

Crystal Bay II
PRE-CONSTRUCTION SITE WORK
“FIRST THINGS FIRST”

The Homeowners Assoc. and your volunteer BOD in no way wishes to limit your use and enjoyment of your property here at Crystal Bay II; however, as you know, this is a restricted community and we (the BOD) are charged with upholding these restrictive covenants which are a condition of ownership in a controlled community such as ours. We believe that you will find us willing and fair to work with, especially if the guidelines and order of procedures are followed. This will make things run smoother for all of us. Please plan ahead.

SEPTIC SYSTEM Location and Permit. This is one of the first and most important permits to obtain as it may affect, limit or dictate the location of your driveway, home or garage. Permits are issued by Laurens County Dept of Health and Environmental Control (864) 833-0000. This permit is critical before any site work is planned or started.

A STONE CONSTRUCTION DRIVEWAY (with approved culvert pipe, where needed to facilitate drainage) and a **Road Bond** and a **Land Clearing/Tree bond are Required** before **ANY** major site work can begin, before **ANY** construction vehicles or equipment of **ANY** kind could damage the road edges, the road shoulders and/or the grass areas. Please remember that these areas represent the community's greatest maintenance costs.

CLEARING OF BRUSH or small trees (under 6" at ground level) by hand is permitted and no architectural review is needed; however, cleanup is required.

RETAINING WALLS & DOCKS require pre-approval by Greenwood County Engineering Dept. (864) 943-2648. A copy of the Dock Plan and Approval Letter need to be submitted to the Architectural Review Committee, P. O. Box 428, Cross Hill, SC 29332 for our records prior to the start of any dock or retaining wall construction.

LOCATION OF HOME ON LOT will need approval as part of the Architectural Review process when you submit a "Complete" Plan Package. We strongly recommend you have a surveyor accurately locate property boundaries, establish elevations, "stake out" your home, and prepare an accurate "to scale" site plan, thereby insuring compliance with the setback regulations. This "Site Plan" / Plot Plan will be required as part of your Plan Package.

REMOVAL OF TREES BEFORE HOME PLAN APPROVAL will require a meeting with an ARC Member for removal of any trees over 6" at ground level, i.e. driveway construction or access for dock and/or retaining wall construction. An approved septic permit will be a prerequisite for this type of work. A Land Clearing/ Tree Bond will also be required..

REMOVAL OF TREES AFTER HOME PLAN APPROVAL. Except within the building footprint, or within twenty feet (20') of the main dwelling, the driveway and septic leach field, no tree of any kind in excess of six inches (6") in diameter at ground level may be removed from any lot without prior approval from the Architectural Review Committee. Clear-cutting is strictly prohibited.. A meeting must be scheduled with the ARC after the home is staked out and the driveway area and septic field area are clearly identified to determine and mark any trees which are additionally authorized for removal. A Land Clearing/Tree Bond will be required. Unauthorized tree removal could result in the assessment of a fine in the amount of \$1,000. plus \$250. per tree, in addition to loss of Land Clearing/Tree bond. We are here to work with you to avoid any such action.

ENVIRONMENTAL CONSIDERATIONS. A silt fence (erosion barrier) is required in conjunction with any site work that will disturb the ground and present the possibility of soil erosion. Silt fencing is required to protect the lake AND your neighbors' property.

ROAD & SHOULDER DAMAGE MAY RESULT IN THE LOSS OF YOUR ROAD BOND AND/OR THE ASSESSMENT OF ADDITIONAL CHARGES. This can easily be prevented by stressing to your builder that there is to be NO unloading of equipment or materials from the roadway. The shoulders are to be protected from parking of trucks or equipment.

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PLEASE ALSO READ AND UNDERSTAND THE “CONSTRUCTION GUIDELINES” for additional information, procedures and requirements. If you have questions we are here to help.

This Guide is in no way intended to be a complete list of the Restrictive Covenants; it is, however, an attempt to clarify some areas which in the past have been overlooked, neglected, misunderstood or ignored. Our road system and shoulder maintenance are the single largest cost and investment of the Homeowners Association. It is for that reason that we wish to try to avoid any and all unnecessary stress, damage and related expenses. With your cooperation we feel this goal can easily be accomplished. Thank You for your anticipated cooperation.

All approvals must be in written form. No Verbal commitments can be honored.
Please refer to “Home Construction Guidelines” for greater details.

A signed copy of “first Things First” must be submitted for all pre-construction ground work.

I have read, understand and pledge to abide by the Construction Guidelines and information presented in this document.

Homeowner/Name

Date

Address

Lot No.

City & State

Signature

Contractor/Name

Date

Address

City & State

Signature