

THE PRESERVE AT SHARP MOUNTAIN
DESIGN REVIEW MANUAL
(Revised September 30, 2015)

In a mountain estate community such as The Preserve at Sharp Mountain, the Property Owners Association (POA) takes great care to ensure that all homes constructed conform to the architectural guidelines established for the community. As such, the POA has formed an Architectural Review Committee (ARC), the primary purpose of which is to review and approve all house plans, modifications, and additions prior to construction to ensure conformance with the building standards established for the community and cohesive architectural character.

Plans for any and all future alterations such as, but not limited to, additions, renovations, hardscaping and landscaping, must be submitted to the ARC for approval. Any project requiring heavy loads of materials and equipment must be approved by the ARC before construction can begin. A modification application form may be found on The Preserve Website.

NEW CONSTRUCTION: After closing on a lot and prior to clearing the site the property owner must submit one set of plans to the ARC which becomes a permanent record of the ARC review, and which includes the following:

1. A site plan showing the primary building footprint with all front, rear and side setbacks indicated. Additionally, stand alone garages, where proposed, should be located on the plan. The orientation of the driveway, from the street to the home site, should also be shown, as well as hardscape such as paved parking areas, walkways, retaining walls, review of which concerns itself with proper drainage, ensurance of minimal drainage impact on streets, road shoulders or adjacent lots. Finally, the limits of any areas to be cleared outside the limits of the house and driveway, including yard areas and view corridors, should also be indicated.
2. Architectural working drawings showing floor plans and all exterior elevations. These drawings shall include roof pitches and overhangs, room sizes, a/c and heated square footage, total square footage, exterior details such as window and door trim, shutters, porch railings and pickets, etc.
3. Selections for all exterior features including but not limited to base paint, trim paint, shutters, siding, stucco, doors, windows, stone, brick, are to be submitted as actual designated samples of these items.
4. Landscape plan may be submitted at a later date prior to, but no later than two weeks before, the installation of any landscape materials.

When request for review is received by the ARC, the ARC will refer the prospective owner to online copies of the Builder Guidelines and Design Review Manual which can be downloaded and copied. Both these documents are referenced at the signature blocks on the last page of the

Builder Guidelines. The property owner and the contractor must sign this document, indicating that they have read and will comply with requirements within, and return this signed document with the architectural submittal. The complete plans with finish samples will be reviewed by the ARC and if accepted, written approval will be given to the property owner within 15 days. The property owner will be notified if the plans are not acceptable, and specific issues cited, within 15 days. Pickens County will not issue a building permit unless the plans have been approved by the ARC.

This approval is valid for 90 days.

Application for Architectural Approval should be sent directly to the current chairman of the ARC, or to any ARC member. This information can be obtained by referring to the Preserve website, or by contacting any Board Member.

Any changes to the approved plans that are proposed during the construction of the house which affect the exterior appearance or siting of the house must be brought to the ARC for written approval before the modifications are undertaken.

The ARC, at its sole discretion may grant a variance to an owner for any of the specific requirements listed below, when based upon specific relative information which justifies the request.

Construction activity of any kind shall not commence on the lot until the owner has closed on the lot, received written ARC approval of his plans, and obtained a Pickens County building permit.

In construction of homes to be built at The Preserve at Sharp Mountain, the owner must ensure the following minimum key criteria are met:

1. Minimum Square-Footage:

The minimum square-footage of air-conditioned/heated living area is as follows:

- a) Single Story: 1800 s.f.
- b) Two Story: 1800 s.f. (The minimum first-floor footprint must be 1,300 s.f.)

Finished space in subterranean basement area shall not count towards meeting the minimum square-footage requirement; however finished space in daylight/walk-out basement areas may be allowed in sq. ftg. calculations.

2. Setbacks

The minimum building setbacks are as follows:

- a) Front: 75 feet from the centerline of the street
- b) Side: 25 feet from all side lot lines
- c) Side street: 75 feet from the centerline of the street
- d) Rear: 50 feet from the rear property line

e) The setback from a warm water stream is 25 feet from the top of bank and 50 feet from a cold water or trout stream. No disturbance of any kind is permitted within this setback area.

(This is in accordance with County and state zoning requirements)

3. Slab Houses

Unless otherwise approved by the ARC, all slab houses must be on a built-up conventional slab with a minimum of one step up from finished walkway to interior floor elevation. The exterior of the foundation, porch footers, and/or slab extensions, where visible from streets and/or common areas, shall be veneered with brick, stone or stucco depending upon the exterior material of the main house.

4. Foundations

All houses must have brick, stone, or stucco veneered foundations, as applicable to the material of the main house, including chimney stacks, when visible from streets and/or common areas. All foundations shall be constructed of reinforced concrete; all front stoops shall be supported by stoop arms or continuous foundation walls and completely veneered with brick or stone, depending on the type of home being built.

5. Brick Homes

All brick shall be in subdued, earth tone colors. Old brick will be accepted in special areas, as well as the painting of brick. No weeping or black mortar is allowed. Raised banded stucco trim, in conjunction with brick or additional brick detailing is permitted.

6. Stucco Houses

Stucco houses are permitted with a significant amount of trim, raised banding and detail provided on all four elevations. All stucco shall be in subdued, earth tone colors and submitted for approval.

7. Siding Houses

All siding houses must have brick, stone or stucco veneer on foundation or basement walls up to the first floor level, when foundation or basement walls are visible from streets and/or common areas. Siding shall include details with bottom skirt board, double-sided corner boards, etc. Siding must be one of the following:

- a. Natural wood lap siding; hard board lap siding
- b. Natural cedar shakes or shingles
- c. Cementitious fiber panels such as Hardi-Plank
- d. Log

Vinyl siding is strictly prohibited.

8. Stone

All stone shall be in subdued, earth tone colors. Gray or buff mortar must be used. No black mortar allowed. Stone must terminate on an interior corner on front elevations or at logical vertical trim which balances application.

9. Colors

Exterior colors shall be subdued earth tones and samples must be approved. The construction of homes with identical elevations and/or color schemes side-by-side or across the street from one another is strictly prohibited. Actual samples are required for review.

10. Height

Homes shall be no more than three stories high with a maximum height of 35 feet from the street facing grade at the median point where foundation meets finished grade of soil. The home may include a sub-basement where necessary on steep lots.

11. Roofs, Chimneys, Bays

Roofs shall be dimensional asphalt shingles, cedar shake, slate, raised-seam factory finished metal, or architectural steel factory finished with a minimum pitch of 10/12 on gables and 9/12 front to back. Tile roofs and flat roofs are strictly prohibited. Silver metal roofs are strictly prohibited. All plumbing stacks shall be painted black. All chimneys on the front of homes must be carried to the ground and match siding color. All chimney tops, whether brick, stucco or siding, must be topped with a metal shroud painted black. No plumbing or heating vents should penetrate roof surfaces which face streets or common areas.

12. Garages

All homes must have a minimum two car garage. The garage door shall be painted or stained to blend in with the exterior of the house. If there is a front entry garage there must be a single door for human passage per bay with no windows. Side entry garages are preferred unless the builder can demonstrate the lot does not accommodate a side entry garage. If not attached to the house, the garage should be connected to the house via a breezeway. Stand-alone garages are allowed but must be of sufficient size and detailing including windows on at least two sides to warrant their not being attached to the main body of the house. The garage must be constructed of similar materials and colors as the main house, and meet the same roof pitch requirements.

13. Retaining Walls

All retaining walls visible from any street or common area must be veneered with the same masonry material that is on the house foundation. Retaining walls on the rear may be pressure treated timbers.

14. Driveways and Sidewalks

All driveways must be hard surface from the edge of the roadway to the home if that distance is less than 75 ft., or to the following, whichever is greater:

1. 75 feet from the edge of the roadway OR
2. To a point where the driveway can no longer be seen from the roadway in winter with trees free of leaves OR
3. To a point where the driveway no longer drains toward the roadway.

Design and grading for driveway must take into consideration proper drainage and potential erosion of common areas. Ensure that water is carried away from the roadbed, paving, and shoulders into ditches and does not erode the shoulder of the ditches.

The hard surface portion of the driveway must be concrete, asphalt or brick-pavers. The driveway should be curvilinear in nature to the extent that site allows. All sidewalks must be either concrete or a combination of concrete and stone or concrete and brick; in either case matching the materials specified for the balance of the home. Inlaid brick or stone including pressed concrete pavers will be allowed subject to approval by the ARC. Paving of driveway must be complete prior to the return of escrow or bond monies.

15. Windows and Doors

Silver-finish aluminum doors (including sliding doors) and windows are strictly prohibited. A factory finished or anodized aluminum finish may be used, the color of which shall be specified in the plans submitted to the ARC for approval. All windows on the front of the house must have some level of architectural detail, i.e., molding, banding, or brickwork along the top. Painted front doors must match or compliment shutter/color accent; if leaded glass unit is used, it must be free of color.

16. Landscaping

The initial landscape plan must be submitted and approved prior to installation of the landscape material. The plan shall indicate the size and location of all trees, shrubs, grass, etc. to be planted on the property. All disturbed areas on the lot shall be grassed or landscaped. No plantings will be allowed which interfere with clear visual field required for safe vehicular activity in streets and at intersection of street and driveway. If plantings are near the street, they must be kept at a reasonable size in the future as well, so as to allow clear visual field for vehicular activities.

17. Pools

Plans for swimming pools, hot tubs, decks, patio screening, etc. must be approved by the ARC. Screened pool enclosures should not extend beyond the side of the house and should be either painted or stained wood supported or dark metal. Above-ground pools are strictly prohibited. Pool enclosure plans and siting must be reviewed by ARC.

18. Antennae

Exterior television or radio antennae or satellite dish or receiver of any sort shall be placed where least visible from streets or common areas. Review materials submitted should include proposed location of satellite dishes.

19. Mailboxes

All mailboxes must be a black, standard U.S. Postal Office mailbox. All mailboxes must be mounted on the standard Preserve at Sharp Mountain post and installed in accordance with the detail in the appendix of this manual. The owner is responsible for the purchase and installation of the mailbox assembly.

20. Basketball Backboards

Basketball backboards are acceptable. The backboard should be located, whenever possible, such that it is not visible from streets or common areas.

If this is not possible, then the basketball backboard must be mounted inconspicuously perpendicular to the street and should be painted to match the house.

21. Deck Posts

Wooden deck posts must be 6" x 6" in size or greater. Metal pipe columns will be allowed to support decks where grade conditions require. If metal posts, porch, or deck are visible from streets or common areas or adjacent lots, the owner will be required to wrap metal poles with wood, cementitious siding, brick or stone.

22. Prefabricated Structure

Prefabricated structures or factory built structures shall not be permitted within the community and such manufactured units shall not be employed as elements in the construction of residential structures affixed to real property except by express written consent of the ARC. Mobile homes or trailers used as construction offices or temporary living quarters are strictly prohibited.

23. Fences and Walls

The approved fence design for The Preserve at Sharp Mountain is a natural cedar split-rail fence or equestrian fence with a minimum of 3 rails and a maximum height of 5 feet. The location of the fence must be approved by the ARC. Block walls and shadowbox fence shall not be installed except by express written consent of the ARC. Guard rail design to be reviewed by ARC.

In no event shall chain link fencing be permitted.

24. Signs

No sign of any kind shall be erected by an owner or occupant without the prior written consent of the ARC, except (1) such signs as may be required by legal proceedings; (2) professional security sign of such size deemed reasonable by the ARC in its sole discretion; and (3) professionally lettered lot or home identification sign or for sale sign. Note that contractors may not post advertisement signs. Not more than one of the types of acceptable signs listed is acceptable. Lot or home identification and for sale signs shall be rectangular in shape. shall not exceed 18" (eighteen inches) in height and 24" (twenty-four inches) in length, and may include writing which is expressly limited and restricted to indicating, referencing, or containing (a) the words "Home of", "Future Home of", "For Sale", (b) the name, address and telephone number of the Owner or listing agent of the Lot, (c) the words, and logo for, "The Preserve at Sharp Mountain" or "Sharp Mountain", and (d) such other information as may be permitted by the ARC. Lot or home identification signs and for sale signs shall be Preserve specific dark green (such as forest green) and white and shall conform to the lettering style and design specifications attached hereto. All permitted signs must be professionally prepared. The ARC reserves the right to further restrict the size, content, color, lettering, design and placement of any approved signs.

25. Construction Deposit (Escrow)

To ensure compliance by owners and builders with the provisions of this Design Review Manual and to protect the improvements within The Preserve at Sharp Mountain, a deposit in the amount of \$3000.00 ("Construction Escrow") shall be paid to The Preserve at Sharp Mountain Association, Inc. upon submission for approval of plans to the ARC. No construction may commence upon the home site until the Construction Escrow is paid. The owner of the lot shall pay the Construction Escrow.

The Construction Escrow will be held in a non-interest bearing account until the builder/owner has completed construction of the approved improvements on the home site, obtained a certificate of occupancy, and submitted a request for inspection. After a satisfactory inspection, the owner will be issued a refund of either the entire amount if it remains intact, or the balance remaining after any damage or violation costs have been withdrawn.

Per Design Review Manual, Builder Guidelines and the Declaration of Covenants, Conditions and Restrictions for The Preserve at Sharp Mountain, the ARC or the Association may draw upon the Construction Deposit as necessary to cover, among other items, the cost of repairing damage to property and subdivision improvements caused by owner or builder, or any of the agents, employees, or subcontractors. This damage includes, but is not limited to paved streets, curbing and drainage, utility lines, signage, landscaping, entry features, gates and opening devices, and irrigation systems, the cost of replacing or completing landscaping, the cost of trash removal and routine maintenance of the home site, the cost of removing, repairing or completing any work on the home site not constructed or completed in conformance with approved plans, if not performed by owner or builder as required by the Design Review Manual and the Declaration, and to pay fines levied by the Association in accordance with the Declaration. If any part of the Construction Deposit is applied by the ARC or the POA, the property owner or builder shall, immediately upon demand, pay to the Association a sum equal to the amount so applied in order to restore the construction Deposit to its original sum.

NOTE: ESCROW INFORMATION APPLIES TO NEW AND ENSUING CONSTRUCTION, HARDSCAPE WORK AND MAJOR SOIL DISTURBANCE, REPAIRS, REMODELING AND ADDITIONS (WHERE HEAVY LOADS OF MATERIALS AND CONSTRUCTION EQUIPMENT ARE INVOLVED).

A waiver of this Escrow may be granted by the ARC or Ruling Body for small projects such as painting and repairs. However, if any damage is done to private or common properties within the Preserve, including roads, the Owner will be held ultimately responsible. The Owner will be charged by the POA the full cost of repairs to roads or other common properties, and may pursue the vendor for reimbursement.

It is advised that the owner require that any vendor be licensed, insured and bonded.

26. Miscellaneous

In addition to meeting the design criteria, the owner must adhere strictly to the following rules when constructing the house:

- a. Permits - the owner is responsible for obtaining all necessary State and local permits for land disturbance, well and septic tank installation, home construction, modifications and additions.
- b. Erosion control -The owner is responsible for the installation and maintenance of all necessary erosion control devices, including silt fences, etc. required to prevent the discharge of silt into creeks, adjacent lots, streets and street shoulders, and common areas. The owner is responsible for the installation and maintenance of gravel construction entrance pads. The owner is responsible for cleaning up all mud and debris left in the streets as the result of trucks and delivery vehicles leaving an individual site.
- c. Drainage- The lot shall be graded in such a manner so as not to block the flow of surface water through any natural or manmade swales, ditches, culverts, etc. The lot shall be graded such that water flows to the ditches at street sides, in front or along the sides to the rear of the property. Under no circumstances shall water be redirected onto or across an adjacent lot, or onto common properties, including roadways. Man-made swales shall be fine graded and grassed by the owner. Engineered retaining walls shall be installed where necessary to prevent erosion of steep slopes. Drainage pipes may not discharge onto adjacent property or onto any common property, including roadways.
- d. Trash Removal -All construction debris, etc., shall be contained within a construction dumpster which is removed regularly from the lot and hauled to a county approved dump. Dumpster contents to remain at a level which does not exceed height of dumpster.
- e. Sanitation- the owner/builder must provide a port-o-let on-site for use by its workers for the entire duration of construction. Port-o-lets may not be placed on common property, such as roadway shoulders.

Authorized Signage



SHARP  MOUNTAIN
FOR SALE
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888-Sharp Mtn

FOR SALE
By Owner
#000
000-000-0000

FOR SALE
Sharp Mountain
REALTY
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FOR SALE
By Owner
Shown by Appointment
#000
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THE PRESERVE AT SHARP MOUNTAIN
STANDARD MAILBOX



