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Water's Edge HOA of Lake Keowee Inc.

All New Construction and Erosion Control

Erosion and Sediment Controls

The design and development concepts of Waters Edge community call for the utilization and enhancement of the existing natural environment. Builders and Owners must provide effective barriers to erosion prior to the start of new construction and are responsible for water diverted from their property during and following construction.

To help minimize erosion and sediment disturbances, as part of the final Building Plans and Specifications, erosion control measures (such as silt fences, hay bales, diversion swales, stone filter dams, mulch etc., as required) must be designed in accordance with the site plan. Approval of the erosion control measures must be obtained from Waters Edge prior to any earth-disturbing operations on any Lot. Care must be exercised on Lots fronting the Lake to prevent any negative effect or impact upon the Lake and/or the Lake Buffer Areas.

Recommendations or requirements that regard will be based new construction, terrain, soil conditions, vegetation, drainage, proposed cuts and fills, and any other conditions. At a minimum, however, each Lot Owner shall be responsible for causing the following minimum erosion control practices to be implemented and maintained throughout the course of all earth-disturbing operations until final stabilization:

- a) Roadway and Homesite New Construction Entrance. As soon as a driveway is cut in on a lot, a gravel/stone construction entrance shall be installed on the building site (the "Construction Entrance"). The new construction entrance shall:
 - (i) if possible, be installed in the same location as the proposed driveway so as to minimize the amount of disturbed area.
 - (ii) extend a minimum of 25 feet from an existing roadway; and
 - (iii) be installed, preserved and replaced, if necessary. During construction, shall use diligent efforts to minimize traffic traveling off of the driveway onto such Owner's Lot.
- a) function water supply shall be established prior to any work on a lot so that any mud tracked on streets from construction traffic may be promptly removed by the construction crew.
- b) Silt Control Devices. Prior to the commencement of any earth-disturbing operation, a diversion ditch and rock check (or stone filter) dam or other similar measures approved by Waters Edge shall be constructed and maintained on the building site (collectively, "Silt Control Devices"). The Silt Control Devices shall be located at the boundary of the estimated disturbed areas as to be constructed,

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preserved, and replaced, if necessary, in accordance with the standards set forth. On lakefront property, silt fencing must be installed between the construction zone and lot boundaries.

c) **Mulching.** All exposed soil must be protected from erosion within 7 days of grading/backfill. This can be accomplished by covering it with a minimum of two inches of heavy-duty single ground mulch that will prohibit exposure. Violation of this policy may include a warning or fine. In order to ensure the effectiveness of a particular Lot Owner's erosion control measures

(d) **Drainage-** Drainage considerations for individual Lots play an important part in the ecological balance of the community. Generally, where feasible, each Lot should be graded such that all water draining from such Lot does not drain onto any adjoining Lots. Water runoff for each individual Lot can possibly be handled by adequately sloping all areas so that runoff can be directed to the natural drainage areas or storm drainage facilities. Water runoff and control is the responsibility of each Lot Owner relative to such Owner's Lot. The water runoff shall be handled in such a manner as not to adversely affect any neighboring Lots or the Lake

CONSTRUCTION RULES

- 1) Waters Edge HOA must be listed as additional insured from the builder and must have a copy certified copy prior to any construction taken place, Waters Edge HOA must collect a \$2000.00 nonrefundable deposit for the roads fund.
- 2) **Applicability.** These construction rules shall apply to all Lot Owners and their builders, and any reference herein to an Owner shall also apply to the Owner's builder and subcontractors. All Owners shall abide by the New Construction Rules and such other rules as the Board and/or the Waters Edge HOA may establish from time to time. Water must be hooked up and functional before construction can take place. Porta-Jon must be on site before and any construction starts or takes place, waste dumpster must be on site before and construction takes place.
- 3) **Construction Hours and Noise.** All construction activities must be conducted and all deliveries must be made from 7:00 a.m. until 8:00 p.m. Monday through Saturday; provided, however, no construction activities shall be conducted and no Material deliveries shall be made on July 4, Labor Day, Thanksgiving Day, Christmas Day or New Year's Day. Additionally, construction activities are prohibited on Sundays.

Noise and the use of heavy equipment shall be prohibited on Sundays. No loud radios or distracting noise (other than normal construction noise) will be allowed within the community during construction. This is distracting to Lot Owners. Normal radio levels are acceptable within the interior of fully enclosed homes. Radio and stereo speakers shall not be mounted on vehicles or outside of homes under construction.

3) **Rubbish and Debris.** In order to always maintain a neat and orderly appearance throughout Waters Edge, the following building trash and debris rules must be strictly followed:

(a) Exterior Construction Debris. With regard to all construction debris located on a Lot outside the walls of a residence that is under construction, the following rules shall apply

- (1) At the end of each day on which work occurs on the Lot, all lightweight, blowable construction debris, such as roofing paper, insulation bags, foam sheathing, polyethylene, etc., must be placed in a silt fence pen or other approved containment device on the Lot. Blowable debris, overflowing dumpsters & leftover construction material
- (2) Once per week, all non-blowable construction debris, such as wood scraps, shingles, brick bands, drywall, bricks and masonry blocks, must be gathered into neat piles.
- (3) Within the last three (3) days of every month, or when the container is full, all debris must be taken off the Lot and out of Waters Edge, leaving the pens and the Lot free of all debris.

(a) Owners will be notified in writing regarding violation. Owners will have 3 days from the date of the notice to comply. If after that time the violation has gone uncorrected the Property Owner will be fined \$200 and \$50 per day Owner is in violation.

b) Burning or Burial. Burning or burial of construction debris is prohibited.

4). Street Cleaning. Owners will be notified regarding mud/gravel on street. Owners will have, by close of next business day, (Monday Saturday) to clean road of mud/gravel from street. If after that time the street has gone uncorrected, Owner will be fined \$200 and \$50 per day until corrected. Waters Edge reserves the right, without notice, to clean up any significant amount of dirt, gravel, cement, etc., left on any street if the same is not immediately removed by the responsible Owner, to charge the cost of such clean up to the responsible Owner and to receive reimbursement for the expense of such clean up from the responsible Owner.

5). Silt Fences. Silt fences and/or other devices for sedimentation control shall be installed where necessary, and as shown on the approved erosion control plan. Silt fencing must be wire-backed, supported by metal stakes or posts, and installed per County code and SCDHEC standards. Owners shall have 5 business days from date of written notification to repair silt fences. If after that time silt fences have gone uncorrected, Owner will be fined \$200 per day until corrected.

6). Site Mulching. Builders and Owners must provide effective barriers to erosion and water runoff during construction. All disturbed and exposed soil must be protected from erosion within 7 days of grading /backfilling by covering with at least two inches of single ground mulch. Violation of this policy may include a warning or fine.

7). Material Storage. No construction materials, equipment or debris of any kind may be stored on any street, curb, sidewalk or area between streets and sidewalks, on any adjacent Lots or otherwise than in the locations approved by the Waters Edge. Owners shall have 1 business day from date of notification of violation to remove material. If after that time material has gone uncorrected, Owner will be fined \$200 and \$20 per day until corrected.

8). Trailers, Equipment, Vehicles. No construction office trailer may be placed, erected or allowed to remain on any Lot or in any other area in Waters Edge

9). Construction Access. During the time a residence or other Improvements are being built, all construction access shall be confined to the approved driveway for the Lot, unless the Waters Edge approves an alternate access way.

10). Gravel Drives. Prior to the commencement of construction on a Lot, the Owner of such Lot or such Owner's contractor shall provide at the approved driveway location a gravel drive from the paved street toward the house under construction, for a minimum of 50'. 6 Inches minimum of gravel must be put down as soon as the driveway is cut for construction.

11). Parking All vehicles must be parked so as not to impede traffic or damage vegetation. No vehicles (trucks, vans, cars, trailers, construction equipment, etc.) may be left parked on any streets within Waters Edge overnight. Construction vehicles may be left on the gravel drive of a Lot overnight only if additional use of the vehicle will be made within the following three (3) days. Subcontractors are to be instructed to park on the street or on the gravel drive when possible. Parking is permissible on the right of ways as long as traffic is not blocked. Owners shall have 2 business days from date of written notification of violation to remove trailer/equipment/vehicle, etc. If after that time violation has gone uncorrected, Owner will be fined \$200 and \$50 per day until corrected.

12). Miscellaneous Practices. The following practices are prohibited at Waters Edge:

- (a) Changing oil of any vehicle or equipment
- (b) Allowing concrete suppliers and contractors to clean their equipment other than within the clearing areas on site for a Lot
- (c) Careless disposition of cigarettes and other flammable material
- (d) Operators of vehicles are required to use due care to ensure that they do not spill any damaging materials while within Waters Edge. If spillage does occur, it is the responsibility of the operator of the vehicle to properly clean up the spill. Any such cleanup operations must be reported to the Waters Edge HOA.

13). Pets Builder and contractor personnel may not bring pets into Waters Edge Subdivision.

14). Common and Boat Areas. Except with the prior written permission of the Waters Edge, builder and contractor personnel are not allowed in the Common Areas, and no construction access will be allowed across the Common Areas

15). Accidents Waters Edge shall be notified immediately of any accidents, injuries or other emergency occurrences.

16). Portable Chemical Toilets. An enclosed and regularly serviced portable chemical toilet must be provided at each residence under construction, and must be located in as inconspicuous a location as possible.

17). Vehicular Traffic and Speed Limits. All vehicles must travel at a safe operable speed through an inhabited neighborhood.

18). Signs A single builder sign, a single realtor sign and building permits are the only signs or documentation that may be posted at a residence or on a Lot during construction. Other business signs or other forms of advertisement are not permitted. Building permits are to be attached to a post in a manner protected from the elements; and in no event may building permits or any other signage or documentation be attached to trees.

19). Property Damage. Any damage to streets and curbs, right of ways, drainage inlets, water meters or boxes, street lights, street markers, mailboxes, walls, fences, etc. may be repaired by Waters Edge HOA and the cost of such repairs will be billed to the responsible Owner. If not paid within 30 days, repair cost will be assessed as a special individual assessment. If any telephone, cable TV, electrical, water or other utility lines are cut, it is the responsible party's obligation to report such an accident within thirty (30) minutes to the appropriate utility company.

20). Sum of Fines. Should the sum of fines exceed \$2000 a Stop Work Order will be issued. Repeated and or blatant disregard for these Waters Edge Guidelines will, at the recommendation of the Waters Edge HOA with approval of the Board of Directors, result in revocation of permission to build and any applicable subcontractors to conduct business in Waters Edge as follows:

- First Revocation – One Year • Second Revocation – Permanent

Mark W. Evans, Sr. G. Boyd
President Secretary

Michelle Patten 2-7-23

Notary **MICHELLE PATTEN**
Notary Public State of South Carolina
My Commission Expires February 9, 2031



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