

Architectural Control Committee

Submission Guidelines

Purpose

The purpose of the Architectural Control Committee (ACC) is to administer the recorded Restrictive Covenants for Seminole Point Section C. All new construction, additions, and exterior improvements must be reviewed and approved by the ACC in writing before work begins. The ACC reviews each submission for compliance with the Covenants and, in the exercise of the discretion granted to it under the Covenants, for consistency with the established character and build quality of the neighborhood.

New Home Construction

Submissions for new homes are reviewed on two grounds: compliance with the Restrictive Covenants, and consistency with the character and build quality of the neighborhood as determined by the ACC.

Required Submission Materials

Each submission must include the following:

- **Scaled site plan** showing the lot as a polygon with all property boundaries, the footprint of the proposed home, and dimensioned offsets from each property line. The Restrictive Covenants (as amended) require a minimum of **30 feet** from the road lot line and **10 feet** from any side lot line. For purposes of these setbacks, eaves, steps, carports, and open porches are considered part of the building.
- **Elevations** for the front, rear, and both sides of the home, identifying exterior materials, finishes, and colors.
- **Driveway location** clearly indicated on the site plan, including width, surface material, and point of access to the street.
- **Heated square footage** must be shown on every submission, broken out by floor with a clearly stated total. Unheated areas — garages, open porches, attics, and unfinished basements — must be labeled separately and excluded from the heated total. Submissions must demonstrate that the proposed home meets the minimums set by the Restrictive Covenants (as amended): **no less than 1,900 sq ft** of heated ground-floor area for a one-story dwelling, or **no less than 1,400 sq ft** of heated ground-floor area for a dwelling of more than one story. In both cases the ground-floor area is measured exclusive of one-story open porches and garages.

Outbuildings, Detached Garages, Fences, and Pools

Secondary structures and improvements will generally be considered only after the primary residence has been completed and established on the lot. This policy ensures that the home itself sets the architectural standard before additional structures are evaluated.

Contemporaneous Construction

At its discretion, the ACC may consider contemporaneous construction of the primary residence and a secondary structure when the owner provides additional assurances that the secondary structure will meet the same standards of build quality, materials, and finish as the home. Such assurances may include, but are not limited to:

- A combined site plan and elevation set showing both the home and the secondary structure, drawn to the same scale and detail.
- Identical or coordinated exterior materials, colors, and roof finishes specified for both structures.
- A construction sequencing plan and target completion dates for each structure.
- A signed acknowledgment that the secondary structure will not be occupied or used until the primary residence is substantially complete and approved for occupancy.
- Any additional documentation, deposits, or completion bonds the ACC reasonably requests to ensure both structures meet neighborhood standards.

Approval of contemporaneous construction is granted on a case-by-case basis and does not create a precedent or entitlement for future submissions.

Applies To

- Outbuildings and detached garages
- Fences
- Swimming pools and pool enclosures

Consistency Requirement

Any secondary structure must be consistent with the build quality, exterior materials, and color palette of the primary residence. Submissions for secondary structures must include a site plan showing the proposed location and offsets, along with elevations and material/color specifications.

Submission Examples

The following examples illustrate the level of detail expected in a complete submission. Plans need not be professionally rendered, but they must be drawn to scale, clearly labeled, and include all dimensions and offsets shown below.

Example: Site Plan

EXAMPLE SITE PLAN — Seminole Point Section C
Lot shapes vary; this example shows an irregular polygon lot. Scale: 1" = 25'

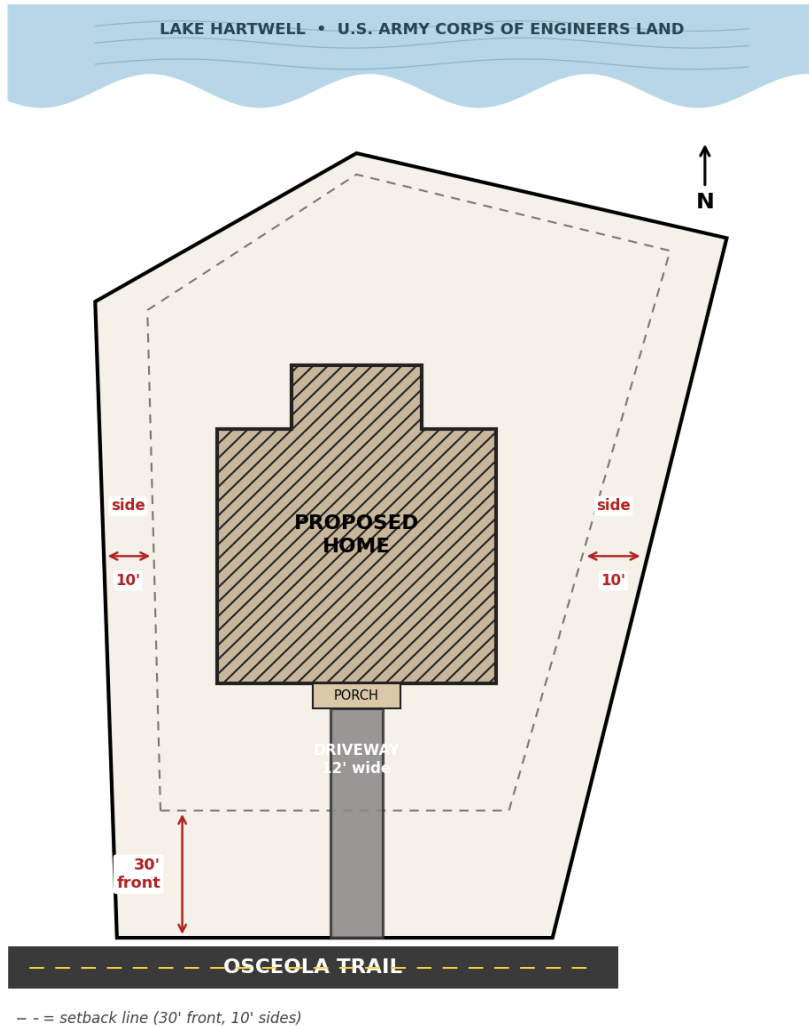


Figure 1. Example site plan showing the lot as an irregular polygon with road frontage at the front and Lake Hartwell shoreline at the rear. Required setbacks (30' front, 10' sides) are shown dashed; driveway location and width and the house footprint are dimensioned. Lot shapes and sizes vary throughout the neighborhood; submissions must reflect the actual surveyed boundary of the subject lot.

Example: Elevations

EXAMPLE ELEVATIONS — Proposed Single-Family Home Scale: 1/8" = 1'-0"

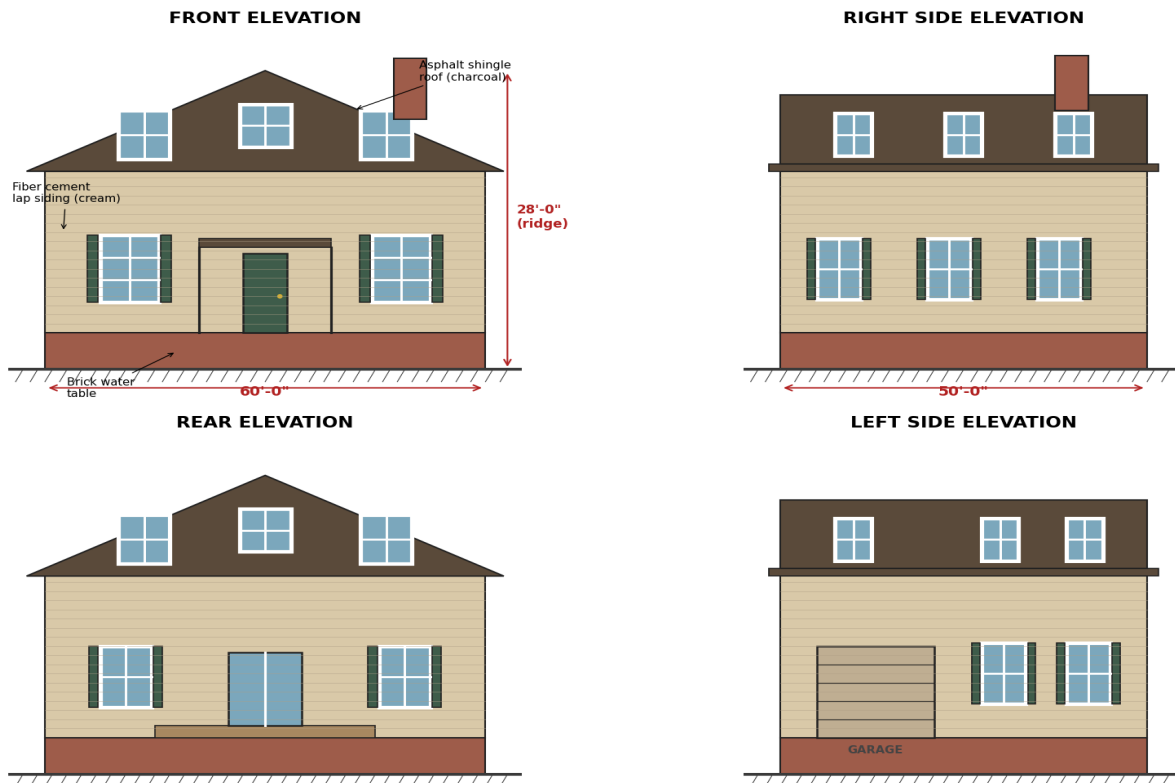


Figure 2. Example elevations for all four sides of the home, identifying exterior materials (fiber cement lap siding, brick water table, asphalt shingle roof) and the overall ridge height.

How to Submit

Submit complete plans to the Architectural Control Committee prior to any construction activity. Incomplete submissions will be returned without review. Written ACC approval must be received before work commences. Construction that proceeds without approval may be required to be modified or removed at the owner's expense.