



Summary of Conditions, Covenants & Restrictions (“CCRs”) and Design Review Process

1. All house and landscape plans are subject to review prior to commencing construction; approval shall be in the sole discretion of Acadia’s Architectural Review Committee (“ARC”). The Design Review Process is outlined below. Design review applies to initial and future site improvements such as new construction, landscaping, driveways, fences, walls, recreational structures, and modifications/renovations to existing structures, including exterior painting or any other exterior changes and additions.
2. All single-family houses in Acadia must be built by one of the members of the Acadia Builders Guild. Many lots have already been contracted for and assigned to Guild Builders, and only that builder is permitted to construct a home on an assigned lot. In the event a builder assigns his lot to a custom homeowner in order to avoid multiple lot closings, such assignment does not release the builder from its obligation to construct a home on such lot. Lot swaps and builder swaps may be permitted as long as all parties agree, including the builders, the purchasers and the Developer.
3. Square feet heated space, excluding porches, decks, detached unheated accessory buildings, garages and structures: 1,600-2,800 square feet for Cottage lot homes; 2,000-4,000 square feet for Manor lot homes; 3,000-6,000 square feet for Estate lot homes. Meeting the square foot requirements does not guarantee plan approval by ARC.
4. Because of the unique typography and lot configurations in Acadia, building setback lines are tailored to specific lots and areas in Acadia to meet the intent of Acadia’s Code of Development. Specific setbacks for each lot are set forth in the Code.
5. An important goal is for no two single family homes to look the same in Acadia. Homes and related structures shall be styles of American and European influence: Arts & Crafts, American Craftsman, Shingle, Cape Cod, Adirondack, Charleston & Savannah Single House, Low Country & Louisiana river homes, Southern Traditional, Georgian, Williamsburg, English & French Country, French Provincial, Italian Tuscan, Spanish Mediterranean, English Tudor and French Normand. Modern and contemporary styles are not generally consistent with the styles to be built in Acadia. Pattern books with many suggested house styles and plans are available for viewing at the Acadia Design Centre. All house plans must be pre-approved by the ARC.
6. The exterior of each home shall be harmonious and consistent in architectural appearance, size and style and color with other homes in the immediate neighborhood of Acadia. Approved color palettes containing various color combinations are available for viewing at the Acadia Design Centre. All house colors must be pre-approved in writing by the ARC.
7. Exterior materials shall be brick, stone, stucco, wood, or cement siding (i.e. Hardiplank™ and Hardishake™). Approved brick, stone and siding solutions are available for viewing at the Acadia Design Centre. All exterior materials must be pre-approved in writing by the ARC. Vinyl siding is prohibited, however vinyl soffits and vinyl accents may be allowed at the discretion of the ARC.
8. Generally, no house should exceed two stories in height (not including basement level), and under no circumstance may exceed the 36 foot height limitation established for Acadia.
9. Each house shall have an enclosed garage (except where exempted by the Developer), attached or detached, large enough to accommodate a minimum of two vehicles. Front loaded garages are generally prohibited (exceptions may be granted by the ARC for topographical reasons). Homes

may have courtyard garages (garage turned perpendicular to the front elevation of the house). No lot that is serviced by an alleyway may have a garage fronting or accessed from any other public street or front private street.

10. No lots may be subdivided or added to adjacent lot(s) for the purpose of creating one home site, except where permitted by the Developer.
11. House construction must begin and be maintained within eighteen (18) months of the lot closing date, and must be completed within one year of commencement (the ARC reserves the right to grant extensions). Builder assigned lots must begin construction sooner as required in the builders guild program, including spec or custom construction (typically 3 to 6 months). The Developer may grant a variance for a construction start date, but only if homeowner and builder have executed a firm contract for construction within 2 months of lot closing. Developer shall have right of first refusal and buy back provisions in each lot contract to also ensure timely construction of homes and to prevent speculation in lot resales.
12. All street lighting, street signage, and mailboxes shall be of a decorative design and construction as determined by the Developer. Generally, mailboxes are placed in common areas to encourage neighborhood interaction, and in such designated areas no mailboxes for postal deliveries will be allowed on the homesite. Owners will be responsible for purchasing, installing and maintaining their mailboxes, even those in designated areas.
13. Fences are allowed, but with limitations so that they do not become barriers within the community. Vinyl, simple unpainted picket, split rail and other stockade fences are prohibited. All fences must be approved by the ARC, and “living fences” are encouraged, i.e., those on which living plants can grow and air and light can pass through.
14. The ARC strongly prefers lots to be landscaped naturally. All front and side yards shall be natural and planted with approved vegetation. Grassed yards are limited, depending on lot location and configuration, and shall be planted with only approved grasses. All grassed areas must contain an underground irrigation system, be natural in shape, and occupy less than half of the total yard area remaining outside the building envelope.
15. Same-day service for garbage pickup from all lots is mandatory. Pickup shall be done weekly. Lawn care is also limited to approved vendors in order to reduce traffic and neighborhood congestion.
16. Oversized vehicles like motor homes, trailers, recreational vehicles, boats and campers are prohibited unless stored within an enclosed garage of standard size (no oversized garages or carports are permitted), or otherwise stored in the Acadia Stables storage area.
17. Accessory buildings such as carriage houses, detached garages, outbuildings, garden sheds, utility buildings and playhouses are allowed typically in the rear-yard only, and are subject to prior approval by the ARC. All such buildings must be adequately designed for appropriateness and/or screened from the view of adjacent homes and public streets.
18. Extended or routine parking of vehicles on internal streets and alleys is prohibited.
19. Pets must be kept on leashes at all times, except in designated pet park areas. Vicious breeds are excluded from Acadia.
20. Acadia’s tree ordinance requires that any tree over an 8-inch caliper (measured at a height 4 feet above the ground) outside of the approved building envelope may not be removed without prior written consent of the ARC.

Acadia Design Review Process

In order to provide assistance throughout the architectural design of homes within Acadia, the Developer has created a comprehensive Design Review Process, providing each Owner the opportunity to draw upon the land knowledge acquired during the planning and development of Acadia. Since balanced development of Acadia is of primary concern, the ARC has the responsibility to ensure that these

principles are adhered to throughout all phases of development. The ARC specifically reserves the right to make subjective, as well as objective, determinations concerning particular site plans and exterior house plans.

The ARC's Design Review Process provides checkpoints throughout design and development, so that time and money are not wasted on plans and designs which do not adhere to the Acadia Design Code and CCRs, or which may be inappropriate or of improper configuration for their specific homesite setting. This process will not result in time delays, provided each Owner performs in the spirit in which the Acadia Code is intended; namely, a site-sensitive approach to the development of the homesite within this unique community.

The ARC's Design Review Process has five steps:

1. **Pre-Design Conference:** Owner, along with their Architect and/or Builder, will preview their ideas and the natural aspects of the homesite with an ARC representative before any formal architectural or building plans are prepared. This meeting must be requested by the Owner and take place at the homesite.
2. **Preliminary Design Submittal:** ARC will review conceptual plans (four-sided elevations, floor plans, and plot plan) to confirm that design is consistent with Acadia Code and CCRs **before** the Owner finalizes their design.
3. **Final Design Submittal:** ARC will review final construction documents to confirm that design is consistent with the approved preliminary design plans. The construction drawings can only be submitted to Greenville County for a building permit after the final design drawings have been approved by the ARC. The Construction Performance Deposit must be paid with the Final Design Submittal.
4. **Pre-Construction Conference:** Owner and their Builder will review the Acadia Construction Standards set forth in the CCRs with an ARC representative to confirm everyone's understanding of, and future compliance with, these standards.
5. **Final Inspection:** ARC representative inspects homesite to determine construction compliance with the approved plans.

This document is provided only as a brief summary of the Conditions, Covenants & Restrictions and the Design Code for Acadia, and is subject to change without notice. This summary is not intended to cover all relevant points in the CCRs, the Code and the Design Review Process, but instead just to highlight some of the main considerations.