

THE ISLES at RIVERTOWNE
ARCHITECTURAL REVIEW BOARD
Property & Project Information

Date: _____ *Lot No.:* _____ *Phase:* _____ *Street Address:* _____

Property Owner : _____

Address: _____ *City:* _____

State: _____ *Zip:* _____ *Phone/Fax:* _____

Email : _____

Architect/Designer: _____

Address: _____ *City:* _____

State: _____ *Zip:* _____ *Phone/Fax:* _____

Contractor: _____

Address: _____ *City:* _____

State: _____ *Zip:* _____ *Phone/Fax:* _____

Landscape Architect/Desginer: _____

Address: _____ *City:* _____

State: _____ *Zip:* _____ *Phone/Fax:* _____

Surveyor: _____

Work to be conducted: _____

THE ISLES
REQUEST New Home Construction REVIEW

Date submitted: _____ Lot number: _____

Property Address: _____

Owner's name: _____

Contractor/Builder Name/Company _____

1. Has the house been designed according to the Standard residential building codes, especially in regard to wind resistant construction? ___ Yes ___ No

2. Has an attempt been made to minimize the amount of site to be graded? ___ Yes ___ No

3. Has an attempt been made to minimize the removal or damage of existing trees? ___ Yes ___ No

4. Has an attempt been made to minimize the effect on primary views from adjacent properties? ___ Yes ___ No

5. Ground level: _____MSL

6. Height of structure (highest roof range) above this point: _____MSL

7. First floor elevation: _____ Second floor elevation: _____

8. Square footage: Heated 1st floor: _____

Heated 2nd floor: _____

Total heated: _____

Unheated porches/decks: _____

9. Are any variances from the Architectural Review Board Standards being requested under this application? ___ Yes ___ No

If yes, please describe and give reason: _____

10. Describe type of material and color for exterior finishes for the following:
(Provide color samples, details on all doors and windows- pictures are fine)

- a. Siding: _____ Color _____
- b. Trim: _____ Color _____
- c. Roof: _____ Color _____
- d. Doors: _____ Color _____
- e. Foundation Screening: _____ Color _____
- f. Paving: _____ Color _____
- g. Garage Doors(must be single doors): _____ Color _____
- h. Shutters _____ Color _____
- i. HVAC Screening: _____ Color _____

11. Has a structure within The Isles been previously constructed from these plans?

___ Yes ___ No

If yes, give lot # or address: _____

Please include the following information (in accordance with ARB Guidelines) with your submittal:

___ Site Plan (2)

___ Elevation drawings (2)

___ Floor plans (2)

___ Review Fee: \$800 Payable to:

The Isles POA

___ Impact Fee: \$100 Payable to:

Parker's Island POA

___ Material samples

___ Color samples

___ Cutsheets (window, doors, light fixtures, etc)

___ Construction Escrow

Deposit \$5,000.00 (Refundable)

Payable to: The Isles POA

___ Landscape plan (2 copies)

must be submitted 30 days prior to installation

___ Topographic survey

To the best of my knowledge, the foregoing statements are true.

Owner/Builder/Architect Signature

Date

Review Fee \$ _____ Ck# _____ Pd By: _____

Impact Fee \$ _____ Ck# _____ Pd By: _____

Deposit Escrow \$ _____ Ck# _____ Pd By: _____

Received by: _____ Date: _____

**NEW CONSTRUCTION & EXISTING HOME MODIFICATION
TRASH AND DEBRIS AGREEMENT**

This acknowledges that I am the owner of Lot _____ in the Isle at Rivertowne and I agree to **keep the lot clean and free from all trash and debris and to work only during the construction hours** as outlined in Exhibit A of the Rivertowne Country Club Contractor Guidelines.

TRASH

All trash, included paper products, will be cleaned on a daily basis. I recognize that the trash from our construction site could potentially be blown onto adjacent properties and street, therefore will be picked up throughout the day. The construction site must be secured during severe weather to protect and prevent any damage to existing homes.

STREET

Streets must be kept clean at all times. All related to the home construction must be parked in a way to allow for safe flow of passing vehicles.

SILT FENCE

Sediment control measures must be utilized during construction using the best management practices as required by the State of South Carolina. Silt fencing is to be used along all four sides (with the exception of construction access). Protective fencing must be installed at the drip line of all remaining trees.

DEBRIS

Building Materials will be removed will be removed by each sub-contractor at the appropriate time. Dumping debris on adjacent lots or on any other property in the community is **STRICKLY PROHIBITED**.

Furthermore, I agree that if my Building or any sub-contractor, who I am ultimately responsible for, is proven to have violated any of the rules as outlined in Exhibit A of the Rivertowne Country Club Contractor Guidelines. I will pay a fine as outlined in Fine Schedule, Exhibit B within thirty (30) days from receipt of notice.

Date: _____

Owner Signature: _____

General Contractor (Co. Name & Contact for Constr.)

Phone Number: _____

The Isle at Rivertowne Country Club
New Construction & Existing Home Modification Fine Schedule
Appendix B

Effective November 21, 2013

1. Nonconforming Job Sign \$100 / Day
2. Minor Damage to Specimen or Protected Trees (tree remains viable and relatively unchanged in appearance)..... \$100 / Tree
3. Severe Damage to Specimen or Protected Tree (health/viability of tree is severely threatened) Assessment Plus Replacement if Necessary \$500 / Tree
4. Unauthorized Tree Removal \$1,000/Tree + Replacement
5. Unauthorized Tree Pruning.....\$250/tree
6. Damage to Natural Areas / Right of Way \$500 / Occurrence + Repair
7. No Sanitary Facilities, Sanitary Facility in or too close to roadway or Door Facing street.....\$100 / Day
8. Littered Construction Site \$100 / Day
9. Dumpsters Parked on roadway.....\$100 / Vehicle / Occurrence
10. Dumpster Overflowing Greater than 72 Hours \$100 / Day
11. Building Materials or Equipment on roadway or Adjacent Property \$100 / Occurrence
12. Vehicles Parked on Adjacent Property without approval or blocking roadway..... \$100 / Occurrence
13. Unauthorized Burning on the Lot \$500 / Occurrence
14. Unauthorized Minor Site / Building Plan Change \$500
15. Unauthorized Major Site / Building Plan Change \$3,000
16. Damage to or Unauthorized Pruning of Flora or Trees on Adjacent Property \$500 and Restore Site
17. Failure to Complete Construction (New Home or Major Alteration to Existing Home) after One (1) Year \$1,000 / Month
18. Unauthorized Dumping of Trash and Debris in Containers on Building Sites for which the Contractor has no responsibility \$500 / Occurrence
19. Damage to Roadways Not Repaired after 10 days \$100 / Day
20. Failure to Use Gravel for Road Cut as Necessary \$100 / Occurrence
21. Trailers left on property over a weekend \$100 / Day
22. Contractor / Sub-Contractor misconduct \$250 / Occurrence
23. Building without a Building Permit \$1,000 / Occurrence
24. Building without ARB Approval \$3,000/New Construction
\$500/ Existing Home Modification

Note: If such unauthorized construction continues, after receipt of written notice, additional fine(s) will be assessed.

25. Sunday and Holiday work and non-authorized \$500 /1st Occurrence;
subsequent work hour violations \$1000/occurrence
26. Non-conformance New Home and Landscape/Drainage \$2,000 and lien placed
(In addition, correction of the non-conformance/completion will be required.)
27. Failure to install sediment contract after warning.....\$100/day