

Eagles Harbor Homeowners Association, Inc.
Architectural Review Committee
Plan Approval Guide

Written approval of home construction plans by the Architectural Review Committee (ARC) is required prior to commencement of any clearing, grading or construction.

Documentation to submit to ARC:

- TWO copies of a completed Plan Approval Check List
- TWO full sets of the proposed house plans (including elevations, floor plans and roof pitch)
- TWO copies of a site plan showing house placement including distances from property lines, driveways, walkways, septic and well placement
- TWO copies of proposed landscaping plan showing plants, shrubs, decks, fencing, etc.
- TWO sets of pictures showing road surface in front of building lot

Checks to submit to ARC (made payable to Eagles Harbor Homeowners Association, Inc.):

- \$250.00 – Architectural Review fee
- \$500.00 – Compliance fee – refundable if no infractions to building hours/days occur
- \$2,000.00 – Road Bond fee – refundable once house is totally complete (driveway, landscape, approved mailbox, etc.) provided there is no evidence of road damage that occurred during the building process

The above items should be mailed to: (or given directly to ARC Chair)

Eagles Harbor Homeowners Association, Inc.
116 Long Point Road
Hodges, SC 29653

Once plans have been approved by the ARC:

- The approval of this building will in no way warrant the security or integrity of the home being approved nor does it warrant the approval for the county and state regulations
- A copy of each document submitted will be marked “approved” and a set returned to the builder or owner; the other set will reside in the Eagles Harbor HOA files
- The foundation of the home must be staked out and an inspection requested and approval of the location given prior to construction beginning. Please contact the ARC for this inspection.

Regulations to keep in mind:

- Plans must depict total heated living space is greater than 2,000 square feet, exclusive of garages, porches, decks, etc.
- No home shall exceed 2 ½ stories above the ground
- All homes must meet setback requirements, as set forth in the recorded plat, deed restrictions, homeowner’s association documentation and governmental regulations and guidelines
- The roof over the main structure of the home must be at least an 8/12 pitch and 12” overhang. Architectural shingles are required unless otherwise approved by the ARC
- Exterior materials that are prohibited include: asbestos shingles, aluminum siding, imitation brick or stone roll siding, exposed concrete and concrete block
- Foundation of the home are required to be either brick, stone or stucco-covered
- The front elevation must be facing the street. The rear elevation should be facing the water or back of the lot.

- The property owner is responsible for placing and maintaining a stone driveway and road shoulder drain culvert to facilitate the delivery and distribution of building materials at a centralized staging area on the subject lot. No materials of any nature are to be unloaded or stored in the road or road rights-of-way.
 - This driveway is to be used to prevent damage to the roads and shoulders of the roads and to minimize dirt and mud deposit caused by heavy equipment/trucks. The owner is responsible for the cost of cleaning the road if needed.
 - Once home, driveway, landscaping is complete an ARC representative will inspect the road and shoulder in front of the building lot to insure that there has been no damage. If damaged has occurred, the owner will be responsible for the cost of any necessary repairs.
- Driveways must be finished in concrete, asphalt, pavers or other approved material
- ARC approval must be given for the removal of any tree with a trunk 6" in diameter or larger
- Only the mailbox approved by the ARC may be used and it must be installed according to US Postal regulations. The boxes are available at Lowe's Home Improvement:
 - Box: Solar Group Estate Series ES15B (Large-Size Black)
 - Post: To match style and color as others in neighborhood; ball finial, arched support under box, black Cast Extruded Aluminum- Ardmore or East Pointe by Gibraltar are examples
- All gas and oil tanks placed on the property must be buried according to county regulations or screened from view from both the road and the lake
- No freestanding towers or antennas are permitted
- Garbage/trash cans must be screened from view from the roads and the lake
- No dog lots are allowed (an enclosed area used solely for housing/confining dogs)
- No "for rent" or "for sale" signs are allowed on the property
- If fencing is to be used on the property, it must be black extruded aluminum fencing, similar to fencing around a pool, and approved by the A.R.C. on a case by case basis.
- A dumpster and port-o-potty are required to be on lot during construction
- The exterior of the home must be completed within one year of the date of commencement
- One garden shed is allowed per lot. Plans, including proposed location on lot must be submitted to the ARC for approval. Unless otherwise approved by the ARC, the requirements include:
 - No larger than 12' x 12' (144 square feet)
 - Siding materials and colors must be approved
 - Architectural shingles, or other roof materials as approved by the ARC
 - Garden shed must be shielded from lake and road view by trees/shrubs

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**NOTICE TO BUILDERS/HOMEOWNERS/CONTRACTORS**

**Construction Hours:**

Daylight Savings Time

|                 |                   |
|-----------------|-------------------|
| Monday – Friday | 7:00 AM – 7:00 PM |
| Saturday        | 8:00 AM – 6:00 PM |
| Sunday          | NO CONSTRUCTION   |

Winter Hours

|                 |                   |
|-----------------|-------------------|
| Monday – Friday | 7:00 AM – 6:00 PM |
| Saturday        | 8:00 AM – 5:00 PM |
| Sunday          | NO CONSTRUCTION   |

**Burning Notice:**

In order to prevent property damage, all burning must be attended to until totally extinguished. Property owners will be held responsible for damage resulting from burning.

*Any violation of construction hours/days or improper burning will impose a \$250.00 fine for each infraction. This will be deducted from the \$500.00 Compliance Fee.*