

CROSSWINDS DESIGN GUIDELINES

Site Positioning of New Construction

1. Homes do not have to be placed square with street or setback lines.
2. A single home may be placed on homesites that have been combined by re-subdivision.
3. To aid the Architect/Owner and the ARB in the siting of the new home, the plot plan for the proposed home should include a tree and topo as well as the location and first floor elevation of the adjacent homes.

Garages/Driveways/Guest Parking/Entry Elements

1. Garages are required. Two-car garages are required. Carports are not permitted. Porte-cocheres are allowed.
2. Any attached or connecting buildings on a lot such as garages, etc. must be compatible in style, material and color with the main house.
3. Garages must have finished interior walls.
4. Boats, trailers, recreational vehicles, and similar vehicles will be stored in an enclosed garage and not be exposed to view.
5. Driveways will be concrete, textured or patterned concrete, approved pavers, or a combination thereof. It is recommended that pervious material, e.g. brick, stone or concrete pavers, be used for driveways and walkways near specimen trees and desirable natural vegetation that is to be saved.
6. Single entry driveways may be parallel to side property lines but no closer than 5' from the side property line and where it intersects with the street. Driveways near side property lines should be minimized where possible to permit drainage and a buffer of landscape material.
7. Two off-street guest-parking spaces must be provided on an approved surface.
8. Reflectors of any type are not permitted.
9. No building elements, other than mailboxes, can be located in the POA easement between the curb and the property line. All entry elements must be shown on the architectural and landscape drawings and must be located inside the property line. It is strongly recommended that any entry element of a structural nature 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.

EFFECTIVE DATE: SEPTEMBER 2005

If entry elements have landscaping or lighting, these details must be shown on the appropriate drawings.

Decks/Terraces/Patios and Porches

1. 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 white in color and only used around the perimeter of the screened opening.

Exterior Lighting:

Exterior lighting must be installed so that neighboring properties and street traffic are unaffected by the glare.

1. The design and location of all exterior and landscape lighting shall be indicated on the site plan and the landscape plan. Walkway, driveway and lamppost lighting must be located a minimum of 20 feet from the street curb line. In addition, 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. Surface mounted floodlights are not permitted. Building perimeter lights must be installed to ensure that the source of light is not visible from off the home site.
3. Landscape lighting should also be subdued (low voltage and low wattage).
4. Night lighting, not limited to walkway and driveway illumination sources must be subdued (low wattage), directed downward and where possible should be concealed into steps, walls, bollards, handrails or landscape whenever possible to avoid direct view of light sources. Driveway and walkway lighting must be of the type that is located close to the ground. Cut sheets must be submitted for approval with the landscape plan for all exterior lighting.
5. **COLORED LIGHTING IS NOT ALLOWED for landscape lighting.**
6. Exterior lighting, including front/rear entry, service yards or other exterior wall mounted fixtures must contain lighting elements of 75 watts or less.

Propane Tanks:

1. Propane tanks, 60 gallon or more, must be buried underground and located no closer than 5 feet to the property line.

EFFECTIVE DATE: SEPTEMBER 2005

2. Propane tanks, or less than 60 gallon, including 100 lb. Exchange units, may be installed above ground but must be hidden from view by enclosures built within the required setbacks.
3. All propane tank installations must comply with the current NFPA documents administered by the State Fire Marshall.

Service Yards:

All residences are required to have an attached service yard. All utilities, including electrical service, garbage containers, HVAC compressors, water softeners, pool, well equipment, etc. shall be located in a service yard or other approved enclosure.

1. All service yards shall be designed to have minimum impact on neighboring residences and located within the setback lines. Exceptions may be considered for non-standard lots.
2. The service yards should be located in the side or rear yards with special consideration given to properly conceal the enclosure from street views.
3. The primary service yard enclosing equipment shall be screened from view by a wall or fence with a minimum height of six feet. 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. Use of lattice on service yards and other enclosures is not allowed. The door of the service yard is to be full height and should not face the street.
4. The service yard will have materials and colors compatible with the house.
5. All service yards will have concrete slabs or pavers as a base. Elevated service yards will require additional aesthetic detail.
6. Curbside Pick Up is not allowed. Trash haulers must be notified that trash is required to be picked up from the service yard.

Minimum Square Footage of Interior Air-conditioned Space, Excluding Garages:

1. Single story homes shall have a minimum of 1,800 square feet of enclosed dwelling area.
2. One and a half and two story homes shall be a minimum of 2,400 square feet of enclosed dwelling area. No dwelling may exceed three habitable floors.
3. The term “enclosed dwelling area” as used in these minimum size requirements shall mean the total enclosed area air conditioned and heated within a dwelling, excluding garages.

Foundation Plan:

1. FEMA flood elevation requirements are essential in the design of the foundation and the structure of the home. A foundation plan is required.
2. On lots 14’ or greater AMSL, no more than 5’ of foundation should be exposed around a home as measured from the finished grade to the first floor level. High foundations walls will require careful architectural and landscape treatment to help soften their height and massiveness. All openings in the foundation wall are to be louvered. The use of lattice is not allowed. The amount of louver openings in the foundation wall must be less than 40% of the wall area.

Materials:

1. Exterior walls should be of brick, wood, stucco, or a fiber-cement siding or combinations thereof. Siding materials and combinations must be approved by the ARB. Foundation walls are to be brick or stucco.
2. Various styles of windows may be desired to accent the architectural style of the house. The use of vinyl windows is discouraged. Low country and traditional style homes are encouraged to have permanent exterior grids (minimum 7/8” wide.) on all windows of rooms that do not face the rear of the house. It is recommended that the interior grids be permanent but if removable, the grids must be framed. Although the windows facing the rear of the house may not be required to have grids, large expanses of undivided glass throughout the house are to be avoided. It is strongly encouraged that all windows be of a style compatible with the rest of the house.
3. All exterior wood trim or wood siding including stairs will be painted or stained. All exterior colors must be approved by the ARB. Exceptions to the above will be considered for decks.

Building Elevation and Height:

EFFECTIVE DATE: SEPTEMBER 2005

1. Single-family residences must conform to federal flood zone regulations for minimum finished floor elevation established by Federal Emergency Management Agency (FEMA).
2. For lots located above 14.0' A.M.S.L, 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) above finished grade.
3. The maximum height of a residence as measured from finished first floor to the top of the tallest roof ridge beam is forty-five (45) feet. For those lots where all or part of the lot elevation is less than 14 feet AMSL and the home must be raised to conform to the current FEMA minimum finished floor elevation of 14 feet, the maximum height of the residence as measured from finished first floor to the top of the tallest roof ridge beam cannot exceed forty-five (45) feet. The intent of this maximum height is to reasonably limit the number of visible habitable levels below the roof drip line to no more than two, as viewed from the street. If a third story is to be constructed, it must fit within the rooflines (the attic are) above the first two stories.
4. For those lots where all or part of the lot elevation is less than 14 feet AMSL, and the home must be raised to conform to the current FEMA minimum finished floor elevation, the area below the required finished floor elevation can best be utilized by incorporating garages/storage facilities provided the structural material/ventilation meets the required building codes.

Roofs:

1. Architectural roofing materials must be approved by the ARB. 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 lb. and/or 30 year warranty is recommended. Metal roofs are allowed. Material selection and color will be considered on a case by case basis.
2. Exaggerated roof slopes (both high and low) should be avoided.
3. Roof vents, plumbing vents and other penetrations will be painted to blend with the roof and placed on the rear elevations when possible.
4. Low profile roof ventilators will be used.
5. Skylights should not be visible on the street side elevation.
6. Chimney exteriors shall be of masonry or stucco construction. Direct vent fireplaces through the roof are not allowed unless they are vented through a full

EFFECTIVE DATE: SEPTEMBER 2005

chimney. Prefabricated chimney flue caps shall be screened with a metal or other non-combustible material shroud for safety and ornamentation.

Fences:

Because of the style of the neighborhood, fences will be considered for privacy issues i.e. courtyards, patios. The use of "Living Fence Structures" is encouraged to be considered initially. Under no circumstance will fencing be considered for pet containment.

Antennas/Satellite Disks/and Accessory Structures:

1. Satellite dishes, which do not exceed 2' in diameter or 2' in height, may be erected and maintained on the property with ARB approval and per the Covenants. ARB approval will be conditioned on the applicants willingness to provide adequate natural or artificial screening. The ARB may require applicant to provide data supporting signal availability from various locations on the property.
2. Other than the above, no television antenna, radio receiver, transmitter, or other similar devise shall be attached or installed on the exterior of any residence or land area within Crosswinds.

Grading and Drainage:

1. May be part of Site Plan or separate. All lots will require a drainage plan stamped by a civil engineer.
2. Grading and drainage shall be designed to ensure no storm water or roof water runoff is directed toward adjacent home sites or POA property. Runoff should be directed into swales or dry wells to prevent runoff on to any adjacent properties.
3. In general, the areas of the lot that may be filled are limited to the area immediately under and around the house and adjacent driveway. This fill area should start transitioning down to existing grade as soon as possible once beyond the building line. It should be anticipated that natural low-lying areas will be preserved and that these low areas may retain water for several days following heavy rainfall.
4. Cuts and fills should be designed to complement the natural topography. Grading should produce graceful contours, not sharp angles and provide smooth transitions as the head and toe of the slope. No grading (cut or fill) should occur under the drip lines of large significant trees.

Pools:

EFFECTIVE DATE: SEPTEMBER 2005

1. Pool equipment shall be placed inside an approved service yard or other enclosure.
2. The top of the pool or pool deck may not be over 36" above finished grade and must be integrated into the landscaping plan approved by the ARB.
3. Backwash is not permitted to be discharged into the sanitary sewer system, storm water sewer system, or the marsh and must be contained on the lot.
4. Significant landscaping will be required around pools and pool decks to screen adjacent properties.
5. Pools should be located within the normal set back lines for all lots.
6. The pool fence should be constructed from a substantial material such as heavy gauge anodized aluminum or painted wrought iron. All pool fences should be installed in the immediate area of the pool in conformance with the normal setback requirements.
7. All pools fences will be evaluated on a case-by-case basis.

Landscaping:

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

1. Landscaping plans will be submitted at the same time as final house plans. Landscaping must be completed before final inspection of the property is performed. All landscaping must be essentially complete prior to occupancy of the home.
2. The landscaping plan should contain all the vital information from the previously approved site plan and will show existing plants and trees and will indicate which trees are to be removed. A landscape plants/material schedule is to be on the plan itself and is to show number of plants, botanical name, common names, species, container size, spread, height, and spacing at installation.
 - a. House/deck/garage/service yard/mechanical platform and foundation walls are to be fully/heavily landscaped on all sides. Foundation and service yard plants must provide a minimum of 50% height and width coverage at installation. Depending on the height of the foundation, plant size and spacing requirements will vary to assure that effective screening is provided.

- b. Property line utility services boxes should be screened with evergreen landscaping yet provide reasonable access by the utility companies.
3. All improvements, including landscaping in street rights-of-way, must be approved by the ARB. Grass (sod) is to be established in the area between the front (and side, if applicable) property line and the edge of the street pavement. The lot is to have a finished look to the street's edge as well as the side and rear property lines. Property owners are responsible for providing landscaping and maintenance for property lines to the roadway.
4. A landscaping plan that uses rock or crushed rock as a predominant element will not be accepted
5. 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.
6. Planting design:
 - a. A simple massing of plant materials is generally the most effective method of creating a successful planting scheme. Lawn areas are encouraged in open area around homes where sunlight is available for a good portion of the day. Otherwise, wooded areas should be preserved and enhanced by the selective introduction of ground cover and edge planting. Plant material, fences, and walls will be considered for the design of outdoor spaces for functional use such as to provide screening and privacy.
 - b. Leaving "natural" areas may be appropriate and acceptable in some cases, but owners are cautioned that these areas must be maintained (cleaned, pruned, weeds/vines removed) and not left to grow wild. Natural does not mean unkempt.
 - c. At driveway entrances, for reasons of safety, no planting that obstructs sight lines shall be permitted.
 - d. Landscaping at the rear corners of a lot shall not impede the view corridor of the neighbors.
7. No tree with a trunk diameter measuring 6" or more at a height/distance of 4' above ground level shall be removed, or effectively removed through damage, without written approval of the ARB.
8. Planting, other than grass, are not allowed outside the property line.

EFFECTIVE DATE: SEPTEMBER 2005

9. The cutting or trimming of any vegetation outside of an Owners' property line is strictly prohibited.
10. Walkways, retaining walls, water features, sculptures and statuary, or other hardscape improvements will be identified on the landscape and/or site plans by material and dimensions; including height above finished grade.
11. Sod areas and shrubs will be watered by an underground irrigation system.
12. At final inspection of the landscape installation the ARB, in its sole judgment, will determine if the landscape plan design intent has been met, particularly as it relates to landscaping that is used for screening purposes and foundation coverage.
13. Every property owner is responsible for preventing the development of any unclean, unsightly or unkempt conditions of building 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, tress pruned, vines removed and yard debris removed.
14. Any proposed changes or additions in landscaping such as fences, fountains, lighting, game structures, pole-supported feeders/bird houses, drives, walkways, landscape structures and statuaries must be approved by the ARB.

Landscape accessory structure and ornaments:

1. All landscape accessory structures such as birdhouses, statues, flagpoles, lampposts, etc. must be within the applicable setbacks and be approved by the ARB. Landscape name and number signs are prohibited.
2. All playground equipment must be nature blending in color. All exterior play equipment, including basketball nets, shall be placed only with approval of ARB. Basketball apparatus must be portable.
3. No exposed clothesline, tool sheds or doghouses shall be permitted.

Mailboxes and House Numbers:

House numbers must be three inches (3") in height and brass in color. They will be part of the approved mailbox assembly (see attached), which can be purchased from a local supplier. House numbers may not be painted on the curb. All occupancies shall display their correct physical address on the building.

Exterior Storm / Hurricane Shutters:

All storm shutters will be reviewed by the ARB on a case-by-case basis.

EFFECTIVE DATE: SEPTEMBER 2005

Existing Home Guidelines:

Any exterior modifications or additions including repainting and roofing to an existing home must follow the same procedures for new home construction. At the discretion of the ARB, landscape plans may be required when applying for modifications and or additions to existing homes. The replacement of or upgrading of an existing landscape will require the submittal of the changes proposed to the ARB for approval.

SITE PREPARATION AND CLEARING PHASE:

After final approval of the drawing package, the contractor will stake out the lot in preparation for stakeout inspection. No trees are to be cut or clearing of any kind to proceed until after the stakeout inspection is approved and a permit has been posted. Trees to be removed shall be banded in red.

Tree Protection:

Shall be constructed of 2" X 4" posts on 8' centers with 2" x 4" top rail covered with Burke Safety Fence. Tree protection shall be 4' high and located around the drip line of the tree. (Approximately 1 foot in radius for every inch in tree diameter). Specific recommendations from the arborist survey and report will also need to be followed.

Silt Fence:

Prior to starting construction, a silt fence will be installed on a minimum of 3 sided of the property lines of the lot and maintained throughout construction. Care must be taken to install the silt fence with the bottom curl under a dirt cover so that silt and debris do not run under the silt fence.

Portable Chemical Toilet:

Prior to starting construction a portable chemical toilet will be placed within the setback line, emptied on a regular basis and will be removed when construction is complete. The door of the toilet should not face the street. It should be facing toward the center or rear lot line of each lot unless otherwise approved by the ARB. Portable toilets must be enclosed on three sides. Lattice panels are acceptable.

Dumpster:

During construction a metal dumpster will be in place and must be present on the lot during the entire construction process. The dumpster must be removed when construction is complete. It will be the permit holders responsibility to collect all trash and have a clean and orderly construction site at the conclusion of each day's activities. The placement of dumpsters on adjacent properties or open space will not be allowed.

Illegal Dumping:

No dumping or burning of debris is permitted within Crosswinds.

Utilities:

The appropriate utility companies shall provide completely underground connections to water, sanitary sewer, electricity, telephone and cable TV. The installation of all utilities

EFFECTIVE DATE: SEPTEMBER 2005

to homes with Crosswinds will be installed meeting the specifications prescribed by the providing utility. Consideration should be given to utilities routing, to protect the root system of all remaining trees.

Signs:

No signs other than the approved homeowner, contractor and architect signs are to be placed on a property during construction. The contractor signpost will contain the contractors sign, architect sign and will have the County and Crosswinds Building Permits affixed to the signpost. This information is to remain posted throughout the building process and be removed when final approval is requested.

CONSTRUCTION PHASE

Site Protection/Traffic Laws/Parking:

1. All vehicles, trailers and building supplies shall be limited to the job site property. No privately owned undeveloped lots may be used for parking or storage of any construction related equipment without the written approval from the property owner. Proof of this approval will be provided to the ARB prior to commencement of any construction.
2. The utmost caution must be used to avoid damage to the road right of way and the curbing. Any damage to curbs, sidewalks and easements must be restored to the original condition at 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. Photos of existing damage to the curbing in front of and adjacent to the construction site should be provided to the ARB prior to the commencement of construction.
3. Posted speed limits and safe driving practices will be strictly enforced. Under no circumstances shall parking interfere with the flow of traffic or cause hazardous conditions.
4. Failure to comply with the above requirements during construction may result in fines being levied and / or other appropriate action.

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. A locking device must be used to secure the axel so the vehicle cannot be moved. 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.

Construction Rules:

The following rules and regulations are designated to enhance Crosswind's overall appearance and to protect the aesthetics and the property values of all Owners. Builders will be held responsible not only for their own employees, but for the actions of his/her subcontractors and vendors.

1. Clearing will not begin until both a Crosswinds Clearing Permit and a TOHH Building Permit are issued and posted at the job site.

EFFECTIVE DATE: SEPTEMBER 2005

2. Construction work, both exterior and interior, must be limited to the hours of 7:30 AM to 6:00 PM, Monday through Friday only.
3. No work will be permitted on Sundays, New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.
4. No water usage will be permitted until the appropriate tap fees are paid and meters are installed by HHPSD #1.
5. No construction trash burning will be permitted on the site.
6. The General Contractor is responsible for enforcing the following work rules for all construction workers and suppliers at the job site.
 - Workers are not permitted to use any Crosswinds facilities.
 - Workers are not permitted to fish in any lagoon or from any dock.
 - The possession and/or consumption of alcohol or drugs are strictly prohibited on Crosswinds property.
 - Workers should refrain from using inappropriate language, honking horns and playing loud music.
 - Workers are prohibited from bringing dogs, cats or others pets.
 - Workers are prohibited from bringing children to a job site.
 - Workers must obey all posted speed limits.
 - 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.

7. Trash containers and Portable Toilets must be located and enclosed according to the ARB guidelines and with ARB approval.
8. 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.
9. Damage of any type to any of the common elements i.e. but not limited to curbing, roadways, irrigation, lighting, landscaping, gates, and security systems belonging to the Crosswinds POA will result in the forfeiture of a portion of or the entire amount of security deposits held by the ARB depending on the severity of the damage. Damage to properties other than common elements will also be dealt with accordingly. The repair of any damage may be repaired by the owner or contractor. The method of repair will require pre-approval by the ARB Administrator.

INSPECTION / PERMITS

ARB Inspections:

Stakeout Survey/Clearing Permit:

After final approval of the drawings has been granted, the contractor will stake out the property lines, building footprint, driveway, pools, decks, porches, and service yards. Trees to be removed will be banded with red tape. The contractor or owner will advise the ARB Administrator when the stake out is ready for inspection. The Administrator will perform the inspection, and if approved, issue the contractor a **Clearing Permit**. The Administrator will inspect the condition of the adjacent lots, curbing, and other infrastructure and document their condition for reference at final inspection. When clearing is completed, no further construction work will commence until a **Crosswinds Building Permit** is issued.

Building Permit:

Following clearing, the lot is prepared for construction:

- a. Dumpsters set in place and Port-a-Johns screened.
- b. Silt fence and tree protection installed.
- c. Contractors sign erected with permits attached.

The Administrator will inspect the lot and if approved issue the **Crosswinds Building Permit**.

Foundation Survey:

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

Intermediate Inspection:

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.

Final Inspection:

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

- Construction Elevation Certificate.
- Foundation Survey
- Final Elevation Certificate
- Certificate of Occupancy
- As Built Drawings
- Landscape Drawings (as installed)

EFFECTIVE DATE: SEPTEMBER 2005

- As Built Survey
- Photographs (completed project)

As soon as the contractor notifies the ARB 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.

As Built Survey: An as built survey that includes:

- All vertical and horizontal construction (i.e. walks, driveway, pools, decks, etc.)
- The elevation/topography of the lot as built and graded, including drainage plan grade lines.

SCHEDULE OF PENALTIES:

The following is a schedule of penalties that may be levied when a property owner or contactor violates the Covenants or Guidelines. Monetary penalties will be deducted from the escrow deposit (refundable deposits) paid by the contractor or owner as appropriate. If the amount of refundable deposit falls below 50% of the initial deposit, the deposit is required to be replenished to the full initial amount by the contractor/owner. Covenant violations may result in legal action if no deposits are available for levy.

A STOP ORDER OR OTHER ACTIONS MAY ALSO BE LEVIED FOR SERIOUS, REPETITIVE, OR UNCORRECTED VIOLATIONS.

Minor Offenses:

If a minor offense is not corrected within 48 hours of notification, the project will be shutdown until the violation is corrected.

Failure to keep site clean	\$250.00 Minimum
Loud music or yelling	\$250.00 Minimum
Adjacent lots unclean	\$250.00 Minimum
Damage to curb	\$250.00 Minimum
Failure to maintain silt fences	\$250.00 Minimum
Failure to maintain tree protection	\$250.00 Minimum
Children or pets at work site (contractors/sub-contractors)	\$250.00 Minimum
Fires	\$250.00 Minimum
Failure to install or maintain port-o-john screening & dumpsters	\$250.00 Minimum
Other offenses determined to be minor	\$250.00 Minimum

Major Offenses:

Major offenses may cause the job to be shutdown, but will also result in the automatic loss of a portion or all of the refundable deposits.

Begin work without appropriate permit	\$500.00 Minimum
Working during unauthorized hours or non-working days	\$500.00 Minimum
Unauthorized clearing or removal of trees & vegetation	\$500.00 Minimum Plus Replacement
Changing of exterior design or appearance of house without review & approval to build according to the approved plans	\$500.00 Minimum
Installation of landscape without approval	\$500.00 Minimum
Failure to install approved landscaping after 60 days of occupancy	\$500.00 Minimum
Other offenses determined to be major by the ARB	\$500.00 Minimum

These amounts may be deducted from either or both the contractors and owners deposits as determined by the ARB.

CROSSWINDS BOARD APPROVED CHANGES FROM SEPTEMBER 2005 DOCUMENT

Revisions made to one of the following:

Section

Policy & Procedures

Design Guidelines

Revision Date: January 24, 2006

Change Made to: Design Guidelines

Page Number: 4

Section: Foundation Plan

Paragraph: 1

Actual Change: Added: A foundation plan is required.

Revision Date: January 24, 2006

Change Made to: Design Guidelines

Page Number: 3

Section: Service Yards

Paragraph: Added #6

Actual Change: Curbside Pick Up is not allowed. Trash haulers must be notified that trash is required to be picked up from the service yard.

Revision Date: January 24, 2006

Change Made to: Design Guidelines

Page Number: 1

Section: Garages/Driveways/Guest Parking/Entry Elements

Paragraph: 1

Actual Change: Changed from “Two-car garages are recommended” to “Two-car garages are required”.