE NOTICES AGAINST THE DEVELOPER, ASSOCIATION OR COMMITTEE, IF ANY, NOT LATER THAN ONE HUNDRED FIFTY DAYS AFTER ANY APPLICABLE CAUSE OF ACTION ACCRUES, REGARDLESS OF WHETHER THE CAUSE OF ACTION ACCRUES PRIOR TO OR AFTER THE CONTROL TRANSFER DATE. ANY DISPUTES NOT SUBMITTED BY AN OWNER OR MEMBER WITHIN THIS PERIOD ARE HEREBY AGREED TO BE WAIVED.

Section 10.09 Remedial Measures. At any time during the existence of any Dispute which has not been finally resolved in writing, whether prior to or after the Control Transfer Date, Developer may take all actions which in Developer's sole opinion are necessary or appropriate to address, correct, cure or otherwise deal with the asserted Dispute. For such purposes Developer may utilize any easements established by the Declaration, or by any Plat or otherwise, without the consent of or compensation of any kind to the Association, or any Owner, or any other person or entity. Except in case of an Emergency, Developer shall give at least ten days written notice to any party which will be directly affected by activities undertaken by Developer pursuant to the foregoing setting forth the general nature of activities to be undertaken. NO ACTION OR INACTION BY DEVELOPER PURSUANT TO THE FOREGOING SHALL EVER BE DEEMED AN ADMISSION OF LIABILITY, ASSUMPTION OF RESPONSIBILITY OR ACKNOWLEDGMENT OF VALIDITY IN ANY RESPECT AS TO ANY DISPUTE.

Section 10.10 TWO YEAR MAXIMUM LIMITATIONS PERIOD. IN ADDITION TO THE PROVISIONS OF SECTION 10.08, ANY SUIT REGARDING ANY DISPUTE MUST BE FILED IN A COURT OF COMPETENT JURISDICTION NOT LATER THAN TWO YEARS AFTER THE DAY THE CAUSE OF ACTION ACCRUES.

Section 10.11. Time is of Essence. Time is of the essence with respect to each Owner's compliance with the terms of this Declaration.

IN WITNESS WHEREOF, the undersigned, being the Developer herein, has hereunto set its hand as of this 9th day of JULY, 2016.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 sign

Printed Name: Zachary Colcox

[Signature]
Witness #2 sign

Printed Name: John Abouqader

Riverchase Estates Partners, LLC

By: [Signature]

Name: DAVID HENSLEY

Title: VP-LAND ACQUISITION + DEVELOPMENT

STATE OF NC

§ ACKNOWLEDGMENT

COUNTY OF McKENNAN

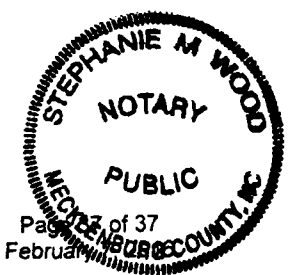
§

This instrument was acknowledged before me on the 9th day of July, 2016, by David Hensley, Authorized Agent of Riverchase Estates Partners, LLC, a South Carolina Limited Liability Company, on behalf of said Company, in the capacity therein stated. Further, I have verified that pursuant to SC Code Section 26-1-120(E), "The subscribing witness identified above who witnessed the principal sign the instrument or witnessed the principal acknowledge his/her signature on the instrument is not a party to or beneficiary of the transaction."

[Signature]

Notary Public, State of NC

My Commission Expires: 8/15/20
[AFFIX NOTARIAL SEAL]



Drawn by and mail to:

*St. Amand & Efir PLLC (JSE)
Lincoln at Belle Grove
3315 Springbank Lane, Suite 308
Charlotte, North Carolina 28226*

LANCASTER COUNTY, SC	
2020007725	RESTRICTION
RECORDING FEES	\$25.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
05-18-2020	01:59:23 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: STEPHANIE KNIGHT	
BK:DEED 1331 PG:95-99	

AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR RIVERCHASE ESTATES
(PHASE 3B)

THIS AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS FOR RIVERCHASE ESTATES (this "Amendment") is made as of the
date this Amendment is recorded (the "Effective Date") in the Public Registry of Lancaster County South
Carolina (the "Public Records"), by RIVERCHASE ESTATES PARTNERS, LLC, a South Carolina limited
liability company ("REP" or "Declarant").

RECITALS:

A. REP is "Declarant" (by assignment recorded at Book 806, Page 330 in the Registry, and in any
event) under the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Riverchase
Estates, Section 1, recorded at Book 979, Page 125, in the Public Records (as amended and supplemented from
time to time, the "Declaration").

B. Declarant has the unilateral right to supplement/amend the Declaration as herein provided.

Riverchase Amendment

NOW THEREFORE, Declarant hereby supplements/amends the Declaration as follows:

1. Incorporation of Recitals: Defined Terms. The above Recitals A-B are hereby incorporated herein by this reference. Capitalized terms used but not defined herein (including in the Recitals) shall have the meaning(s) attributed to the same in the Declaration.

2. Phase 3B. For purposes hereof, and in any event, Phase 3B shall be all Lots shown on that certain plat entitled "Riverchase Subdivision – Section 1, Phase 3B" recorded at Plat Book 2020, Pages 41 and 42, in the Public Records, but not any other Lots in the Subdivision. No horse may be kept on any Lot other than in Phase 3B and the limited allowance for the keeping of horses in Phase 3B is subject to all terms, provisions and restrictions in this Amendment.

3. Contingent Allowance for Horses. Notwithstanding any restrictions in the Declaration to the contrary (meaning that the restrictions cannot be read and given effect together with the limited allowances herein), the following shall apply:

A. Keeping of Horses. One or more horses (as the case may be as provided below) may be kept (but not bred and not boarded as a commercial enterprise) on a Lot in Phase 3B that is at least two (2) acres in size, BUT only in accordance with the restrictions and limitations contained in this Section 2 of this Amendment or in any current or subsequent rules or regulations of the Board, and only in any event with express approval of the Board and the Committee (such approval to include approval of fencing and barn/stable improvements).

- a. One (1) horse may be kept (inside the fenced area but not outside of that area) on any Lot in Phase 3B that is larger than two (2) acres.
- b. Two (2) horses may be kept (inside the fenced area but not outside of that area) on any Lot in Phase 3B that is larger than two and one half (2.5) acres.

B. Additional Horse Restrictions. The following shall apply (in addition to the restrictions above in Section A to any keeping of any horse on any Lot in Phase 3B (in addition to the restrictions above in Section A).

- a. No horse may be kept on, maintained or cared for on any Lot unless said horse is owned by the Owner of the Lot.
- b. No horse may be kept for commercial breeding purposes.
- c. No horse is allowed on any Lot not owned by the Owner or on any Common Area.
- d. No horse shall be permanently "pastured" and all horses shall be provided with adequate barn or stable shelter from the elements, which shall include a stable constructed, in all aspects, in compliance with the architectural requirements of the Declaration or any rules and regulations now or later adopted by the Board or the Committee, and in accordance with the required approval from the same. Furthermore, no barn or stable may be larger than 1,000 sf in size and must be approved by the Committee.
- e. The area on the Lot within which any horse may be kept (including the barn area) shall be completely fenced, with all fencing satisfying all rules and regulations of the Board or the Committee, and in any event in accordance with the approvals required by the same.
- f. No horse shall be brought onto or allowed to remain on any Lot unless such horse has been tested within the preceding one hundred eighty (180) days for equine infectious anemia ("EIA") by a licensed veterinarian following administration of a "Coggins Test" of other such comparable test as is then in general use for detecting the presence of

6. Headings. Section headings in this Amendment are used exclusively for ease of reference and for organization and shall have no substantive meaning or implied meaning for purposes of this Amendment.

7. Choice of Laws and Venue. This Amendment shall be construed in accordance with the laws of the State of South Carolina.

8. Savings Clause. If any one or more of the provisions contained in this Amendment shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Amendment shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

[Signature Page and Exhibits to Follow]

IN WITNESS WHEREOF, the undersigned Declarant has executed this Amendment this 18th day of May, 2020.

RIVERCHASE ESTATES PARTNERS, LLC, a South Carolina limited liability company

By: [Signature]
Name: Jeff Webb, as Authorized Officer

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

[Signature]
Witness

[Signature]
Witness

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I certify that the following person personally appeared before me this day, ~~ack~~ acknowledging to me that he ~~or she~~ voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jeff Webb
(name of principal)

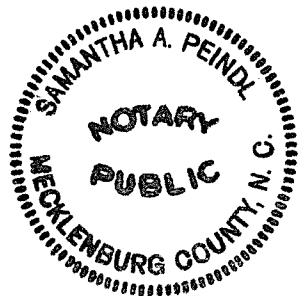
Date: 5/18/2020

[Signature]
Official Signature of Notary Public

Samantha A. Peindl
Notary printed or typed name

My commission expires: 9/23/2022

[OFFICIAL SEAL]



IN WITNESS WHEREOF, for avoidance of doubt, the Association has executed this Amendment as of the day and year notarized below evidencing proper and current adoption and acknowledgement of this Amendment (as/if required).

Riverchase Estates Property Owners Association,
a South Carolina Nonprofit Corporation

By: [Signature]
Name: Jeff Webb, as Authorized Officer

SIGNED, SEALED AND
DELIVERED IN THE PRESENCE OF:

[Signature]
Witness

[Signature]
Witness

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I certify that the following person personally appeared before me this day, ~~each~~ acknowledging to me that he ~~or she~~ voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jeff Webb
(name of principal)

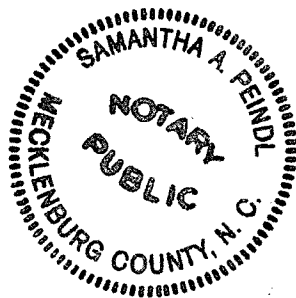
Date: 5/18/2020

[Signature]
Official Signature of Notary Public

Samantha A. Peindl
Notary printed or typed name

My commission expires: 9/23/2022

[OFFICIAL SEAL]



LANCASTER COUNTY, SC	
2019001481	RESTRICTION
RECORDING FEES	\$64.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
01-31-2019	03:07 PM
JOHN LANE	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1206 PG:191-248	

Drawn by and mail to:

*St. Amand & Efir PLLC (GGS)
 Lincoln at Belle Grove
 3315 Springbank Lane, Suite 308
 Charlotte, North Carolina 28226*

SUPPLEMENTAL RECORDING TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIVERCHASE ESTATES

THIS SUPPLEMENTAL RECORDING TO DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR RIVERCHASE ESTATES (this "Supplement") is made as of the date this Supplement is recorded (the "Effective Date") in the Public Registry of Lancaster County South Carolina (the "Public Records"), by Riverchase Estates Partners, LLC, a South Carolina limited liability company ("Declarant").

RECITALS:

- A. LGI LAND SC, LLC, is "Declarant" under the Amended Declaration of Covenants, Conditions and Restrictions for Riverchase Estates, Section 1, recorded at Book 979, Page 125, in the Public Records (as amended and supplemented from time to time, the "Declaration").
- B. Declarant has the unilateral right to supplement the Declaration and Governing Documents by their terms, and to adopt/amend the "Supplemental Documents" defined below and attached hereto, as herein provided.

Form Supplement

C. To the extent required (if required) under the recently enacted, South Carolina Homeowners Associations Act, Section 27-30 of the South Carolina Code (the "HOA Act"), and/or for avoidance of doubt in any event, Declarant wishes to record certain the governing documents, guidelines, rules, regulations, bylaws, and any amendments to the same, applicable to the Riverchase Subdivision (collectively, the "Supplemental Documents") in the Public Records of the County in which the Subdivision are located.

NOW THEREFORE, Declarant hereby supplements the Declaration and the recording of the same, as follows:

1. Incorporation of Recitals; Defined Terms. The above Recitals A-C are hereby incorporated herein by this reference. Capitalized terms used but not defined herein (including in the Recitals) shall have the meaning(s) attributed to the same in the Declaration.

2. Supplemental Recording. To comply with the recording requirements of the HOA Act, the Supplemental Documents attached hereto as Exhibit A are being recorded.

4. Effect of Supplement. Except as expressly supplemented herein, the Declaration shall remain in full force and effect.

5. Headings. Section headings in this Supplement are used exclusively for ease of reference and for organization and shall have no substantive meaning or implied meaning for purposes of this Supplement.

6. Choice of Laws and Venue. This Supplement shall be construed in accordance with the laws of the State of South Carolina.

7. Savings Clause. If any one or more of the provisions contained in this Supplement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Supplement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

[Signature Page and Exhibits to Follow]

IN WITNESS WHEREOF, the undersigned Declarant has executed this Supplement this 30th day of JANUARY, 2019.

RIVERCHASE ESTATES PARTNERS, LLC, a South Carolina limited liability company

By: [Signature]

Name: DAVID HENSLEY

As: AUTHORIZED OFFICER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

[Signature]
Witness

[Signature]
Witness

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I certify that the following person personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: DAVID HENSLEY
(name of principal)

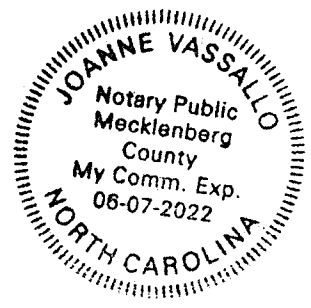
Date: 1/30/19

[Signature]
Official Signature of Notary Public

JOANNE VASSALLO
Notary printed or typed name

My commission expires: 6/7/22

[OFFICIAL SEAL]



IN WITNESS WHEREOF, for avoidance of doubt, the Association has executed this Supplement as of the day and year notarized below evidencing proper and current adoption and acknowledgement of this Supplement (as/if required).

Riverchase Estates Property Owners Association, Inc,
a South Carolina Nonprofit Corporation

By: [Signature]
Name: DAVID HENSLEY
Title: AUTHORIZED OFFICER

SIGNED, SEALED AND
DELIVERED IN THE PRESENCE OF:

[Signature]
Witness

[Signature]
Witness

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that the following person personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: DAVID HENSLEY
(name of principal)

Date: 1/30/19

[Signature]
Official Signature of Notary Public

JOANNE VASSALLO
Notary printed or typed name

My commission expires: 4/7/22

[OFFICIAL SEAL]

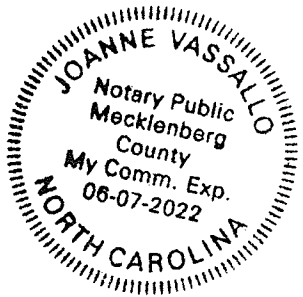


EXHIBIT A

Supplemental Documents

Identify the Documents:

1. Riverchase Estates Architectural Guidelines
2. Rules and Regulations of Riverchase Estates Property Owners Association, Inc.
3. Bylaws of Riverchase Estates Property Owners Association, Inc.

RIVERCHASE — ESTATES —

Home Owners Association, Inc. Architectural Guidelines



September 1, 2018 Edition

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ARTICLE 1 - STATEMENT OF PURPOSE & INTENT:

- 1.1 **Purpose:** These Riverchase Estates Architectural Guidelines (Guidelines) provide an overall framework and comprehensive set of standards and procedures for the development of the community in an orderly and cohesive manner. These Guidelines have been developed to provide direction for the planning, designing, constructing, landscaping, and modifying of all residences, buildings, and structures or improvements within the Riverchase Estates community. *The approved styles for homes in Riverchase Estates are Arts and Crafts, European Eclectic, Mediterranean, Italianate, Tuscan and Designs which traditionally use stone, stucco and brick.* However, a variety of styles are encouraged in order to create the unique feel of a custom home community. The Guidelines set forth criteria for design, style, materials, colors and location of site improvements, landscaping, signage, lighting and other structures. In addition, the Guidelines establish a process for review of all proposed construction and modifications to residences, buildings, and structures to ensure that all home sites within Riverchase Estates are developed with consistency and quality.

- 1.2 **Intent:** It is the intent of the Riverchase Estates Architectural Control Committee (ACC) that all structures and other improvements within the community be of the highest design quality and be planned and sited to be aesthetically and architecturally harmonious with one another and with the natural features of the land. The ACC is particularly concerned that the community have a consistent streetscape and quality of design (facade, materials, etc.). In order to maintain a “planned look” for the community and to preserve the aesthetic integrity of the community, the ACC may at times place a temporary moratorium on any particular style of design or building material until, at the sole discretion of the ACC, it is determined that the community has been brought back into balance.

- 1.3 **Restriction on similar home designs:** IN NO CASE SHALL HOMES WITH SIMILAR DESIGNS BE BUILT WITHIN THE LINE OF SIGHT FROM A SIMILAR HOME IN THE RIVERCHASE ESTATES

COMMUNITY. No home shall be an exact duplicate of any other home, but for similar designs, the homes shall be out of the line of sight of each other in any direction. The ACC in its sole discretion shall determine what constitutes a similar home design and what is in a field of view or line of sight of a similar home.

ARTICLE 2 – APPLICABILITY, AUTHORITY & AMENDMENTS:

- 2.1 **Applicability:** The Guidelines shall govern all residences, buildings, and all other structures and improvements within the Riverchase Estates properties, which are or may be subject to the Riverchase Estates Home Owners Association, Inc. Declaration of Covenants, Conditions and Restrictions. (referred-to herein as CCRs or Declaration).
- 2.2 **Authority:** The ACC has jurisdiction over all matters relating to construction, architecture and landscaping of new construction and modifications of the Properties as set forth in the CCRs. While the Guidelines are intended to provide a framework for construction and modifications, the Guidelines are not all-inclusive. In its review process, the ACC may consider the quality of workmanship and design, harmony of external design with existing structures, and location in relation to surrounding structures, topography, and finish grade elevation, among other things. The ACC reserves the right to reject any submittal, and may disapprove plans, specifications or other materials for non-conformance to the CCRs, Architectural Guidelines or for aesthetic reasons, which in the sole discretion of the ACC shall be deemed sufficient.
- 2.3 **Governmental Permits:** To the extent that the South Carolina State Building Code, Lancaster County Ordinances, or any other government ordinance, building code, or regulation requires a more restrictive standard than the standards set forth in these Guidelines or the CCRs, the government standards shall prevail. To the extent that any government standard is less restrictive, the CCRs and the Guidelines (in that order) shall prevail.
- 2.4 **Responsibility for Compliance:** It is the responsibility of the Owner and Builder to ensure that all Applications for Architectural Review and subsequent construction are in accordance with the applicable zoning requirements, building code requirements, and the requirements of any other laws, regulations, ordinances, and deed restrictions. The ACC does not review submittals for compliance with such requirements. Approval of plans and specifications by the ACC shall not be deemed or construed to mean that improvements constructed in accordance with such plans will comply with applicable zoning requirements, building code requirements, and the requirements of any other laws, regulations, ordinances, and deed restrictions, as to the structural soundness, quality, durability, suitability, fitness or proper functioning of such improvements; and any responsibility or liability therefor is hereby disclaimed. **IF ADDITIONAL CLARIFICATIONS OF THIS DISCLAIMER ARE NEEDED, PLEASE REQUEST THIS FROM THE RIVERCHASE ESTATES HOA IN WRITING.**
- Owners and Builders are further responsible for compliance with all standards and procedures within these Guidelines. Owners are also governed by the requirements and restrictions set forth in the CCRs, any applicable Supplemental CCRs, and any other applicable architectural and landscape guidelines that address restricted and prohibited conduct and activities within the community. Builders and Owners will be held responsible for violations caused by subcontractors and employees of the Builder or Owner. Violations not remedied may result in deductions from the Compliance Security Deposit or other actions.
- 2.5 **Amendments:** These Guidelines may be revised and amended at any time by the ACC, in its sole discretion, as needed to serve the needs of an evolving community.

- 2.6 **Remedy:** The Declaration provides for the remedy of non-conforming improvements and violations on individual lots by means of removal, fines and/or liens on the property. All costs for remedy shall be the responsibility of the lot owner.

ARTICLE 3 –PROCEDURES AND FEES:

- 3.1 **Contractor Requirements:** All residences within the Riverchase Estates community must be constructed by a Building or Residential contractor licensed by the State of South Carolina.

Once a residence is completed and a Certificate of Occupancy issued, and Final Construction Review and approval by the ACC is issued, the work of the residence is considered complete. Work on the residence after it is complete may be performed by a contractor with a license in accordance with the appropriate classification of work, or specialty, (Electrical, Mechanical HVAC or Plumbing for example) identified by the SC License Board. Work associated with accessory buildings, pools and cabanas fall under this requirement.

Owners are encouraged to confirm with their lender whether their choice of a contractor is approved to construct their home. Many lending institutions now have procedures to pre-qualify contractors before authorizing a construction loan.

- 3.2 **Required Submittals - Minor Projects:** The ACC is required to perform reviews for all exterior modifications on each home site. Some modifications are minor and do not require a full review or the payment of fees. These items are identified in appropriate areas throughout the document. A form is included to request a Minor Project Review in the forms area at the end of this document. No other forms are required.

Required Submittals - Major Projects: Major projects include a new home or pool with or without cabana addition. New homes require three reviews. To begin the process, complete Form One. Pools with or without Cabana additions require Design Development and Construction Document Reviews only.

Step One of the Review Process: Schematic Document (SD) Review: E-mail Form One found in these Guidelines to the address noted. You will receive notification by e-mail giving you access to the site where you may upload your Schematic submittal. The Schematic Review is intended to give an owner an early indication if the proposed home generally meets the community Architectural Guidelines, forestalling expense for the development of plans that may not be approved for the neighborhood.

Step Two of the Review Process: Design Development (DD) Review: After receiving the informal review comments from the ACC for your Schematic Review, mail or hand deliver the completed “Form Two-Design Development”, signed and with all required fees to the address listed on the form. Upload your Design Development submittal along with Submittal Form Three and page 8 of this document to the review site to commence the ‘formal’ Design Development review.

Step Three of the Review Process: Construction Document (CD) Review: After receiving the formal review comments from the ACC for your Design Development Review, and after completing the full set of Construction Documents, upload these documents to the review site along with Submittal Form Three and page 9 of this document to obtain final approval from the ACC.

- 3.3 **Architectural Review Fee:** Review fees and associated fees are noted on Form Two. There is a fee for new residences and accessory dwellings (detached garages or Guest House) submitted at the same time of \$1,000.00. This fee entitles the lot Owner to up to three reviews total for Design Development and

Construction Drawings phases (Formal Reviews). It also includes three on site reviews to observe compliance (Site Staking, Dry-in and Final Completion). The property Owner is encouraged to submit all materials at the time of the formal review period, including landscape, pools or other amenities since additional reviews will incur an additional review fee.

For additions to existing homes, not exceeding 25% of the value of the home, the review fee shall be \$325.00 and include one site review at final completion.

The addition of a pool and associated amenities, not including a vertical occupied structure, or major landscape modifications is \$225.00. The addition of a pool and a vertical occupied structure is \$325.00. See Article 3.1 for builder requirements for vertical occupied structures.

Reviews for additions or modifications to an existing home and exceeding 25% of the value of a home, or adding more than 30% to the Gross Square Footage of the home, or the addition of a Guest House after approval of the original residence, shall be \$425.00 and will include one site review after completion.

Any reviews required after completion of the Construction Document review, typically due to changes by the owner, shall be \$150.00 per review and any site visit required beyond those stated shall be \$225.00 per visit (including re-reviews). There may also be an additional charge in accordance with Article 3.5(B).

A review fee of \$125.00 is levied for Part A Minor Projects. Part B and C Minor Projects do not require a review fee, however, Part B Minor Projects still require an application for approval be submitted.

3.4 Schematic, Design Development and Construction Drawing Submittals

A. **Schematic:** The Schematic submittal is the first required submission to begin the review process. No fee is required from property owners for this review. For individuals who are not property owners or are planning to build a spec home in Riverchase Estates, there is a fee for the review as noted on Form One-Schematic, attached herein.

- a. The intent of a Schematic Review is to provide the lot owner with an opinion from the ACC if their home will be generally acceptable under the Guidelines.
- b. Submit Form One-Schematics in order to commence the review process. You will be provided a password to access the site typically within one day of the Association Manager logging you in.
- c. Items 1-6 below should be in digital form using public domain software (PDF, GIF or equal).
- d. Please allow up to ten calendar days for a response, although the ACC will endeavor to provide a response within five to seven days.

Use the following as your check list, initial each and upload this page with your submittal

- _____ (1) A copy of Form One-Schematic.
- _____ (2) A site topographical plan with the home and all other structure footprints shown on the plan.
- _____ (3) A floor plans showing heated and unheated square footage.
- _____ (4) A roof plan indicating pitch.
- _____ (5) A minimum of four elevations with elevations adapted to the topography of the site.
- _____ (6) A copy of this page with owner's or their named registrant's initials on the lines to the left.

All plans must be prepared by a licensed architect, licensed engineer, or a qualified residential designer (who has a 'business license' in Lancaster County, South Carolina) in sufficient detail to allow the Committee to review in accordance with the criteria set forth herein. Design-Build companies who employ a designer on staff as a regular full time employee require only the builder license but must provide the same detailed set of documents outlined herein.

B. **Design Development Submittal:** The following items must be submitted to the ACC for Design Development approval. (Note that it is the responsibility of the Owner to ensure that all copyrighted documents are approved by their originator for copying digitally and submitting for the review process.)

Form Two-Design Development with all Fees must be submitted to the Association Manager

Use the following as your check list. Owner or registrant should initial each line item and upload this page with your submittal.

- ____(1) A completed **Riverchase Estates Form Two -Design Development, along with Form Three** in digital format. Indicate all finished materials to be used as to manufacturer and style.
- ____(2) A copy of this page with your initials on the lines to the left.
- ____(3) **Design Development Floor Plans and Elevations** in digital format including:
 - i. **Floor plan:** Indicate all rooms and sizes, along with square footage of the total heated area and square footage of unheated area. Note method of SF calculation. Show the finished floor elevation (FFE) of the first floor with respect to finished topography.
 - ii. **Roof plan** indicating slopes and finish materials.
 - iii. **Elevations:** Provide front, rear, and side elevations indicating building materials and finishes. Elevations to be site adapted showing correct location of grade against the wall with respect to the actual topography.
 - iv. A **fully detailed wall section** from foundation to roof and through a window, showing all significant elements of construction including flashing, air and water barriers.
 - v. A **transverse and longitudinal section through any front porch including front door.**
 - vi. **Additional key details** needed to clarify significant features of the design.
- ____(4) **Design Development Site Plan.** Indicate the required setbacks (SEE ARTICLE 4.1), easements and horizontal dimensions that locate the residence on the lot. Show all anticipated driveways, walkways, patios, decks, pools and other recreational equipment. Show screen wall for HVAC and pool equipment. Show all existing contours at two foot increments and denote the planned finished floor elevation of the main floor.
- ____(5) **Outbuildings:** Provide plans and elevations of any proposed Outbuildings identified in Article 4.25 or detached garages or Guest Houses defined in Article 5.19 .
- ____(6) **Photographs** in digital formats documenting the existing conditions of the lot prior to clearing/construction. Photos shall be provided showing the following:
 - i Road surface, road shoulder, and drainage ditch along the entire portion of the lot abutting the street. These photos may be necessary to confirm that road or curb damage existed prior to construction.
 - ii The entire width of the lot and its trees/vegetation as viewed from the street and as viewed from the approximate center of the lot facing the rear of the lot.
- ____(7) The ACC reserves the right to require the submittal of other information, data, drawings and samples as deemed necessary.
- ____(8) **Include any request for a Variance at this time.** Typically, a variance is granted only in cases of hardship related to site constraints that may dictate conditions of the design that are in conflict with Guideline requirements.

A variance request is attached ____yes ____ no.
- ____(9) **Submit Form Two-Design Development** to the Association Manager.
- ____(10) **Submit a copy of this page** with owner or registrant initials on the lines to the left.
- ____(11) **Submit Fees** denoted on Form Two, with checks made to "Riverchase Estates HOA."

Other data: The ACC reserves the right to require the submittal of other information, data, drawing and samples as deemed necessary.

C. Construction Document Submittal: As a continuation of the design process, the document set must be refined with specific attention to and inclusion of the following:

(Use the following as your check list, initial each and upload this page with your submittal)

- ____(1) If changed, a re-submittal of **Riverchase Estates Architectural Review Submittal Three**.
- ____(2) A copy of this page with your initials on the lines to the left.
- ____(3) **Floor plans:** Indicate all rooms, and sizes, along with square footage of the total enclosed living area. Show the finished floor elevation (FFE) of the first floor above grade. Show plans of proposed Outbuilding, detached garages or Guest Houses.
- ____(4) **Roof plan:** Indicate slopes, pitches, hips and gables and materials of construction.
- ____(5) **Elevations:** Provide front, rear, and side elevations showing building materials and finishes. Indicate maximum height and anticipated finished grades of all structures. Where sites are not level, show elevations with respect to proposed finished grade. Indicate floor to floor heights.
- ____(6) **Typical Wall Sections:** The sections should be made in locations that show typical foundation to roof conditions. (Two or more wall sections may be required) Indicate foundation condition, building materials, roof overhang, fascia, and decorative elements & other details as needed to convey the design. Ceiling heights must be indicated for all levels of the home. One wall section must be cut through a typical window and any front porch.
- ____(7) **Details:** Provide details of all unique conditions on the home. Show screen wall for HVAC.
- ____(8) **Construction Document Site Plan** in digital format (Minimum scale: 3/32"=1'-0" or 1"=10', minimum sheet size 24"x36" – please advise your surveyor of the minimum scale and sheet size). Indicate the required setbacks (SEE ARTICLE 4.1), easements and horizontal dimensions that locate the residence and all other structures on the lot. Show front and rear corners and side outline nearest your home of homes on adjacent lots. Show all driveways, driveway aprons, walkways, patios, decks, pools and other recreational equipment, HVAC units, etc. Show all existing contours and finish contours at two foot increments and show the planned floor elevation of the main floor. The submittal will be rejected and you will not receive approval if finished contours are not noted.
- ____(9) **Curb elevation** and elevation at rear property line should be clearly denoted.
- ____(10) **Detailed Landscaping Plan** in digital format (Minimum scale: 3/32"=1'-0" or 1"=10', minimum sheet size 24"x36"), including site grading, and showing location, size, species, quantity, spacing, percentage of native plant material, and quality of all plant material, protection of existing vegetation and other landscaping details shall be submitted for approval prior to the completion of construction. Extent of the planting beds shall be noted as well. Submit this drawing prior to the Dry-In review to avoid an additional review fee.
- ____(11) **Drainage Plan** in digital format (Minimum scale: 3/32"=1'-0" or 1"=10', minimum sheet size 24"x36"), showing the location of erosion control devices and the direction of storm water flow.
- ____(12) **Samples** in digital format of all exterior materials and finishes, including paint colors, siding materials, roofing, window frames and trim, shutters, medallions, chimneys, doors, lighting scheme, and all other materials that will be seen on the exterior of the home and site.
- ____(13) **Structural and Foundation Engineering Drawings:** These drawings should be sealed by an engineer.

EXPECTED START _____ **EXPECTED DRY-IN** _____ **EXPECTED FINAL** _____

Other data: The ACC reserves the right to require the submittal of other information, data, drawing and samples as deemed necessary.

- 3.4.1 **Foundation Survey:** Upon completion of the foundation, the homeowner or contractor shall submit to the ACC a foundation survey showing all structures on the lot. The survey shall be prepared by a licensed surveyor or building contractor and show compliance with building setback requirements and confirm foundation height against the previously approved site contour plan. This survey shall be submitted as a drawing to the ACC review site prior to framing.

3.5 **Compliance Security Deposit:** DEPOSITS AND BONDS MUST BE PAID BY THE CONTRACTOR, NOT THE OWNER. A \$2,000 security deposit for new home construction and large remodel projects including the addition of a Guest House after completion of the main residence, or which exceed 25% of the value of the home or adds 20% or more to the Gross SF, is required. Payment (checks payable to Riverchase Estates Home Owners Association, Inc.) must be submitted with the Riverchase Estates Architectural Review Form Two-Design Development to the Association Manager at the address noted on the form. Remodeling projects where a building permit is required and which are less than 25% of the value of the home, require a \$1,000.00 deposit. The deposit is intended to protect the Home Owners Association from costs resulting from careless and/or negligent construction practices by the Contractor. If during construction the total charges against the Compliance Security Deposit should exceed half the initial deposit, an additional deposit must be submitted to bring the value to the original amount within 7 days of written notification or construction must cease. The security deposit is refundable in whole or in part upon completion of approved construction.

A. Construction activities that may reduce Compliance Security Deposit refund:

Any and all costs incurred by the Riverchase Estates Home Owners Association (REHOA) to remedy violations that occur during construction activities may reduce the amount of deposit refund. Examples include REHOA expenditures to reseed, clean up, etc. the road rights-of-way, to repair road pavement, road shoulders and drainage swales near and in front of the subject lot, to perform maintenance on utility services and irrigation systems damaged by construction activities, to repair silt fences, to correct deficiencies in the construction of the home (including deficiencies caused by non-compliance with these Guidelines), to secure the home or the site during construction, to place a fine or lien on the home, or to supplement an incomplete landscape plan. Fines may also be levied. See Article 7.

B. Contractor right to make repairs:

Before the REHOA begins a repair that reduces a refund, the Contractor or Owner will receive one notification letter stating the specific violation that must be corrected and the time table permitted for the correction. Where damaged areas are fully restored to the pre-construction condition by the Contractor or Owner within the prescribed time period, as determined by the REHOA in its sole discretion, no reduction will be made to the deposit for that violation. An onsite inspection by the ACC or HOA Board will be required to authenticate quality of the repair. This may incur an additional expense per Article 3.3.

C. Approval of final amount of refund (where damage to community property is an issue):

The final amount of the deposit refund will be determined by the REHOA at a regularly scheduled meeting once the third onsite visit, as described in Article 3.10, has been completed, and the Contractor or Owner has notified the REHOA of completion of the third visit at least five business days prior to the meeting. Owners or Contractors may attend and have an opportunity of up to five minutes to present their objections to any withholding of their full refund. The Board of Directors may deliberate the final determination in a closed session and will notify the Contractor or Owner of its decision in writing.

ALSO SEE ARTICLE 7 – NOTIFICATIONS - FINES FOR VIOLATIONS

3.6 **Review Period:** For each phase of the three step document review process, properly executed applications, complete with all required submittals, fees, deposits, and dues, will be reviewed and a written response will be sent by e-mail to the registrant typically within ten (10) calendar days of receipt of the complete materials to the ACC. The letter will give the status of the submittal as follows:

“Approved” – The entire submittal is approved as submitted.

“Incomplete” – The submittal is not approved as submitted, and requires the owner to modify the objectionable features identified by the ACC, or provide information not yet provided. The Applicant must

correct the plan's objectionable features or segments, and the Applicant may be required to resubmit all or a portion of their documents in order to receive approval prior to commencing the construction or alteration. **"Not Approved"** – The submittal is rejected. The ACC will provide comments, but is not required to do so at length or for all objections. Therefore, comments should not be construed to be the sole reasons for rejection.

3.7 **Submittals Retained:** All approved submittal items are retained by the REHOA for record purposes for a limited period of time only. The ACC should not be considered the perpetual holder of your records. Owners are expected to retain copies of all records associated with their home.

3.8 **Variances:** Variances may be granted in some extenuating circumstances including, but not limited to, odd shaped lots or parcels, topography, natural obstructions, hardship, or environmental considerations. All variance requests must be submitted in writing to the ACC and as part of the Design Development review submittal. The applicant must state the reason for the request and propose mitigation of the variance. The ACC shall have the power to grant a variance from strict compliance in such circumstances, so long as the variance does not result in a material violation of the CCRs or governmental regulations. No variance shall be effective unless acknowledged and approved by the ACC in writing.

NOTE: The review and approval of plans and specifications shall not be a substitute for compliance with the permitting and approval requirements of governmental authorities. It is the responsibility of Owner/Builder to obtain all necessary permits and approvals.

3.9 **Implementation of Approved Plans:** All work must conform to approved plans. If it is determined by the ACC or the REHOA that work completed or in progress on any site/parcel is not in compliance with these Guidelines or any approval issued by the ACC, the ACC shall notify the Owner and Builder in writing of such noncompliance, specifying in reasonable detail the particulars of noncompliance, and shall require the Owner and/or Builder to remedy the same. If the Owner and/or Builder fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance within the time period stated in the notice, then such noncompliance shall be in violation of the CCRs and these Guidelines.

3.10 **On-site reviews:** Each lot Owner is required to call for three separate reviews from the ACC during the construction of the home.

Pre-Construction: Prior to commencement of clearing, grading or construction the Owner shall: stake-off the location of the home site and driveway; clearly mark all areas to be cleared (limited to 20 feet beyond the boundaries of the home unless otherwise approved) including flagging all trees to be removed, for inspection/approval by the ACC. Install construction and silt fencing and a stone construction drive. (See Article 4) Allow a minimum ten (10) business days notice. See Article 3.10.1 for Sample Board Requirements. Physical Samples must receive approval from the ACC prior to installation of any materials on the home.

Dry-In: Once the home has the roof, windows and doors installed, the lot Owner shall notify the ACC for a site visit similar to pre-construction notification. The lot Owner shall retain manufacturers' labels on windows and doors and shall keep on site roofing material packaging for verification of proper shingle. Allow a minimum ten (10) business days notice. Construction does not need to cease while awaiting the Dry-in Review.

Construction Completion: Once the home is complete and landscaping is installed, the lot Owner shall notify the ACC for a final site visit similar to pre-construction notification. Allow a minimum ten (10) business days notice.

3.10.1 Sample Board: All exterior materials of construction shall be approved prior to application on the home. The board shall be placed near the curb, face the street and be maintained through the construction completion review. It shall be constructed of a single piece of plywood mounted vertically on two 4x4 posts, and have the lot number in 3" high numerals on a post facing the street. No other sign is permitted on the board. The board shall be at least 32" wide and of adequate height to devote 16" vertically to each material being used on the home. The upper part of the board shall be reserved for the roofing materials which shall be installed at a 12:12 pitch with a 12" overhang distance for installation of the fascia and soffit materials and gutters. Materials shall be placed on the board in the order they will appear on the home. The sample board should be retained until after the final on-site review, but to facilitate final completion of the home, may be removed with ACC approval when finished grade is prepared, providing components of the board are retained on site and made available for inspection by the ACC at the final review. **NO WALL MATERIALS OR COLORS THAT ARE ON HOMES IN VISUAL PROXIMITY TO THE PROPOSED HOME WILL BE PERMITTED. ALL MATERIALS AND COLORS MUST BE PLACED ON THE SAMPLE BOARD AND APPROVED BY THE ACC PRIOR TO INSTALLING ON THE HOME.**

3.11 Time to Complete: If no maximum time period is specified in the approval or any other agreement, construction shall be completed within twelve months of its commencement. The Applicant may request an extension of such maximum time period not less than thirty days prior to the expiration of the maximum time period, which the ACC may approve or disapprove, in its sole discretion.

- **Note:** Provide expected milestone dates on Construction Document Form page 9.

If construction is not completed on a project within the period set forth in the approval or within one year, or within any extension approved by the ACC, the home shall be deemed to be in violation of the CCRs and these Guidelines and action will be taken in accordance with the CCRs.

3.12 Approval and Changes after Approval: Written approval of home construction plans is required prior to commencement of any clearing, grading or construction.

All proposed changes to structures, including changes that affect the exterior of any building, colors, windows, doors, grading, paving, utilities, landscaping, or signage, made after the Construction Document approval of plans must be submitted to and approved in writing by the ACC prior to implementation. Close cooperation and coordination between the Applicant and the ACC will ensure that changes are approved in a timely manner. If Lancaster County or any other authority having jurisdiction requires that changes be made to Construction Documents previously approved by the ACC, the Applicant must notify the ACC of such changes and receive approval from the ACC prior to implementing such changes.

3.13 Review of Modifications: The review of modifications to existing dwellings including modifications to the main residence or the addition or modification of other improvements on the subject property (after approval by the ACC has been granted) shall require the submission of a Design Review Application "Submittal Form One-Design Development" to the Association Manager. Submit Form Two for the Design Development Submittal and once again for the Construction Drawing Submittal. The review and approval of modifications shall take place within the same time periods as required for new construction. Modifications must be scheduled and completed in a time agreed upon with the ACC as stated on Page 9. The review fee for modifications and other improvements shall be as stated in 3.3.

3.14 Items Requiring Minor Project Approval: The ARC is required to perform reviews for all exterior modifications on each home site. Some modifications are minor and do not require a full review. Use the form provided herein to request a Minor Project review where applicable, as follows:

Part A Minor Project: A minor review fee as noted in Article 3.3 is required for the following items.

- (1) Children's playhouse (less than 30 SF enclosed area) or play equipment (less than 64 SF surface area) To be approved it should not extend across side yard or rear yard setbacks, should be screened from neighboring property with shrubs and trees and anything above six feet in height finished in natural colors as opposed to primary colors.
- (2) Garden walls composed of masonry matching the masonry of the home, installed in the rear or a side yard which is not street facing or facing a common area. It must be installed with masonry or stone top cap and water proofing to prevent efflorescence.
- (3) The addition of a patio or masonry fireplace to the rear of the home which is at grade level and does not extend across side yard or rear yard setbacks. Masonry must complement the masonry of the home and the fireplace may not be more than eight feet wide nor eight feet high. A pool addition or vertical structure is considered a major project. A Jacuzzi is considered a Part A Minor Project.
- (4) Landscape elements that are in addition to items in the initially approved landscape plan or are an enlargement or reduction of a previously approved landscape plan.
- (5) Permanently installed basketball goals or recreational equipment. See Article 4.26.
- (6) Roof replacements.
- (7) Visually permeable fencing composed of black wrought iron or similar black aluminum rail and not taller than five feet in height.
- (8) Structures having an enclosed area less than or equal to 30 SF.
- (9) Wells and well housing.

Part B Minor Project: No review fee is required for the following Minor Projects, An application must be submitted however:

- (1) Satellite dishes installed on poles. Units should not exceed eight feet in height and must be installed in side yards not facing the street or rear yards and must be fully screened with shrubs or trees. Satellite dishes must not extend across side yard or rear yard setbacks and must not be installed on a roof visible from the front of the home or exposed on the roof visible from common areas or ponds.
- (2) Vegetable (food product) gardens larger than 200 SF in area or placed in areas other than a rear yard.
- (6) Yard ornaments visible from the front of the home or from a common area, lake or pond.

Part C Minor Projects: No application nor payment of fees are require for the following Minor Projects.

- (1) Landscape elements added to a home which are replacing plants damaged or destroyed and which meet the requirements of the Guideline edition at the time of the new planting.
- (2) Vegetable (food product) gardens placed in the rear yard of a home up to 200 SF in area.
- (3) Expansion of an existing irrigation system or separating an irrigation system from the community water services by providing a separate service meter.
- (4) Any temporary recreation equipment placed in the rear of the home providing it does not extend across side yard or year yard setbacks. Equipment must be removed and stored at the end of each day.

NOTE -Any work requiring movement across a curb with equipment larger than a Bobcat tractor or truck larger than 3/4 ton, not a Major Project, must be submitted as a Part A Minor Project.

ARTICLE 4 – SITE REQUIREMENTS:

4.1 **Setbacks and Easements:** All homes must meet setback requirements, as set forth in the recorded plat, deed restrictions, REHOA documentation and governmental regulations.

- i) Typically, the building set back line along the front of each Lot shall be thirty-five feet (35') on all Lots located on a cul-de-sac and fifty feet (50') on all other Lots, unless otherwise shown on the Plat.

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- ii) The building set back line along the side of each Lot shall be ten feet (10') on all Lots unless otherwise shown on the Plat. The building set back line on lots with a drainage easement as indicated on the plat, will begin at the edge of the drainage easement.
- iii) The building set back line along the rear of each Lot shall be thirty-five feet (35') on all Lots, unless otherwise shown on the Plat. There is a 15 foot utility easement in the front of each lot and certain lots have a 15 foot pathway easement which may be used by all lot owners and guests. The ACC reserves the right to require alternate setbacks, to be determined at time of the ACC review, in order to preserve particular view corridors, or to account for unusual topography, natural site features, or other extenuating circumstances.
- iv) Utility ground and aerial easements have been or will be dedicated in accordance with the Plat and by separate recorded easement documents. Utility easements on side lot lines may be eliminated and canceled along adjoining Lot lines in a Composite Building Site. All lots have a fifteen (15) foot utility easement on the front of the lot and on street facing sides of lots.
- v) No building, swimming pool bowl or other structure or Regulated Modification shall be located over, under, upon or across any portion of any utility easement. The deck and/or patio area adjacent to a swimming pool may encroach over, under, upon or across any portion of any utility easement with consent from the applicable utilities and providing it is no closer than three feet from the property line.
- vi) See other provision in the CCRs, Article II.

4.2 **Construction Fencing:** Before beginning construction, black silt fencing, minimum 36" high, must be installed along the edge of the street pavement, across the entire width of the lot to prevent the parking of vehicles on the road shoulders. Prior to installing this fence, a ribbon shall be placed along the proposed location so that it can be viewed at the time of site staking. This fencing must be maintained throughout the construction period and removed at the time of the Final Review when Compliance Security Deposit issues are reconciled. The contractor or owner shall be responsible to contain all storm water and silt runoff from the site. Other containment means may be necessary and should be applied if necessary. The HOA reserves the right to clean up any silt or redirect water flow if necessary to protect or clean community assets, including streets, grassed areas, storm water piping and ponds at the expense of the owner, with costs of such action withdrawn from the compliance deposit for the home.

4.3 **Sewer System, Water Taps and Siphon Breaks:** All residential Dwellings shall be served by the Riverchase central fresh water system. No water wells shall be made except upon approval of the Architectural Control Committee and any required governmental authorities. Prior to occupancy, all Dwellings constructed in Riverchase must have a septic or sewage disposal system installed by the Owner/Builder to comply with the requirements of the appropriate governing agency or agencies. The aerobic type septic systems are preferred. The Owner/Builder will be responsible for protecting sewage and water services. If there is damage to the sewage system or water taps on a construction site, which are not repaired by the contractor, the REHOA will make repairs and deduct the cost from the Compliance Security Deposit. If there is damage to sewer system or water system on lots in close proximity to the building site, the Builder may be held responsible for that damage. A siphon break or back-flow preventer must be installed on faucets used for providing water to the construction site so as to prevent contamination of the community water system.

4.4 **Construction Entrance and Parking:** The property Owner is responsible for placing and maintaining a stone driveway. The driveway shall be comprised of a minimum of five inch (5") deep by twenty (20') feet wide by fifty (50') feet long 3-4" Coarse Aggregate, or as needed to ensure mud is not tracked onto roadways. The stone should be placed in a manner to provide off street parking for construction vehicles. No materials or heavy equipment of any nature are to be unloaded or stored in the road or road rights-of-way. This driveway is to be used before and during construction to minimize damage to the roads and road shoulders caused by the repeated parking of vehicles, heavy equipment and trucks. All vehicles must park so as not to impede

traffic or damage vegetation. Parking in cul-de-sacs must be done in a way to allow room for construction and delivery vehicles to pass.

- 4.5 **Material Storage:** All construction materials must be kept within the property lines and street rights-of-way must be kept open for vehicular access to all sites. Temporary storage structures must receive approval by the ACC prior to their use. Storage structures may not be used as living or office quarters.

Adjacent properties are not to be used in any manner, including vehicle parking, for the construction of the approved dwelling without written permission from that lot owner and a copy submitted to the ACC for its records. Any damage to an adjacent property shall be repaired by the owner of the approved home prior to final inspection and release of Compliance Security Deposits by the REHOA. Turf areas disturbed shall be restored. Restoration shall include raking the area clean to remove all debris, tilling the soil to a depth of three inches minimum, seeding and stabilizing with sterilized straw. The Builder or owner shall be responsible for germination and growth of grass until it is fully stable. See also Article III Section 3.15 in the CCRs.

- 4.6 **Vegetation Protection:** All existing trees or other vegetation shown on the plans, or required by the ACC, to be preserved must be left undisturbed during construction. Prior to beginning construction the Builder must erect wire or plastic environmental barriers to protect these natural areas. It will be the financial responsibility of the Owner/Builder to mitigate or restore any disturbed areas and to keep the barriers in good repair during construction.

- 4.7 **Dumpster:** A commercial dumpster is required on site to keep a neat and clean construction site. No dumpster shall be placed on neighboring property without written permission of that property Owner and that letter submitted to the ACC. Fabricated wood or wire bins will not be permitted. The Builder is encouraged to utilize the services of a disposal company that is environmentally friendly by using recycling and composting techniques. In addition, the following clean up rules shall apply:

- At the end of each day on which work occurs, all construction materials must be neatly stored and all lightweight construction debris, such as roofing paper, insulation bags and any polyethylene or sheathing must be placed in the trash dumpster.
- At the end of the day on Friday, all construction debris must be picked up and scraps such as shingles, wood, drywall, bricks, etc. must be put in the trash dumpsters.
- Dumpsters must be emptied when full.

- 4.8 **Toilet Facilities:** Each construction site is required to have a job toilet and it must be placed within the lot front and the side yard setbacks, (beside the construction driveway) with the door facing away from the street.

- 4.9 **Fires and Blasting:** Fires and burning are not permitted on construction sites under any circumstance. Using any explosive materials during construction (for example, to remove rock) is prohibited.

- 4.10 **Drainage:** Water runoff for each individual building site must be handled by adequately sloping all areas so that runoff is directed to the natural drainage areas or storm drainage facilities of each lot Owner.

- 4.11 **Mailbox – Street Address Markers:** Mailboxes are provided for all homes at the kiosk near the front entry. Additional mailboxes are not permitted. Provide a street address marker at each home using the community standard. Driveway reflectors and markers are not permitted. Painted numbers on curbs are not permitted.

- 4.12 **Driveways/Walkways:** Driveway must be constructed of brick, stamped concrete, non-tinted concrete with a broom finish, pavers made of cast concrete or natural materials and be a minimum of twelve (12) feet wide. Asphalt, gravel, and plain poured (smooth finish) concrete driveways are prohibited. Driveways shall be

constructed and maintained in accordance with the rules, regulations, and specifications approved by the ACC and all requirements of the SC Department of Transportation. A concrete culvert must be installed where the driveway crosses the drainage swale.

Walkways or patio areas must be constructed of concrete, brick, flagstone, stepping-stones, or pavers made of cast concrete, or pavers made from natural materials. Walkways or patio materials shall be selected to match the appearance and style of the residence. Semi pervious pavers are encouraged where practical, but must be maintained at all times. Community sidewalks shall be repaired to the same standards and appearance of the original installation.

- 4.13 **Exterior Lighting:** ACC approval is not required for exterior lighting if lighting is installed in accordance with the following guidelines: Exterior lights shall be conservative in design and as low in lumens as is reasonably practical. Exterior lighting shall be directed toward the house to minimize glare sources to neighbors and other Property Owners. Lighting for walkways generally must be directed toward the ground. Lighting fixtures shall be dark colored so as to be less obtrusive. Any deviation from the aforementioned guidelines or use of high-wattage, spotlights, floodlights, or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc) requires ACC approval. The ACC may take into consideration the visibility and style of the fixture on the home. Light fixtures must complement the architectural style of Riverchase Estates and the specific home and landscaping. Lighting of walls can be achieved by use of eave or ground recessed fixtures. Landscape lighting should be concealed where possible by ground recessing or placing in shrub beds. Colored lights are prohibited, except as temporary holiday decorations, permissible three weeks before and after the actual date of the holiday. Post mounted light fixtures will be considered on an individual basis but must not be within side yard setbacks. Spillover of light onto neighboring property must be avoided by using low wattage and/or shielding where necessary.
- 4.14 **Flags and Flagpoles:** Yard-mounted flagpoles are not permitted on any portion of the Properties, except for flags and flag poles installed by or for the REHOA at amenity sites. Owners may attach one official flag of the United States of America and one State of South Carolina flag to their home on a six foot long staff, without the approval of the ACC, providing that the flags do not exceed 4' x 6'. In addition, one recognition flag from school, sport team or military branch no larger than 18" x 24" at a maximum height of 36 inches above grade may be placed in the yard or attached to the home. No other flags are permitted.
- 4.15 **Fountains:** ACC 'Part B Minor Project' approval is required for all fountains. Fountains may be located behind a privacy wall in the rear yard or at the front entry. To request a review, submit Form Two-Design Development to the Association Manager. When you receive your login password, upload a site plan showing the location of the fountain with notation stating its overall height and width and a digital photo of what is proposed.
- 4.16 **Hot Tubs and Saunas:** ACC 'Part A Minor Project' approval is required for the installation of any hot tub, Jacuzzi, sauna, or spa. Any hot tub, Jacuzzi, or spa shall be an integral part of the deck or patio area and/or the rear yard landscaping. A hot tub, Jacuzzi, or spa shall be located in the rear or side yard, shall be installed in such a way that is not immediately visible to adjacent property owners, and the street, and shall not create an unreasonable level of noise for adjacent property owners. All mechanical equipment necessary for the operation of any hot tub or sauna must be located in the rear or side yard and shall be screened from the street and neighboring units by a masonry wall complementing the architecture of the home so as to screen noise from neighboring properties, such screening to be in accordance with these Guidelines and shown on plans to be approved by the ACC. All issues of safety and liability shall be the sole responsibility of the property owner and not the REHOA, its agents or assigns.

Applications for hot tubs, Jacuzzis, saunas and spas shall be accompanied by a screen or fence plan and a plot of the property with the improvements indicated thereon and evidencing compliance with the above criteria.

- 4.17 **Pools:** ACC 'Major Project' approval is required for the construction or installation of pools. Pools must be located in the rear yard and must be an integral part of the residence and landscape. Landscaping shall be provided around any retaining wall and such wall and landscaping must be an integral part of the overall landscape plan. All mechanical equipment necessary for the operation of any pool must be located in the rear or side yard and shall be screened from the street and neighboring residences/buildings by a masonry wall complementing the adjacent structure to prevent noise from being a nuisance to neighboring properties. Screening shall be submitted to and approved by the ACC. Above ground pools are prohibited. All issues of safety and liability shall be the sole responsibility of the property owner and not the REHOA, its agents or assigns.
- 4.18 **Ornaments and Statues:** 'Part B Minor Project' Lawn ornaments, statuary and outdoor sculpture must be submitted for ACC 'minor project' approval in advance of installation and are prohibited in front and side yard areas unless concealed within a privacy wall. Approved ornaments installed in rear yard areas or behind a privacy wall must be placed so as to not be visible from adjacent lots.
- 4.19 **Antennae & Satellite Dishes:** 'Part B Minor Project' No exterior antennae are allowed. One small and inconspicuous Satellite dish having a diameter of twenty-four inches (24") or less, which is installed upon or adjacent to any residence, and is not visible from adjacent properties or the street, and is integrated with the residential structure and surrounding landscape, is permitted with approval. Such equipment shall be located only in side or rear yards that are not adjacent to a street, and shall be located as inconspicuously as possible.
- 4.20 **Exterior Wires & Cables:** No exposed exterior wires, cables or meters of any kind are permitted.
- 4.21 **Propane Tanks:** Propane tanks over 25 gallon must be installed underground, or if less than 25 gallon, placed behind a screen wall on the side facing the street, with evergreen landscape screening on the exposed side. All water heating and home heating must utilize the natural gas service provided to the community.
- 4.22 **Trash Receptacles:** An enclosed exterior area is required for each home in order to place up to two roll out sized trash receptacles. The enclosure shall be comprised of the same materials as the exterior of the home, or be a prefabricated enclosure with neutral colors which is also screened from the street with tall evergreen trees or shrubs.
- 4.23 **Walls & Fencing:** See Article 5.24
- 4.24 **Patios, Decks and Fire Pits :** 'Part A Minor Project': Patios, decks, deck railings, and deck supports shall be substantial in appearance, and reflect the style and architectural detail of the residence. Decks and patios shall be constructed of materials that are generally acceptable as complementary to the residence. Decks and patios shall be designed and installed as an integral part of the residence or patio area. Any such decks or balconies must be located so as not to obstruct or diminish the view of or create an unreasonable level of noise for adjacent property Owners. Construction shall not occur over easements unless specifically approved by the utility company having jurisdiction and must comply with the applicable governmental requirements. 'Minor project' approval is required from the ACC if added after the CO has been issued for any home. Fire Pits may be added when not in lot setbacks and providing there is a ten-foot surround of non combustible material such as gravel, concrete or stone. A fire bucket with water should be nearby to totally extinguish flame after use.

4.25 **Outbuildings:** Owners shall obtain ACC "Major Project" approval prior to construction of any outbuilding. An outbuilding is defined as any structure which is not attached to the main dwelling. This may include storage sheds, gazebo, greenhouses, arbors, pergolas, playhouses/forts, potting sheds, or other similar structures having an enclosed area greater than 30 SF.

One or more outbuildings may be permitted per lot and/or composite building site, of 1) it is situated in the rear yard; 2) it is concealed from the view of the public including any adjacent property owners; 3) the plans for the outbuilding are approved in writing in advance by the ACC; 4) the outbuilding shall correspond with the main dwelling structure in architecture, style, color, design and materials; 5) the roof pitch and materials should match or complement the main roof on the primary residence; and 6) said outbuilding shall be limited to a maximum of five hundred (500) square feet. Any utilities servicing accessory buildings shall be installed underground.

- (1) Outbuildings shall be incorporated as an integral part of the landscape plan, shall not unreasonably obstruct any adjacent neighbor's views of open areas or other amenities and must be screened by a fence or vegetation.
- (2) Freestanding metal utility sheds or storage sheds are not permitted.
- (3) A playhouse or playground equipment shall be considered an outbuilding if it measures more than 64 SF, (has an enclosed area greater than 30 SF) is more than 6 feet high from peak to ground, or is constructed on a concrete slab or footing. All playhouses and playground equipment must be located in the rear yard and screened from view from adjacent properties and the street. Playground equipment must be constructed with natural colors with no primary colors permitted that are not fully screened. Tree houses are not permitted.
- (4) Dog houses shall not be visible from the street or adjacent properties. ACC approval may require screening or landscaping. Dog lots, dog runs, and dog kennels are not permitted.

4.26 **Recreational Equipment:** All recreational equipment, including, but not limited to, tennis courts, trampolines and synthetic playgrounds must receive 'Part A Minor Project' approved by the ACC prior to installation on any lot. The ACC may require photographs or other means of illustrating the appearance of equipment. Recreational Equipment may not be located forward of the front set back. No equipment may be placed closer than 25' from any property line, unless screened from view of adjacent properties. Unscreened portable equipment shall be put away each evening. Permanent basketball goals must have a professional looking metal pole and clear acrylic or Plexiglas backboard installed perpendicular to the street. All parts must be maintained. Applications for the placement of equipment must include a detailed plan including dimensions. Equipment specifications must also be submitted for review. Non-permanent and portable recreational equipment must be stored in a garage when not in use.

4.27 **Recreational and Commercial Vehicles:** All commercial vehicles, boats and recreational vehicles (i.e. campers, motor homes, etc.) must be kept in a garage. NO outside storage will be allowed. To account for visitors, a motor home may be parked within a driveway close to the home for a period of seven consecutive days, once per year. No street parking is permitted.

4.28 **Birdbaths, Birdhouses, and Bird-feeders:** ACC approval is not required for the rear yard installation of a birdhouse, or a bird-feeder that is less than one foot wide by one and a half feet tall, or a birdbath that is three feet tall or less, including any pedestal. Placement in any front or side yard requires ACC approval.

4.29 **Clotheslines:** Clotheslines are permitted when located behind the home, a minimum of 25 feet off the side lot line and 40 feet off the rear lot line. Hanging of clothes on furniture, walls or fences is not permitted.

4.30 **Signs:** All signage must be in accordance with the Riverchase Estates Signage Guidelines and CCRs.

- a. One security sign may be permitted in the front yard located either adjacent to the driveway or in close proximity to the front entrance of the main dwelling.

- b. One builder construction sign is permitted and shall be removed following receipt of the Certificate of Occupancy. No subcontractor signs are permitted.
- c. One "For Sale" sign is permitted, and is required to have the Riverchase Estates Logo. The same sign is required for re-sale of existing homes. Contact the REHOA for specifications.

4.31 **Street Cleaning:** To uphold the aesthetic integrity of the community, roadways adjacent to construction sites may need to be cleaned from time to time. The lots under construction that are observed by the ACC or Association Manager to have placed mud on the street, which is not attended to by the contractor will be cleaned by the REHOA. Cleaning fees will be deducted from the Compliance Security Deposit.

BUILDER IS EXPECTED TO KNOW WHEN THEIR WORK HAS RESULTED IN MUD AND EXCESSIVE DIRT ON THE STREET. THEREFORE PRIOR NOTIFICATION MAY NOT BE PROVIDED.

- 4.32 **Permitted Hours of Construction:** In keeping with the need to maintain a safe and desirable neighborhood, construction will be limited to the following hours:
- Monday thru Friday; 7:00 AM to 7:00 PM
 - Saturday: 8:00 AM to 5:00 PM
 - Sunday, 8:00 AM to 5:00 PM, with no construction permitted that results in noise heard on the exterior of the dwelling, or physical construction activity of any nature on the exterior of the dwelling.
 - No work is permitted on the following Holidays: (New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Eve, Christmas Day).

ARTICLE 5 – BUILDING REQUIREMENTS:

5.1 **Architectural Standards:** No building shall be erected, altered, placed or permitted to remain on any Lot or Building Site other than one single-family dwelling unit ("Dwelling") per each Lot or composite building site to be used solely for residential purposes. Except that one guest house may be built provided it matches the same design as main Dwelling and said guest house must contain a minimum of 500 square feet and a maximum of 1500 square feet under roof, including heated area, unheated area and porches.

Each main Dwelling shall have a fully enclosed garage for not less than two (2) cars or more than five (5) cars. Main Dwelling garages shall have a minimum of 440 square feet of area. Said guest house may have a fully enclosed garage for not more than two (2) cars.

Free standing garages are permitted with approval of the Committee. Garages attached to the home may be side entry or a courtyard entry. In a side entry design a third attached single car garage which is forward facing may be added, provided it is set to the rear of the side entry garage doors and is part of a motor court, which consists of piers or wing walls at the entry and landscape on the sides to complete the court design. A carport is not an acceptable substitute for the garage requirements herein, although the ACC may consider supplemental carports constructed of the same design, materials and colors as the residential structure and which are integrated with (and not free standing) the residential structure. No carport shall be erected or permitted to remain on any lot without the express written approval of the ACC. Dwellings and exterior buildings must have a minimum plate line of nine (9) feet – the vertical distance measured from the slab to the bottom of the overhangs.

See additional requirements in Article III Section 3.01 of the CCRs.

The exteriors of all buildings must be designed to be compatible with the natural site features and landscaping of the residence/building and to be in harmony with their surroundings. The landforms, the natural contours, local climate, vegetation, and views should dictate the building location, the building form, and the architectural style. The design of all structures shall be predicated on the principles, ideals, and specific requirements, established in the Riverchase Estates Guidelines. The ACC may disapprove plans if in its judgment the massing, architectural style, roofline, exterior materials, colors or other features of the building do not meet these standards. No mobile or manufactured home construction shall be permitted. No slab-on-grade construction or the appearance of slab on grade construction shall be permitted.

The materials on the interior of all homes should reflect the high standards typical of a custom home in a premier neighborhood. Examples of materials include hardwood, ceramic tile or stone flooring in common areas with high quality carpet for flooring in bedrooms; deep baseboard and cornice trim on all walls where they intersect floors and ceilings; solid core and/or paneled doors with wide casing around doors and windows throughout; high quality door hardware; solid wood kitchen cabinets with granite countertops in the kitchen and bathrooms; custom stairs; energy efficient appliances and hot water system; energy efficient lighting and mechanical HVAC systems. The interior finishes are not part of the information used to determine the acceptance of the design of the home and are not included for inspection at the final review. Completion of the interior portion of Form Three is voluntary.

- 5.2 **Minimum Area Requirement:** All Dwellings shall have a minimum of 2,400 square feet of heated living area, excluding porches. There shall be a minimum of 1,800 square feet of heated SF on the first floor of any multi-story home, unless otherwise noted herein.
- 5.3 **Maximum Height:** No residence shall exceed three stories. Full in-ground basements are not considered a story nor may their area be computed as part of the minimum SF defined in Article 5.2. Basements with greater than 50% of the exterior walls above grade shall be considered a story and their SF counted toward meeting the minimum SF of the home. A partially in-ground floor may or may not be considered the first floor described in Article 5.2. This determination will be made by the ACC in its sole discretion.
- 5.4 **Roof Slope:** The minimum roof slope over the main residence structure shall be at least eight (8) vertical to (12) horizontal inches. Accent roofs (i.e. porches, dormers, etc.) may be a minimum of 4 in 12 slope, but must be consistent with historical reference and architectural style of the home. A minimum overhang of 12 inches is required.
- 5.5 **Exterior Wall Treatments:** Dwelling exterior walls shall be constructed of brick; stone; stucco; or cementitious shakes, board and batten or lapped siding. Vinyl and aluminum siding are not permitted. All chimneys shall be the same as one of the predominant wall materials on the exterior. Wood timber framing and brackets may be used upon approval of the Committee. Other products are subject to approval by the Committee. When used in combination, transitions from one material to another shall be made in an aesthetically sensitive manner such that the appearance and style of the home is consistent on all sides. Further criteria include the following:
- Traditional Portland cement stucco in muted colors, natural, tinted or painted.
 - Natural stone is preferred. Cast (artificial) stone may be used when natural in appearance.
 - Anodized, copper or paint finishes are required on all metal surfaces including windows, flashing, drips, and caps, in colors matching the approved trim colors. No mill finishes are permitted.
 - Soffits must be of wood, aluminum, stucco or cementitious materials. Aluminum fascia shall be heavy gauge (.019 minimum) in order to prevent ripples, commonly called "oil canning".
 - Synthetic/foam products (EIFS) are prohibited.

- Gutters and downspouts shall be used at all eave lines unless deemed inappropriate and should be either aluminum or copper. Galvanized or mill finish material is NOT permitted. Gutter color, if aluminum, should complement the trim color and must be shown on the sample board.
- Vinyl, Aluminum and Composite Wood (Masonite) siding are prohibited.
- The use of wood shall be limited to trim and accent materials only.

5.6 **Exterior Colors:** Exterior colors which are warm earth tones are encouraged. Off-white is permitted. No primary colors may be used except for accent roofs and windows with ACC approval. Owners must submit for review and approval digital photos of samples of all exterior surfaces to the ACC showing color, tone and texture. Samples of the actual finished material must be displayed per Article 3.10.1 to receive final approval.

5.7 **Roofing:** Roof pitches and overhangs shall be designed for compatibility with adjacent roof profiles in front, side, and rear elevation, and must vary as opposed to being a single roof line. Acceptable roof materials are: natural or synthetic slate, copper, dimensional asphalt architectural shingles (minimum 240# per square), cedar shingles, standing seam metal, clay or concrete tile in a flat profile. Asphalt impregnated fiberglass shingles meeting the Guideline Requirements shall be equal to: Owens Corning; Duration; GAF Timberline HD; CertainTeed Landmark Pro. No three tab shingles are permitted.

5.8 **Roof Accessories, Equipment:** ACC approval is required for all rooftop equipment and accessories. All rooftop equipment must match roofing colors or be a color that complements the house and must be placed as inconspicuously as possible. Exposed flashing, other than copper, must be painted to match the fascia and trim of the structure. No exposed attachment straps will be allowed.

5.9 **Windows, Doors, and Trim:**

- Vinyl or aluminum or clad wood windows are permitted.
- Single Hung windows are permitted.
- Windows with screens must have full screens.
- Multiples of double hung windows shall have a mullion separating each.
- Windows are not required to have grills. However, simulated divided lites (SDLs) or Grill between the Glass (GBG) are recommended on all sections in the front and street facing side windows. When provided, grill pattern shall be appropriate to the style of the home and shall be illustrated on the elevation drawings submitted for review.
- Windows should be low-e glass with an approved tint. Samples shall be submitted for gray and smoke glass colors for approval by the ACC. Windows, other than in brick or stone, shall be trimmed/banded on the front and both side elevations where one elevation is street facing.
- Windows must have prominent headers and sills. Alternates to the styles proposed may be submitted for approval where consistent with the architecture of the home.
- Window screen fabric must be dark bronze or charcoal color.
- The ACC must approve security treatments for doors and windows; however, no "burglar bars", steel or wrought iron bars, or similar fixtures shall be installed on the exterior of any windows or doors of any dwelling.
- No black out of windows is permitted.
- No signs shall be placed in windows.
- Curtain fabric, blinds or other interior material exposed to the exterior shall be neutral in color.
- Window opening must conform to window configuration. No infill material is permitted, such as stucco between the window head and the head of the opening.

- Main Entry Doors shall be substantial in appearance, and shall have a high quality and of a style matching the architecture of the home. Entry doors must be submitted for review.
 - Side or rear entry doors shall not be plain panel. Finish shall be submitted for approval.
 - Trim is required below the soffit and shall consist of a frieze of no less than 8" in depth
- 5.10 **Screen Doors:** Front screen doors are not permitted. Screening is not allowed at the garage doors and ACC approval is required for all other screen door applications except where screen door design and color match the house trim and are complementary to the entry doors of the dwelling unit.
- 5.11 **Vents:** Plumbing vents, mechanical vents and fans, turbine type attic vents and other similar types of vents must be painted to match the roof/wall. No vents shall be located on the front elevation.
- 5.12 **Skylights and Solar Collectors:** Skylight trim must be painted and glass must complement or match roof color. Solar collectors must be submitted for approval. These collectors shall lie flat against the supporting roof and be consistent with the architecture of the home. The collectors must be appropriate to residential use and not recreational vehicle grade or capacity. The ACC may require specifics as to the design and construction of such collectors prior to approval. Evergreen trees may be required to control reflected light projected onto neighboring homes.
- 5.13 **Ceiling Height:** Ceiling heights must be a minimum of 9' on all floors.
- 5.14 **Utilities:** Meter boxes, gas regulator, conduit, electrical panels, etc. shall be painted to match the exterior
- 5.15 **HVAC Units and Pool Equipment:** HVAC units and pool equipment must be located to minimize the transmission of noise to adjacent properties, and must be screened. HVAC may be screened with evergreen landscape trees or shrubs. Pool equipment must be screened from sound and view from the street and neighboring homes with masonry or stone construction matching the materials on the home. Evergreen shrubs shall screen the wall as if it were a foundation wall. Window air conditioning units and through-wall units are not permitted.
- 5.16 **Awnings & Overhangs:** The installation of awnings or overhangs requires ACC approval. The awning or overhang color must be the same as or generally recognized as complementary to the exterior of the residence. Metal awnings are prohibited.
- 5.17 **Glass Block:** Glass block on the exterior of a dwelling shall be subject to ACC approval. Glass block shall not be a dominant feature for the dwelling or elevation. All glass block located on the dwelling shall be treated similar to windows with banding and/or architectural trim. Glass block located at the front and/or rear of the dwelling shall provide a privacy wall and/or sufficient landscaping that simulates a wall to diminish the impact on the elevation.
- 5.18 **Screen Porches/Patios & Other Enclosures:** ACC approval is required for the construction of covered porches, patios, and other enclosures. Such structures and their supports shall be substantial in appearance, and reflect the style and architectural detail of the residence. Such structures shall be constructed of materials that are generally acceptable as complementary to the residence and be designed and installed as an integral part of the residence with rooflines that complement that of the principle structure. Any such structure must be located so as not to obstruct or diminish the view of or create an unreasonable level of noise for adjacent property owners. Such structures are not permitted on the street(s) façade. Construction shall not occur over easements unless specifically approved by the utility company having jurisdiction and must comply with the applicable governmental requirements. Screens shall be either dark bronze or charcoal.

- 5.19 **Garages and Guest Houses:** All residences shall have a fully enclosed garage designed to accommodate at least two vehicles when garage doors are in the closed position. Such garages shall be compatible with and complementary to the main residence in architectural style, material, color. The garage and specifically the garage door (s) shall not be the focus of the main front façade. Front entry garages and garages on an angle to the main body of the home are prohibited except where a single forward facing garage door or angular doors are integrated into a design having a motor court or porte-cochere. In the case of a motor court, it shall be defined by substantial masonry, stucco or stone piers matching the materials on the home at the entry. Sides of the motor courts shall match the home, masonry piers with wrought iron or simulated wrought iron aluminum fencing between, or a landscaped screening wall with evergreen trees a minimum of 4-6 feet tall planted close enough to one another in a row so that branches touch at the time of planting. Garages shall be finished on the inside. Garage door combinations having more than two doors may have at least one door forward facing of the other doors to break up the long façade. Garage doors may be wood or wood composite, fiberglass or metal. Where area permits, the lot may also have a stand-alone guest house with a garage for up to two cars. The heated living area of the guest house must be a minimum of 500 SF and a maximum of 1500 SF under roof.
- 5.20 **Additions, Modifications & Expansions:** Any addition, modification, expansion or similar alteration, including changes to the color scheme, of a previously approved residence, whether before or after the initial construction, is subject to the requirements of these Guidelines and must be submitted to the ACC for approval.
- 5.21 **The minimum foundation height** for the heated living area of each home is recommended to be 18 inches above the highest point of the finished grade within ten feet of the home. However, slab on grade construction is permitted.
- 5.22 **Shutters:** Where shutters are used they should match the configuration and dimension of the window they serve, even if only decorative. Shutter colors should be included with "Submittal Two".
- 5.23 **Chimneys:** Chimneys in front elevations matching the materials on the home, side wall vents on sides or rear elevations painted to match the exterior materials, or in rear elevations chimney stack pipes painted to match the roof color must be constructed for all active fireplaces. Ventless gas fireplaces are not permitted in an enclosed area but may be used on outside decks where they can be ventilated without high exposure of carcinogenic and lethal gases to occupants. Where used, chimneys shall be constructed of brick, stone or stucco, using one of the two most predominant materials planned for the exterior of the home. If used, all chimneys shall have an ornamental chimney cap or pot. Exposed spark arrestors are not permitted.
- 5.24 **Landscape Walls, Screen Walls and Fences:** Landscape walls shall be walls used to retain earth and shall be constructed of Keystone Block, concrete faced with stone, stone, brick or other permanent non-organic material approved by the ACC. Screen walls shall be walls attached to the home to screen areas as required by the ACC or the Guidelines such as HVAC and Pool equipment and in some instances, garage doors. Fences shall be barriers around pools or yards to provide privacy. Fences are not permitted in yards in front of the rear plane of the home. Fences shall be iron or aluminum rail or masonry. Wood and plastic fences are not approved. Fences must be five feet in height. Retaining walls may be no higher than six feet above existing grade on the lower side. Fences shall not contain barbed wire, razor wire or be electrified. Chain link or welded wire fences are not permitted.

Double fencing is not permitted. Fencing shall be placed either along the property line and five feet tall, or a minimum of Five (5') feet off the property line. Fences and wall shall be installed in full compliance with laws and regulations of authorities having jurisdiction.

ARTICLE 6 – LANDSCAPING REQUIREMENTS:

- 6.1 **Purpose:** These landscape requirements have been established to maintain the high standards of Riverchase Estates and reflect the community's emphasis regarding the value of open spaces, natural land forms, and landscapes. Such requirements and guidelines help assure a positive impact in property values, quality of life, and the overall enjoyment and benefits of outdoor living. Consultation with a landscape architect is highly recommended to achieve the most appropriate balance of plantings and arrangements that will complement your home. Special consideration should be given to the following aspects of landscape plantings.
- 6.2 **Qualifying Hardwood Canopy Trees:** The establishment of trees in open areas & the re-vegetation of wooded home-sites is required to restore over time the natural forest canopy lost during years of farming, development of roads and infrastructure for the community as well as the construction of homes. Specific requirements will be reviewed on a lot-by-lot basis. Two Qualifying Hardwood Canopy trees are required in the front yard and one in the rear yard. Existing Qualifying Hardwood trees over 6" caliper that survive construction may be counted toward the total. Trees that need to be added shall have a caliper of 2.5" or better at the base and a minimum of 10 feet tall at the time of planting. Qualifying Hardwoods include the many varieties of Oak, Walnut, Hickory, Elm, American Chestnut. Other hardwoods may be present or added but are not counted toward the total of 'Qualifying Hardwoods.' The ACC may require additional pre-existing trees be saved where prominent and where through some diligent care they will not be impacted by construction.
- 6.3 **Evergreen Foundations and Vegetable Gardens:** Evergreen Foundation Plantings are required to provide year 'round accents and softening of foundations as well as provide a backdrop for ornamental and flowering plants.
- A minimum of 24" tall shrubs planted 36" on center are required in areas along foundations and under windows, with exceptions for walk off areas of porches.
 - In areas where the foundations materials are an important architectural accent, quantities will be decided on an individual basis.
 - In the front of the home and on sides facing the street, planting beds along the foundation shall be layered, in that there should be smaller plants in front of primary foundation plants. These plants should be placed as follows: 1 gallon: 12" tall, 18" on center; 3 gallon: 18" tall, 24" on center.
 - Other plants or trees should be used to create a third layer in corner locations or at breaks in the planes of the home.
 - Deer and drought resistant plants should be given strong consideration.
 - Foundation plants shall be placed along the screen walls of HVAC and Pool Equipment areas.
 - Vegetable gardens shall only be placed in rear yards.
- 6.4 **Flowering Trees:** Carolina Woods and Forests traditionally have abundant quantities of flowering trees dotting the landscape. In order to reforest the community, at least two flowering trees shall be planted in front or side yards visible from the street of each home. Magnolias, Dogwoods and Redbuds are the most common. Flowering fruit trees may also qualify. Trees shall be 8-10 feet tall at the time of planting.
- 6.5 **Evergreen Trees and Evergreen Screening:** Evergreen trees and shrubs are needed to conceal service and utility areas and are also needed to restore the appearance of a Carolina Forest.
- Screening shrubs or trees shall be 4'-6' minimum at the time of planting and shall fully screen the equipment within two seasons.

- Exposed garage doors should be screened to varying extents from neighboring properties and the street. This will be reviewed on a case by case basis but where exposed will typically require a minimum of two screening trees per garage door. Screening should not appear as a full wall, but placed in order to reduce any visual dominance of the garage doors. Screening trees shall be 6-8' height minimum. Lower level shrubs are recommended as accents.
- There shall be a minimum of two evergreen trees 8-10 feet tall at the time of planting placed on the site either in the front yard or visible from the front yard.

6.6 **Lawn and Groundcover:** Areas should be established to control erosion in compliance with all Environmental Rules & Regulations of the Community, County & State. Areas not in planting beds must be seeded and maintained. Pine needles are not recommended in planting beds against homes due to fire dangers. Sod is required on all front and street facing side yards. These are the grass types which are recommended for use: Tall Fescue, Zoysia Grass, Centipede, St. Augustine. Bermuda Grass is not encouraged due to its invasive nature, but is permitted in accordance with the CCRs.

6.7 **Lawn and Grounds Maintenance:** All lots with dwellings require regular lawn cutting to ensure a presentable appearance consistent with the rest of the neighborhood. Lawns must be edged along all hardscapes including sidewalks, driveway and street and all grass clipping must be removed from the sidewalks and street. Any weeds between the hardscapes including between the curb and asphalt must be removed. All shrubbery and landscaping shall be pruned as necessary and trimmed in both spring and fall.

ARTICLE 7 – NOTIFICATION – FINES FOR VIOLATIONS – CONTRACTORS INSURANCE

7.1 **Notification:** Whenever a Builder violates any provision of the Architectural Guidelines or CCRs, the ACC through the Association Manager or the ACC professional consultant will notify the builder of the violation using the medium established for communication between the parties.

7.2 **Fines:** Fines for silt run-off shall be assessed at \$200.00 per day. Debris on sites and mud deposited on roads shall be fined at \$100.00 per day; working outside of allowable hours shall be assessed a fine of \$100.00 per hour or fraction thereof; working on a holiday or violating Sunday limits shall incur a fine of \$500.00. The CCRs do not provide any right for a builder to appeal a fine, however, an appeal will be considered if there are unusual circumstances which caused the violation.

7.3 **Contractor's Confirmation of Insurance:** Submit along with Form Four when requesting a Site Staking Review, Contractor's proof of insurance on the industry standard Acord form as follows:

- 1) General Liability in the amount of \$2,000,000.00 aggregate with \$1,000,000.00 per occurrence.
 - 2) Confirmation of Workers Compensation Coverage.
- 3) The policy shall name the Riverchase Estates Home Owners Association, Inc. as the "Certificate Holder. c/o Key CMI 1201 Stallings Road, Matthews NC 28104"

ARTICLE 8 – COMMUNITY OBSERVANCES:

8.1 Common Areas

Except with the prior written permission of the ACC, Builders and subcontractors are not allowed in the Common Areas nor allowed to cross any Common Areas that are not paved streets nor to park in Common Areas.

8.2 **Firearms:** Firearms may not be openly displayed nor discharged within the community by any contractor.

**RIVERCHASE ESTATES ARCHITECTURAL REVIEW
MINOR PROJECT APPLICATION
(ONE PAGE)**

Submit this form for Minor Projects (only)

TO: RIVERCHASE ESTATES HOME OWNERS ASSOCIATION, INC.
c/o Diana Kennedy, Key CMI
1201 Stallings Road, Matthews NC 28104
Phone: (704) 321-1556 X 321 dkennedy@keycmi.com

REGISTRANTS WILL BE NOTIFIED BY E-MAIL HOW TO MAKE SUBMITTALS.

All submittals will be digital and must be uploaded to the ACC review site

COMPLETE THE FOLLOWING:

Lot Number: _____ - M (Project will be registered by lot number with “- M” suffix)
Lot Street Address _____

Registrant Name (primary contact): _____

Registrant e-mail address: _____

Registrant Telephone: (____) _____

Lot Owner (if different): _____

Lot Owner e-mail address: _____

____ Application is for Part A Minor Project. Check for \$125.00 is enclosed.

____ Application is for Part B Minor Project. No fee is charged for this review.

____ For Part C Minor Project. Neither this application nor a fee is required.

OWNER ACKNOWLEDGE THAT HE/SHE HAS READ AND AGREE TO CONFORM TO THE RIVERCHASE ESTATES ARCHITECTURAL GUIDELINES IN THE EDITION DATE NOTED BELOW.

Lot Owner Signature _____ Date: _____

Once you are logged onto the review site, upload a description of your proposed work or a graphic to the review site. The review period may take up to ten (10) business days. The registrant will be notified by email from the review site of the ARC determination.

**RIVERCHASE ESTATES ARCHITECTURAL REVIEW
SUBMITTAL FORM ONE – SCHEMATIC REVIEW
(ONE PAGE)**

Submit this form to initiate your Schematic Review

**TO: RIVERCHASE ESTATES HOME OWNERS ASSOCIATION , INC.
c/o Diana Kennedy, Key CMI
1201 Stallings Road, Matthews NC 28104
Phone: (704) 321-1556 X 321 dkennedy@keycmi.com
(YOU WILL BE NOTIFIED BY E-MAIL HOW TO MAKE FUTURE SUBMITTALS)**

COMPLETE THE FOLLOWING:

Lot Number: _____ -S (Note to Association Manager, add -S to the lot number for the Schematic registration)
Lot Street Address _____

Registrant Name (primary contact): _____
Registrant e-mail address: _____
Registrant Telephone: (____) _____ Fax: (____) _____ (w/area code)

Lot Owner: _____
Lot Owner e-mail address: _____
Owner Mailing Address _____
City: _____ State: _____ Zip: _____

ALSO, CONFIRM THE FOLLOWING WHERE APPLICABLE:

- I. * Initials _____ Homeowner's fees paid to HOA for current year (include if not previously paid).
II. * Initials _____ Main dwelling Schematic Review fee \$200.00 (only applies where current lot owner will not be the final occupant, or the registrant is not the owner of the property)

**OWNER AND REGISTRANT ACKNOWLEDGE THAT THEY HAVE READ AND AGREE TO CONFORM
TO THE RIVERCHASE ESTATES ARCHITECTURAL GUIDELINES IN THE EDITION DATED 11-12-13.**

Lot Owner _____ Date: _____

Registrant _____ Date: _____

Association Manager confirms receipt of fees: _____ Date: _____

Print Name: _____

Fees Paid by: _____ Total Amount Paid: _____

Note: The Registrant will receive a password to access the review site. Once received, you should upload a copy of page 7 from the Guidelines, initialing that you are including the six categories of items required for the Schematic Review

**RIVERCHASE ESTATES ARCHITECTURAL REVIEW
SUBMITTAL FORM TWO – DESIGN DEVELOPMENT REVIEW
(ONE PAGE)**

Submit this form and fees to initiate your Design Development Review

TO: RIVERCHASE ESTATES HOME OWNERS ASSOCIATION , INC.

c/o Diana Kennedy, Key CMI

1201 Stallings Road, Matthews NC 28104

Phone: (704) 321-1556 X 321 dkennedy@keycmi.com

(Submittal of required materials shall be in the same manner as the Schematic Review)

COMPLETE THE FOLLOWING:

Lot Number: _____ (Note to Association Manager, no suffix is needed on the lot number for this registration)

Lot Street Address _____

Registrant Name (primary contact): _____

Registrant e-mail address: _____

Registrant Telephone: (____) _____ Fax: (____) _____ (w/area code)

Lot Owner: _____

Lot Owner e-mail address: _____

Owner Mailing Address _____

City: _____ State: _____ Zip: _____

ALSO, CONFIRM THE FOLLOWING WHERE APPLICABLE:

I. * Initials _____ Homeowner's fees paid to HOA for current year.	Enter Amount: _____
II. * Initials _____ Main dwelling Architectural Review. See Article 3.3 for amount.	Enter Amount: _____
III.* Initials _____ Compliance Security Deposit . See Article 3.5 for amount	Enter Amount: _____
IV. Initials _____ Other Review fee. See Article 3.3 for amount	Enter Amount: _____
	Total Enclosed: _____

* Require to be paid with the initial Submittal for any new dwelling.

Association Manager confirms receipt of fees: By: _____ Date: _____

Fees Paid by: _____ Total Amount Paid: _____

NOTE:

**1) ALL FEES ARE REQUIRED TO BE SUBMITTED WITH THIS FORM.
CHECKS SHOULD BE MADE TO: "RIVERCHASE ESTATES HOA"**

**2) PROCEED TO UPLOAD PAGE 8 OF THESE GUIDELINES TO THE REVIEW
SITE ALONG WITH THE REQUIRED INFORMATION CALLED FOR ON THAT
PAGE AFTER MAKING THIS SUBMITTAL.**

3) ALSO UPLOAD FORM THREE TO THE REVIEW SITE.

Riverchase Estates Home Owners Association, Inc. Architectural Guidelines - September 1, 2018 Edition

**RIVERCHASE ESTATES ARCHITECTURAL REVIEW
SUBMITTAL FORM THREE**

This form is required to be submitted with drawings at both the
Design Development and Construction Document Reviews
(TWO PAGES FOR DESIGN DEVELOPMENT - THIRD PAGE ADDED FOR CONSTRUCTION DOCUMENTS)

This submittal is for ___ Design Development Review ___ Construction Document Review

_____ I am acknowledging inclusion of page 8 from the Architectural Guidelines with this form for my
Design Development Submittal.

Or

_____ I am acknowledging inclusion of page 9 from the Architectural Guidelines with this form and
the third page of this form for my Construction Document Submittal.

ALL INFORMATION, INCLUDING THIS FORM MUST BE SUBMITTED DIGITALLY AS A PDF, TIFF OR JPEG.

DATE OF THIS SUBMITTAL: _____ LOT #: _____
PROPERTY ADDRESS: _____

GENERAL CONTRACTOR IF KNOWN: _____
SOUTH CAROLINA LICENSE NUMBER: _____ LICENSE TYPE _____
MAILING ADDRESS: _____
PHONES(S): _____ E-MAIL _____
CITY/STATE/ZIP _____

ARCHITECT/DESIGNER: _____
SOUTH CAROLINA LICENSE NUMBER: INDIVIDUAL _____ COMPANY _____
MAILING ADDRESS: _____
PHONES(S): _____ E-MAIL _____
CITY/STATE/ZIP _____

ARCHITECT/ DESIGNER HAS GIVEN APPROVAL FOR THE USE OF THIS PLAN ON THIS SITE AND FURTHERMORE
HAS GIVEN PERMISSION FOR THE ACC TO COPY THEIR WORK FOR ITS USE: YES ___ NO ___

MAIN DWELLING HSF: 1 ST FLOOR	_____	OUTBUILDING:	_____
2 ND FLOOR	_____	Total SF Under Roof:	_____
BASEMENT	_____	GUEST HOUSE:	_____
OTHER	_____	Total SF Under Roof:	_____
SUBTOTAL	_____ (Heated)		
UNHEATED SQ. FT.:	SUBTOTAL _____ (Under Roof)		
TOTAL SQ. FT. (MAIN DWELLING):	_____ (Under Roof)		

OPEN DECK? YES NO	QUANTITY:	TOTAL SQ. FT.:	_____
PATIO? YES NO	QUANTITY:	TOTAL SQ. FT.:	_____
COVERED PATIO YES NO	QUANTITY:	TOTAL SQ. FT.:	_____

EXTERIOR MATERIALS: (Specify website for Manufacturer, Color and Style or Pattern for all that apply. If website is not available, provide a digital photograph of proposed material taken in normal daylight)

BRICK: _____ COLOR: _____ STYLE _____

STONE: _____ COLOR: _____ STYLE _____

STUCCO: _____ COLOR: _____ STYLE _____

SIDING: _____ COLOR: _____ STYLE _____

OTHER: _____ COLOR: _____ STYLE _____

ROOF: _____ COLOR: _____ STYLE _____

WINDOWS: _____ COLOR: _____ STYLE _____

TRIM: _____ COLOR: _____ STYLE _____

DOORS: _____ COLOR: _____ STYLE _____

SHUTTERS: _____ COLOR: _____ STYLE _____

DRIVEWAY: _____ COLOR: _____ STYLE _____

DRIVEWAY APRON: _____ COLOR: _____ STYLE _____

WALKS: _____ COLOR: _____ STYLE _____

OTHER: _____ COLOR: _____ STYLE _____

GARAGE DOOR: _____ COLOR: _____ STYLE _____

FIREPLACE: _____ CHIMNEY: _____

UNVENTED GAS FIRE PLACES AND EXPOSED METAL STACKS
OR EXPOSED SPARK ARRESTORS ARE NOT PERMITTED.

EXTERIOR MATERIALS: (Specify website for Manufacturer, Color and Style or Pattern for all that apply. Also upload to the review site at the Construction Document review a digital photograph of proposed material taken in normal daylight or a picture from the manufacturer's website for each material above)

THE UNDERSIGNED CERTIFIES THAT HE/SHE WILL OBTAIN, PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, BUILDING AND ZONING PERMITS ISSUED BY THE AUTHORITY HAVING JURISDICTION.

I acknowledge that I have completed and included everything on this checklist prior to submitting for architectural review. I understand that this information has been requested by the RIVERCHASE ESTATES Home Owners Association prior to my obtaining bank loans or building permits.

Lot Owner Signature

Date

RIVERCHASE ESTATES ARCHITECTURAL REVIEW
SUBMITTAL FORM THREE (Continued)
Complete this page and upload for the Construction Document Review

INTERIOR MATERIALS: (Selection of color and finish are optional)

Flooring in foyer and halls: _____ COLOR: _____ STYLE _____

Flooring in family room: _____ COLOR: _____ STYLE _____

Flooring in Bedrooms: _____ COLOR: _____ STYLE _____

Flooring in Kitchen: _____ COLOR: _____ STYLE _____

Flooring in Utility areas _____ COLOR: _____ STYLE _____

Rooms with cornice trim: _____

Door Hardware: _____ FINISH: _____ STYLE _____

Interior Door: _____ FINISH: _____ STYLE _____

Door and window casing: Width: _____ FINISH: _____ STYLE _____

Kitchen Cabinets _____ FINISH: _____ STYLE _____

Kitchen Counter tops: _____ FINISH: _____

Bathroom Cabinets _____ FINISH: _____ STYLE _____

Bathroom Counter tops: _____ FINISH: _____

Custom Cabinetry: _____ FINISH: _____ STYLE _____

Rooms with exposed beams or special ceilings: _____

Kitchen Appliances: _____ COLOR: _____ STYLE _____

Refrigerator: _____

Oven: _____

Is range hood vented to the outside? _____

Fireplace: _____ FINISH on mantel _____

Manufacturer of faucets and plumbing hardware: _____

Confirm if the home has the following:

Special AV or sound system: _____ Energy Management System: _____ SEER rating on HVAC: _____

Was the home designed to meet any Green Energy Standards? _____

FOR EACH ITEM NAME THE MANUFACTURER, WITH COLOR/FINISH AND STYLE IF KNOWN

**RIVERCHASE ESTATES ARCHITECTURAL REVIEW
SUBMITTAL FORM FOUR
(TWO PAGES)**

REQUEST FOR ON-SITE REVIEWS

(you will use this form three times during the course of construction)

1. PRE-CONSTRUCTION ON-SITE REVIEW:

A PRE-CONSTRUCTION REVIEW MUST BE SCHEDULED TEN BUSINESS DAYS IN ADVANCE AND APPROVAL TO PROCEED MUST BE ISSUED PRIOR TO BEGINNING ANY CONSTRUCTION (SEE "RIVERCHASE ESTATES ARCHITECTURAL GUIDELINES").

STAKING OF THE OUTLINE OF THE HOME WITH STRING LINES ALONG MAJOR WALLS; SAMPLE BOARD OR MATERIALS ON SITE AS DESCRIBED IN ARTICLE 3.10.1; A RIBBON INDICATING THE PROPOSED LOCATION OF THE SILT FENCE OR THE INSTALLED SILT FENCE; CONSTRUCTION FENCING; TREE PROTECTION AND STONE CONSTRUCTION DRIVE MUST BE IN PLACE **PRIOR** TO BEGINNING ANY CONSTRUCTION ACTIVITIES OR CALLING FOR THIS REVIEW.

Signature of Person Requesting Review:

Date

NOTE THAT FOR THE SITE STAKING REVIEW REQUEST, THE NEXT PAGE IN THESE GUIDELINES NEEDS TO BE COMPLETED AND SUBMITTED ALONG WITH THE ATTACHMENTS NOTED.

2. REVIEW AT DRY-IN:

AT THE POINT THAT THE HOME HAS ROOFING AND THE WINDOWS AND DOORS ARE INSTALLED, THE OWNER OR BUILDER SHOULD NOTIFY THE REVIEW BOARD TO CONDUCT A REVIEW. THE REVIEW WILL BE SCHEDULED AS SOON AS PRACTICAL BY THE REVIEWERS. CONSTRUCTION SHOULD CONTINUE WITHOUT REGARD TO THE TIMING OF THE ON-SITE REVIEW.

Signature of Person Requesting Review:

Date

3. FINAL REVIEW:

UPON COMPLETION OF THE HOME AND ALL LANDSCAPING AND FEATURES, THE OWNER OR BUILDER SHOULD CALL FOR A FINAL REVIEW. THIS REVIEW WILL BE PERFORMED TYPICALLY WITHIN TWO WEEKS OF THE REQUEST. THE REVIEW WILL BE MADE WITH RESPECT TO SITE CLEAN-UP AND WILL RESULT IN APPROVAL OF ANY DEPOSIT MONIES THAT ARE TO BE REFUNDED TO THE OWNER OR BUILDER.

Signature of Person Requesting Review:

Date

*UPLOAD THIS FORM TO THE SAME SITE AS YOUR APPLICATION EACH TIME YOU WISH TO
SCHEDULE AN ON SITE EVALUATION.*

(SUBMIT THIS FORM DIGITALLY)

ATTACHMENT TO SUBMITTAL FORM FOUR

Riverchase Estates Home Owners Association, Inc. Architectural Guidelines - September 1, 2018 Edition

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CONTRACTOR INFORMATION

THIS FORM IS REQUIRED TO ACCOMPANY THE SITE STAKING REVIEW REQUEST.
GENERAL CONTRACTOR INFORMATION IS REQUIRED AT DESIGN DEVELOPMENT
REVIEW IF KNOWN AT THAT TIME.

GENERAL CONTRACTOR (LEGAL NAME): _____
SOUTH CAROLINA LICENSE NUMBER: _____ LICENSE TYPE: _____
MAILING ADDRESS: _____
PHONES(S): _____ E-MAIL _____
NAME OF ON SITE SUPERVISOR: _____ PHONE: _____

HVAC CONTRACTOR: _____
SOUTH CAROLINA LICENSE NUMBER: _____ LICENSE TYPE: _____
MAILING ADDRESS: _____
PHONES(S): _____ E-MAIL _____
NAME OF ON SITE SUPERVISOR: _____ PHONE: _____

ELECTRICAL CONTRACTOR: _____
SOUTH CAROLINA LICENSE NUMBER: _____ LICENSE TYPE: _____
MAILING ADDRESS: _____
PHONES(S): _____ E-MAIL _____
NAME OF ON SITE SUPERVISOR: _____ PHONE: _____

PLUMBING CONTRACTOR: _____
SOUTH CAROLINA LICENSE NUMBER: _____ LICENSE TYPE: _____
MAILING ADDRESS: _____
PHONES(S): _____ E-MAIL _____
NAME OF ON SITE SUPERVISOR: _____ PHONE: _____

LANDSCAPE CONTRACTOR: _____
SOUTH CAROLINA LICENSE NUMBER: _____ LICENSE TYPE: _____
MAILING ADDRESS: _____
PHONES(S): _____ E-MAIL _____
NAME OF ON SITE SUPERVISOR: _____ PHONE: _____

NOTE: ATTACH THE FOLLOWING TO THIS FORM AND SUBMIT TO THE REVIEW SITE:

Initials: _____ SITE MANAGEMENT DURING CONSTRUCTION:
a) A Drainage and Erosion Control Plan and including stone driveway.
b) Show portable toilet, dumpster, and spoil locations.

Initials: _____ CONFIRMATION OF INSURANCE:
Attach to this document, and upload to the review site proof of insurance on the industry standard Acord form as follows:
1) General Liability in the amount of \$2,000,000.00 aggregate with \$1,000,000.00 per occurrence.
2) Confirmation of Workers Compensation Coverage.
3) The policy shall name the Riverchase Estates Home Owners Association, Inc. as the "Certificate Holder." c/o Kuester Management Group 130 Ben Casey Dr. Ste. 100, Fort Mill, SC 29708

UNIFORM FIELD REPORT

ON-SITE REVIEWS: Staking Dry In Final Additional

(Note: All parties should plan to be on site for the site reviews)

Community: _____ Lot Number: _____ Date: _____

Homeowner: _____ Builder: _____

Road and Curbing:

Start Point: _____

Water Meter: Condition of cover and piping: _____

Type of protection: _____ Siphon Break: Yes No

Sewer System: Condition of cover and piping: _____ Type of protection: _____

Silt Fence Condition: Road Side _____

Interior property lines _____

Site Staking: Dry In Final

Y N Stone for Driveway Y N Stone Driveway in good condition Y N Driveway Stone Removed

Y N Dumpster on site Y N Dumpster location & site trash good Y N Dumpster Removed

Y N Port-a-Potty on site Y N Port-a-Potty location good Y N Port-a-Potty Removed

Y N Site Boundaries Marked

Y N House Staked as noted on plan

Y N Sample Board Complete Y N Materials on home same as on board. Y N Materials same as board

If No explain: _____

Y N Building Materials Stored (Neighboring property Approval Letter Provided) _____

Y N Was neighboring Property restored after construction complete? _____

Y N Roadway in good Condition: _____ Y N Roadway needs cleaning? _____

Y N Windows & Doors Confirmed _____

Y N Roofing Manufacturer & Style Confirmed _____

Y N Exterior Home Massing and Details as Approved _____

Y N Landscape Elements as Approved. If no, explain _____

Y N Mailbox in Place Y N Photos on file?

Notes: _____

Community Work Hours: M-F _____ (am) _____ (pm) Saturday _____ (am) _____ (pm) Sunday/Holidays _____ (am) _____ (pm)

(Check Guidelines for Holiday closure dates)

NOTES:

- 1) **Builder/Homeowner are responsible for maintaining site:** Builder/Homeowner shall keep roadway clean of all debris. Roadways are to be swept clean by 5:00 PM each Friday. If not maintained HOA will have roadways cleaned and bill the homeowner.
- 2) **Requirements for neighboring sites:** Homeowner/Builder must have written approval to utilize adjoining lots in any manner. Damage to neighboring property will be the responsibility of homeowner under construction to make necessary repairs to bring impacted property back to pre-construction condition.
- 3) This review is based solely on compliance with the Architectural Guidelines and does not constitute approval of non-compliant design or construction, unless specifically identified herein as an approved variance, and does not relieve the Property Owner of the responsibility to fully comply with the Guidelines. Approval does not in any way represent an opinion of the adequacy of the construction, or of the suitability of proposed building materials or methods of construction.

*** Indicates Items to be Resolved**

- Approved (To Proceed with Construction) Approved With Conditions Not Approved
 Not Approved – Revise and Resubmit Non-Compliant – Requires Resolution
 Incomplete – Add'l On Site Review Required (Additional Review Fee will be deducted from the Deposit \$ _____)
Y N Is Security Deposit Authorized for release? If No, explain: _____

Signatures:

Homeowner: _____ Builder: _____ Date: _____

ARC/ACC: _____ Date: _____

Riverchase Estates Home Owners Association, Inc. Architectural Guidelines - September 1, 2018 Edition

RULES AND REGULATIONS

RIVERCHASE ESTATES PROPERTY OWNERS ASSOCIATION, INC.

Adopted: June 15, 2018

As with all communities, rules are necessary to ensure member safety and to protect our community investment in our private facility and property. The Riverchase Estates Property Owners Association Board of Directors has approved the following rules and regulations which each member will be responsible to comply with. The management of the community will be handled by Key Community Management. Any questions or concerns to be addressed to the Board of Directors shall be sent to the management who will consult with the Board for a response. The best means of communication are by email to Diana Kennedy at dkennedy@keycmi.com.

Enforcement of Rules and Regulations

The Riverchase Estates Property Owners Association has the authority to promulgate and enforce all of the rules and regulations for the safety of all members and guests. The Association shall enforce these rules and regulations equally and fairly with all members. After offering a notice and opportunity to be heard, the association may enforce these rules with fines, suspension of privileges and/or legal action if necessary. If privileges are suspended, all key fobs assigned to that owner's residence shall be deactivated. Any owners that are found guilty of committing damage to any part of the community shall automatically be charged the fees, costs for repair, including any costs or attorney fees associated with the damage. Any member concerns should be directed to the community manager so that it can be addressed as requested by the board.

Key Fobs & Usage

The Riverchase Estates Amenity Center is a private facility and is exclusively for the use of Riverchase Estates Owners, their families, and guests. Each owner of a lot shall receive 2 Key Fobs which will grant them access to the Amenity Center. Additional Key Fobs, including replacements for any reason, may be obtained through Key Community Management for the applicable fees necessary for replacement. To apply for a key fob, the owner must contact Key Community Management directly at morgan@keycmi.com or dkennedy@keycmi.com, or call 704-321-1556. Owners will be required to acknowledge that they have reviewed these Rules and Regulations, and that they will abide by them.

Use of the Amenity Center pool, clubhouse, gym and grounds, is permitted during the posted hours only, unless specific permission has been granted in writing by the Board of Directors through its management. Anyone using any part of the Amenity Center facility, other than the permitted hours, without permission from the Association will be considered trespassing, and subject to local laws regarding trespassing and suspension of Amenity privileges. Should you observe individuals on the premises when it is closed, please report the activity to Key Community Management and the Lancaster Police. If there is any immediate concern regarding safety or destruction of property, please contact the police first, then notify the management. Emergencies need to be reported immediately to 911 for Police, Fire or rescue.

Riverchase Estates Pool

Pool Hours shall be sunrise to sunset.

USE OF THE SWIMMING POOL IS AT OWN RISK, THERE ARE NOT LIFEGUARDS ON THE PROPERTY. IT IS RECOMMENDED THAT NO ONE EVER SWIM ALONE.

Telephone

A telephone is provided at the pool for emergency use only for police, fire or ambulance, not personal use.

Security Monitoring

Key Fob monitoring or any cameras placed on or around the Amenity Center (if any) shall only be used to provide data to the Association Board of Directors for rule enforcement, and/or law enforcement, if any incident occurs. Any film obtained shall be kept for a very limited time, therefore any incidents or concerns should be reported immediately to the management. There shall be no live security monitoring, owners shall be responsible for their own safety when using the facility.

Furniture

Various styles of chairs and tables are available on a first come, first serve basis. Please do not remove any pool furniture from the pool area for any reason. Please clean up the area you use and throw away any trash so the next owner can enjoy the facility. Please report any concerns about furniture or damage to Key Community Management.

Pool Umbrellas

To assist in the preservation of the community umbrella's, please close any open umbrella's that are not in use when you leave the Amenity Center.

Sporting Equipment, Flotation Devices, and Similar Items

Bicycles, skateboards, rollerblades, scooters etc..., will not be allowed inside the Amenity Center, outside on the pool deck, tennis or pickleball courts. Please leave such items outside in any designated area of the parking lot.

Ball playing (with the exception of a beach ball or specific water toy) is prohibited within the pool area. Ball playing is prohibited inside the Amenity Center. Playing with water toys is only permitted in areas that are unoccupied by other pool users within at least 10 feet.

Children's flotation devices will be allowed in the swimming area, (i.e. arm floats or small sitting floats) and used with adult supervision. Large or adult size rafts, floating chairs or any other float devices of this nature will not be permitted in the pool unless there are no other swimmers within 10 feet of your location.

Minors

Parents are responsible for supervising any minors that use the facility. Parents shall be held responsible for the actions of their children at the facility whether or not they are in their immediate presence. Parents shall consider the peaceful use of the facility by other owners when permitting their children to be at the facility. Other adults at the facility will not be responsible for neighborhood minors, all minors are the responsibility of each parent whether or not they are

Adopted: June 15, 2018

in their immediate presence. Any inappropriate behavior shall be met with the appropriate enforcement which may include fines and/or suspension of privileges.

Pets

No pets or animals are allowed inside the Amenity Center, pool area, any tennis or pickle ball courts, pavilion, gazebo or playground.

Food/Beverages

- No glass containers of any kind shall be permitted anywhere on the Amenity Center grounds during regular use. Special events taking place may request for permission to use glassware inside the Amenity Center, however the Association is not obligated to grant permission.
- Eating or drinking shall only be permitted in posted areas.
- Food and drinks (including alcoholic beverages) shall not be permitted on any of the game courts, gym, playgrounds in directly near or in the pool.

Smoking

Smoking any types of cigarettes or any substances, including but not limited to, electric cigarettes, pipes or vape pens, is strictly prohibited from any location inside or outside around the Amenity Center, the pool, game courts, playground, parking lot and common area property.

Swim Attire

Appropriate swim attire is to be worn on pool grounds keeping in mind our facility is a “family environment”. No street clothes, denim cutoffs, thong bathing suits or torn bathing suits for men or women are permitted in the pool.

No street shoes shall be worn in the pool at any time.

Only appropriate swim diapers/swim pants are allowed for swimmers.

Diving

Diving into the pool is prohibited, the pool is not designed for diving of any type.

Running or Horseplay

Running, horseplay, or ill behavior is prohibited within the Amenity Center, inclusive of the pool area.

Profanity

Please be considerate of others at the pool and do not use profanity.

Parking Lots

Parking at the Amenity Center is for members only while using the facility.

Parking lots in the community shall not be used for guest parking, or parking of any vehicles, trailers or inoperable vehicles.

Please observe all posted safety and information signs.

Unlicensed vehicles are not allowed.

No trailers of any kind including, but not limited to, boat trailers, vehicle trailers, no over-sized vehicles, commercial vehicles, tractor trailer cabs or box trucks, and the like, are permitted in the parking lot.

No overnight parking shall be permitted.

Adopted: June 15, 2018

Vehicles in violation of any of the parking regulations will be towed at owner's expense. If any member has a parking request for a special circumstance, they may submit the request to Key Community Management for permission, however there is no guarantee that such request shall be allowed. Approved vehicles may receive a temporary pass which shall need to be displayed on the vehicle.

Fitness Center

The Amenity Center Fitness Center was designed for adult members only, during the hours posted at the facility.

- Cleanliness is critical, users shall wipe off equipment when finished.
- Only gym shoes are permitted inside the Fitness Center, no street shoes are permitted.
- Do not move the gym equipment from its location.
- Gym users shall wear dry clothes, no wet bathing suits or wet feet are permitted.
- No food or open drinks are permitted inside the Fitness Center.

Children's Corner (Kid's Corner) Play Area

Adult members may place up to 2 of their own children to play quietly in the Kid's Play Corner during the adult member workout in the gym. No children may use the Play Area unless the owner is using the gym. Children may not be left unattended at any time. These rules may be adjusted and posted at the facility as needed.

- Children are not permitted to play in the gym area, or on the gym equipment.
- Wet bathing suits or clothes are not permitted.
- Members are responsible for providing and collecting any of their children's toys.
- No food or drinks are allowed in the children's area.
- Members are responsible for the behavior of their children at all times.
- Yelling, screaming or ruckus behavior will not be permitted.
- Members are responsible for removing and caring for crying children by taking them outside of the Amenity Center so as not to disturb other members.

Riverchase Amenity Ballroom

Owners may apply to rent the Amenity ballroom by contacting Key Community Management and filling out any applications necessary. Requests must be made in advance of use so that the proper scheduling may take place. Owners may obtain the application from the management; such application shall dictate the terms of the rental. The Association may charge a rental fee, management staffing fee, and clean up fee, which shall be stated on the rental application. Written approval must be obtained to be able to rent the Amenity Center. Any owner that rents the Amenity Center shall be limited to the use of the designated location that is approved.

Lost and Found

A lost and found box may be held at the Amenity Center. Items may be held for a short period of time before disposal if not claimed. Inquiries may be made by email to dkennedy@keycmi.com.

Amenity Center WIFI use

WIFI may be provided as a courtesy if the budget permits. If WIFI is available, any password may be posted in the Amenity Center, or can be obtained by the Key Community Management.

Adopted: June 15, 2018

General Rules for the Riverchase Estates Community

Roads Within Riverchase

- All of the roads and property in Riverchase Estates are private.
- The speed limit is a maximum of 15 mph throughout the subdivision.
- In areas of construction, drivers shall slow down and yield to construction workers.
- Vehicles shall always yield to pedestrians, bike riders, construction or maintenance vendors and children at play.
- Four-wheeling, ATV's, motorized recreational vehicles, etc... are prohibited throughout the community roads or trails.
- Golf carts may be permitted on paved roads only.
- Street play, like basketball, etc..., is prohibited.
- Owners with any special needs related to the roads or vehicles may contact the management for assistance or special permit if such request is approved.
- Hunting is prohibited anywhere within the Riverchase Estates community.
- The discharge or use of any types of guns, including but not limited to, paintball guns, bow and arrows, BB guns, or weapons of any nature, is prohibited.
- Pets shall be kept on leashes and under the control of their owners when they are not on their own Lots. All pet owners are responsible for picking up and properly disposing of per waste. "Doggie Stations" may be provided in the community for disposal use.
- The Association may impose rules regarding outdoor open fires in fire pits, and the like, when deemed necessary for safety. Any rules may be obtained through the management.

Trails

The developer has provided some pedestrian trails for member enjoyment and exercise. Please respect the wooded environment and wildlife throughout these areas and the community. Four-wheeling, ATV's, and other motorized vehicles, etc... are prohibited. The trails in the community are for foot traffic only.

River Road

The road leading down to the Catawba River should only be ventured with the proper vehicle that is able to travel on dirt/gravel unpaved roads. Vehicles shall not use the road when there have been heavy rains. The Association shall not be responsible for any road conditions that are not compatible with regular vehicle use. Any use shall be at owners own risk and owner shall be responsible for any damage to vehicles or vehicles getting stuck. Any damage to the road due mis-use shall be repaired and charged to such owner causing the damage. All owners are responsible for their guests actions when visiting Riverchase Estates. If roads are upgraded or paved in the future, they will be subject to the rules in place regarding roads.

Riverbank

The Catawba River may be accessed by community trail, or by River Road. The developer or the association may provide few chairs, picnic tables or structures for member use down on the riverbank area. Please use any such items respectfully and not move them out of the area provided. Pick up any trash, and please report to the management if there are any concerns about the area.

Adopted: June 15, 2018

Updates or Changes to these Rules and Regulations

Any of these rules and regulations may be subject to change as necessary for the safe and efficient management of the community and its amenity assets. Updates or changes shall be adopted by the Board of Directors and may be recorded with the county. The association shall give owners notice that changes have been made, and owners may obtain them by contacting the Key Community Management directly.

**LET'S WORK TOGETHER TO KEEP RIVERCHASE ESTATES THE NATURALLY
BEAUTIFUL AND SAFE ENVIRONMENT IT HAS BEEN DESIGNED TO BE!**

Adopted: June 15, 2018

**AMENDED AND RESTATED BYLAWS OF
RIVERCHASE ESTATES PROPERTY OWNERS ASSOCIATION**

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**ARTICLE 1
OFFICES**

1.01 Principal Office. The principal office of the Association shall be at located at 19221 South I-45, Suite 200, Conroe, Texas 77385. The Board of Directors may change the location of any office of the Association.

1.02 Other Offices. The corporation may also have offices at such other places both within and without the State of Texas as the Board of Directors may from time to time determine or the business of the corporation may require.

**ARTICLE 2
DEFINITIONS**

2.01 "Association" shall mean and refer to "Riverchase Estates Property Owners Association," its successors and assigns.

2.02 "Subdivision" shall mean and refer to that residential subdivision named Riverchase Estates comprising portions of that certain tract of one thousand nine hundred eight-one (1,981) acres of land located in Lancaster County, South Carolina, as described in the Development Agreement dated March 31, 2008 and recorded in Mortgage Book 1957, Page 307, in the Office of the Register of Deeds for Lancaster County, South Carolina, and as described in the Declaration, as well as any additional land subjected to the Declaration in accordance with the terms thereof.

2.03 "Common Area" shall mean all real property designated on any recorded plats of the Subdivision and owned by the Association for the common use and enjoyment of the Owners of property in the Subdivision.

2.04 "Lot" shall mean and refer to the lots of land shown upon any recorded plats of the Subdivision and described in the Declaration.

2.05 "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Subdivision, including contract purchasers, but excluding those having such interest merely as security for the performance of an obligation as more fully described in the Declaration.

2.06 "Declarant" shall mean and refer to LGI LAND SC, LLC, a South Carolina limited liability company, its successors and assigns if such successors or assigns should acquire the undeveloped Lots from the Declarant for the purpose of development.

2.07 "Declaration" shall mean and refer to such Declaration of Covenants, Conditions and Restrictions as may be filed in the Office of the Register of Deeds for Lancaster County, South Carolina, encumbering the Subdivision, as may be amended or supplemented, and such additions thereto as may hereafter be brought within the jurisdiction of the Association pursuant to said Declaration or subsequent supplements to or amendments of the Declaration filed of record by the Declarant.

2.08 "Member" shall mean and refer to those persons entitled to membership in the Association as provided in the Declaration.

2.09 "Developer" shall mean and refer to LGI LAND SC, LLC, a South Carolina limited

liability company, with respect to the voluntary disposition of all (or substantially all) of its right, title and interest in and to the properties in Riverchase Estates. However, no person or entity merely purchasing one or more Lots from LGI LAND SC, LLC in the ordinary course of business shall be considered a "Developer."

2.10 "Control Transfer Date" shall mean and refer to the following: At the discretion of the Developer prior to May 1, 2028 or if eighty percent of the Lots in all Sections of Riverchase Estates have not been conveyed by Developer, then thereafter at such time as eighty percent (80%) of the Lots in all sections of the Subdivision are conveyed by Developer – but regardless of buildout, in no instance prior to May 1, 2028 save and except for the absolute discretion of the Developer, the Developer shall cause an instrument transferring control of the Subdivision to the Association to be placed of record in the Real Property Records of Lancaster County, south Carolina (which instrument shall include the Control Transfer Date). Prior to the Control Transfer Date, Developer shall have the sole and exclusive right to appoint the Directors of the Association and shall also have the sole and exclusive right to appoint the members of the Association's Architectural Control Committee.

ARTICLE 3 QUALIFICATIONS FOR MEMBERSHIP

3.01 Membership. The membership of the Association shall consist of the Developer's agent and all the Owners of the Lots within the Subdivision or brought within the scheme of the Declaration for the Subdivision pursuant to the provisions and authority of the Declaration, which is subject to a maintenance charge assessment by the Declarant or assigns, including contract purchasers. The foregoing is not intended to include persons or entities that hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot, which is subject to assessment, by the Association under the Declaration.

3.02 Proof of Membership. Any person shall not exercise the rights of membership until satisfactory proof has been furnished to the Secretary of the Association or the Association's agent that the person is qualified as a Member. Such proof may consist of a copy of a duly executed and acknowledged deed or title insurance policy evidencing ownership of a Lot or Lots in the Subdivision. Such deed or policy shall be deemed conclusive in the absence of a conflicting claim based on a later deed or policy.

3.03 No Additional Qualification. The sole qualification for membership shall be ownership of a Lot or Lots in the Subdivision. No initiation fees, costs, or dues shall be assessed against any person as a condition of membership except such assessments, levies, and charges as are specifically authorized under the Declaration.

3.04 Certificates of Membership. The Board of Directors may provide for the issuance of certificates evidencing membership in the Association, which shall be in such form as may be determined by the Board. The name and address of each Member and the date of issuance of the certificate shall be entered on the records of the Association and maintained by the Secretary at the registered office of the Association.

ARTICLE 4 VOTING RIGHTS

4.01 Voting. Voting shall be a one vote per Lot basis. The Owner or Owners of each Lot are entitled to one vote for each Lot owned in the Subdivision. If record title to a particular Lot or Lots is in the name of two or more persons, all co-owners shall be Members and may attend any

meeting of the Association but the voting rights appurtenant to each such Lot or tract may not be divided and fractional votes shall not be allowed. Any one of said co-owners may exercise the vote appurtenant to each such Lot or tract so owned at any meeting of the Members and such vote shall be binding and conclusive on all of the other co-owners of said Lot or tract who are not present; provided, if one of the non-attending co-owners has given the Association notice of objection to the attending co-owner's vote, no vote shall be cast for said Lot or tract except upon notice of unanimous consent by all such co-owners being given to the Association. In the event more than one vote is cast for a single Lot or tract by an Owner, none of the votes so cast shall be counted and all of such votes shall be deemed void.

4.02 Classes of Membership. Notwithstanding paragraph 4.01 to the contrary, the Association shall have two classes of voting membership as follows:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be Members, however, the vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot, as set forth in paragraph 4.01 above.

Class B. The Class B member shall be the Declarant. The Declarant shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or
- (b) On January 1, 2029.

4.03 Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary of the Association. Every proxy shall be revocable and shall automatically cease on conveyance by the Member of his Lot, or on receipt of notice by the Secretary of the death or judicially declared incompetence of such Member. No proxy shall be valid after eleven (11) months from the date of its execution, unless otherwise specifically provided in the proxy.

4.04 Quorum. The presence, either in person or by proxy, at any meeting of Members entitled to cast at least ten (10%) percent of the total votes of the Association shall constitute a quorum for any action. In the absence of a quorum at a meeting of Members, a majority of those Members present in person or by proxy may adjourn the meeting to a time not less than five (5) days nor more than forty-five (45) days from the meeting date.

4.05 Required Vote. The vote of the majority of the votes entitled to be cast by the Members present, or represented by proxy, at a meeting at which a quorum is present shall be the act of the meeting of the Members, unless the vote of a greater number is required by statute or the Declaration.

4.06 Cumulative Voting. Cumulative voting shall not be permitted during the election of Directors.

ARTICLE 5 MEETINGS OF MEMBERS

5.01 Annual Meetings. The annual meeting of the Members of the Association shall be held between the 15th and the 28th day of January commencing in 2011; subsequent annual

meetings shall be held between the same dates of each succeeding calendar year.

5.02 Special Meetings. Special meetings of the Members may be called by the President, the Board of Directors, or by Members representing at least five (5%) percent of the total votes entitled to be cast by the Members.

5.03 Place. Meetings of the Members shall be held within the Subdivision or at a meeting place as close thereto as possible as the Board may specify in writing.

5.04 Notice of Meetings. Written notice of all Members' meetings shall be given by or at the direction of the Secretary of the Association (or other persons authorized to call the meeting) by mailing or personally delivering a copy of such notice at least ten (10) but not more than sixty (60) days before such meeting to each Member entitled to vote at such meeting, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting and, in the case of a special meeting, the nature of the business to be undertaken. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail addressed to the Member at the address last appearing on the books of the Association with postage thereon paid.

5.05 Order of Business at Meetings. The order of business at all meetings of the Members shall be as follows:

- (1) Roll call;
- (2) Proof of notice of meeting or waiver of notice;
- (3) Reading of Minutes of preceding meeting or waiver of reading;
- (4) Reports of officers;
- (5) Reports of committees;
- (6) Election of directors;
- (7) Unfinished business; and
- (8) New business.

5.06 Action without Meeting. Any action required by law to be taken at a meeting of the Members, or any action which may be taken at a meeting of the Members, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed at least 80% of the voting power and filed with the Secretary of the Association.

ARTICLE 6 BOARD OF DIRECTORS

6.01 Number. After the Control Transfer Date, the affairs of the Association shall be managed by the Board of Directors consisting of at least three (3) persons, but no more than seven (7), all of whom must be Members of the Association (each, a "Director").

6.02 Term. The initial Board of Directors shall consist of three (3) individuals who shall serve until the Control Transfer Date. Upon the Control Transfer Date, the Developer shall appoint the Board of Directors. At the first annual meeting of Members after the Control Transfer Date, one (1) Director shall be elected to serve on the Board for a one (1) year term, one (1) Director shall be elected to serve on the Board for a two (2) year term and one (1) Director shall be elected to serve on the Board for a three (3) year term. The terms of the Directors shall be staggered so that the terms of the Directors shall not result in more than two (2) Directors being elected in any one year. Each Director shall hold office until a successor is elected and qualified. After the initial appointment of Directors after the Control Transfer Date, all Directors shall be elected for three

year terms.

6.03 Removal. Directors may be removed from office with or without cause by a majority vote of the Members of the Association.

6.04 Vacancies. In the event of a vacancy on the Board caused by death, resignation, removal of a Director, the remaining Directors shall, by majority vote, elect a successor who shall serve for the unexpired term of his predecessor in office.

Any directorship to be filled by reason of an increase in the number of directors shall be filled by election at an annual meeting or at a special meeting of Members called for that purpose.

6.05 Compensation. No Director shall receive compensation for any service he may render to the Association. A Director may, however, be reimbursed by the Board for actual expenses incurred by him in the performance of his duties.

6.06 Powers and Duties. The Board shall have the powers and duties, and shall be subject to limitations on such powers and duties, as provided by law, enumerated in these Bylaws or as set forth in the Articles of Incorporation of the Association. In addition, the Board of Directors shall have the powers and following duties:

- a. cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Members who are entitled to vote;
- b. supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;
- c. as more fully provided in the Declaration to:
 - (1) fix the amount of the annual maintenance fund assessment against each lot at least thirty (30) days in advance of each annual assessment period as provided in the Declaration;
 - (2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and
 - (3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same;
- d. issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. Issue certificates stating an assessment has been paid; such certificate shall be conclusive evidence of such payment;
- e. procure and maintain, if possible, adequate liability and hazard insurance on property owned by the Association;
- f. cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

- g. cause the Common Area to be maintained;
- h. cause the Declaration of the Subdivision to be enforced and administered;
- i. employ such accountants, attorneys, contractors or other persons or entities as they deem necessary to manage and administer the affairs of the Association; and
- j. manage the affairs of the Association.

Directors shall exercise ordinary business judgment in managing the affairs of the Association. Directors shall act as fiduciaries with respect to the interests of the Members. In acting in their official capacity as directors of this Association, Directors shall act in good faith and take actions they reasonably believe to be in the best interests of the Association and that are not unlawful. In all other instances, the Board of Directors shall not take any action that they should reasonably believe would be opposed to the Association's best interests or would be unlawful. A Director shall not be liable if, in the exercise of ordinary care, the Director acts in good faith relying on written financial and legal statements provided by an accountant or attorney retained by the Association.

6.07 Actions of Board of Directors. The Board of Directors shall try to act by consensus. However, the vote of a majority of Directors present and voting at a meeting at which a quorum is present shall be sufficient to constitute the act of the Board of Directors unless the act of a greater number is required by law or these Bylaws. A Director who is present at a meeting and abstains a vote is considered to be present and voting for the purpose of determining the decision of the Board of Directors. For the purpose of determining the decision of the Board of Directors, a Director who is represented by proxy in a vote is considered present.

ARTICLE 7 NOMINATION OF DIRECTORS

7.01 Nomination and Election of Directors. Nomination for election to the Board of Directors shall be made by a Nominating Committee and increased as herein set forth.

7.02 Nominating Committee. After the Control Transfer Date, at a regular meeting of the Board of Directors held no later than November of each year, there shall be appointed by the Board a committee of three regular Members of the Association as a Nominating Committee. The Board of Directors at said meeting shall fix the time and place of the meeting of such Nominating Committee, but the date fixed for such meeting shall not be less than thirty-one (31) days prior to the date of the annual election. The Secretary shall immediately notify each of the members of such Nominating Committee of his selection and of the time and place of the meeting of the Committee. The Nominating Committee shall meet at the time and place designated. A majority of the nominating Committee shall govern the action and determination of the Committee. Each nominee must not be in default of any fees due the Association.

7.03 Nomination of Candidates and Posting of Names. The Nominating Committee shall at least twenty (20) days before the annual election, mail to the Members the names of the candidates selected by it to fill the places of outgoing members of the Board of Directors, and shall also immediately file with the Secretary of the Association a list of such nominated Members. No Member shall be nominated who has served more than three consecutive terms next proceeding. The names of all candidates nominated by the Committee, shall be printed on the official ballot used at such election. All names shall be arranged alphabetically on the ballot.'

7.04 Election. Other than the initial Board of Directors prior to the Control Transfer Date and those appointed by the Developer at that time, Directors are elected at the annual meeting of Members. Members, or their proxies, may cast, in respect to each vacant directorship, as many votes as they are entitled to exercise under the provisions of the Declaration. The nominees receiving the highest number of votes shall be elected. No Member may cumulate votes.

ARTICLE 8 MEETINGS OF DIRECTORS

8.01 Regular Meetings. Prior to the Control Transfer Date, the Board of Directors may meet at such times as it deems proper or may take action without a meeting in accordance with governing law. After the Control Transfer Date, regular meetings of the Board of Directors shall be held quarterly at such place and at such time as may be fixed from time to time by resolution of the Board. Notice of the time and place of such meeting shall be delivered to each member of the Board of Directors not less than three (3) nor more than thirty (30) days before the date of the meeting.

8.02 Special Meetings. The President or any two Directors other than the Secretary shall hold special meetings of the Board of Directors when called by written notice of the Board of Directors. The notice shall specify the time and place of the meeting and the nature of any special business to be considered. Notice of any special meeting must be given to each Director not less than three (3) days, or more than thirty (30) days prior to the date fixed for such meeting by written notice delivered personally or sent by mail or email to each Director at his address as shown in the records of the Association.

8.03 Quorum. A quorum for the transaction of business by the Board of Directors shall be the lesser of either a majority of the number of Directors constituting the Board of Directors as fixed by these Bylaws or four.

8.04 Voting Requirement. The act of the majority of Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors unless any provision of the Articles of Incorporation or these Bylaws requires the vote of a greater number.

8.05 Open Meetings. Regular and special meetings of the Board shall be open to all Members of the Association; provided, however, that Association Members who are not on the Board may not participate in any deliberation or discussion unless expressly so authorized by the vote of a majority of a quorum of the Board.

8.06 Executive Session. The Board may, with the approval of a majority of a quorum, adjourn a meeting and reconvene in executive session to discuss and vote on personnel matters, litigation in which the Association is or may become involved, and other business of a confidential nature. The nature of any and all business to be considered in executive session shall first be announced in open session.

ARTICLE 9 COMMITTEES

9.01 Appointed by Board of Directors. The Board of Directors shall appoint such committees as are required by the Declaration. The Board may from time to time establish and appoint to such other committees, as it shall deem necessary and advisable to assist the Board in the general operation and management of the Association. The Chairman and all Members of each such committee must be a Member of the Association.

9.02 Authority of Committees. The Board of Directors may grant to any committee thus

established by the Board such authority and power consistent with these Bylaws as the Board shall deem required to carry out the intended purposes and functions of such committee.

9.03 Discharge of Committees and Committeemen. The Board of Directors may discharge any committee established by the Board and may remove and replace any committeeman appointed to any committee.

ARTICLE 10 OFFICERS

10.01 Enumeration of Officers. The Officers of this Association (who shall at all times be members of the Board of Directors) shall be a President, a Secretary and Treasurer. The Board of Directors may, by resolution, create such other offices, as it deems necessary or desirable.

10.02 Term. The Officers of this Association shall be elected annually by the Board of Directors and each shall hold office for a term of one year, unless such officer shall sooner resign, be removed, or be otherwise disqualified to serve. Each Officer shall hold office until a successor is elected and qualified.

10.03 Resignations and Removal. Any Officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect at the date of receipt of such notice or at any later time specified therein. Any officer may be removed from office by the Board whenever, in the Board's judgment, the best interests of the Association would be served by such removal.

10.04 Multiple Offices. The same person, except the offices of President and Secretary, may hold any two or more offices.

10.05 Compensation. Officers shall not receive compensation for services rendered to the Association.

ARTICLE 11 PRESIDENT

11.01 Election. At the first meeting of the Board immediately following the annual meeting of the Members, the Board shall elect one of the Members to act as President.

11.02 Duties. The President shall:

- (a) Preside over all meetings of the Members and of the Board;
- (b) Sign as President all deeds, contracts, and other instruments in writing which have been first approved by the Board, unless the Board, by duly adopted resolution, has authorized the signature of a lesser officer;
- (c) Call meetings of the Board whenever he deems it necessary in accordance with rules and on notice agreed to by the Board. The notice period shall, with the exception of emergencies, in no event be less than three (3) days; and
- (d) Have, subject to the advice of the Board, general supervision, direction and control of the affairs of the Association and discharge such other duties as may be required of him by the Board.

**ARTICLE 12
SECRETARY**

12.01 Election. At the first meeting of the Board immediately following the annual meeting of the Members, the Board shall elect a Secretary.

12.02 Duties. The Secretary shall:

- (a) Keep a record of all meetings and proceedings of the Board and of the Members;
- (b) Keep the seal of the Association, if any, and affix it on all papers requiring said seal (the Association shall not be required to have a seal);
- (c) Serve such notices of meetings of the Board and the Members required either by law or by these Bylaws;
- (d) Keep appropriate current records showing the Members of this Association together with their addresses; and
- (e) Sign as Secretary all deeds, contracts, and other instruments in writing which have been first approved by the Board if applicable law requires said instruments to include a second Association signature, unless the Board has authorized another Officer to sign in the place and stead of the Secretary by duly adopted resolution.

**ARTICLE 13
TREASURER**

13.01 Election. At the first meeting of the Board immediately following the annual meeting of the members, the Board shall elect a Treasurer.

13.02 Duties. The Treasurer shall:

- (a) Receive and deposit in such bank or banks as the Board may from time to time direct, all of the funds of the Association;
- (b) Be responsible for, and supervise the maintenance of, books and records to account for such funds and other Association assets;
- (c) Disburse and withdraw said funds as the Board may from time to time direct, and in accordance with prescribed procedures; and
- (d) Prepare and distribute the financial statements for the Association, required by the Declaration.

**ARTICLE 14
BOOKS AND RECORDS**

14.01 Maintenance. Complete and correct records of account and minutes of proceedings of meetings of Members, Directors, and committees shall be kept at the registered office of the Association. A record containing the names and addresses of all Members entitled to vote shall be kept at the registered office or principal place of business of the Association.

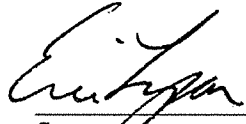
14.02 Inspection. The Declaration of the Subdivision, the Articles of Incorporation and the Bylaws of the Association, the membership register, the books of account, and the minutes of proceedings, shall be available for inspection and copying by any Member of the Association or any Director for any proper purpose at a reasonable time and for a reasonable fee.

ARTICLE 15
AMENDMENTS

15.01 Amendments. Before the Control Transfer Date, these Bylaws may only be modified, altered, amended, or repealed by a majority vote of the Board of Directors. After the Control Transfer Date, these Bylaws may be modified, altered, amended, or repealed and new Bylaws adopted by a majority vote of the Board of Directors or by a majority vote of those Members present and voting, in person or by proxy, at any annual or special meeting or election called for that purpose; provided, however, that a statement of the proposed modifications, alterations, amendments, or repeal and proposed new Bylaws signed by either the Board of Directors or by ten (10%) percent or more of the Members entitled to vote shall be delivered to the Board of Directors at least seven (7) days before the date of such meeting or election; and it shall be the duty of the Board of Directors to cause a copy of such proposed modifications, alterations, amendments, or repeal and proposed new Bylaws to be mailed to each Member of the Association at his last known address on the books of the Association at least seven (7) days before such meeting or election.

Attestation

Adopted by the Board of Directors on December 22, 2008.



Secretary