

# **TIMBERLAKE PLANTATION OWNERS ASSOCIATION, INC. (TPOA)**

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CLUB POINTE  
FAIRWAY OAKS  
FAIRWAY RIDGE  
LINKSIDE  
OVERLOOK POINTE  
PLANTATION SUMMIT  
THE FAIRWAYS

## **ARCHITECTURAL REVIEW BOARD (ARB) POLICIES AND PROCEDURES MANUAL**

(Revised December 2018)

## TIMBERLAKE PLANTATION ARCHITECTURAL REVIEW BOARD POLICIES AND PROCEDURES

Timberlake Plantation  
Architectural Review Board  
P.O. Box 474  
Chapin, S.C. 29036

Dear Property Owners, Architects and Contractors:

The Architectural Review Board was established to provide direction and control for the design continuity of Timberlake Plantation. The review process has been developed to assist you with home and site plans.

The primary focus of the review process is to review the exterior design of the building (colors, materials, scale, proportion, etc.) and their relation to your lot and to the lots and homes in that neighborhood. Another major focus will be the protection, where possible, of trees, including those over six (6) inches in diameter, as well as firs and dogwoods.

The review process is divided into the following steps:

1. **INTENTION TO BUILD:** Meet with your neighborhood ARB representative to discuss general plans and target dates. A schematic drawing, artist rendering or color photograph may be presented to allow a preliminary opinion of the plans and architectural style. The ARB representative will provide a new construction application packet and go over the application process.
2. **APPLICATION:** Prepare and submit a new construction application, including a survey and full sized (i.e., 24"x36") architectural drawings. See Timberlake Plantation New Construction Checklist to guide you.
3. **APPROVAL:** The ARB will review the plans and approve them as submitted or request modifications. The Board may also suggest changes or make recommendations for property owner to consider. Approval of plans at this stage does not constitute authorization to begin construction.
4. **STRING-OUT:** Prepare lot to be cleared. Tag all trees greater than 6" diameter that will be retained. Specimen trees should be protected with batter boards. Corners of lot and proposed structure must be marked with labeled stakes. Side lines of property should be connected with string or tape. Mark perimeter of house/garage/driveway with string or tape. Make an appointment with your ARB representative to review tagged trees, check building setbacks and give written authorization to clear lot and dig footings. Authorization form to clear lot must be signed by property owner, contractor and ARB representative. Property owner must provide \$1000 compliance deposit prior to ARB sign-off of the authorization form.
5. **BUILDING PERMIT:** After lot is cleared and footings are dug, property owner must contact the ARB representative to double check building setbacks of prepared footings and give written final authorization to pour footings and begin construction. ARB will issue the Timberlake Plantation building permit.
6. **LANDSCAPING:** Property owner must submit final landscape plan and \$500 landscaping compliance deposit 90 days before completion of house construction. ARB will review plan and give written approval for property landscaping.

7. **COMPLETION:** The ARB representative will do a final inspection to ensure that project has been completed in accordance with approved plans and specifications. A Certificate of Compliance and Completion will be issued at this point by the ARB. Funds remaining in the \$1000 Construction and \$500 Landscaping compliance deposits will be refunded to property owner at completion of construction.

Several points should be kept in mind during your planning:

1. All HVAC equipment, swimming pool equipment, gas tanks, trash cans, stationary generators, etc. must be screened from view from all directions, not just the street.
2. If it should become necessary to make changes during construction, which affect the exterior appearance (including color changes), these must be approved prior to their installation.
3. Driveways must be paved.
4. Property Owners are responsible for all damage to roads and curbs by their respective contractor and his subs.
5. Building site work hours are defined and must be adhered to.

We hope to be as much help as possible to you and we look forward to working with you to make Timberlake Plantation a truly exceptional community.

Sincerely,

The Timberlake Plantation Architectural Review Board

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## **1. SECTION 1 – STATEMENT OF PRINCIPLES AND PURPOSE**

- 1.1.** Timberlake Plantation has created a Master Plan to ensure the thoughtful and harmonious development of our community. A major criterion in our planning is the integration of immediate environment with our development. Man-made improvements should, as much as possible, blend with nature. The result will be a more aesthetically pleasing community in which to live.
- 1.2.** The Declaration of Covenants, Conditions, Restrictions and Easements (the “Covenants”) for Timberlake Plantation have been declared and recorded to assure that these objectives are achieved and to assure a continuity of development. Article VI of the Covenants establishes an Architectural Review Board (the “ARB”) and sets forth its jurisdiction, powers, obligations and the rules and regulations under which it will conduct its review of proposed improvements. Any statements contained in this document are to condense, amplify or clarify provisions of the Covenants. The terms used in this Document shall have the same meanings as those defined in the Covenants. In the event of a conflict, the Covenants’ provisions will prevail.
- 1.3.** All applicants are urged to review carefully all provisions of the Covenants prior to submitting an application to the ARB.
- 1.4.** The ARB has been established for the purpose of defining aesthetic standards of construction in Timberlake Plantation by examining and approving or disapproving any and all proposed improvements for a building site within Timberlake Plantation, including but not limited to: dwellings, garages, sidewalks, driveways, parking lots, mailboxes, decks, patios, gazebos, courtyards, swimming pools, tennis courts, outdoor athletic equipment, greenhouses, playhouses, awnings, walls, fences, docks, wharves, riprap, bulkheads, boat slips and lifts, any exterior addition or change, or alteration to existing structures, including, without limitation, painting or staining of any exterior surface. The ARB approval must be obtained for dredging and fill operations, shaping of land areas and drainage. Requests for tree removal (six inches in diameter measured at the height of four (4) feet above natural grade) must be marked with a ribbon, inspected and approved by a representative of the ARB before any work is started.
- 1.5.** The ARB has the authority to grant variances and exceptions on a case-by-case basis taking into account the effect on building plans, general neighborhood considerations and adjacent property owners.

## **2. SECTION II – ADMINISTRATION OF THE ARB**

- 2.1.** The Covenants establish the requirement for an ARB under the direction of the Board of Directors. The ARB shall consist of up to nine (9) [but not less than six (6)] members who must be property owners and residents in good standing, except for special non-voting consultants and the Association Secretary/Treasurer. The Board of Directors must approve each member of the ARB.
  - 2.1.1.** The regular term of office for each member shall be two (2) years from the Board of Directors’ approval date, not to exceed three consecutive terms. The Board of Directors may remove, with or without cause, any member of the ARB at any time by written notice to such appointee. A successor appointed to fill such vacancy shall serve the remainder of the term of the former member.
  - 2.1.2.** The Chairperson of the ARB shall be elected by the Membership-at-large for a two-year term in the odd numbered years and serve as a non-voting member of the Board of Directors. The chairperson shall serve no more than three consecutive terms at which point he or she may request to be appointed to the ARB by the Board of Directors in a non-voting Emeritus status. A Vice-Chairperson shall be elected by the ARB at the first

meeting of a new term. In the Chairperson's absence, the Vice-Chairperson will preside over the meetings. The Association Secretary/Treasurer will serve as the ARB secretary in a non-voting capacity.

- 2.1.3.** The ARB shall meet monthly, as well as upon call of the Chairperson. The ARB is authorized to retain the services of consulting architects, landscape architects, urban designers, engineers, inspectors and/or attorneys in order to advise and assist the ARB in performing its functions set forth herein.

### **3. SECTION III – PLAN SUBMISSION PROCEDURES**

- 3.1.** Intention to Build / Schematic Presentation / Architectural Renderings.

**3.2.** Submission.

- 3.2.1.** Two (2) sets of all plans must be submitted along with two (2) completed Application Forms, which will be provided to the applicant by an ARB member.
- 3.2.2.** Plans must be submitted at least fourteen (14) days prior to the scheduled ARB meeting to allow the ARB enough time for a thorough review.
- 3.2.3.** Plans must be submitted to an ARB member.
- 3.2.4.** Plans will be time-dated and initialed as to the time and day of receipt.

**3.3.** Construction Plans

- 3.3.1.** Plans in complete form with all required information must be submitted to gain approval to commence any construction on a building site, including removal of trees with a diameter greater than six (6) inches at four (4) feet above natural grade. Required information includes:
- a. Registered surveyor's survey of existing property in the name of the current property owner;
  - b. Property stake out. Provide labeled stakes at property corners and at all major corners of proposed structure;
  - c. Site Plan: All plans should be submitted in consistent scale, minimally 1" = 20'. Site plans must depict: (i) access street(s), walkways), driveway(s) and other exterior improvements; (ii) grading drainage plan; (iii) culvert(s); (iv) foundation plan if other than slab on grade; (v) air conditioning, heating, swimming pool equipment and/or service yard enclosures must be screened from view on all sides; (vi) site plan to scale indicating all structures and other improvements to be included in the scheme; (vii) location and identification of special features, (i.e., drainage ditch, easements, adjacent structures, golf course fairways, tennis courts, etc.); and
  - d. At the time of submission of plans, the applicant shall have laid out the structure with labeled stakes.
- 3.3.2.** Architectural drawings must include the following:
- a. Total enclosed heated/air-conditioned square footage (stated by floor in case of a multi-floored residence);
  - b. Floor plans at ¼" = 1'-0", including an exact computation of the square footage of each floor. Identify all exterior materials on plans and elevations. Include steps, railings, columns, walls, gables, dormers, trim boards, roofs and other similar features;
  - c. Elevation drawings at ¼" = 1'-0" of all sides indicating existing grade, fill and finished floor level and including treatment of building from grade to floor in elevated buildings;
  - d. Detailed drawings of typical wall section, patio wall section, if applicable, and other features desirable for clarification, exterior walls, screens, pools, etc. Clearly show

size, profile and material of typical cornice. Show rafter bearing height and typical window with casings and sill. Wall section scale shall be  $\frac{3}{4}" = 1"-0"$ .

**3.3.3.** Provide descriptive data and samples of major exterior items including brick, stucco, siding, shingles/roofing, cornice, columns, railings, trim windows and doors. Materials and colors must be submitted at the time construction plans are submitted to the ARB. Paint chips and high quality color photographs may be used in lieu of physical samples.

**3.3.4.** Preliminary landscaping plans must be submitted with house plans showing all house foundation plantings, lawn areas, pine straw areas, shrubbery beds and natural areas for the entire lot. Identification of specific plant species is not required in the preliminary plan. (See Section 5.8.1)

**3.4. General Contractors**

**3.4.1.** General contractors that have not previously built in Timberlake Plantation must submit Certificate of Insurance, Financial Statement and three (3) references of recently completed building projects.

**3.5. Complete Submission**

**3.5.1.** Any submission that does not include complete information as required by this Section III will be rejected.

**4. SECTION IV – ARB MEETINGS**

**4.1.** The ARB will conduct regular monthly meetings. The date, time and location should be chosen at the initial meeting each year.

**4.2.** The ARB may conduct special meetings upon three (3) days notification by the Chairperson of the date, time and place of the meeting.

**4.3.** The 14 days advance submission requirement may be waived for plans submitted to special meetings, upon the approval of the Chairperson.

**4.4.** A quorum requirement will have been met if a majority of voting members of the ARB is in attendance at any regular or special meeting.

**4.5.** Resolutions, approvals and disapprovals of the ARB may be passed only upon majority vote of those present as long as the quorum requirement has been met.

**4.5.1.** Each ARB Member shall be entitled to cast one (1) vote except for the Chairperson, who may cast a vote only in the event of a tie.

**4.5.2.** All decisions of the ARB will be final unless appealed pursuant to the appeals procedures set forth in Section X hereof.

**4.5.3.** Applicants will be notified in writing of all decisions of the ARB. Oral representations of any decision will not be valid and will not represent the decisions of the ARB.

**4.5.4.** Applicants may have returned to them a copy of plans reviewed by the ARB with appropriate markings to amplify ARB comments or recommendations. Markings on plans so received will not bind the ARB to any design indicated thereon but are offered only as advisory comments.

**4.5.5.** One (1) complete set of plans and landscape plans with all noted revisions received by the ARB will be retained as part of a permanent record for three years after construction completion.

**4.5.6.** Special visual aids, such as models, slides, etc. may be reclaimed by the applicant.



## **5. SECTION V – STANDARDS OF DESIGN AND CONSTRUCTION**

### **5.1. Building Heights**

- 5.1.1.** No structure shall be constructed within a Single-Family Area, which has a height exceeding **forty-five (45)** feet above the elevation of the finished surface of the first floor of such dwelling.

### **5.2. Minimums**

- 5.2.1.** All one-story homes shall have a minimum of two thousand (2,000) heated square feet (hsf) of living space. Two story homes shall have a minimum of sixteen hundred (1,600) heated square feet on the first (main) floor and a minimum of two thousand (2,000) heated square feet for the main building structure. The 2,000 heated square feet minimum does not include the room over the garage.
- 5.2.2.** No open garages or carports are permitted. All homes, with one exception, will have at least a two-car garage. The one exception could be for Fairway Ridge homes. If the lot size cannot accommodate a two- car garage, a one-car garage will be permitted.
- 5.2.3.** Fairway Ridge Patio Homes, Linkside and The Fairways homes must have a minimum of 2000 heated square feet (hsf) with a minimum of 1600 hsf on the first (main) floor, and the finished room over the garage (FROG) may be included to attain the required 2000 hsf.
- 5.2.4.** If any lots in Fairway Ridge, Linkside or The Fairways are determined to be too small to accommodate the requirements in 5.2.3 above, a variance will be considered if the heated square footage of the proposed home is maximized to the building lot. [This is a reiteration of Section I – Statement of Principles and Purpose – 1.5, the ARB has the authority to grant variances and exceptions on a case-by-case basis taking into account the effect on building plans, general neighborhood considerations, and adjacent property owners.]
- 5.2.5.** Brick homes must have an eight-inch frieze board with crown molding or an element of equal architectural weight.

### **5.3. Flood Requirements**

- 5.3.1.** All residential structures constructed on a lot shall: (i) have as a minimum first floor elevation the level of the 100-year flood as designated on official Lexington County Flood Plain maps on file with the Lexington County Planning Commission and (ii) be designed and constructed in compliance with the requirements of the Lexington County Building Code related to construction in flood hazard areas.

### **5.4. Service Yards**

- 5.4.1.** Each homeowner shall provide visually screened barriers to serve as service yards, in which garbage receptacles, fuel tanks, gas and electric meters, swimming pool equipment, stationary generators and HVAC equipment, must be placed or stored in order to conceal them from view in all directions including from roads, adjacent properties, lake and golf course. Any such visual barrier shall be four (4) to six (6) feet high and may consist of either fencing or landscaping and plantings. Landscape material must be of a sufficient height at the time of installation so as to effectively screen such areas.

### **5.5. Building Setbacks**

- 5.5.1.** No vertical construction greater than eighteen (18) inches in height above finished/final grade will be permitted within building setback areas so designated on recorded plats. The ARB may grant a variance to the imposed setback restrictions based on careful consideration of all aspects of a building plan and the integration of improvements proposed with a particular building lot, adjacent lots and with consent of adjacent property owners.

5.5.2. The following table provides required setbacks, in feet, by Neighborhood.

	FAIRWAY OAKS	CLUB POINTE/ OVERLOOK POINTE	PLANTATION SUMMIT	FAIRWAY RIDGE	THE FAIRWAYS	LINKSIDE
SEWER EASEMENT	15	15	15	15	15	15
FRONT YARD	35	32 ½	32 ½	21	10	22 ½
SIDE YARDS	10	10	10	5 *	5*	5 *
BACK YARD	20	30	30	10	10	10
SURVEY PINS FROM ROAD	10	10	10	1	10	12 ½
FROM SURVEY PINS	25	22 ½	22 ½	20	10	10
DRIVEWAY (MINIMUM)	5	5	5	5	5	5

*\* If structures are three feet or less from the side property line, the use of firewalls (constructed to Lexington County Code and Standards) is mandatory.*

5.5.3. Fairway Ridge Patio Homes, Linkside Homes and The Fairways Homes will conform to the Lexington County setbacks;

5.5.4. Fairway Ridge Patio Homes Linkside Homes and The Fairways Homes must be constructed with gutters, downspouts, and French drains to control water runoff.

5.5.5 The ARB, in its sole discretion, may excuse compliance with such requirements as are not necessary or appropriate in specific situations and may permit compliance with different or alternative requirements. Compliance with the Timberlake Plantation design review process is not a substitute for compliance with the Lexington County Building, Zoning, and Subdivision Regulations, and each owner is responsible for obtaining all approvals, licenses and permits as may be required by any governmental agency prior to commencing construction.

#### 5.6. Exterior Appearance

5.6.1. No chain link fences shall be permitted within Timberlake Plantation, except with regard to certain utility/maintenance areas within the Common Areas as specifically approved by the ARB. Further, foil or other reflective materials shall not be used on any windows for sunscreens, blinds, shades or other purpose, nor shall any window-mounted heating or air conditioning units be permitted. Outside clothes lines or other outside facilities for drying or airing clothing are specifically prohibited and shall not be erected, placed or maintained, nor shall any clothing, rugs or other items be hung on any railing, fence, hedge or wall.

5.6.2. For lake front and golf course houses, the lake front and golf course facing detail for cornice, windows, doors, etc shall be in keeping with that on the street front; any home with a permanently exposed side view (for example, corner properties) shall have side trim detail in keeping with the street front trim detail.

5.6.3. All brick and stucco trim pieces, such as quoins, jacks and belt courses, should not be flush but protrude a sufficient amount to produce a shadow line.

5.6.4. Plumbing vent pipes that pass through the roofs must be painted to blend with the roof color.

#### 5.7. Building Materials

5.7.1. Brick, stone hard-core stucco or cement board siding, or any combination of those four (4) materials, are the only choices to be used on exterior construction.

5.7.2. All exposed foundations shall have a brick, stone or stucco finish.

5.7.3. Timberlake Plantation Covenants and approvals by the ARB required for site-built structures shall also apply to modular structures.

- 5.7.3.1. Modular building units bearing evidence of approval shall be acceptable to the ARB as meeting the requirements of Chapter 43, the South Carolina Modular Buildings Construction Act and shall be considered an accepted equivalent to a site-built structure as meeting the requirements of safety to life, health, and property imposed by any ordinance of any local government if the units are erected or installed in accordance with all conditions of the approval. The local requirements and rules enacted by the Timberlake Plantation Covenants and/or the ARB must be reasonable and uniformly applied and enforced without any distinction as to whether a building is a modular or constructed on site in a conventional manner.
  - 5.7.3.2. As with conventionally built homes, the ARB shall act on aesthetics and/or visual architectural compatibility of the proposed home with the neighborhood.
  - 5.7.4. A “manufactured home” is not a modular building, is not approved, and shall not be considered by the ARB. “Manufactured homes”, mobile homes, recreational vehicles of any type, or any part of these examples, shall not be permitted to be incorporated into any home site (lot) within Timberlake Plantation.
- 5.8 Landscaping**
- 5.8.1 A **preliminary landscaping plan** is to be submitted to the ARB Board at the **same time** the house plans are submitted. Approval for preliminary landscape plans will be granted by the ARB in accordance with the provisions of Article VII of the Covenants and **ALL** of the specifications as outlined in this section.
  - 5.8.2 A **final landscaping plan** and \$500 landscaping compliance deposit is due 90 days **before** the estimated completion date of the house structure. It is the responsibility of the homeowner/contractor to make certain that the landscaping plans adhere to the specifications as outlined in this section. ARB approval of the landscaping plan will also be determined by the plan’s adherence to these provisions. Any changes in the final landscaping plan must be submitted to the ARB Board for approval **prior** to implementation.
  - 5.8.3 The final landscaping plan must be completely implemented within 90 days of the completion date of the house as determined by the ARB Board at which time the homeowner/contractor must submit copies of all landscaping invoices to assure compliance with the final landscaping plan.
  - 5.8.4 Failure to comply with these requirements will result in a forfeiture of the \$500 landscaping compliance deposit and the \$1,000 contractor’s compliance deposit and the project may be subject to ongoing fines. If the landscape work does not comply with the final landscape plan and is not completed in a timely manner, within the 90-day time frame, the work may be completed by the ARB and billed to the contractor / homeowner / landscaper plus the landscaping and building compliance deposits will be forfeited.
  - 5.8.5 Lots within **thirty (30) feet** of the golf course property must be landscaped in general conformity with the overall landscaping plan of such golf course.
  - 5.8.6 No tree or shrubbery plantings, which could obstruct light flow from a street light (SCE&G), shall be placed within a 15-foot radius of a street light pole.
  - 5.8.7 No hedge or shrubbery planting, which obstructs sight-lines at elevations between two (2) and six (6) feet above streets and roadways within Timberlake Plantation, shall be placed or permitted to remain on any lot within the triangular area formed by the street property lines and a line connecting such lines at points **fifteen (15) feet** from the intersection of the street lines, or, in the case of a rounded property corner, from the intersection of the extended street property lines. The same sight-line limitations

shall apply to any lot within ten (10) feet from the intersection of a street property at the line with the edge of a driveway.

**5.8.8** The following is a schedule of minimal plant sizes for foundation plantings; shrubbery beds; tree plantings; etc.:

- a. Outside corners: 15 gallon;
- b. Inside corners: 7 gallon;
- c. Straight-line foundation plantings (between corners): 3 gallon;
- d. Added trees (no other large trees on property): 2" caliber;
- e. Perennials/ground cover: 1 gallon;
- f. Accent trees (dogwood; crepe myrtle; etc.) to be planted when there are established/existing tree on the property: 7 to 10 gallon.

**5.8.9** Trash containers, HVAC equipment, outdoor pool equipment and permanently installed generators are to be shielded from view on all sides. Plantings may be used for this purpose but must be of a sufficient size to shield these items from view at the time the landscape plan is implemented and may require a plant larger than outlined in section 5.8.8.

**5.8.10** All berms along rear and side yards must be landscaped with ground cover of size and depth to control erosion by the owner inside whose property line they fall. No tree or shrubbery plantings are permitted in drainage swales.

**5.9** Horizontal and Vertical Improvements

**5.9.1** Any horizontal or vertical improvement of a permanent structure more than 18 inches above finished/final grade must be approved by the ARB.

**5.9.2** Horizontal improvements may not be placed closer than five (5) feet to any property line, except for approved driveway entrances and exits.

**5.9.3** All driveways shall be paved with materials and according to specifications specifically approved by the ARB.

**5.9.4** The ARB requires that anyone desiring to construct a dock at Timberlake Plantation to obtain ARB approval and building permit prior to the start of construction. The ARB permit is in addition to approvals required by SCE&G's Lake Murray Shoreline Management Program (Published 1/75, Last Revised 8/95).

**5.9.5** Boat lift construction, replacement or modification requires a permit from SCE&G and approval and permit from the ARB.

**5.10** Signs

**5.10.1** After receipt of ARB approval to commence construction, one (1) sign, provided by the general contractor, may be placed on the front property line on the lot to identify the job site. The size of the sign must not exceed 24" x 24".

**5.10.2** The sign may indicate the name of the contractor and architect provided that such information is contained on the same sign face.

**5.10.3** A sign may not be placed on any lot which constitutes advertising of any kind, unless expressly approved by the ARB, with the exception of Section 5.10.3.

**5.10.4** Sign must be removed promptly upon completion of construction.

**5.10.5** Subcontractors, including landscaping firms, will not be permitted to place their signs on a construction site.

**5.10.6** Signs not complying with the provisions of this Section 5.10 will be removed and disposed of by the ARB with **five (5) days** written final notice to the owner.

- 5.11 Portable Outdoor Toilet Facilities**
  - 5.11.1** Portable outdoor toilet facilities must be provided during construction only and must be located within the confines of the property. They may not be placed prior to final construction approval of the ARB and must be removed promptly upon completion of construction.
- 5.12 Architectural Standards**
  - 5.12.1** All construction must comply with aesthetic standards as established by the ARB.
- 5.13 Care of Specimen Trees During Construction**
  - 5.13.1** All specimen trees, as designated by the ARB, will be protected from damage during construction.
  - 5.13.2** Batter boards will be erected and maintained around each tree so designated by the ARB.
  - 5.13.3** Excavations and installation of underground utilities will be performed in such a manner as to avoid damaging the root system of specimen trees.
- 5.14 Garden Walls and Fences**
  - 5.14.1** Garden walls and fences must be approved by the ARB. Only fences constructed of black wrought iron or black aluminum look alike will be considered for approval by the ARB. Walls must conform to the overall landscaping of the lot.
- 5.15 Mail, Newspaper and Information Boxes**
  - 5.15.1** Mail, newspaper and information boxes must conform to size, style and color of existing mailboxes and information boxes. Mailboxes must be maintained in good condition. The ARB has a contractor for mailbox/newspaper box construction.
  - 5.15.2** Nameplates shall, in all matters, comply with ARB nameplate specifications and will be permitted to be mounted on the ARB approved mailbox only.
- 5.16 Work Hours and Conditions**
  - 5.16.1** Work may be performed during the following hours: Monday – Friday 7:00 AM - 7:00 PM, Saturday 8:00 AM - 5:00 PM. Work is not permitted on Sundays or Holidays.
  - 5.16.2** Official holidays for non-work are: New Year's Day, Presidents Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Veterans Day, and Christmas Day.
  - 5.16.3** Offensive noise or behavior such as loud radios will not be permitted at any time.
- 5.17 Trash and Debris**
  - 5.17.1** Trash and debris on building sites shall be kept to a minimum and shall not become a nuisance to adjacent property owners.
  - 5.17.2** An effective trash container must be in place and used during the entire construction period. The only acceptable and effective trash container is an open construction debris dumpster. These dumpsters must be monitored regularly and emptied (replaced) as required. (See Section 6.2)
  - 5.17.3** Silt fencing must be installed and maintained during the construction period to provide off-site erosion and sedimentation control, curbside and/or lakeside.
  - 5.17.4** Gravel may be required based on lot conditions. The need for this will be determined by the ARB and so noted on the returned Application Form.
- 5.18 Burning / Fires**
  - 5.18.1** Fires, to include burn barrels, are not permitted.
- 5.19 Minor Improvements to House and Lot**
  - 5.19.1** Minor improvements and changes to house or landscape, i.e., those with a total cost less than \$2500, can be approved by the ARB Chairperson and Neighborhood Representative without a vote of the total ARB. No application fee is required.

**5.20 Tree Removal**

- 5.20.1** An ARB approval is required for removing any tree 6 inches in diameter or greater measured at the height of 4 feet above grade.

**5.21 Solar Energy Systems**

- 5.21.1** Homeowners should first consider all existing structures and landscaping before selecting a site for a proposed solar energy system.
- 5.21.2** All plans must be preapproved by the Architectural Review Board prior to installation.
- 5.21.3** Preferred location of solar panels is either a ground-mounted array (on the side or rear of house) or a rear-facing, roof-mounted array. Flush-mounted panels (i.e. – the plane of the array is parallel to the roof) on a roof-facing street will be allowed if documentation is provided from the solar panel contractor that this is the only feasible location for a solar array. If panels are installed on a side or rear roof, the array may be tilted or raised if a variance is granted.
- 5.21.4** All components of the solar energy system should be integrated into the design of the home. The color of the solar system components should generally conform to the color of the roof shingles to the extent practical. Solar “shingles” that mimic the look of a composite shingle are acceptable but should match the color of the current roof shingles as much as practical.
- 5.21.5** Application submitted to the ARB should include the following:
- 5.21.5.1** A diagram, drawn to scale, by the licensed contractor installing the system and showing where the system will be installed
  - 5.21.5.2** Photos of the roof area where the array will be mounted
  - 5.21.5.3** Material to be used and/or manufacturer’s description of the system, photos and/or pictures of the system and the color of the system
  - 5.21.5.4** Where possible, provided photos of similar existing systems as examples.
  - 5.21.5.5** Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.
  - 5.21.5.6** The highest point of a solar panel array will be lower than the ridge of the roof where it is attached.
- 5.21.6** All painted surfaces will be kept in good repair
- 5.21.7** Changes to adjacent property should not impede an existing or soon-to-be-installed solar energy system.

## 6. SECTION VI – FINES

- 6.1. All applicants will prepay one thousand dollars (\$1000) to be used to compensate the ARB for any fines levied. All monies remaining (not fined) will be refunded upon completion of all work and Final Approval by the ARB
- 6.2. The following table lists the fines that will be applied for stated violations.

<u>VIOLATION</u>	<u>FINE(S)</u>
No silt fencing/improperly maintained at construction site	\$100.00 1st Violation. After 5 working days, \$30.00 per day until installed *
No gravel/improperly maintained at construction site	\$100.00 1st Violation. After 5 working days, \$30.00 per day until installed *
No trash container on site at commencement of/during construction	\$100.00 1st Violation. After 5 working days, \$30.00 per day until installed *
No portable toilet on site at commencement of/during construction	\$100.00 1st Violation. After 5 working days, \$30.00 per day until installed *
Unightly lot or debris not picked up on lot or roadway	\$100.00 1st Violation. After 5 working days, \$30.00 per day until cleaned *
Fires (including burn barrels).	\$500.00
Obnoxious noises (loud radios, etc.) or obnoxious behavior	\$100.00 1st Violation *
Working during non-approved hours	\$100.00 1st Violation *
Incomplete landscaping 90 days after completion of construction	\$10.00 per day until completion
Failure to screen AC or trash holder from view on all sides	\$10.00 per day until completion
Incomplete construction after 12-month period	\$25.00 per day until completion
Failure to identify, mark and/or get ARB approval to remove trees (alive, diseased or dead)	\$100.00 per tree 1st Violation * Second offense (same violation) - \$250.00 * Third offense (same violation) - \$500.00

## **7. SECTION VII – PAYMENT OF FEE**

- 7.1.** The ARB has established a fee of **Six Hundred dollars (\$600.00)** for each plan submitted for review. The fee will be payable at the time of a first plan submission.
- 7.2.** The fee may be increased or decreased from time to time at the sole discretion of the ARB.
- 7.3.** If major modifications of an approved plan are submitted by applicant/owner, an additional fee may be required by the ARB.

## **8. SECTION VIII – REVIEWS**

- 8.1.** The ARB will periodically review the building site to ensure that all construction activity is in accordance with plans approved by the ARB.
- 8.2.** Prior to any clearing, excavating or filling on a lot for construction, a string stakeout review must be performed as provided for in Section 3.3.1 (b&d).
- 8.3.** Prior to placement of permanent improvements, e.g., footings, pilings, slabs, etc., applicant must receive/obtain a footing/foundation verification and approval from an ARB Member. Concrete shall not be poured prior to this approval from the ARB Member.
- 8.4.** The ARB Building Permit must be displayed on the site, along with all other governmental permits.

## **9. SECTION IX – ENFORCEMENT OF THE COVENANTS**

- 9.1.** The ARB will have the responsibility of enforcing all provisions of the Covenants as they pertain to the ARB.

## **10. SECTION X – APPEALS OF ARCHITECTURAL REVIEW BOARD DECISIONS**

- 10.1** An applicant receiving a negative decision from the ARB is advised to revise the plans in accordance with recommendations and resubmit them to the ARB for approval.
- 10.2** If the applicant is unable to comply with the requirements of the ARB, he/she may appeal the ARB's decision in writing and directed to the Board of Directors through the Chairperson of the ARB.
  - 10.2.1** The Board of Directors shall convene a meeting of a Hearing Committee within fifteen (15) days of receipt of an appeal request.
  - 10.2.2** The Hearing Committee may request consultation of professionals, members of the ARB, or other persons as it deems necessary.
- 10.3** The Hearing Committee will conduct a review of the most recently disapproved plans of the applicant.
  - 10.3.1** The applicant will be given an opportunity to speak before the Hearing Committee, using whatever visual aids or consultants he/she feels appropriate.
- 10.4** All Hearing Committee members must be present for a quorum. The majority vote of the Hearing Committee will carry a decision.
- 10.5** All decisions of the Hearing Committee shall be final. The Hearing Committee will report its decision as soon as possible but not longer than 30 days after the hearing. The decision of the Board of Directors shall be final.



## **11. SECTION XI – CONTRACTOR DEPARTMENT**

- 11.1** Section 8.09 of the Covenants prohibits noxious or offensive activities. Contractors, subcontractors, material delivery men and any other agent of the owner doing business in Timberlake Plantation will be required to conduct themselves accordingly.
- 11.2** Contractors may work only 7:00 AM – 7:00 PM, Monday through Friday and 8:00 AM – 5:00 PM on Saturdays. No construction may be conducted on Sundays or State or Federal holidays.
- 11.3** Construction deliveries may be made subject to the same provisions of Section 11.2 herein.

## **12. SECTION XII – AMENDMENT**

- 12.1** The foregoing policies and procedures may be amended at any time
- 12.2** All amendments must be approved by the Board of Directors, incorporated into this document and recorded with Lexington County.
- 12.3** Any preliminary or final plan, marked received, shall be subject to the rules and regulations applicable at that time.

## **13. SECTION XIII – SEVERABILITY**

- 13.1** This document shall not be rendered invalid or unenforceable should any of the provisions of this document or the application or effect thereof be invalid or unenforceable for any reason and to any extent. Those provisions, which are not invalid or unenforceable, shall be enforced to the greatest extent permitted by law.

Received by ARB Date: \_\_\_\_\_ Time: \_\_\_\_\_  
ARB Member: \_\_\_\_\_

**TIMBERLAKE PLANTATION ARCHITECTURAL REVIEW BOARD**

**NEW CONSTRUCTION APPLICATION – INTENTION TO BUILD**

**INTENTION TO BUILD:**

Property Address: \_\_\_\_\_

Lot Number: \_\_\_\_\_

Name of Property Owner: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Name of Architect: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Name of Contractor: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Anticipated Start Date: \_\_\_\_\_

**Total Heated Square Footage (per floor)**

1<sup>st</sup> (main) Floor: \_\_\_\_\_ 2<sup>nd</sup> Floor: \_\_\_\_\_ Basement: \_\_\_\_\_ FROG: \_\_\_\_\_

Other: \_\_\_\_\_

**Exterior Materials, Colors and Selections:** *(please indicate specific manufacturer & color name or number, when possible)*

Brick Color: \_\_\_\_\_

Stucco Color: \_\_\_\_\_

Siding Type / Color: \_\_\_\_\_

Shingles: \_\_\_\_\_

Window Sash: \_\_\_\_\_

Trim: \_\_\_\_\_

Shutters: \_\_\_\_\_

Other (please specify): \_\_\_\_\_

## NEW CONSTRUCTION APPLICATION – SUBMISSION CHECKLIST

### Checklist for Submission of Plans for Approval

Note 1 – all items below must be completed before architectural plan review can be done.

Note 2 – Items below give reference to sections in Timberlake Plantation Policies and Procedures Manual.

Note 3 – Refer to Section 5 of the Policies and Procedures manual for detailed information on standards of design and construction in Timberlake Plantation.

Note 4 – Provide 2 copies of application form, surveys and plans.

Note 5 - Construction may not start until written approval is given by Timberlake Plantation Architectural Review Board and TPOA Building Permit has been issued.

- ☐ **Intention to Modify Form** (*Form, attached*)
- ☐ **Registered Survey** (section 3.3.1a)
- ☐ **Building Stake Out** (section 3.3.1b)
- ☐ **Site Plan** 1" = 20'-0" minimum scale. (section 3.3.1c)
- ☐ **Floor Plans** 1/4" = 1'-0" scale (section 3.3.2b)
- ☐ **Exterior Elevations** 1/4" = 1'-0" scale. (section 3.3.2c)
- ☐ **Wall Section** Full section at 3/4" = 1'-0" minimum scale. (section 3.3.2d)
- ☐ **Colors and building material samples** (section 3.3.3)
- ☐ **Preliminary Landscape Plan** 1" = 20'-0" minimum scale. (section 3.3.4)
- ☐ **New Contractor Certification** (section 3.4)
- ☐ **Application Fee:** \$600.00, payable to Timberlake Plantation Owners Association (section 7)  
Check #: \_\_\_\_\_ Date: \_\_\_\_\_

2. PLAN APPROVAL MATERIALS submitted on: \_\_\_\_\_

Received by ARB Date: \_\_\_\_\_ Time: \_\_\_\_\_  
ARB Member: \_\_\_\_\_

## NEW CONSTRUCTION APPLICATION - APPROVALS

### 3. PLAN APPROVAL:

Your plans were reviewed by the ARB on \_\_\_\_\_

- \_\_\_\_\_ 1. Plans are approved.
- \_\_\_\_\_ 2. Plans are not approved because of insufficient or incomplete information. Resubmit completed plans with all required information.

### 4. LOT STRING-OUT:

Once plans have received approval, owner or contractor must complete the following:

- \_\_\_\_\_ 1. Trees six (6) inches in diameter or more, to be **retained**, which are outside the footprint of the house, are to be marked before any clearing can begin.
- \_\_\_\_\_ 2. Stake and mark the property lines with string. Stake all corners of house including the garage and mark perimeter with string.

ARB Certification of lot string-out: \_\_\_\_\_  
(ARB Representative Signature) \_\_\_\_\_ Date

Construction Compliance deposit (\$1000.00) on \_\_\_\_\_ Check No.: \_\_\_\_\_

\*\*\*\*\*

Authorization to CLEAR lot and DIG footings: \_\_\_\_\_  
(ARB Representative Signature) \_\_\_\_\_ Date

*Note – footings are not to be poured until ARB verification of setbacks.*

\*\*\*\*\*

### 5. BUILDING PERMIT:

ARB verification of setbacks (minimum measurements, in feet):

Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Left side: \_\_\_\_\_ Right Side: \_\_\_\_\_

TPOA building permit issued on \_\_\_\_\_.

Authorization is given to start construction: \_\_\_\_\_  
(ARB Representative Signature) \_\_\_\_\_ Date

## NEW CONSTRUCTION APPLICATION – WORK CONDITIONS

### GENERAL WORKING CONDITIONS TO BE MET BY CONTRACTOR AND OWNER

1. If required by ARB, install silt fencing and gravel (crush and run is not acceptable) and maintain during construction period to provide off-site erosion and sedimentation control.
2. Provide open construction debris dumpster-type trash container during entire construction period and maintain site in neat and orderly condition at all times.
3. **Fires or burn barrels are not permitted.**
4. All contractors, subcontractors and material delivery men must abide by the following:
  - a. **CONTRACTORS MAY WORK ONLY DURING THE FOLLOWING HOURS:**  
MONDAY - FRIDAY.....7:00 AM - 7:00 PM  
SATURDAY.....8:00 AM - 5:00 PM  
**NO WORK ON SUNDAYS OR HOLIDAYS**
  - b. **Offensive noise or behavior such as loud radios will not be permitted.**
5. Portable outdoor toilet facility must be provided throughout the entire construction period.
6. Contractor's signs must be no larger than 24" x 24". Signs may indicate name of the contractor, architect and owner only. Signs shall be placed on lot 15' recessed from the front of lot and half the distance between the sides. **NO OTHER SIGNS WILL BE PERMITTED.**

The above requirements are meant to help maintain and perpetuate the quality and character of Timberlake Plantation. Therefore, it is essential they be met.

The ARB, for the good of all residents, will make every effort to enforce these requirements in addition to those not listed above but which are included in the ARB Policies and the TIMBERLAKE PLANTATION COVENANTS. Failure to abide by these requirements will result in fines to the homeowner and could result in liens being placed against the property, in accordance with Timberlake Plantation Covenants.

I have read Timberlake Plantation Architectural Review Board Policies and Procedures manual, rev DEC2018, and will abide by requirements specified therein.

\_\_\_\_\_  
(Property Owner Signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
(General Contractor Signature)

\_\_\_\_\_  
Date

A copy of this form, together with approved plans and your application form will become a permanent record of the ARB. A copy must also be signed by the **OWNER** and the **CONTRACTOR** and returned to the ARB within fourteen (14) days.

Received by ARB Date: \_\_\_\_\_ Time: \_\_\_\_\_  
ARB Member: \_\_\_\_\_

**TIMBERLAKE PLANTATION ARCHITECTURAL REVIEW BOARD**  
**MODIFICATION / IMPROVEMENT APPLICATION**  
**INTENTION TO MODIFY**

**INTENTION TO MODIFY:**

Property Address: \_\_\_\_\_

Lot Number: \_\_\_\_\_

Name of Property Owner: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Name of Architect: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Name of Contractor: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Anticipated Start Date: \_\_\_\_\_

Project Description: \_\_\_\_\_

Addition total square footage: \_\_\_\_\_ Sun / screen room total square footage: \_\_\_\_\_

Swimming pool L x W: \_\_\_\_\_ Other (e.g., deck or fence): \_\_\_\_\_

**Exterior Materials, Colors and Selections:** *(please indicate specific manufacturer & color name or number, when possible)*

Brick Color: \_\_\_\_\_

Stucco Color: \_\_\_\_\_

Siding Type / Color: \_\_\_\_\_

Shingles: \_\_\_\_\_

Window Sash: \_\_\_\_\_

Trim: \_\_\_\_\_

Shutters: \_\_\_\_\_

Other (please specify): \_\_\_\_\_

## MODIFICATION / IMPROVEMENT APPLICATION – SUBMISSION CHECKLIST

### Checklist for Submission of Plans for Approval

*Note 1 – all items below must be completed before architectural plan review can be done.*

*Note 2 – items below give reference to sections in Timberlake Plantation Policies and Procedures Manual.*

*Note 3 – Refer to Section 5 of the Policies and Procedures manual for detailed information on standards of design and construction in Timberlake Plantation.*

*Note 4 – Provide 2 copies of application form, surveys and plans.*

*Note 5 - Construction may not start until written approval is given by Timberlake Plantation Architectural Review Board and TPOA Building Permit has been issued.*

- ☐ **Intention to Modify Form** (*Form, attached*)
- ☐ **Registered Survey** (section 3.3.1a)
- ☐ **Building Stake Out** (section 3.3.1b)
- ☐ **Site Plan** 1" = 20'-0" minimum scale. (section 3.3.1c)
- ☐ **Floor Plans** 1/4" = 1'-0" scale (section 3.3.2b)
- ☐ **Exterior Elevations** 1/4" = 1'-0" scale. (section 3.3.2c)
- ☐ **Wall Section** Full section at 3/4" = 1'-0" minimum scale. (section 3.3.2d)
- ☐ **Colors and building material samples** (section 3.3.3)
- ☐ **Preliminary Landscape Plan** 1" = 20'-0" minimum scale. (section 3.3.4)
- ☐ **New Contractor Certification** (section 3.4)
- ☐ **Application Fee:** \$50.00, payable to Timberlake Plantation Owners Association (section 7)  
Check #: \_\_\_\_\_ Date: \_\_\_\_\_

2. PLAN APPROVAL MATERIALS submitted on: \_\_\_\_\_

Received by ARB Date: \_\_\_\_\_ Time: \_\_\_\_\_  
ARB Member: \_\_\_\_\_

## MODIFICATION / IMPROVEMENT APPLICATION – APPROVALS

### 3. PLAN APPROVAL:

Your plans were reviewed by the ARB on \_\_\_\_\_

- \_\_\_\_\_ 1. Plans are approved.
- \_\_\_\_\_ 2. Plans are not approved because of insufficient or incomplete information. Resubmit completed plans with all required information.

### 4. LOT STRING-OUT:

Once plans have received approval, owner or contractor must complete the following:

- \_\_\_\_\_ 1. Trees six (6) inches in diameter or more, to be **retained**, which are outside the footprint of the house, are to be marked before any clearing can begin.
- \_\_\_\_\_ 2. Stake and mark the property lines with string. Stake all corners of house including the garage and mark perimeter with string.

ARB Certification of lot string-out: \_\_\_\_\_  
(ARB Representative Signature) \_\_\_\_\_ Date

Construction Compliance deposit (\$150.00) on \_\_\_\_\_ Check No.: \_\_\_\_\_

\*\*\*\*\*

Authorization to CLEAR lot and DIG footings: \_\_\_\_\_  
(ARB Representative Signature) \_\_\_\_\_ Date

*Note – footings are not to be poured until ARB verification of setbacks.*

\*\*\*\*\*

### 5. BUILDING PERMIT:

ARB verification of setbacks (minimum measurements, in feet):

Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Left side: \_\_\_\_\_ Right Side: \_\_\_\_\_

TPOA building permit issued on \_\_\_\_\_

\*\*\*\*\*

Authorization is given to start construction: \_\_\_\_\_  
(ARB Representative Signature) \_\_\_\_\_ Date



Received by ARB Date: \_\_\_\_\_ Time: \_\_\_\_\_  
ARB Member: \_\_\_\_\_

## MODIFICATION / IMPROVEMENT APPLICATION – WORK CONDITIONS

### GENERAL WORKING CONDITIONS TO BE MET BY CONTRACTOR AND OWNER

7. If required by ARB, install silt fencing and gravel (crush and run is not acceptable) and maintain during construction period to provide off-site erosion and sedimentation control.
8. Provide open construction debris dumpster-type trash container during entire construction period and maintain site in neat and orderly condition at all times.
9. **Fires or burn barrels are not permitted.**
10. All contractors, subcontractors and material delivery men must abide by the following:
  - a. **CONTRACTORS MAY WORK ONLY DURING THE FOLLOWING HOURS:**  
**MONDAY - FRIDAY.....7:00 AM - 7:00 PM**  
**SATURDAY.....8:00 AM - 5:00 PM**  
**NO WORK ON SUNDAYS OR HOLIDAYS**
  - b. **Offensive noise or behavior such as loud radios will not be permitted.**
11. Portable outdoor toilet facility must be provided throughout the entire construction period.
12. Contractor's signs must be no larger than 24" x 24". Signs may indicate name of the contractor, architect and owner only. Signs shall be placed on lot 15' recessed from the front of lot and half the distance between the sides. **NO OTHER SIGNS WILL BE PERMITTED.**

The above requirements are meant to help maintain and perpetuate the quality and character of Timberlake Plantation. Therefore, it is essential they be met.

The ARB, for the good of all residents, will make every effort to enforce these requirements in addition to those not listed above but which are included in the ARB Policies and the TIMBERLAKE PLANTATION COVENANTS. Failure to abide by these requirements will result in fines to the homeowner and could result in liens being placed against the property, in accordance with Timberlake Plantation Covenants.

I have read Timberlake Plantation Architectural Review Board Policies and Procedures manual, rev OCT2018, and will abide by requirements specified therein.

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
General Contractor Signature

\_\_\_\_\_  
Date

A copy of this form, together with approved plans and your application form will become a permanent record of the ARB. A copy must also be signed by the **OWNER** and the **CONTRACTOR** and returned to the ARB within fourteen (14) days.

**TIMBERLAKE PLANTATION ARCHITECTURAL REVIEW BOARD**

**SAMPLE BUILDING PERMIT**

<b>SAMPLE BUILDING PERMIT</b>	
PERMIT NUMBER _____	LOT NUMBER _____
LOCATION _____	
CONTRACTOR _____	TELEPHONE NUMBER _____
OWNER _____	TELEPHONE NUMBER _____
DATE _____	ISSUED BY _____
<p>PERMITTED WORKING HOURS</p> <p>MONDAY THROUGH FRIDAY 7:00 AM to 7:00 PM</p> <p>SATURDAY 8:00 AM to 5:00 PM</p>	
<p><b><u>NO WORK PERMITTED ON SUNDAYS OR HOLIDAYS</u></b></p> <p><b><u>NO FIRES ARE PERMITTED</u></b></p>	

**IN ORDER TO OBTAIN A PERMIT:**

1. Full Compliance with ARB policies and procedures and Lexington County Permit.
  - a. Preliminary plans approved
  - b. Preliminary stakeout of house, driveway, and lot lines and strung out on the lot. Lot to be brush- cleared and trees marked to be retained (saved). Get ARB approval and sign off.
  - c. Restrung lot lines, house, driveway, and batter boards.
  - d. After footings/foundations have been dug, notify ARB to come and verify setbacks. This is a must. ARB must verify setbacks prior to footings/foundations being poured. Then get ARB approval to begin construction; if all requirements are met, such as:
    - Dumpster
    - Portable toilet
    - Silt fencing
    - Gravel (Crush and Run not acceptable) – If required by ARB

Then ARB building permit will be given and posted on lot.

ARB REPRESENTATIVES must continue to "keep an eye on"/revisit and review construction in progress.

- a. Is the site kept clean?
- b. Is construction according to plans?
- c. Is the construction on time/schedule to be completed in one (1) year.