

APPENDIX D

**THE VILLAGE AT HILTON
PHASE I**

ARCHITECTURAL REVIEW

All homes designed for The Village at Hilton Phase I are subject to review and approval for architectural standards to ensure they meet the requirements outlined in the Declaration of Covenants, Conditions & Restrictions for The Village at Hilton.

This review and approval will be conducted by George McConnell, Jr., Architect, in coordination with The Village at Hilton Phase I Architectural Review Board. Mr. McConnell has over thirty years' experience worldwide in major building design and construction management commissions. Over the past twenty years, his firm has specialized in upscale waterfront residential design in the Maryland/Virginia Chesapeake Bay Region and on Lake Murray, SC.

Mr. McConnell holds a Bachelor of Architecture degree from Louisiana State University, is certified by the National Council of Architectural Registration Boards, and is registered to practice in South Carolina.

Mr. McConnell looks forward to working closely with each homeowner and their builders to achieve a quality product aesthetically compatible to the beauty and lifestyle demanded by all homeowners at The Village at Hilton Phase I.

THE VILLAGE AT HILTON PHASE I

Dear property Owners, Architects and Builders:

The Architectural Review Board was established to provide direction and control for the design continuity of The Village at Hilton Phase I.

Enclosed is the following:

Application Form for Architectural Review of home plans and an outline of the Design Review Process.

Architectural Control Checklist providing guidelines for Plan submittals and lot staking.

General Working Conditions to be met by both the owner and the builder.

Please review the form. If you have any questions, call George McConnell, Jr., Architect, (803) 345-2890. We look forward to all property owners getting started with their home and intend to assist in that process as much as possible.

Sincerely,

The Architectural Review Board
The Village at Hilton Phase I

THE VILLAGE AT HILTON
PHASE I

Architectural Review Board

Date: _____

Please complete this Application Form and submit the following information for review by the Architectural Review Board (ARB). Construction must begin within ninety (90) days of ARB approval. (SUBMIT plans to: George McConnell, Jr., Architect, 108 Quiet Cove Drive, Chapin, SC 29036)

ADDRESS OF PROPERTY: _____

LOT NUMBER: _____

NAME OF PROPERTY OWNER: _____

MAILING ADDRESS: _____

TELEPHONE NUMBER: _____

NAME OF ARCHITECT: _____

MAILING ADDRESS: _____

TELEPHONE NUMBER: _____

NAME OF CONTRACTOR: _____

MAILING ADDRESS: _____

TELEPHONE NUMBER: _____

ANTICIPATED START DATE: _____

COMPLETION DATE: _____

APPLICATION FEE: **\$300.00/LOT**

(TO BE PAID AT TIME OF SUBMISSION OF APPLICATION)

Make check payable to: George McConnell, Jr., Architect
The Peninsula at Timberlake
108 Quite Cove Drive
Chapin, SC 29036

NOTE: SUBMIT TWO (2) COPIES IN SEPARATE PACKAGES INCLUDING THIS FORM AND ALL OTHER INFORMATION REQUESTED BELOW.

DESIGN REVIEW PROCESS

- Initial Review** Submit two (2) sets of plans, site plan, and other information requested on the Submittal Checklist. The board reviews the plans and approves them as submitted or requests that modifications be made. There may also be suggested changes and recommendations. All plans submitted will be retained.

- Final Review** Drawings must receive written approval prior to construction.

- Stakeout** The house, driveway and lot lines must be staked and strung out on the lot. Make an appointment for the stakeout to be reviewed and approved prior to commencing any clearing.

- Landscape Plan** To be submitted no later than 30 days prior to home completion.

- Final Approval** Upon completion of all work, the house and property will be looked at by the ARB to insure that everything has been completed in accordance with The Village at Hilton Phase I, Declaration of Covenants, Conditions and Restrictions and previously approved architectural control requirements.

Permission is hereby granted for members of the Architectural Review Board to enter on the property to make reasonable inspection of the construction site.

APPLICANT'S SIGNATURE _____

THE VILLAGE AT HILTON

PHASE I SUBMITTAL CHECKLIST

SITE PLAN: (1" to 20' scale). Indicating proper building setback, walks, decks, driveways, outbuildings, fencing, pools, etc. Site plan shall also denote the four corner elevations of the lot, property lines and their dimensions, new home footprint with dimensions, and North arrow.

_____ Approved _____ Disapproved _____ Pending

NOTE: Setbacks may vary as to lot selection. If you are not certain as to the requirements, it will save you time to check with The Village at Hilton Phase I prior to submitting site plans.

FLOOR PLANS: (1/4" = 1'-0" scale). Indicating general floor plan layouts, heated and gross square footage, porches, stoops, etc.

_____ Approved _____ Disapproved _____ Pending

ELEVATIONS: (1/4" = 1'-0" scale). Front, rear and side elevations depicting exterior design, materials, roof pitch, columns, jack arches, cornice detail, etc., with appropriate dimensions and notes.

_____ Approved _____ Disapproved _____ Pending

WALL SECTIONS: (3/4" = 1'-0" scale). Indicating window header heights, elevation details, cornice details, roof jacks, etc. with appropriate dimensions and notes.

_____ Approved _____ Disapproved _____ Pending

ROOF PLAN: (1/8" = 1'-0" scale). Illustrating plan view roof design.

_____ Approved _____ Disapproved _____ Pending

EXTERIOR COLOR SCHEME: Provide proposed colors for exterior wall finish, trim, shingles, shutters, etc. Samples may be required.

_____ Approved _____ Disapproved _____ Pending

TREE SURVEY: To be included on the site plan depicting any trees. Any trees outside of the new home footprint that are 6” in caliper at 3’ height, and all dogwoods.

_____ Approved _____ Disapproved _____ Pending

LANDSCAPING PLAN: (To be submitted no later than 30 days prior to home completion) will be the site plan noting adult plant materials, sodded areas, natural areas, trees, etc. This plan must be approved and front yard landscaping installed prior to closing or occupancy.

_____ Approved _____ Disapproved _____ Pending

NOTE: The Architectural Review Board reserves the right to amend these guidelines when deemed necessary.

The plans have been ____ approved, ____ disapproved, ____ pending.

If approved or pending, please see attached page.

Date: _____

Architectural Review Board

George McConnell, Jr.
Architect

GENERAL WORKING CONDITIONS TO BE MET BY BUILDER AND OWNER

Install silt fencing and maintain during construction period to provide off site erosion and sedimentation control, curbside and/or lake side.

Provide dumpster-type trash container during entire construction period and maintain site in neat and orderly conditions at all times.

Burning or fires in open areas are hereby prohibited. Small contained fires are allowed, but must be controlled at all times and extinguished when crews leave in the evening.

A portable outdoor toilet facility must be provided throughout the entire construction period.

Contractor's signs must be no larger than 18" x 24". Licensed architects may also display a similar sign. Signs shall be placed on lot 15' recessed from the front of lot and half the distance between the sites. NO OTHER SIGNS WILL BE ALLOWED.

The Village at Hilton Phase I 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 Declaration of Covenants, Conditions and Restrictions. Failure to abide by these requirements may result in fines to the homeowner and could result in liens being placed against the property, in accordance with The Village at Hilton Declaration of Covenants, Conditions and Restrictions.