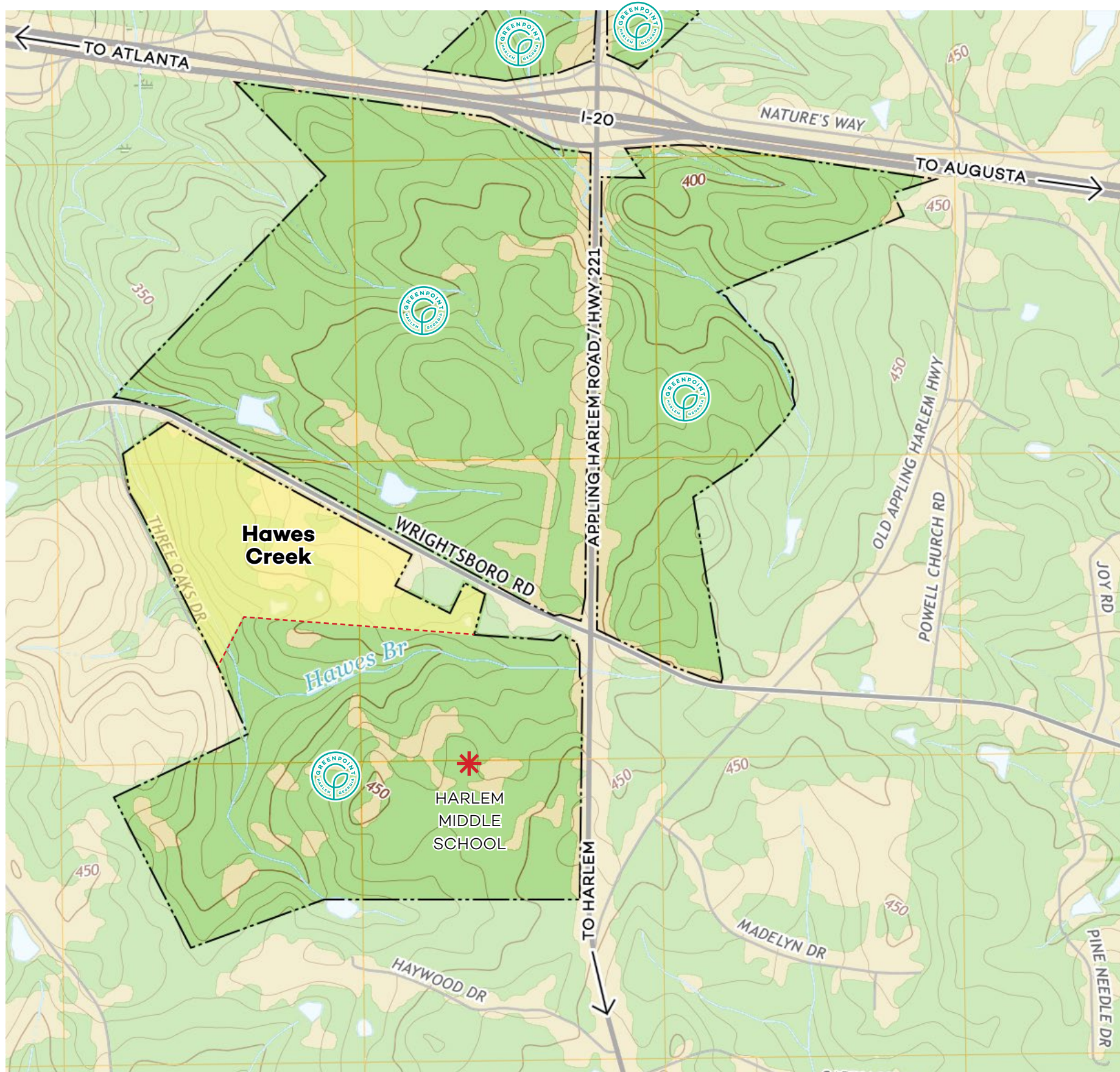


HAWES Creek *at* GREENPOINT





HAWES CREEK AT GREENPOINT

NEIGHBORHOOD VISION AND DESIGN GUIDELINES

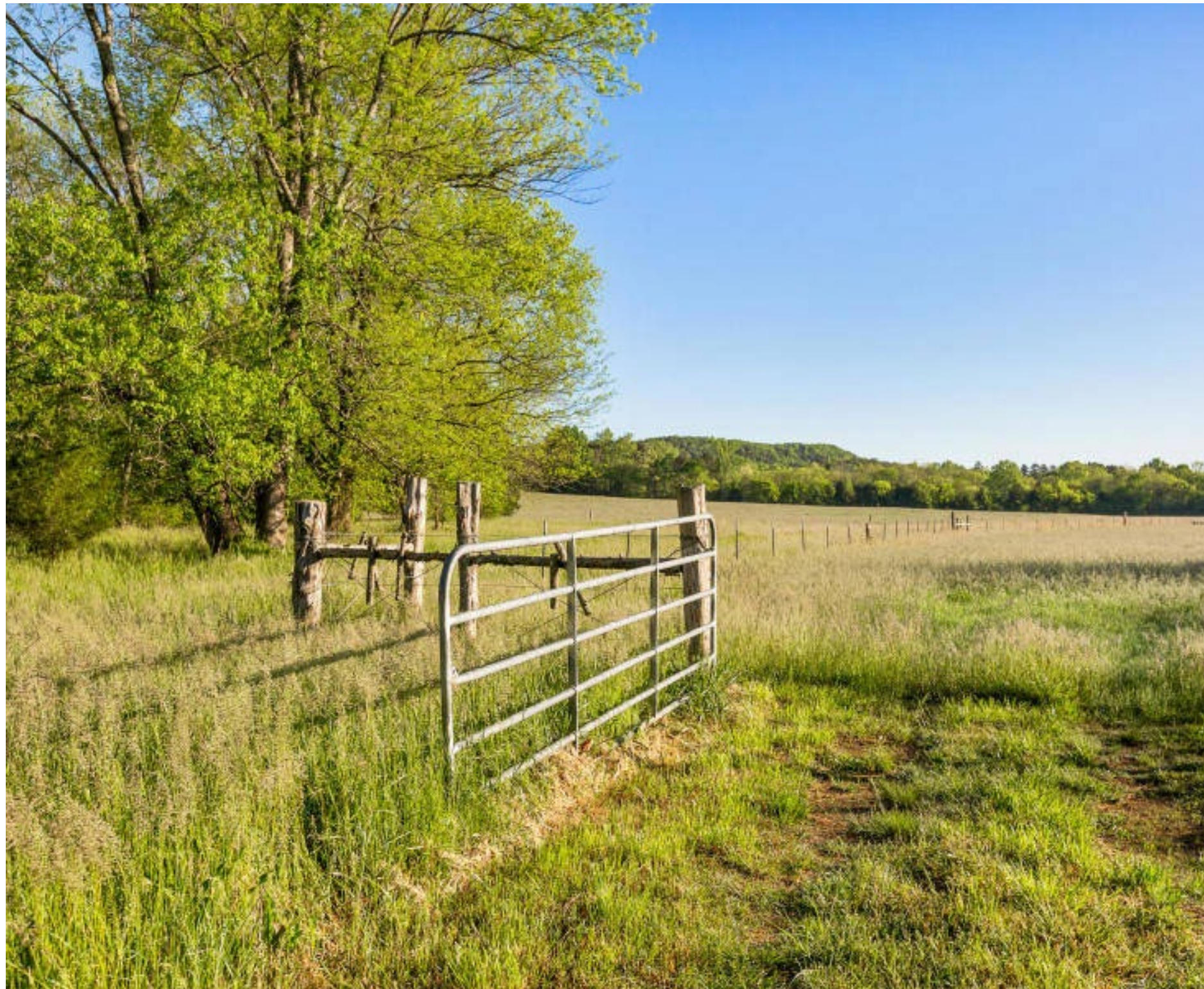
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DIRECTIONS TO HAWES CREEK:

From Augusta turn on to I-20 W. Follow I-20 W to Columbia County and take exit 183. Turn left onto US-221 S Appling Harlem Road. At traffic circle, take first exit onto Highway 223 - Wrightsboro Road and continue approximately 1.5 miles to Hawes Creek at Greenpoint.



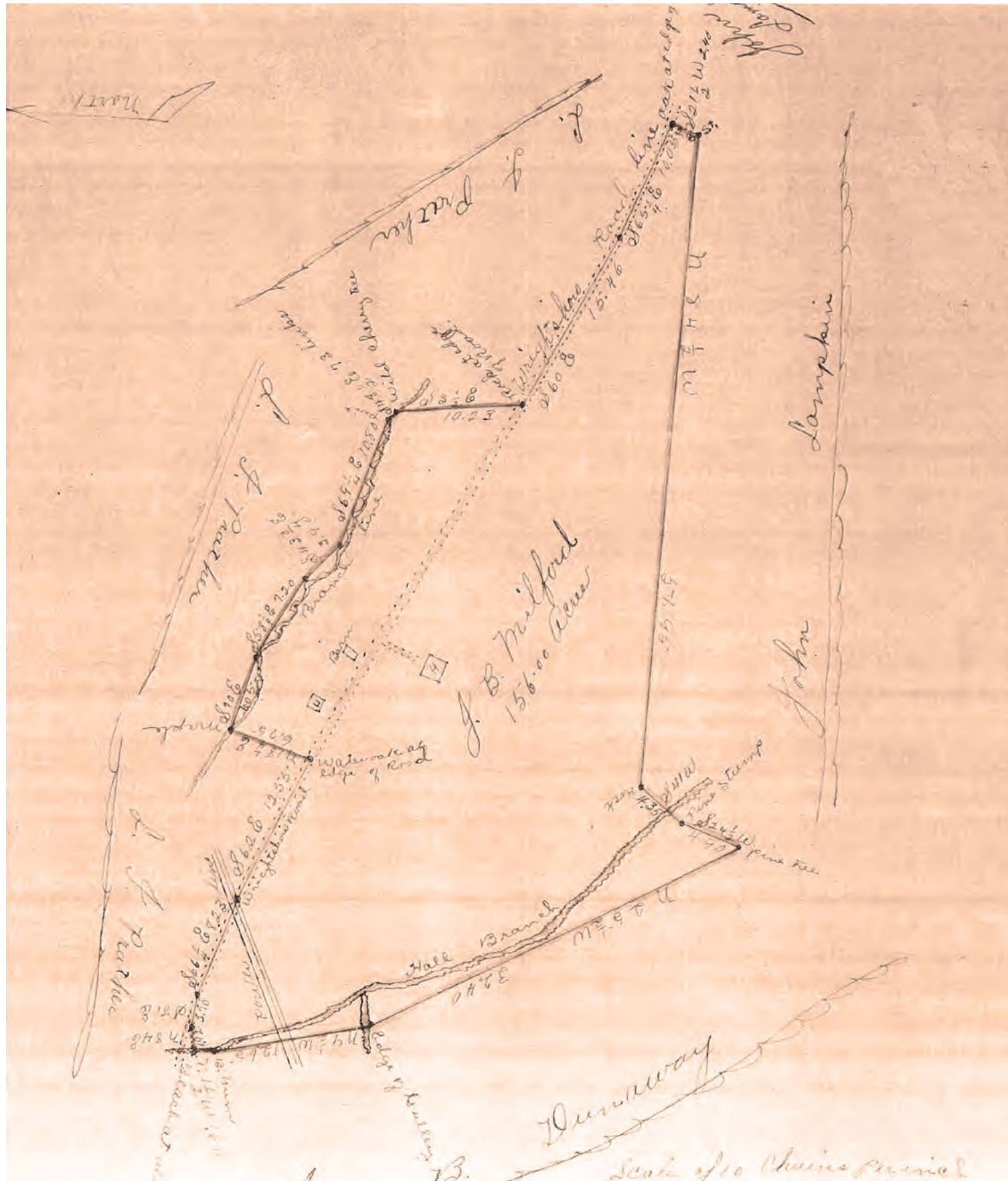


Hawes Creek is 110 Acre Subdivision of the larger 1,200 Acre Greenpoint Community. This pastoral property set in the heart of the historic Pumpkin Center community of Columbia County is just 5 miles from Harlem, Ga. off of Wrightsboro Road. Hay fields speckled with the remnants of old fence row tree canopy set along Wrightsboro Road roll down to young native forest standing tall along the shallow banks of the Hawes Branch stream system that runs across the property. Convenient to Fort Gordon, Columbia County Schools in nearby Harlem, as well as to the wide variety of shopping and dining choices in the greater Augusta area, this quiet, large lot preserve is a wonderful place to establish a lasting family legacy. Within the neighborhood, seventeen, private home sites offer generous space to gather in an intimate setting with family and friends while access to the surrounding Greenpoint community of which it is a part provides all the benefits of a small village lifestyle. Residents can enjoy both rural, country life as well as the opportunities to meet neighbors for coffee or cocktails at local restaurants and shops, to utilize the trail system to enjoy nature as well as access to parks and other recreational opportunities.



Historical Pumpkin Center Store





Embrace Rural Living and Connect with the Land

Life is better when it is connected to the outdoors. Wake each morning to dew kissed grass swaying under a warm sunrise. After coffee on the porch spend some time in your kitchen garden picking vegetables for dinner. Take a ride down to the pond and wet a fishing line under your favorite white oak tree. Go over to Greenpoint Village to grab a sandwich with a friend in the local deli. Then head home to catch the latest game or into town to run some errands. In the early evening, enjoy grilling out while the small flashes of light from the fireflies till in the dark spaces of the forest beyond the lawn. Before you turn in for the day go sit on the patio with family and friends. Gather around an outdoor fireplace to share the day's memories and create even more under the stars.





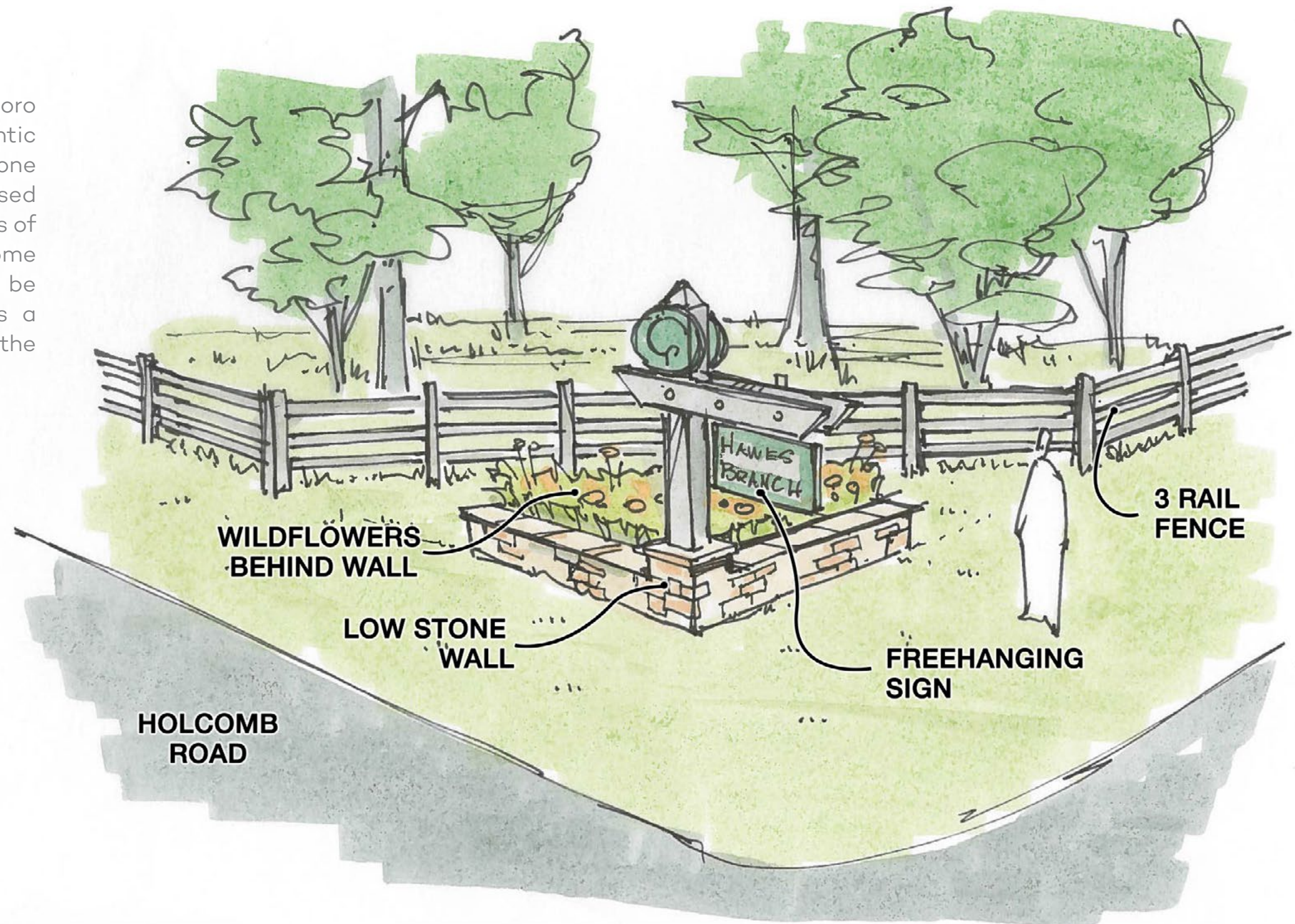
The **Community Master Plan** illustrates homesite locations along Otts Lane a picturesque gravel farm to market road. Every home will be located thoughtfully to take advantage of natural vistas provided by the land and to ensure maximum privacy. The entrance off of Wrightsboro Road will provide owners and guest a welcome arrival onto Holcomb Road, the only paved roadway in the neighborhood which will connect Haws Creek to Greenpoint South, Harlem Middle School, trails, parks and the pool amenity area.

Legend:

- A** Entrance
- B** The Crib - Community Postal Boxes
(Final Location to be determined)
- C** Existing Private Ponds
- D** Future Connection to Greenpoint South



The entrance to Hawes Creek off of Wrightsboro Road will be the introduction to the authentic quality of the community. Indigenous stone walls and 3 rail farm fencing line the grassed shoulders of Holcomb Road where small groups of hardwoods and fence post cedar trees welcome residents home. The entrance is intended to be understated but eloquent and will serve as a memorable landmark within Greenpoint for the Pumpkin Center Area.





THE HOME SITE REGULATING PLAN

provides conceptual site information to identify ideal building locations.

Open Space

Includes shared community open spaces; amenities and preservation areas.

Flood Plain

Areas designated for wetland preservation. No disturbance to occur within flood plain areas.

50' Buffer

Areas designated for vegetation preservation. No disturbance to occur within buffer areas.

Building Setbacks and Easements

Area on home sites considered unbuildable. In general, driveways are allowed within these areas but no vertical construction is allowed. Setback types and distances are as follows:

- Wrightsboro Rd Setback - 200'
- Holcomb Road - 100'
- Otts Lane - 25' easement, 50' setback
- Side Setback - 25'

Building Envelope

Area within the homesites where primary and secondary structures area allowed.

Other Site Requirements

1. Maximum Building Coverage (includes pools) : 30% of total lot size
2. Maximum Building Height: 35'
3. Minimum Conditioned Square Footage for Main House: 3,000 Square Feet
4. Location for Septic system as approved by the Designated Reviewing Body as required by Columbia County

*This plan is for graphic representation only of proposed Home Site Regulations. Setback locations, easements, lot layout, etc shall be verified with the final Development Plat and as-built surveys.









ARCHITECTURAL STYLES

Hawes Creek at Greenpoint uses authentic regional architecture and landscape of the area as a basis for design, while incorporating a contemporary understanding of its style and details. The historic character of farmhouse and traditional architecture of middle Georgia is a result of a mix of cultural traditions and lifestyles including front and rear porches to enjoy the outdoors, simple yet classic details, and metal roofs.

Accessory buildings are encouraged and should compliment the main structure, while remaining secondary in mass and height. Examples may be garages, guest houses, barns, and potting sheds.



All images by PSA





ARCHITECTURAL ELEMENTS

1. Building Form & Massing

A vernacular house of middle Georgia is characterized by a simple composition of rectangular volumes, with more complex arrangements that exhibit a hierarchy of function and space. All sides shall be articulated and consistent with the style of the house.

2. Roof Details

Roofs should be simple, using gables, sheds and hips, or combinations of these forms. Open and shaped rafter tails are encouraged. Roof materials are limited to allow for consistency within the community.

3. Windows & Doors

Windows openings and divisions should be vertically proportioned. If shutters are used, they must be appropriately sized to the adjacent window as if operable.

4. Exterior Materials

Exterior materials should be inspired by local vernacular architecture. Typical wall materials include a mix of horizontal and vertical wood or cementitious siding, with masonry foundations and chimneys. Trim is typically flat or utilizes simple profiles.

5. Foundation

Foundations should be brick, stucco, or indigenous stone piers, or solid foundation walls (at raised slab locations). Wood or cementitious underpinning to be used between piers.

6. Porches & Balconies

Porches are typically deep to encourage outdoor living and comfortable seating. Front porches tend to be shallower than rear porches, but deep enough for welcoming guests and small seating areas. Railing and column details are kept simple.

7. Exterior Features

The farmhouse style lends itself to clean lines and simple detailing. Distinctive elements such as chimney caps, dormer windows, and brackets may be used to give each house its individual character.

8. Color Palettes

Colors should reflect the traditional vernacular palette. This includes traditional historic colors, earth tones, and white and cream tones. Accent colors (i.e. black, grays, dark blue, and other dark primary colors) may be used at the discretion of the ARB. Accent colors would be used on secondary elements such as shutters, windows, roofs, etc.



I. ARCHITECTURAL, SITE & LANDSCAPE DESIGN GUIDELINES

*The following design guidelines are established to preserve the authentic character of Hawes Creek at Greenpoint. The guidelines may change over time to reflect the natural evolution of a great place.

A. Minimum Square Footage

Proposed improvements must meet the minimum required square footage of enclosed dwelling area as determined by the Architectural Review Board (ARB). Enclosed dwelling area is defined as the total area of the home that is both heated and cooled. This includes guest quarters, either attached or detached from the main dwelling. It does not include garages, terraces, decks, screened porches, etc. Hawes Creek at Greenpoint requires a minimum of 3,000 heated SF for the main house. If the main house is less, then an accessory building is required to accompany the house and the total heated SF of both structures must equal a minimum of 3,000 heated SF.

B. Setback Requirements and Building Envelope

Proposed improvements must comply with the setback requirements as set by Hawes Creek at Greenpoint. A setback is defined as the minimum distance from a property line that any structure may be placed. An owner may apply for an exception, or variance, from the requirement by applying to the ARB. Refer to the Home Site regulating plan for additional setback information.

The exact building envelopes may change subject to final tree survey, easements, environmental setbacks or agency requirements. Structures allowed include: accessory dwelling units, storage shed, pool, pool house, detached garage, stables, and attached garages with or without apartments over them. Home occupations will not be allowed within Hawes Creek at Greenpoint.

C. Layout of New Construction

Homes should be positioned on the lot to minimize the removal of hardwoods and other large trees; no trees or shrubs having a diameter of six (6) inches or more and four (4) feet above the ground level may be removed without the written approval

of the ARB. Homes do not have to be placed square with the street or setback lines.

Two (2) or more lots can be combined into one (1) larger Lot if approved by the ARB Board. No Owner can subdivide a lot to create two (2) or more resulting lots.

D. Materials

Exterior walls shall be constructed of brick, wood, or smooth-faced fiber-cement siding. Siding materials must be approved by the ARB. No vinyl siding is allowed. Foundation and chimney materials may include brick (color to be approved by the ARB), concrete-based stucco, or indigenous stone. Chimneys may not be clad in siding.

Various styles of windows may be desired to accent the architectural style of the house. Homes are to have permanent grids (minimum 7/8" wide), with SDLs, on all windows of the house unless the architectural style demands otherwise. Interior grids are to be permanent. All windows must be of a style compatible with the rest of the house and must be vertically proportioned and consistent with the architectural style of the house.

If shutters are used, they must be used consistently on all sides of the building except where window groupings occur or where the architecture will not allow it. Shutters shall be sized appropriately to their adjacent window as if operable. Shutter materials shall be wood or approved composite.

All exterior wood siding or wood trim, including stairs, shall be painted or stained. All exterior colors must be approved by the ARB.

E. Building Elevation and Height

The exterior walls shall be a minimum of 10' from finished grade at the exterior of the structure, to the top of the plate at the exterior wall. The height of the front foundation wall of the home (garage not included), as measured from finished grade at the exterior of the structure, to the finished floor elevation will be between a minimum of twenty-four (24 inches) and a maximum of 48 inches.



The maximum height of a residence as measured from finished first floor to the top of the tallest mean roof height is 35 feet. No house should exceed forty feet of height from the finished grade. No structure shall be constructed on any lot which has a height exceeding two (2) stories. Parking under the first heated floor is not allowed.

F. Roofs

Architectural roofing materials must be approved by the ARB. Approved materials are wood shingles/shakes, natural slate, standing seam and 5V crimp metal, and architectural shingles. If fiberglass shingles are used, colors and configurations that do not call attention to the roof should be chosen. If fiberglass shingles are used a minimum of 300 # and/or 30 year warranty is recommended.

Exaggerated roof slopes (both high and low) should be avoided.

Roof vents, plumbing vents and other penetrations will be painted to blend with the roof. All roof penetrations will be on the rear side of the roof ridge.

Low profile roof ventilators will be used.

On the street side elevation, skylights should not be visible.

Chimney exteriors shall be of masonry, stone, or stucco construction. Direct vent fireplaces through the roof are not allowed unless they are vented through a full chimney. Prefabricated chimney flue caps shall be screened with a metal or other non-combustible material shroud for safety and ornamentation.

G. Grading and Drainage

Grading and drainage plans shall be designed to ensure that no runoff is directed toward adjacent home sites. Fill areas should be limited to the house and driveway, transitioning to existing grade as soon as possible. No grading should occur under the drip lines of significant trees. Grading plans shall include the finish floor of the adjacent house (as applicable), along with spot grades 20' within adjacent properties.

H. Driveways and Guest Parking

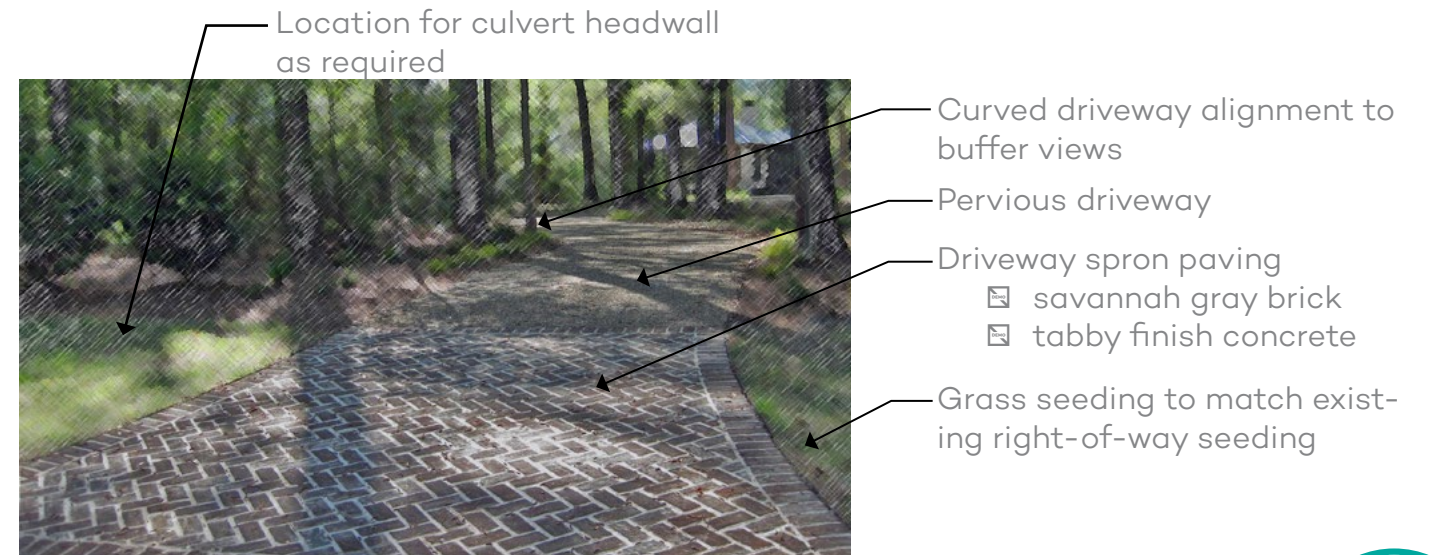
Driveways should be concrete, pavers, creek mix, or a combination of these. Pervious

paving should be used near specimen trees and desirable natural vegetation. Single driveway access from Otts Lane or Holcomb Road is required. Double entries are only allowed on corner lots. Circular driveways must have an adequate turning radius and be appropriately landscaped. All driveways are required to have a minimum 20' brick apron adjacent to the community roads.

Two off-street guest-parking spaces are required and must not impede egress into or out of the garage. They must not be located closer than five feet from the property line and should be screened from adjacent properties and the road with landscape material.

Boats, trailers, recreational vehicles, and similar vehicles should be stored in an enclosed garage or screened area and not be exposed to view.

No building elements can be located in the utility easement between the curb and the property line except as approved by ARB. All entry elements must be shown on the architectural and landscape drawings and must be located inside the property line. Entry columns shall not be constructed in the utility easement. If the property owner places any structural element in this easement, it will be at risk if underground utility work takes place. If entry elements have landscaping or lighting, these details must be shown on the appropriate drawings.



Driveway Apron Sketch



I. Decks, Terraces, Patios and Porches

Decks, terraces, patios, and screened porches should be designed as an integral part of the architecture of the main structure using compatible materials in both color and texture. If aluminum trim is used, it must be dark screen colored and only used around the perimeter of the screened opening. Porches are required on both the front and rear of the main house.

J. Screened Enclosures

Screened enclosures are allowed in Hawes Creek at Greenpoint and should be constructed in a manner that is architecturally pleasing and complementary to the house. Gabled, screened roofing is preferred to flat screened roofing. No exterior aluminum tubing (facing out) should exceed 3 inches in width. The depth of aluminum tubing is dependent on the size of the screened enclosure.

K. Landscape Lighting

To avoid light pollution, landscape lighting should be subtle and not used for general illumination purposes. Light sources should be shielded and installed to minimize glare to neighboring properties and street traffic. If up-lights are used, they should be directed in such a way that a halo or glow is not created in the night sky.

1. The design and location of all exterior and landscape lighting shall be indicated on the site plan and the landscape plan. The property owner is advised that all elements including lampposts that are installed in the utility easement are installed at the property owner's risk.
2. Driveway and walkway lighting must be of the type that is located close to the ground with no more than 180 degree light spread. Cut sheets must be submitted for approval with the landscape plan for all exterior lighting.
3. Landscape lighting should also be subdued. If up-lighting is used, care should be taken to avoid creating a halo or glow in the night sky. Down-lighting should be focused on specific landscape vegetation should be subtle, subdued, hidden from view, and not used for general illumination purposes.
4. Colored lighting is not allowed for landscape lighting. Temporary holiday lighting is excluded.

L. Service Yards

All residences are required to have an attached service yard to enclose all utilities, garbage containers, HVAC compressors, pool equipment, etc. They should be located within the setback lines of the side or rear yards and designed to completely screen all equipment by a wall or fence and landscaping.

The primary service yard enclosing equipment shall be screened from view by a wall or fence with a maximum height of six feet (6'). All service yard equipment must be completely screened from view at the top and at the slab portion or bottom. The maximum distance between the bottom of the screening enclosure and the slab is three inches (3"). The door of the service yard is to be full height.

All residences are required to have an attached service yard. All utilities, including electrical service, garbage containers, HVAC compressors, water softeners, pool equipment, well equipment, etc. shall be located in a service yard. All service yards will have concrete slabs or pavers.

M. Walls and Fences

The location and material of walls and fences must be submitted to the ARB for approval. Maximum fence height is 6 feet above grade within side setbacks. Fences are not allowed with the front of the house.

Fence plans must be drawn on a previously approved site plan and will include an elevation of one section of fence/screening. Maximum fence height is 6 foot above grade. The ARB has sole discretion on the use of fence materials and fence location. Wood wire mesh, privacy shadow box, wrought iron or heavy duty aluminum are preferred fence materials. Neither chain link nor wood privacy fencing are permitted.

N. Pools:

The Owner is solely responsible for complying with any Georgia Designated Reviewing Body as required by Columbia County rules and regulations applicable to residential pools. The top of the pool or pool deck may not exceed two feet



above existing grade, unless integrated into a terraced landscaping plan approved by the ARB. Pool fencing, to be approved by the ARB, shall be located around the immediate area of the pool and no closer than three feet of the property line.

Pool equipment shall be placed inside a service yard or appropriately screened.

Significant landscaping will be required around pools and pool decks to screen adjacent properties.

Pool fences are allowed but shall be no higher than 48" above grade. The pool fence should be approved by ARB and constructed from a substantial material such as heavy gauge anodized aluminum, painted wrought iron or wood wire mesh.

All pool fences should be installed in the immediate area of the pool in conformance with the normal setback requirements. No pool fence can be installed closer than three feet (3') of the property line.

All pool fences will be evaluated on a case-by-case basis.

The Owner is solely responsible for complying with any Georgia Designated Reviewing Body as required by Columbia County rules and regulations applicable to residential pools.

O. Miscellaneous

Antennas, Satellite Dishes and Accessory Structures:

Satellite dishes, which do not exceed 2' in diameter or 2' in height, may be erected and maintained on the property with ARB approval. It is recommended that satellite dishes be mounted within the service yard. If satellite dishes have to be mounted on the roof, they must be mounted on the rear of the roof.

No television antenna, radio receiver, transmitter, or other similar device shall be attached or installed on the exterior portion of the main house or on any accessory structures within Hawes Creek at Greenpoint.

No exterior speaker, horn, whistle, bell, or other sound device, which is unreasonably loud or annoying, except devices used exclusively for security purposes, shall be located, used, or placed upon lands within Hawes Creek at Greenpoint.

P. Propane Tanks:

All propane tanks, must be buried underground and located no closer than 5 feet to the property line. All propane tank installations must comply with the current NFPA documents administered by the State Fire Marshall.

Q. House Numbers:

House numbers must be three inches (3") in height and white in color. They will be part of the approved assembly, which must be purchased from a company identified by Hawes Creek at Greenpoint. All shall display their correct physical address on the building. If the building is more than 50' from the street or road, this number must also be posted near the walk, driveway, gatepost, fence or common entrance so as to be clearly visible from the road.

No home building elements other than mailboxes can be located in the utility easement between the curb and the property line except as approved by ARB.

R. Landscape Requirements

The landscape plan shall be prepared by a registered Landscape Architect and coordinated with final architectural floor plans, site plan and grading plan. Landscape plans must be submitted at the time of final submittal.

Along the front and rear elevations of the main house, landscape plantings should be layered to include shrubs, groundcovers, and perennials. Vertical landscape elements will be required on all sides of the main house to soften the exposure of the structure from neighboring properties. (Existing, preserved trees may be used to satisfy this requirement.

Lawn areas may be integrated into the landscape areas to provide aesthetic appeal to the overall site. Climate-tolerant sod, such as centipede, zoysia or St. Augustine shall be used.

Planting at driveway entrances, for reasons of safety, should not obstruct sight lines.



Landscaping at the rear corners of a lot shall not impede the view corridor of the neighbors.

Mitigation may be required at the discretion of the ARB, if an inspection of the site reveals that the size, amount and condition of trees to be removed would significantly alter the tree canopy (such as the removal of pine trees or oaks). Also, trees shown to be preserved on the approved site plan and landscape plan and that are later removed shall require mitigation.

Removal of any over-story tree between 6" and 18" DBH may need to be replaced with a minimum one (1), 2" caliper over-story tree. Removal of any over-story tree greater than 18" DBH may need to be replaced with a minimum of two (2), 2" caliper over-story trees. Acceptable over-story trees are listed under the 'Canopy Tree' section below.

Removal of under-story trees greater than 3" DBH may need to be replaced with under-story trees greater than 6 feet in height. Acceptable under-story trees are listed in the 'Understory Tree' section below.

Removal of pine trees greater than 18" DBH shall be replaced with three (3), minimum 1" caliper pines or other approved conifers.

A minimum of 3 overstory trees (15' height, 30 gal) and 5 understory trees (6' height, 15 gal) are required to be planted in the setbacks. The ARB may require additional trees, shrubs, and groundcover within the setbacks.

The ARB reserves the right to require an arborist to provide preservation guidelines, the cost of which will be by the owner. Such guidelines may include fertilization; pruning pervious pavers in landscapes over root zones, subterranean irrigation and/or aeration, ongoing maintenance plans, etc. Parking, dumpsters, material storage or other construction activities are not permitted within the drip line of specimen trees.

The ARB recommends the property owner select a landscape architect familiar with the soil and growing conditions of the area. The landscape architect should advise the homeowner of the type of soil and the effect on the landscape plan.

Drainage of the property shall be designed to avoid disturbance to existing trees.

Use of mature/well established plant material (existing and/or new) is strongly encouraged. The use of native materials, including deer resistant, drought resistant, winter hardy plant varieties, is encouraged. Winter hardy/evergreen plants are to

be used for foundation and screening/buffering purposes. A list of suggested planting material is included below:

APPROVED PLANT LIST:

Botanical Name

Common Name

CANOPY TREES:

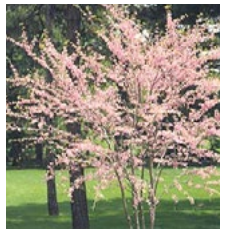
- Aesculus pavia
- Juniperus virginiana
- Magnolia grandiflora
- Nyssa sylvatica
- Pinus taeda
- Salix babylonia
- Taxodium distichum
- Quercus alba
- Quercus falcata
- Quercus palustris
- Quercus phellos
- Quercus shumardii
- Quercus texana
- Quercus virginiana
- Ulmus parviflora 'Drake'

- Red Buckeye
- Eastern Red Cedar
- Southern Magnolia
- Black Gum
- Loblolly Pine
- Weeping Willow
- Bald Cypress
- White Oak
- Southern Red Oak
- Pin Oak
- Willow Oak
- Shumard Oak
- Nuttall Oak
- Live Oak
- Drake Chinese Elm

UNDERSTORY TREES:

- Cercis canadensis
- Cornus florida
- Chionanthus virginicus
- Ilex opaca and hybrids

- Redbud
- Flowering Dogwood
- Fringetree
- American Holly



Botanical Name

Lagerstroemia indica
Magnolia grandiflora 'Little Gem'
Magnolia soulangeana
Magnolia virginiana
Persea borbonia
Vitex agnus castus

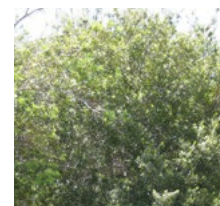
Common Name

Crape Myrtle
Little Gem Magnolia
Saucer Magnolia
Sweetbay Magnolia
Red Bay
Chaste Tree

SHRUBS:

Callicarpa americana
Camellia japonica
Camellia sasanqua
Clethra alnifolia
Fatsia japonica
Forsythia x intermedia
Gardenia jasminoides
Hydrangea macrophylla
Hydrangea quercifolia
Ilex vomitoria species
Ilex glabra
Illicium floridanum
Jasminum floridanum
Loropetulum species
Myrica cerifera
Osmanthus species
Podocarpus macrophyllus
Pyracantha macrophyllus
Rosmarinus offi cinalis
Rhodendron indicum species Indica
Vaccinium arboreum

Beautyberry
Japanese Camellia
Sasanqua Camellia
Sweet Pepperbush
Fatsia
Border Forsythia
Gardenia
Mophead Hydrangea**
Oakleaf Hydrangea**
Yaupon Holly
Inkberry
Anise
Showy Jasmine
Loropetulum varieties
Wax Myrtle
Osmanthus Species
Podocarpus
Pyracantha
Rosemary
Azalea Varieties**
Sparkleberry



Botanical Name

Viburnum dentatum
Viburnum opulus

Common Name

Southern Arrowwood
Snowball Viburnum

PALMS:

Sabal Palmetto
Sabal Minor

Sabal Palm
Dwarf Palmetto



VINES:

Ficus pumila
Gelsemium sempervirens
Lonicera sempervirens
Rosa laevigata
Smilax pumila
Trachelospermum asiaticum
Trachelospermum jasminoides

Climbing Fig
Carolina Jasmine
Trumpet Honeysuckle
Cherokee Rose
Sarsparilla Vine
Asiatic Jasmine**
Confederate Jasmine



GRASSES:

Andropogon virginicus L. Broomsedge
Chasmanthium latifolium
Eragrostis spectabilis
Panicum virgatum

Bluestem
River Oats
Purple Love Grass
Heavy Metal Switch Grass



FERNS:

Cyrtomium falcatum
Dryopteris erythrosorus
Nephrolepis Cordifolia
Osmunda sensibilis var. spectabilis
Osmunda cinnamomea
Polystichum acrostichoides

Holly Fern**
Autumn Fern
Southern Sword Fern
Royal Fern
Cinnamon Fern
Christmas Fern



Botanical Name

Pteridium aquilinum
Thelypteris kunthii

Common Name

Southern Bracken Fern
Southen Shield Fern



GROUND COVERS:

Aspidistra elatior
Dietes bicolor
Gardenia radicans
Hemerocallis species
Liriope muscari
Ophiopogon japonicus
Ophiopogon japonicus 'Nana'

Cast Iron Plant
African Iris
Creeping Gardenia
Daylily**
Liriope
Mondo Grass
Dwarf Mondo Grass



** Potential deer food

All improvements, including landscaping, in street rights-of-way must be approved by the ARB. Property owners are responsible for landscaping and maintenance of landscaping from property lines to the roadway. Every property owner is responsible for preventing the development of any unclean, unsightly or unkempt conditions of buildings or yards, which shall reduce the beauty of the neighborhood as a whole. All formal landscaped areas, bed and lawn areas must be maintained. In natural areas, weed growth must be controlled, trees pruned, vines removed and yard debris removed.

The cutting or trimming of any vegetation outside of an owners' property line is strictly prohibited.

Walks, retaining wall, or other hardscape improvements will be identified by material and dimensions; including height above finished grade.

Sod areas and shrubs will be covered by an underground irrigation system. All irrigation systems should be designed with water preservation in mind. Zones for turf should be separated from shrubs. Rain sensor and backflow devices are required.

Any proposed changes in landscaping such as fences, fountains, lighting, game

structures, pole supported feeders/bird houses, drives, walks, landscape structures and statuaries must be approved by the ARB.

Upon completion of all the landscape feature installations and plantings, the landscape contractor shall make final inspection of the work and provide a letter of certification to the ARB that all work was performed in accordance with the approved landscape plan. Any deviations or plant substitutions made shall be explained in full detail. The ARB shall also make a final inspection of the completed work. Owner deposit will not be returned until work has been completed satisfactorily.

Landscape accessory structures and ornaments such as birdhouses, statues, flagpoles, lampposts, as well as fountains and pools must be within the applicable setbacks and be approved by the ARB. Landscape name and number signs are prohibited.

All exterior play equipment, including basketball nets, shall be placed only with approval by the ARB.

No exposed clotheslines shall be permitted.

II. ARCHITECTURAL REVIEW SUBMITTAL REQUIREMENTS

The Architectural Review Board (ARB), appointed by the Board of Directors of the Hawes Creek at Greenpoint, is responsible for approving all new construction, modifications, additions and landscaping in Hawes Creek at Greenpoint.

The Character images and design guidelines are intended to provide a framework for the construction of a home and the subsequent landscaping around the home.

The Hawes Creek at Greenpoint ARB will administer these guidelines to help preserve the natural beauty of Hawes Creek while protecting the property investments made by its members. The following items must be submitted prior to project review:



A. Completed Application

Any request for review and approval of new construction, modifications, additions and landscaping must start with a completed application. A sample is provided at the rear of this manual. V

B. Applicable Fees

Separate checks for all application fees and deposits are payable to the Hawes Creek at Greenpoint DRB. Checks for fees can be combined, and checks for deposits can be combined.

C. Drawings

One complete set of drawing/building plans, sheet size 24" X 36", containing the following minimum drawings:

1. Tree and Topographic Survey:
 - Scale at minimum of 1" = 10'.0", 1/8"=1'.0" preferred.
 - Sealed by a registered surveyor.
 - Survey should show the location of all trees 6" or larger in diameter.
2. Site Plan with the following information:
 - Scale at minimum of 1" = 10'.0", 1/8"=1'.0" preferred.
 - Tree and Topographic survey.
 - Legal description, lot number, and street address.
 - Detail and dimension the location of all vertical and horizontal construction.
3. The following calculations are required:
 - Square Footage of Lot
 - Square footage of all impervious coverage on the lot
 - Elevation above mean sea level (MSL) of finished floor of lowest habitable level of the house and top of the slab at garage.
 - Label materials for driveways, walkways, decks, patios, etc.
 - Trees to be removed by marking with an "X".
 - Must include all buildings, structures, pools, fences and entry elements.
 - Dimensions should reflect the closest point from the property line to the building foundation on all four sides of the house/garage.
 - Plans are to include existing and finished grade lines in one foot intervals as well as spot elevations of sited home.
 - Show silt fence locations with installation details, including erosion control

devices such as check dams, if required.

- Show footprint and elevation of closest side of any vertical structure (over 18") on adjacent lots.
- setback lines.

NOTE: For existing homes. Any building additions or exterior remodeling, including screened enclosures, requires the submittal of a full size site plan containing the above information.

4. Drainage Plan:

- Must be same scale as Site Plan
- Must show the following:
 - House and garage finished floor elevations.
 - Existing and finished grade lines at 1' intervals maximum extending 10' inside the adjacent property lines.
 - Spot elevations minimum at corners of lot and at corners of house, and any other pertinent locations.
 - Swales, berms with grades and direction of drainage.
 - Culverts or other drainage structures as required.
 - If there are significant elevation changes between the proposed site and adjacent lots then detailed drainage plans will be required.
 - Adjacent property elevations (20 feet outside of property line) and adjacent structural finish floor elevation(s)

5. Floor Plans:

- Floor Plans of all structures
- Scale at 1/4" = 1'-0". (1/8" scale may be allowed with approval from the DRB).
- Show the following calculations:
 - Square footage of air conditioned space for each floor
 - Square footage of garage
 - Square footage of covered decks, screen porches, etc.
 - Square footage of open decks or patios
- Must show the following:
 - All pertinent items, particularly items visible from the exterior of the house, including stairs, decks, patios, railing, planters, walls, doors, windows, skylights, etc.



- Materials for exterior decks, railings, etc.
- Complete dimensioning.

6. Roof Plan of all structures:

- May be part of Site Plan or separate
- Scale 1/8" = 1'-0" minimum
- Must show the following:
 - Roof slopes
 - Roof elements (skylights, chimneys, power ventilators, etc.)

7. Building Elevations: Scale 1/4" = 1'-0" (Scale 1/8" = 1'-0" may be used if approved by DRB). Must show the following:

- All major elevations and other elevations which may not be visible on the major elevations
- Vertical dimensions, including first floor and garage slab elevations (above MSL), floor to floor dimensions, dimension from finished first floor to highest point of roof (excluding chimney), floor to rafter bearing plate heights, roof pitches
- Existing grade lines (dashed line) and finish grade lines (solid line).
- Label exterior finish materials.

NOTE: For existing homes: Any building additions or exterior remodeling, including screened enclosures, requires the submittal of architecturally drawn, full size elevation plans showing the proposed work as seen from the three affected sides of the building. These plans must also contain the above information.

8. Wall Sections: Scale 1" = 1'-0" minimum. Must include the following:

- Section at main house and garage, and other sections as necessary which may depict unique conditions
- Complete notes and dimensions.

9. Details: Scale 1" = 1'-0" where applicable. Must include the following:

- Service yard wall
- Corner detail
- Columns and pilasters
- Banding and frieze details if not shown on wall sections
- Door and window head, jamb, and sill details (larger scale preferred)
- Door and window schedules – must list type, size, any special features
- Other details as necessary to depict unique features

10. Electrical Plan: Scale 1/4" = 1'-0". Must show the following:

- All interior and exterior lighting, switches, and electrical outlets.

- Electrical meter located in service yard.
- Provide catalog cut sheets for all exterior lighting fixtures.

11. Landscape Plan: Scale 1" = 10'. Landscape plans must coordinate with drainage plan. Landscape plan must be approved before landscaping starts. The plan shall show:

- Plant symbols shall be scaled to actual size to represent the mature spread of each plant. A legend must be included to indicate the following for each plant: botanical and common name, plant height at time of planting, plant spread at time of planting and plant quantities.

D. Fees & Deposits

Payable to: Hawes Creek at Greenpoint POA

1. Non-refundable fees:

- Review Fee: Payable at the time of submittal of plans for review.
- Road Use Fee: Payable following Final Design Approval of plans and prior to a Permit being issued.

2. Refundable Deposits:

Construction Compliance Deposit: payable by the Builder/Contractor or Owner.

3. Deposit Refund:

All refundable deposits will be returned to the payer of record after final inspection and approval of the home and landscaping. Builder deposit will be refunded after issuance of the Certificate of Occupancy. Owner deposit will be refunded after completion of landscaping project.

4. Penalties and Post Construction Review Fees:

Any changes to the final drawings, once approved, that occur during the construction process will be reviewed without additional cost if submitted before the change is implemented. If changes are not submitted prior to construction and/or found during final inspection, the contractor and homeowner are subject



to additional fees and loss of refundable deposits. Any penalties that occur during the construction process will also be deducted from the Owner and/or Contractor's deposit.

5. Non-Compliance:

If the contractor fails to complete the home according to the approved plans, the ARB may refer the issue to the POA for resolution, which may result in a lien against the property to cover the costs of completing construction that does meet the approved plans.

E. Fee Schedule

A. REVIEW FEES NON-REFUNDABLE REFUNDABLE

New Construction:

- 1. New Home Construction \$1500.00
- 2. Significant plan revisions after final approval \$300.00

Modification or Additions:

- 1. Covered modifications/additions, pools. \$300.00
- 2. Uncovered additions; (fences, decks, landscape structures, walks, driveways). \$100.00

B. DEPOSITS NON-REFUNDABLE REFUNDABLE

Construction Compliance deposits:

- 1. New home construction - Owner \$4,000.00
- 2. New home construction - Builder \$4,000.00
- 3. Modification or Additions \$1,500.00

F. Sample Forms / Exhibits

- 1. ARB application , Color board sample and Submittal Checklist
- 2. Builder's Sign design tbd
- 3. Standard mailbox design tbd
- 4. Silt fence installation details tbd

III. CONSTRUCTION RULES

After the drawing package receives Final Design Approval, the contractor shall stake out the lot to prepare for string line inspection. Trees are not to be cut or cleared until after the string line inspection is approved. Trees to be cut will be banded in red while trees to be protected will be double banded in yellow. After string line approval is attained an ARB Building Permit will be issued.

A. Tree Protection

Tree protection will be located around the drip line of the tree and be 4' high. (The drip line shall be approximately 1 foot in radius for every inch in tree diameter). Tree protection must be placed according to the Town of Augusta Building Code.

B. Silt Fence

Before beginning construction, a silt fence will be installed on the site and maintained throughout the construction period. The silt fence should be installed per engineers specifications and Designated Reviewing Body as required by Columbia County requirements (see attached example)

C. Portable Chemical Toilet

Before beginning construction a portable toilet will be placed within the setback line, will be emptied weekly, and will be removed when construction is complete. The door of the portable toilet should not face the street. Instead, the door should face toward the center or rear lot line of each lot unless otherwise approved by the ARB. If an adjacent home is under construction, portable toilets may be grouped.

D. Dumpster

Before beginning construction a metal dumpster will be placed on the lot and remain on the lot during the entire construction process. Once construction is complete, the dumpster must be removed. The permit holder will be responsible for trash collection and will maintain a clean and orderly construction site at the end of each work day.



E. Illegal Dumping

Hawes Creek at Greenpoint does not permit any dumping or burning of debris.

F. Utilities

The appropriate utility companies shall provide completely underground connections to water, electricity, telephone, and cable TV. Utilities installed at homes within Hawes Creek at Greenpoint shall meet the specifications prescribed by the appropriate utility company.

G. Signs

No signs are to be placed on the property during construction except for approved homeowner, contractor, and architect signs. The contractor signpost will contain the contractor's sign, the architect's sign (if desired) along with the County Building Permits affixed to the signpost. Only one contractor sign will be permitted on the lot. This sign must be placed on the street side of the home site. This information will remain posted throughout the building process and only be removed when final approval is requested. No other subcontractor or supplier signs are permitted on the lot.

H. Contractor Licensing and Insurance

All building contractors will provide a copy of the following to the ARB office:

- ☒ Georgia Residential Builder or General Contractor license.
- ☒ Columbia County Business license.
- ☒ General liability, workman's compensation and vehicle insurance.

I. Access to Construction Sites

To access Hawes Creek at Greenpoint, all contractors and their work teams will use the construction entrance gate.

J. Site Protection / Traffic Laws / Parking

1. All vehicles, trailers and building supplies shall be parked and stored on the job site property. No privately owned undeveloped lots may be used for parking or construction equipment storage without written approval from the property owner.

2. The utmost caution must be used to avoid damage to the road right of way. Any damage to curbs, bridle paths, sidewalks, roads, common properties, or property of other owners must be restored to the original condition by the completion of the project. The edge of the road pavement shall be protected from damage by construction vehicles. Placing heavy wood planks, or other effective material, to make the transition between the pavement and the road smooth, should be used. Deposits will not be returned until any/all damaged areas are satisfactorily restored.
3. Posted speed limits and safe driving practices will be strictly enforced. Construction vehicles will not interfere with the flow of traffic or jeopardize the road safety for pedestrian or horses under no circumstances. Under no circumstances shall construction vehicles interfere with the flow of traffic or cause hazardous conditions to people or horses.
4. Failure to comply with the above requirements during construction may result in fines being levied and / or other appropriate action.

K. Utility Vehicles

Only one utility vehicle will be authorized to remain on a new construction site overnight. It must be fully enclosed, locked, have appropriate registration and be approved by the ARB prior to remaining on site. Responsibility for loss of equipment, theft or damage is the sole responsibility of the contractor. If additional utility vehicles are desired, you must acquire approval from the ARB.

L. Construction Rules

The following rules and regulations are designated to enhance Hawes Creek at Greenpoint's overall appearance and to protect the aesthetics and the property values of all Owners. Contractors will be held responsible not only for the actions of their own employees, but also for the actions of their subcontractors' employees.

1. No work, including lot clearing, will begin until a Columbia County Building Permit is issued and posted at the job site, and string-out is approved.



2. Construction work, both exterior and interior, must be limited to the hours of 7:30 AM to 6:00 PM, Monday through Saturday. (These hours may be amended from time to time by the ARB according to season and special occasions.) Workers and their vehicles should not arrive more than 15 minutes prior to opening and should depart the job site no later than 15 minutes after the posted close of business, without exception.
3. No work will be permitted on Sundays, Thanksgiving Day, Christmas Day, New Years Day, Memorial Day, Labor Day or Independence Day or any other day per ARB's discretion.
4. No construction trash burning will be permitted on the site.
5. The General Contractor is responsible for enforcing the following work rules for all construction workers and suppliers at the job site. Rules as follows:
 - ☒ Workers are not permitted to fish in any lagoon or from any boat dock.
 - ☒ The possession and/or consumption of alcohol or drugs are strictly prohibited in Hawes Creek at Greenpoint.
 - ☒ Workers should refrain from using inappropriate language, honking horns and playing loud music.
 - ☒ Workers are prohibited from bringing firearms or other weapons into Hawes Creek at Greenpoint.
 - ☒ Workers are prohibited from bringing dogs, cats, or other pets into Hawes Creek at Greenpoint.
 - ☒ Workers must not throw litter from windows of vehicles and must prevent litter on job sites.
 - ☒ *Failure to comply with these rules may result in loss of deposits or other sanctions.*
6. Trash containers and Portable Toilets must be located and enclosed according to the ARB guidelines and with ARB approval.
7. Vacant and undeveloped adjacent properties may not be used for access, parking or storage of material and equipment without written permission of the Owner. A copy of the permission letter must be filed with the ARB Administrator. The Contractor/Owner will be responsible for repairing any damage done to adjacent property before their deposits will be returned.

M. ARB Inspections & Permits

1. Stakeout Survey/Building Permit

After Final Design Approval of drawings, the contractors will stakeout the building footprint, driveway, pools, decks, porches and service yards. The contractors will also stakeout the property line and wetlands. Trees to be removed will be banded with red tape. Trees that will have tree protection will be double banded with yellow tape. The contractor will advise the ARB when the stakeout is ready for inspection. The ARB will perform the inspection and, if approved, issue the contractor an ARB Building Permit. The ARB will also inspect the condition of the adjacent lots, sidewalks and curbs and document their condition for reference at final inspection.

2. Building Construction:

Following clearing, the lot is prepared for construction:

- ☒ Dumpsters and Port-a-Johns are set in place.
- ☒ Silt fence and tree protection installed.

3. Form Board Survey:

The contractor will provide a form board survey by a licensed Surveyor to the ARB as soon as the foundation is formed. Concrete slab work cannot proceed until the form board survey is approved by the ARB.

4. Foundation Survey:

The contractor will provide a foundation survey and an elevation certificate by a licensed Surveyor to the ARB as soon as the foundation is poured. Framing cannot proceed until the foundation survey is approved by the ARB.

5. As-built Survey:

As Built Survey: An as built survey that includes all vertical and horizontal construction (i.e. walks, driveways, pools, decks, etc.) will be required as part of the final inspection documentation provided by the Contractor. If the approved plans call for a peak dimension within two feet (2') of the maximum height limitations, then a surveyed height must be provided.



6. Intermediate inspections:

The ARB may conduct a survey of construction anytime during the construction process. The contractor will be notified of any issues/concerns resulting from the inspection.

7. Final Inspection:

The Following documents must be on file and on CD at the ARB office prior to final inspection:

1. Form Board Survey
2. Foundation Survey
3. Elevation Certificate
4. As-built survey
5. Certificate of Occupancy
6. Landscape Plan
7. Complete building set of plans

As soon as the ARB is notified by the contractor or homeowner that a Certificate of Occupancy has been received a final inspection will be performed. The inspection is to assure that the building is complete in accordance with approved plans, color and material samples, landscaping is in place and the house is ready for occupancy. Special attention will be given to surface water drainage, site clean up, builder sign removal, and removal of waste materials on adjoining lots. Adjoining lots, sidewalks and curbs will be restored to their original condition prior to construction.

Final approval of the landscaping will not be granted unless the plant material is installed as detailed on the approved submitted landscape plan and also meets the requirements of the ARB Guidelines, especially for foundation coverage. The ARB, in its sole judgment, will determine at final inspection if the landscaping is adequate or if additional trees or plants are required

N. Existing Home Guidelines

1. Exterior Modifications:

Any exterior modifications or additions including repainting and roofing to an existing home must follow the same procedure as for a new home.

1. Prepare a submittal package outlining the work to be done and complete

with a color board.

2. Pay fees and deposits and submit application to ARB for approval.
3. Proceed with work after Compliance Deposit is paid to the ARB and a Hawes Creek at Greenpoint Building Permit is issued.
4. Notify ARB when work is complete so that a final inspection may occur.
2. 5. Appropriate deposits will be refunded within thirty (30) calendar days of an acceptable final inspection Landscaping Additions:

Landscaping additions to support a home modification, pool addition, or to substantially replace/upgrade existing landscaping requires updating the existing landscaping plan and submitting the proposed changes to the ARB for approval.

The design guidelines are subject to change at any time; all changes will apply to applications without final approval. Approval does not imply agency permit approval for compliance with building codes. Applicants and owners have sole responsibility for ensuring all improvements meet all applicable federal, state and local regulations. These include setbacks, heights, flood, buffers and similar requirements.



APPLICATION FOR ARCHITECTURAL REVIEW & APPROVAL

COLOR BOARD SUBMITTAL

(To be submitted with preliminary and final plans.)

SUBMIT TO:

Architectural Review Board
 Hawes Creek at Greenpoint
 Address Line 1
 Address Line 2

Date Submitted _____
 Date ARB Received _____
 Lot Number _____

NAME & ADDRESS OF PROPERTY OWNER:

Name _____
 Street _____
 City/State _____
 Phone _____
 Email _____
 Hawes Creek at Greenpoint Address _____

 Lot Size _____
 Signature _____

NAME & ADDRESS OF ARCHITECT:

Name _____
 Street _____
 City/State _____
 Phone _____
 Signature _____

NAME & ADDRESS OF CONTRACTOR:

Name _____
 Street _____
 City/State _____
 Phone _____
 Signature _____

1. TYPE OF SUBMITTAL:

New _____
 Modification _____
 Addition _____

2. ELEVATION OF FINISHED FLOOR: _____

3. EXPECTED DATE OF CONSTRUCTION START: _____

4. TYPE OF REVIEW REQUESTED

Concept/Site _____
 Preliminary _____
 Final _____

5. ADJUSTED SQUARE FOOTAGE : _____

7. SQUARE FOOTAGE OF LOT : _____

8. EXPECTED DATE OF CO : _____

SAMPLE

Siding Color _____
 Manufacturer _____

SAMPLE

Stucco Color _____
 Manufacturer _____

SAMPLE

Brick Color _____
 Manufacturer _____

SAMPLE

Roof Color _____
 Manufacturer _____

SAMPLE

Fascia Color _____
 Manufacturer _____

SAMPLE

Trim Color _____
 Manufacturer _____

SAMPLE

Shutter Color _____
 Manufacturer _____

SAMPLE

Windows _____
 Manufacturer _____

SAMPLE

Exterior Door _____
 Manufacturer _____

ARCHITECTURAL REVIEW BOARD COMMENTS:

APPROVAL DATE: _____



HAWES CREEK AT GREENPOINT ARB SUBMITTAL CHECKLIST

The following is a check list of the review process at Hawes Creek at Greenpoint. Refer to the Guidelines for more specific details.

Lot Number _____

DESCRIPTION

TO OBTAIN FINAL ARCHITECTURAL APPROVAL SUBMIT:

Application Date:

1. Complete Application
2. Applicable Fees
3. Color Board
4. Drawings to be Included:
 - a. Tree & Topo Survey
 - b. Site Plan
 - c. Drainage Plan
 - d. Floor Plans
 - e. Roof Plans
 - f. Building Elevations
 - g. Wall Sections
 - h. Details
 - i. Electrical Plan
 - j. Final Landscaping Plan to be Submitted at Framing
1. Complete Construction
2. Complete Landscaping
3. Provide Charleston County CO*
4. Provide Foundation Survey/Elevation Certificate*
5. As-Built Survey *
6. Photo*

Please provide these documents digitally

Approval Date:

COMPLETE THIS FORM AND SUBMIT IT WITH THE APPLICATION





PREPARED BY:

