

**WADE HAMPTON
PROPERTY OWNERS' ASSOCIATION
DESIGN AND CONSTRUCTION PROGRAM**

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INTRODUCTION

The Wade Hampton P.O.A. established its Design Program pursuant to the Protective Covenants of the Wade Hampton Company to protect the local environment and to ensure the continuation of the attractive, harmonious, residential mountain community of Wade Hampton.

The program applies to all proposed building and remodeling plans within Wade Hampton. It also applies to plans for tree and shrub removal as well as tree trimming.

There is a distinct process for each of the activities covered. For each activity, the program is structured as a multi-step review, approval, monitoring and follow-up process that is overseen by the Design Review Committee working in collaboration with the Member Advisory Committee.

The responsibilities of homeowners and their contractors along with the specific actions and required approvals associated with each step in the process are set forth in this document and its attached checklists.

Prior to beginning a project or activity that requires or may require Architectural and Landscape Review, Wade Hampton property owners should contact the P.O.A. office to receive the most current Design Program, as the program is subject to revision over time. Property owners should share the program information with architects, contractors and others as appropriate. If after reviewing this information there are any questions, the property owner should contact the P.O.A. Administrator.

DESIGN REVIEW COMMITTEE

Pursuant to the Protective Covenants of the Wade Hampton Property Owners' Association, the P.O.A. has established a Design Review Committee (DRC) composed of local architectural and building professionals who are not homeowners or Members of the P.O.A. The DRC is engaged by the P.O.A. to evaluate proposed plans for the activities covered to determine whether the plans are compatible with the P.O.A. Design Philosophy and the related guidelines that are set forth in this document and the attached checklists.

The P.O.A. assigns responsibility for each project to one or more of the DRC members on a project-by-project basis. That selection will also be determined based upon the size and type of project under consideration. Additionally, the Wade Hampton Golf Club General Manager and Golf Course Superintendent will be invited to serve as consultants to the DRC whenever a proposed project affects property that adjoins or is visible from the golf course.

As appropriate for each of the activities covered, the multi-step review, approval, monitoring and follow-up process provides for various plans, documents and other information to be submitted to the DRC over the course of a project. Upon receipt of all specified material for each step, it is the DRC's responsibility to conduct a timely review of the plans and other information and to respond to the homeowner or his or her representative within 21 days.

Additionally, the DRC is responsible for collaborating with homeowners, their architects, contractors, landscapers and others at each step of the appropriate multi-step process to ensure that construction and other regulations are followed and that the completed project adheres to the approved plans.

MEMBER ADVISORY COMMITTEE

To ensure direct participation of the P.O.A. Membership in the Design Review processes, the P.O.A. Board of Directors has established a Member Advisory Committee (MAC) composed of property owners within the Wade Hampton community. The committee's mission is to coordinate with the DRC and to add its review of all construction submissions, including the Site Plan, Floor Plans and Exterior Elevations. The Chairman of the MAC coordinates MAC reviews with the other MAC members and provides MAC advice and input through the P.O.A. Administrator. It is the MAC's goal to clear any questions, requests, or concerns within 14 days from receipt of the plans and other information to enable the DRC to meet its 21-day deadline.

DESIGN PHILOSOPHY

The central tenant of the Wade Hampton P.O.A. design philosophy is a commitment to residential and landscape design that is sensitive to the setting's natural beauty.

This design philosophy does not limit homeowners to a predetermined architectural or landscaping style. However, it is the P.O.A.'s intention that all structures and major landscaping reflect a style that, within Wade Hampton, has come to be known as "mountain and golf harmonious" – one that fits the style of existing, surrounding properties, comports with its own natural setting and does not interfere with sight lines on the Wade Hampton golf course.

Features of this style include the following.

- Subordination of design to setting, where exterior architectural design works to preserve the setting's natural beauty.
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- Structures and landscaping that minimize their effect on the golf course, their neighbors and, to the extent reasonable, tend to camouflage themselves from view.

- Features such as vegetation, streams, slopes, views and rock outcroppings that are recognized during site planning, used as an integral portion of any design and protected during construction.
- Exterior materials and color choices that work to achieve a subtle harmony between structures and surroundings.
- Shadow-creating definitions provided by materials chosen for sidings, fascia, and other exterior trims to give areas and flat surfaces relief.
- Roofs which are not flat but pitched in accordance with guidelines stated elsewhere in the Design Guidelines.
- Final landscaping that includes a high percentage of indigenous plant material.
- Additional landscape buffering designed to nestle a house into its site.
- An approach to clearing, hauling, grading, construction parking and similar activities that ensures minimum damage to the site, to any roads or to the surrounding area.

Wade Hampton is a place of exceptional natural beauty, with a rich variety of native vegetation. Construction and major landscaping can cause considerable stress to this fragile ecosystem. Please do your part to keep damage to a minimum. Help preserve and protect the land within the Wade Hampton community for the years to come.

On behalf of the residents of Wade Hampton Golf Club, The Wade Hampton Property Owners' Association appreciates your careful adherence to the guidelines as stated in this booklet.

THANK YOU

For the sake of brevity, the following terms and abbreviations are used within the remaining portions of this document:

- "P.O.A" for the Wade Hampton Property Owners Association, Inc.
- "DRC" for the P.O.A Design Review Committee.
- "MAC" for the P.O.A. Member Advisory Committee.
- "Program" for the Wade Hampton P.O.A. Design Program.
- "Design Committee" for the combined DRC and MAC.

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NEW CONSTRUCTION

STEP ONE: ON-SITE MEETING

An on-site meeting with one or more Design Committee members, the property owner and/or his or her representative is strongly encouraged to discuss site features as they relate to the Program. At this point, the owner should consider the new construction and remodeling issues set forth on Schedule A and discuss potential building sites, entrance driveways and vehicle parking, setbacks, site clearing and issues concerning adjacent property owners with members of the Design Committee.

STEP TWO: REVIEW OF PRE-DESIGN SUBMITTAL CHECKLIST, SCHEDULE A, SITE PLAN APPROVAL

The purpose of this step is to identify any potential issues with the proposed design as it pertains to the site and the information contained within this booklet before the investment of any significant effort and resources by the property owner. Schedule A at the end of this section lists the required items for this submittal. Please note that some information required in later submittals will be covered in this checklist.

Should the proposed structure footprint fall within the preferred 50-foot setbacks as noted elsewhere in the Design Program, a variance to that setback must be requested from and approved by the Wade Hampton P.O.A. Board of Directors before moving to STEP THREE. Please refer to Requirements and Restrictions section of the Program for details.

STEP THREE: FINAL DESIGN SUBMITTAL, SCHEDULES B AND C

In this step, the property owner has received Design Committee feedback from Step Two and has decided to move forward to develop an overall plan that reflects the insights gained in Step Two.

Committed to the project, the property owner provides the information set forth in Schedule B and Schedule C, Final Design Submittal Checklist and Project Contact Form. Upon approval of the final construction documents, the P.O.A. will send a written approval letter to the property owner and the fees and deposits as set forth in Schedule D will be due at this time. No physical changes may be made to the lot before all fees and deposits are received by the P.O.A. Please note that if the property owner chooses not to move forward with the project, architectural review fees will still be due and collected.

STEP FOUR: COLORS, REMAINING LIGHTING CHOICES AND LANDSCAPE APPROVALS, SCHEDULE E

Following completion of Step Three, written approval of the submission by the P.O.A. and receipt of all fees and deposits, the property owner is approved to proceed with site work and construction. Any remaining exterior color choices and exterior lighting selections must be approved before installation, Schedule E.

A complete landscape plan must be submitted and approved before any hardscape features (other than those not approved during the site work and included on the site plan) can be installed; plan to include stone walls, fences, screening and plantings.

AFTER THIS POINT, ALL CHANGES TO SITE PLANS, CONSTRUCTION PLANS OR TREE REMOVAL PLANS MUST BE APPROVED IN WRITING BY THE DESIGN COMMITTEE.

MONITORING AND FOLLOW-UP

Over the course of construction and landscaping, members of the Design Committee will visit the site to ensure that the approved plans and site protections are being carried out. The P.O.A. will notify the homeowner of any conflicts or deficiencies in this regard.

STEP FIVE: CONCLUSION OF PROJECT

When construction and landscape work are complete, the DRC and MAC will conduct a final on-site review of the project. Any damage to roads and road shoulders will be returned to their original condition prior to construction by the property owner. Following receipt of project approval from the Committee, the P.O.A. will return all deposits due to the property owner as set forth in Schedule D.

SCHEDULE A: STEP TWO

PRE-DESIGN SUBMITTAL CHECKLIST

Submittal Items Checklist:

- **Site Plan Analysis (may be prepared on the same drawing)- see items to be included below.**

Survey Checklist:

- Stamped by a licensed Land Surveyor or registered Civil Engineer
- Entire property shown with boundaries
- 2-foot minimum contours
- Major site features
- All trees 6" or larger in diameter at chest height, species noted, and actual measured drip lines drawn
- General slope and drainage of the home site
- Any existing easements and encroachments
- Footprint of all structures with dimensions, including porches and decks
- Location of proposed driveway and vehicle parking
- Setback distances from structure footprint to all 4 property lines- staked on-site and stakes numbered and referenced on site plan
- For any structure footprint which falls within the preferred 50-foot setback from any property line, distances to neighboring structures must be noted. NOTE: Any intrusion into the setback requires Wade Hampton P.O.A. variance approval.
- Proposed plan for construction parking and Port-A-John location (to be screened if necessary)

SCHEDULE B, STEP THREE

FINAL DESIGN SUBMITTAL CHECKLIST

Submittal Items Checklist:

- Approved Site Plan from Step Two
 - Floor plan(s)
 - Exterior elevations
- Completed project contact form, Schedule C
 - Fees and Deposits following approval of Step Three

Floor Plan(s):

- Scale 1/4"=1'-0"
- Floor area of each level
- Attached patios, porches and decks
- Window locations

Exterior Elevations:

- Scale: 1/4"=1'-0"
- Minimum of four full elevations
- Finish grade
- Plate heights relative to floor level(s)
- Indication of all exterior materials

PLEASE NOTE:

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ALL CONTRACTORS MUST REGISTER WITH SECURITY AT THE WADE HAMPTON SECURITY GATEHOUSE (MAIN ENTRANCE GATE) BEFORE ANY WORK CAN COMMENCE. GATE PASSES WILL BE ISSUED BY SECURITY.

SCHEDULE C

PROJECT CONTACT FORM
MUST BE INCLUDED WITH SCHEDULE B STEP THREE

Property Owner Name: _____ Lot # _____

Phone: _____

Email: _____

Owner's Representative if applicable: _____

Phone: _____

Email: _____

Building Design

Firm: _____

Contact: _____

Phone: _____

Email: _____

General Contractor

Firm: _____

Contact: _____

Phone: _____

Email: _____

Project Manager: _____

Phone: _____

Email: _____

Landscape Design (can be submitted later in project)

Contact: _____

Phone: _____

Email: _____

SCHEDULE D

	REVIEW FEE	IMPACT DEPOSIT	DEPOSIT OF COMPLIANCE
1) NEW RESIDENCE	\$3,000.00	\$ 10,000.00	\$15,000.00
2) ADDITIONS/REMODELS (approximate depending on extent of project)			
When modifying the existing footprint or other significant exterior changes:			
	\$ 1,000.00	\$ 3,000.00	\$ 3,000.00
All other exterior changes	\$ 750.00	\$ 1,000.00	\$ 1,000.00

Checks should be made payable to The Wade Hampton Property Owners' Association, Inc. Fees and Deposits are subject to change.

The Architectural Review Fee is non-refundable and is due following written approval of the project from the P.O.A. If the property owner chooses not to move forward with the project, architectural review fees will still be due and collected.

The Impact Deposit and Deposit of Compliance are due following written approval of the project from the P.O.A. The Impact Deposit covers any general damage and/or negative effects on the roads and infrastructure in the Wade Hampton community during the construction process. The Deposit of Compliance covers any remediation costs and/or fines for failure to comply with the approved plans. Both the Impact Deposit and the Deposit of Compliance may be used by the Association to pay for any Construction Assessments authorized under Article VII, Section F of the Amended and Restated Declaration of Protective Covenants for Wade Hampton, as amended.

THE IMPACT DEPOSIT WILL BE HELD IN A SPECIFIC COMPLIANCE ACCOUNT, AND MAY BE DRAWN AGAINST BY THE P.O.A. TO OFFSET SPECIFIC REPAIRS TO THE ROADS, ROAD SHOULDERS, AND INFRASTRUCTURE CAUSED BY THE OWNER, THE OWNER'S BUILDER OR ANY OTHER AGENT OF THE OWNER DURING CONSTRUCTION. WHEN CONSTRUCTION AND LANDSCAPE CONSTRUCTION ARE COMPLETE, THE DEPOSIT OF COMPLIANCE WILL BE REFUNDED, LESS ANY OFF-SETS, IF ALL CONDITIONS OF THE ARCHITECTURAL REQUIREMENTS AND CONSTRUCTION REGULATIONS HAVE BEEN MET. ANY REPAIR COSTS IN EXCESS OF THE DEPOSIT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO RESTORE ALL AFFECTED ROAD SHOULDERS TO THEIR CONDITION PRE CONSTRUCTION

Should the construction be found to not be in compliance during or after the construction, the Association may use all or any portion of the Deposit of Compliance necessary to pay for fines which may be levied by the P.O.A. in an amount not to exceed \$100.00 per day, and only after notice of violation and an opportunity for the owner to present evidence as to why they are not in violation. The owner shall remain liable for all fines levied if the Deposit of Compliance is not sufficient to cover the fines. Unpaid fines levied by the Association shall become a lien on the Property.

SCHEDULE E, STEP FOUR

Final Submittal Items Checklist:

Remaining Exterior Colors:

All exterior color samples (window and door trim, siding, railings, etc.) must be provided on a sample board or similar method of depiction. The proper names of colors and level of opacity must be called out in writing. Refer to Requirements and Restrictions section of this document for details.

Lighting Plans:

Any exterior lighting selections not already approved must be submitted in this Step. Refer to Requirements and Restrictions section of this document for details.

Landscape Plans:

A complete landscape plan must be submitted and approved before any hardscape features (other than those approved during site construction) can be installed. This plan should include:

- Stone walls and features, fences and screens
- Other site improvements and hardscape features such as driveway entrance features
- Quantities, sizes, Species and locations of proposed plants

REMODELING AND ADDITIONS

The steps for remodeling and addition projects are identical to those for new construction.

The Construction and Remodeling issues and Construction Regulations described in the Design Program and the P.O.A. fees set forth in Schedule D apply equally to new construction and to remodeling and addition projects, regardless of size.

However, the Design Committee, on a case-by-case basis as appropriate to reflect the size and scope of a proposed remodeling or addition project, will amend Schedules A, B, and E to adjust the amount of information required in support of each step. In most cases, a site plan and drawings of elevations will be required. The homeowner and his or her architects and contractors are encouraged to fully discuss this issue with members of the Committee during the initial on-site meeting.

NEW CONSTRUCTION AND REMODELING IMPORTANT REQUIREMENTS AND RESTRICTIONS

County Permits, Contractor Licensing and Insurance Requirements:

It is the property owner's responsibility to confirm that their contractor/builder has proper NC licenses, insurance and county permits before work begins.

Any construction in Wade Hampton, including new construction and any projects estimated to cost over \$40,000, must be accomplished by a general contractor currently licensed in the state of North Carolina to the monetary level of the complete project. For projects estimated to be over \$40,000, the county requires a general contractor to carry worker's compensation insurance.

For more information, go to Jackson County's website jacksonnc.org. The Permitting and Code Enforcement Section includes a *Plan Review Process* to assist Developers, Design Professionals, Contractors and Property Owners who are seeking approval of site development applications for commercial, industrial, multi-family projects or projects having to meet the criteria established in the Jackson County Subdivision Ordinance. In addition, Jackson County has a local permitting office, 828-745-6850.

Construction Completion:

All construction and/or alterations to an existing home must be completed within twenty-four (24) months after approval by the Design Committee. The Design Committee may recommend, and the Board may authorize a variance allowing additional time to complete construction and/or alterations. Requests for variances shall be made in writing to the Design Committee, explaining the cause of the delay. The Board shall have complete discretion in approving any variance request for additional time to complete construction and/or alterations.

Site clearing, understory clearing and house placement:

While it is recognized that homeowners will want to take advantage of opportunities for views on their property, clearing should be kept to a minimum. Proposed understory clearing will be studied closely when the house is visible from the golf course or other parts of the property. In cases where the home is visible, understory should be left as heavy as possible to aid in screening the house. Before any tree can be removed, it must be indicated on the site plan and approved for removal. For the avoidance of doubt, no tree or large plant may be removed from any lot by any person without prior consent of the Design Committee.

Setbacks:

To further achieve the goal of privacy for each residence, a fifty-foot setback from the side and rear property lines is preferred. Due to factors including inconsistent terrain, size of lot and existing neighboring homes and their proximity to the setbacks within their lot, the Committee will evaluate any requested variances from the fifty-foot setback, which must be submitted in drawing and on-site form, Schedule A.

If the Design Committee determines that the request for partial relief from the preferred property line setback is warranted, the Committee will present its work to the Wade Hampton P.O.A. Board of Directors for consideration and approval. If the proposed plan is approved, neighboring property owners will be advised. At that point, neighboring property owners have the right to appeal the approved plan on the basis that it doesn't comply with P.O.A. design guidelines or related partial relief setback precedents.

This process does not grant an adjacent property owner any control or relief with respect to design approvals that the P.O.A. Board determines in its sole discretion comply with appropriate design guidelines and precedents.

Construction zone delineation:

Architectural plans that are submitted to the Design Committee for approval must include a construction zone area showing where construction will take place. More importantly, the zone will define areas where contractor activities are off-limits.

The contractor must erect webbed fencing corresponding to the limit of work line shown on the approved site plan. The fence must be erected prior to any site work or clearing. No deliveries, parking or stockpiling may occur in the off-limits part of the site. The fence may not be removed or taken apart for any reason.

Building Size:

No residence shall contain less than 2600 square feet. The Design Committee may recommend and the Wade Hampton P.O.A. Board of Directors may, in its discretion, authorize a variance as to this minimum square footage requirement.

Building Height:

Residential building heights are to be no taller than two stories above primary grade. A third story may be allowed if it is fully contained within a roof system, subject to Committee approval.

Roof shape:

No roof shape in Wade Hampton may be flat. The preferred minimum for roof pitch is a 4:12 pitch.

Finished surfaces:

Natural finished surfaces, such as board on board, board on batten, shingle, etc. are preferred. Raw or painted concrete masonry units- modular block- cannot be displayed as a finished surface.

Roof coverings:

Materials with shadow-softening effect such as split cedar shakes or natural slate are preferred. Standing seam unpainted copper roofs will be considered, and certain specific synthetic roof materials such as synthetic slate may be considered, if in the Design Committee's sole discretion, they appropriately mimic natural materials. Asphalt shingles will not be approved, and other metal roofs, painted or natural, will not be approved, except in the case of small accent roofs.

Chimneys

Chimneys must be constructed of conventional masonry and connect with ground level on decks and porches. Multiple chimneys on a home must match in design and materials.

Window frames and doors:

Window and door details are to be specified in plans and should include color. See below regarding the use of white trim.

Railing design:

Railing detail must be shown in drawings. Glass deck panels will not be approved.

Colors:

Color or colors to be used on exterior components of the house (fascia, shutters, doors, window frames, etc.) must be submitted by sample and approved. All areas receiving paint must be identified. See below regarding the use of white trim.

Flashing material:

Raw aluminum is not to be used. Material and color are to be specified in plans.

Fuel storage tanks and satellite dishes:

All fuel storage tanks must be buried below the surface of the ground or screened to the satisfaction of the Committee. The location of satellite dishes, generators and other electronic devices requires the advanced approval of the Design Committee.

Screening on decks and porches:

Plastic screens affixed to the inside walls of decks and porches do not require Design Committee approval. Often, but not always, such screens are installed behind insect screens that also protect the porch.

Plastic screens affixed to the exterior of a home or other building result in a change in the exterior appearance and, as a result, do require prior Design Committee approval. Here, the Design Committee will maintain a preference for exterior tracks and storage apparatus to be dark in color. Additionally, as with window trim, there is a requirement that no white or other light-colored tracks or other trim can be approved if visible from the golf course.

Accessory Buildings:

Professionally designed guesthouses, pergolas, storage buildings and other accessory structures may be allowed. Care must be taken to avoid a cluttered or miscellaneous look to the home site. They must be designed as integral elements and consistent with the existing design, materials and colors of the main structure, and conform with all requirements set forth in the Design Program. Connecting an accessory building to the main structure by way of hardscape features or landscape treatments is encouraged. No mobile or prefabricated buildings will be approved.

All ancillary structures must be within the setbacks and not impact on an adjacent property owner's site line.

Construction Sequence of Accessory Buildings:

In the case of more than one building (i.e. main house, guest house, garage); a complete submittal for all buildings and associated site plans must be submitted for review and approval prior to site work or construction. All buildings must be built in unison. It is not

permissible to build and occupy a guest house or garage (with a guest suite) prior to starting construction of the main house.

Exterior landscape features:

Location and composition of retaining walls, fencing and lighting must be approved.

Fencing should be natural wood or stone with some allowance for webbing on a pre-approved basis. No prefabricated fencing will be approved.

Vegetation and hardscape features such as plants, fence sections, stone walls and entrance pillars, installed by property owners, occasionally extend into the P.O.A. right-of-way shoulders along the roads. Property owners should be aware that any installation within the platted right-of-way is at risk of damage during P.O.A.-authorized work in the road shoulder. The P.O.A. will not be responsible for any damage caused by P.O.A.-authorized work to any improvements installed by property owners in the P.O.A. right-of-way.

Lighting:

The objective of the Design Guidelines pertaining to exterior lighting is to be certain that light trespass is not allowed from any home site, either to a neighbor or Wade Hampton Road. In addition, fixtures should be traditional in nature and not overly decorative.

As many areas as possible should be treated in a natural, unlit fashion. However, exterior lighting will be approved when required for purposes of safety, direction or where outdoor spaces are designed to be occupied by people. Lighting must be directed toward the surface which needs to be illuminated; up-lighting for decorative purposes will not be approved.

Landscape lighting placed in upper branches of trees, often referred to as “moonscape lighting”, is not allowed.

Exterior sculpture and décor:

Wade Hampton homeowners are encouraged to maintain a natural buffer in front of their homes along the roadsides. Locations set back from the road are preferred for personal decorative objects such as sculpture, yard art, birdhouses and decorative flags.

White trim visible from the golf course:

Based on a reasonable request from the Wade Hampton Golf Club Board of Directors, the Design Committee cannot approve any first-time use of white windows, doors or white trim on any elevation that can be seen from the golf course. This includes door and window

frames and trim and porch and deck railings. Repainting of existing white surfaces is not prohibited but homeowners are encouraged to consider alternatives.

Construction Vehicle Parking:

To protect neighboring property and community roads and roadsides, and to ensure unimpeded vehicle traffic on community roads, there must be a written approved parking plan for construction vehicles. The plan may include on-site parking, off-site parking, contractor-provided shuttles to ferry workers to and from the site, or other arrangements agreeable to the P.O.A. Administrator, whose approval of any arrangement involving on road or roadside parking must be in writing. Parking plans will also require a remediation agreement between the contractor and the P.O.A. The Design Committee's approval of the construction vehicle parking plan is a precondition to Design Approval for all new construction, remodeling and addition projects. Failure to comply with the approved plan will subject the general contractor to a fine for each occurrence.

TREE REMOVAL AND TRIMMING AND MAJOR LANDSCAPING CHANGES

This section of the Program covers tree removal and trimming as well as major landscaping changes that are not associated with new construction, remodeling or additions.

Here, the Program is designed to promote community-wide benefits of tree and landscape management that protect the natural environment, provide for attractive sight lines among properties, and protect the sight lines visible from the Wade Hampton Golf Course.

Before an Owner of a Lot cuts or removes any trees, bushes or shrubs on any Lot with frontage on the Wade Hampton golf course or that can be seen from the golf course, such Owner must contact the Association for approval. The Administrator, a member or members of the Design Committee and representatives of the Wade Hampton Golf Club will make a site inspection to determine what can be removed or trimmed from the Lot.

For all Lots, no tree over twelve inches (12") in circumference may be removed from any Lot by any Person nor may any tops of trees be removed on any Lot without prior written consent of the Design Committee.

If any trees are removed without the prior approval of the Design Review Committee, the Owner of the Lot may be required to replace such trees at the Owner's sole expense. Each Owner will be completely responsible for removal or topping of any trees by Persons employed by the Owner if the Owner had not obtained prior approval.

Generally, there are no P.O.A. fees or compliance deposits associated with these projects. However, the P.O.A. reserves the right to set an appropriate fee if it determines that the proposed project is likely to damage a roadway or other P.O.A. property.

STEP ONE: ON-SITE MEETING

An on-site meeting with one or more P.O.A. and Design Committee members, the property owner and/or his or her representative is required to review any proposed tree removal. The P.O.A. recommends that the tree contractor or landscaper selected to do the work attend this meeting.

Property owners should contact the P.O.A. Administrator before significant landscape or hardscape work begins on a lot, to determine if an on-site meeting is indicated.

STEP TWO: REVIEW AND APPROVAL

The Design Committee, in conjunction with the P.O.A. and Golf Club when appropriate, will consider the requests, recommend changes and site protections as necessary, and provide approval of tree removals or major landscape work as soon as reasonably practicable.

STEP THREE: MONITORING AND FOLLOW UP

Over the course of the project, members of the Design Committee will visit the site to ensure that the agreed plans and site protections are being carried out. The P.O.A. will notify the homeowner of any conflicts or deficiencies in this regard.

**WADE HAMPTON PROPERTY OWNERS' ASSOCIATION, INC.
POLICY STATEMENT REGARDING CONTRACTORS**

The Wade Hampton Property Owners' Association, Inc., a North Carolina nonprofit corporation (the "Association"), is responsible for enforcement of the covenants and restrictions for the Wade Hampton Community and has the authority to implement rules regarding the common areas of the Wade Hampton community.

Take notice, all contractors, subcontractors, employees, agents, and/or representatives of contractor shall abide by and fully comply with all restrictions, rules and regulations of Wade Hampton.

Lot Owners and Contractors will be held fully responsible for any violation(s) of any restrictive covenants, rules and/or regulations by their subcontractors, employees, agents, and/or representatives while the same are within the boundaries of the Wade Hampton Community.

This includes but is not limited to obeying all posted speed limit signs, operating any vehicle and/or equipment in a safe manner, no littering, no trespassing, accessing only those roads and driveways required to get to and from the Owner's property which they are performing work on. Discharging of a weapon within the boundaries of Wade Hampton Community is strictly prohibited.

In the event of a violation of this policy, the Association will seek any and all legal remedies available which may include fining the Lot Owner, preventing access by the contractor to the Wade Hampton Community, and/or issuing a stop work order for construction.

CONSTRUCTION AND CONTRACTOR RULES AND REGULATIONS

The Board of Directors of the Wade Hampton Property Owners' Association has voted to adopt these Rules and Regulations pursuant to the Declaration of Protective Covenants.

Failure to comply with these Regulations may result in expulsion of the contractor, for a period of time determined by the Board. Fines and/or a fee may be charged for re-entry.

Within previously stated limits, construction projects within Wade Hampton require a licensed, insured General Contractor, and it is understood that all subcontractors and tradesmen will comply with all building program restrictions. **It is the property owner's responsibility to ensure that proper licenses and insurance are in place, and that all required permits have been obtained.**

It is the responsibility of the property owner to inform his or her builder of the following restrictions, and to assume direct responsibility for compliance with all the restrictions and regulations contained herein. Departures or violations will trigger a warning issued to the general contractor or the offending party, as appropriate. A second warning or violation may result in denial of access and or fines being levied against the contractor and/or the property owner's Deposit of Compliance. Significant and ongoing violations may result in a notice that the job must be shut down pending further review by the Committee and P.O.A.

The Contractor is responsible for all on-site activities of his subcontractors and vendors.

Water and sewer hook-ups will be conducted ONLY by the Wade Hampton P.O.A. or its subcontractors and are the expense of the P.O.A. Contractors must contact the P.O.A. to request sewer and water hookups early in the construction process. Only the P.O.A. can open or close any water valves owned by the P.O.A. and Contractors must request P.O.A. assistance in this regard.

The P.O.A will strictly monitor and enforce these regulations for all projects.

1. **Parking.** To protect neighboring property, community roads and roadsides and to insure unimpeded vehicular traffic, the general rule for contractors, subcontractors, their employees and others providing services within Wade Hampton is **no one other than Wade Hampton members, members of their families and their guests are authorized to park a vehicle in any road or on any roadside within Wade Hampton.**

There are limited exceptions to this rule, including:

- Emergency vehicles,
- Vehicles belonging to public utilities while performing work that requires such parking,
- Parking by contractors within bounds that are specifically provided for in a parking plan agreed to by the DRC and a project's general contractor, and
- Short-term parking by surveyors or suppliers delivering goods or materials to a member or to an active job site where no other reasonable parking option is available.
- Construction (utility) trailers may be parked on-site in the construction zone and may remain during construction. Portable office trailers and trailers which can be inhabited are not allowed.
- **Parking any equipment, equipment trailers or contractor trailers on the roadside overnight is strictly prohibited.**

Any vehicle found to be in violation of these parking restrictions will receive one written notice, which may be affixed to the vehicle by a representative of the P.O.A. In the P.O.A.'s sole discretion, any subsequent violation will result in a fine or the subject vehicle being denied further entry into the community.

2. **Fires and cleanup.** Fires at any job site are prohibited. Violation of this prohibition may result, at the sole discretion of the P.O.A., in the responsible parties being permanently banned from entry in the community. **Additionally, contractors are required to keep job sites in a clean and orderly condition at all times.**
3. **Water use.** Contractors must limit to the greatest reasonable extent the use of Wade Hampton potable water by their employees and subcontractors. No hoses may be left running. Infractions may result in denial of access and or fines being levied against the contractor or Deposit of Compliance.
4. **Speed limit.** The speed limit within Wade Hampton is 20 mph. High speeds and unsafe driving will result in fines and or the subject vehicle and its driver being denied further entry into the community.
5. **Vehicle noise.** All vehicles are required to have proper muffler systems. Vehicles with loud or non-functional mufflers may be denied access to the property at the sole discretion of the P.O.A staff.
6. **Radio and other job noise.** All jobsite noise is to be kept to a reasonable minimum. **Radios must not be turned on if the sound is audible to anyone standing outside the building.** Violation of this prohibition against radio noise may result, at the sole

discretion of the P.O.A., in fine or temporary or permanent expulsion from the community.

7. **Pets.** Personal pets of contractors, sub-contractors and tradesmen are never allowed on the property at any time the Wade Hampton Golf Club is open.
8. **Signs.** No advertising or similar signs are allowed on a job site. Building permits and job site telephones must be installed on a post or structure, not a tree.
9. **Hours.** Hours of work are posted at the north and south gates and in written form available at the Guardhouse. Hours of work during the summer season are 8am-6pm, Monday through Friday, excluding certain restricted days. Certain inside quiet-work exceptions apply, with exceptions for Property Managers and Housekeepers. All contractors must be familiar with and adhere to posted hours.
10. **Visitors.** Other than owner-authorized guests and agents and persons on project-related business with the contractor, visitors to job sites are not allowed.
11. **Private property.** Properties other than those where construction is taking place are private. **No trespassing, parking or use of driveways is allowed.**
12. **Fishing or hunting.** Fishing and hunting by contractors or workers within the community are prohibited.
13. **Road trenching.** Contractors are required to notify the P.O.A. prior to trenching done in the road, shoulder or on the property in conjunction with construction or landscaping. The property owner is responsible for damages to utilities.
14. **Blasting.** No blasting is permitted anywhere within the community without twenty-four (24) hours' notice and approval from the P.O.A. office. Steel mesh blankets or copious quantities of dirt must be used to control dynamiting activities. Monitors are required on site and at adjacent neighboring homes. There will be a charge to the Deposit of Compliance for any "off-limits" or off premises damage from blasting.
15. **Litter.** Contractors are required to provide an appropriate litter container at a building site for the use of employees, subcontractors and tradesmen. It is to be kept clean and functional and is to be removed from the site at the end of the job.
16. **Trash hauling.** All trucks hauling trash or loose materials are to be covered or have a tarpaulin to restrict contents from blowing out.

17. **Port-A-John.** The location of the Port-A-John must be approved by the Design Committee. Whenever possible, they should be located so they are not visible from a Wade Hampton road. Any such structure visible from a Wade Hampton road should be enclosed in siding and roofed. They must be removed immediately upon completion of the job.

18. **Sediment control.** No sediment is to leave the job site. Erosion control measures must be installed prior to foundation excavation. A temporary aggregate base course is to be installed on driveways until time for paving.