

APPENDIX A

AECC Membership Application Form (Please Clearly Print/Type All Information)

NAME: _____

BIG CANOE LOT NUMBER: _____

BIG CANOE 911 ADDRESS: _____

MAILING ADDRESS: _____

EMAIL ADDRESS: _____

PHONE NUMBER: _____

BACKGROUND INFORMATION:

1. When did you first purchase property in Big Canoe? _____
2. When did you become a full-time (more than 9 months of the year) resident of Big Canoe? _____. Applicants must have been a full-time resident in Big Canoe for a minimum of two (2) consecutive years.
3. Are you a graduate of Leadership Big Canoe? _____. If so, what year? _____
4. On what BCPOA Committees, Task Forces, or such have you served? List service and dates. _____

_____ (There are restrictions to serving on more than one Board Committee at a time.)
5. What Big Canoe-sponsored amenities/volunteer activities are you currently an active member/participant, and for how long have you participated in these amenity(s)/volunteer activities?

6. Are you currently a member in good standing with Big Canoe Property Owners' Association with no outstanding fines or liens placed on your Big Canoe Property by the POA? _____
7. Have your amenities/club privileges/usage ever been suspended for non-payment or bad behavior? _____.

8. As an owner of Big Canoe property, have you had the opportunity to work with or have contact with Architectural & Environmental Control Department (AECD)? _____. Please describe your interactions with the members of AECD:
- _____
- _____
- _____
9. Do you have educational or work experience that might make you uniquely qualified to be a voting member of Architectural & Environmental Control Committee? Please limit your response to the available space provided:
- _____
- _____
- _____
- _____
- _____
10. Are you familiar with the role and function of the AECC as set forth in AECC Policies and Procedures found on Big Canoe POA website? _____
11. Have you read the Amended and Restated General Declaration of Covenants and Restrictions of the BCPOA and Big Canoe Company dated October 9, 1972 and March 26, 1988, as amended found on Big Canoe website? _____
12. Have you read Architectural and Environmental Control Standards of Big Canoe found on the Big Canoe POA Website? _____.
13. Have you read Big Canoe POA Rules & Regulations found on Big Canoe POA Website? _____. When? _____
14. Are you available to attend regularly scheduled monthly meetings on the first Tuesday of each month? _____ Are you available on a regular basis to make site visits to the properties prior to appeals/variances? _____. Are you available for special-called meetings? _____
15. If you are a finalist for membership, you will be given the opportunity to meet individually with AECC. Are you interested in attending? _____

I hereby certify that all the information that I have provided on this form is true and correct.

Applicant's Signature

Date

APPENDIX B

Big Canoe Neighborhood Guidelines

Neighborhood	Mountaintop	Mountainside	Woodland	Wildcat	The Bluffs	Legacy Neighborhoods	Waterford
Square Footage							
Total	2200	2000	1500	2200	2500	n/a	2200
Entry Level	1500	1400	1000	1500	1100	n/a	1500
Roof Pitch (Min) *	8:12	8:12	8:12	8:12	8:12	6:12	8:12
Shed Roof (Min)	4:12	4:12	4:12	4:12	4:12	4:12	4:12
Secondary Roof Volumes **	5**	4**	3**	4**	4**		5**
Exterior Door & Window Trim Boards (Min) ***	3.5"	3.5"	3.5"	3.5"	3.5"	3.5"	3.5"
Siding Material					wood		
Overhangs (Must have min 1x4" rake mold on all gables)					18"		
Chimneys (Exterior)	1 must be stone				stone ****		1 must be stone
Residence setback from the edge of payment	40'	40'	40'	40'	40'	40'	40'
Garage setback from the edge of pavement	30'	30'	30'	30'	30'	30'	30'
Driveway Entry (max)	1	1	1	1	2	2	2
Foundations - Stone on Front	no	no	no	yes	yes	no	no
Artificial Stone-Foundations	no	no	no	no	no	no	no
Front Doors				Craftsmen	Wood		
Garage Doors				Carriage	Carriage		

*Recommend minimum of 10:12 pitch

**Two of these secondary roof volumes are required to be on the front of the house

***Recommend min. 4.5"-5.5"

****Cantilever stone is not allowed

*****Must be Natural Elements Home

APPENDIX C

Approved Exterior Colors

All Communities Except Chestnut Knoll		Siding	Trim	Door	Shutters
Sherwin Williams	Analytical Gray SW7051		X	X	X
	Taupe Tone SW 7633		X	X	X
	Prairie Grass SW 7546		X	X	X
	Cork Wedge SW 7539		X	X	X
	Fenland SW 7544		X	X	X
	Perfect Greige SW 6073		X	X	X
	Dorian Gray SW 7017		X	X	X
	Functional Gray SW 7024		X	X	X
	Khaki Shade SW 7533		X	X	X
	Amazing Gray SW 7044		X	X	X
	Ramie SW 6156		X	X	X
	Portico SW 7548		X	X	X
	Dapper Tan SW 6144		X	X	X
	Zeus SW 7744		X	X	X
	Naturel SW 7542		X	X	X
	Brainstorm Bronze SW7033	X	X	X	X
	Studio Clay SW 9172	X	X	X	X
	Anonymous SW 7046	X	X	X	X
	Backdrop SW 7025	X	X	X	X
	Best Bronze SW 6160	X	X	X	X
	Homestead Brown SW 7515	X	X	X	X
	Java SW 6090	X	X	X	X
	Sawdust SW 6158	X	X	X	X
	Elephant Ear SW 9168	X	X	X	X
	Bunglehouse Gray SW2845	X	X	X	X
	Caraibe SW 9090	X	X	X	X
	Hardware SW 6172	X	X	X	X
	Griffin SW 7026	X	X	X	X
	High Tea SW 6159	X	X	X	X
	Resort Tan SW 7550	X	X	X	X
	Sage Green Light SW 2851	X	X	X	X

All Communities Except Chestnut Knoll Cont.		Siding	Trim	Doors	Shutters
Sherwin Williams	Porpoise SW 7047	x	x	x	x
	Dovetail SW 7018	x	x	x	x
	Smokehouse SW 7040	x	x	x	x
	Messenger Bag SW 7740	x	x	x	x
	Status Bronze SW 7034	x	x	x	x
	Superior Bronze SW 6152	x	x	x	x
	Tiki Hut 7509	x	x	x	x
	Oakleaf Brown SW 7054	x	x	x	x
	Thunderous SW 6201	x	x	x	x
	Urbane Bronze SW 7048	x	x	x	x
	San Antonio Sage SW 7731	x	x	x	x
	Black Fox SW 7020	x	x	x	x
	Gauntlet Gray SW 7019	x	x	x	x
	Meadow Trail SW 7737	x	x	x	x
	Hammered Silver SW 2840	x	x	x	x
	Enduring Bronze SW 7055	x	x	x	x
	Foothills SW 7514	x	x	x	x
	Van Dyke Brown SW 7041	x	x	x	x
	Urban Jungle SW 9117	x	x	x	x
	Downing Earth SW 2820	x	x	x	x
	Tree Branch SW 7525	x	x	x	x
	Library Pewter SW 0038	x	x	x	x
	Sandy Ridge SW 7535	x	x	x	x
	Manor House SW 7505	x	x	x	x
	Otter SW 6041	x	x	x	x
	Olive Grove SW 7734	x	x	x	x
	Roycroft Brass SW 2843	x	x	x	x
	Warm Stone SW 7032	x	x	x	x
	Rookwood Dark Brown SW 2808	x	x	x	x
	Tricorn SW 6258			x	x
	Foxhall Green SW 9184			x	x
	Forestwood SW7730			x	x
	Rockwood Shutter Green SW 2809			x	x
	Grizzle Gray SW7068			x	x
	Homburg Gray SW7622			x	x
	Red Barn SW 7591			x	
	Rustic Red SW 7593			x	

Chestnut Knoll Neighborhood Approved Exterior Colors					
BRAND	COLOR	Foundation & Siding	Trim	Door	Shutters
Cabot	Spanish Moss 0553/0653	x	x	x	x
	Bark 0538/0638		x	x	x
Glidden	Walnut Bark		x	x	x
Porter	Umber Shadow		x	x	x
Sherwin Williams	Chestnut Knoll Brown	x		x	x
	Dapper Tan 6144		x	x	x
	Tobacco 3039	x	x	x	x
	Wolfscratch Green	x		x	x
	Natural Wood Accents				
Sikkens	Butternut				
	Dark Oak				
TWP	Cedar Tone				

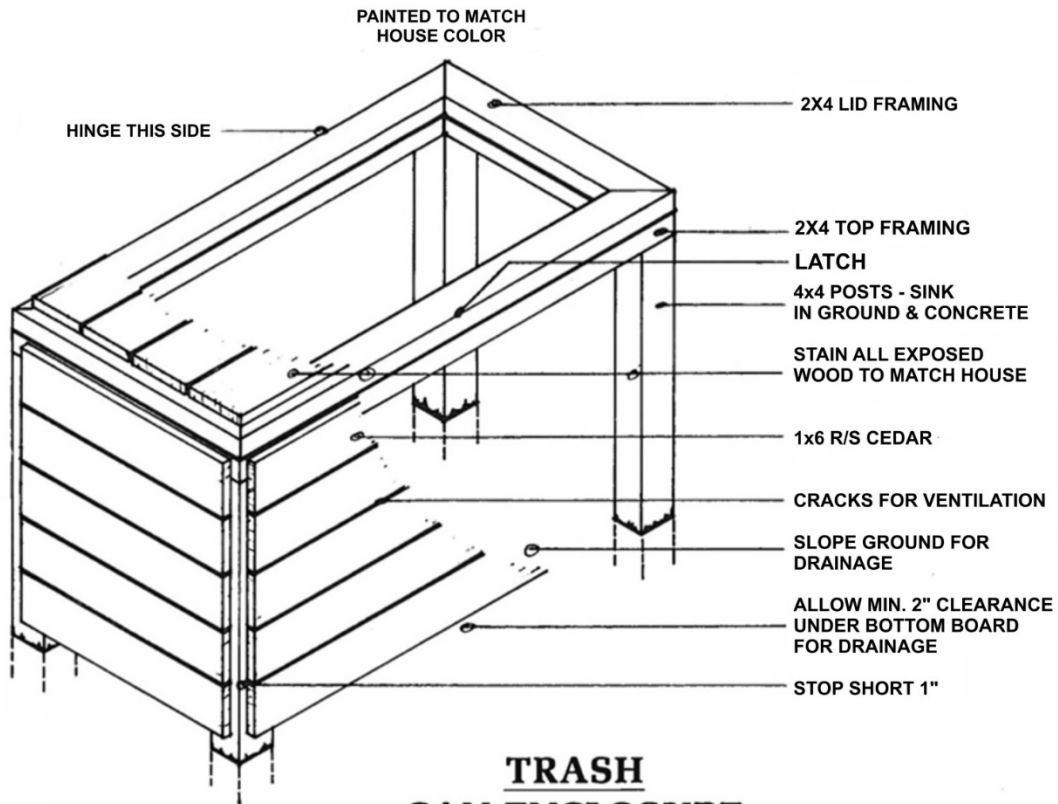
APPENDIX D

Fencing and Deer Deterrent

1. AECD written approval for any fencing --- whether new, changed or added to existing fencing --- is required prior to installation. Property owners shall provide the AECD with a clear and accurate sketch of the proposed fence as it would appear on the lot, showing location, fence color and fence material.
2. Fences shall not be closer than thirty (30) feet from the front property line, or ten (10) feet from any other property line.
3. Fences shall not be installed on POA property or on rights-of-way.
4. No more than forty-five (45) percent of the lot minus the footprint of the house and driveway shall be enclosed with deer fencing.
5. Property Owners are responsible for maintaining fencing in good repair.
6. Culpability for installation and maintenance of fencing as well as potential personal injury or property damage to any persons is the sole responsibility of the property owners, and does not subject the AECD or the BCPOA to any risks or liabilities.
7. The following contains the materials and configuration for fencing:
 - a. Electric fencing materials shall not exceed the manufacturer's specifications for "light" use. This refers to a strength and configuration appropriate for discouraging intermittent deer traffic rather than a design for repulsing constant and insistent deer traffic or for containing large livestock.
 - b. Line posts must be rod-type, no more than one-half (1/2) inch in diameter, spaced as necessary to maintain proper tension, and in flat black or flat dark gray in color.
 - c. Corner and end posts must be sized as necessary to safely perform their function and must be flat black or flat dark gray in color. Corner and end posts shall be a maximum of thirty-six (36) inches above ground level.
 - d. Electric fencing wire shall be no larger than 18-gauge (AWG), and there shall be no more than two strands of fencing wire on each fence section with the highest strand being no more than thirty (30) inches above ground level.
 1. Insulators must be flat black or dark gray and must be installed on the side of posts/trees away from community view.
 2. Electrical systems must be Underwriters Laboratory approved.
 3. Warning signs furnished by the manufacturer or other compatible quality must be attached to the fence wherever pedestrian traffic is likely to intersect with the fence.

- e. The fence should be as invisible as possible from community view. Plants and natural landscape features should be used when possible. Trees may be used instead of fence posts.
- f. Fishing line used for fencing must be clear.
- g. Plastic fencing material or plastic coated hog wire must be specifically sold for protection of plants from deer/other wildlife.
- h. Plastic fencing shall be black with openings no smaller than one-inch (1) square and no larger than two inches (2") square.
- i. Guide wire or black nylon guide cable shall be a size recommended by fencing manufacturers, but shall not exceed fourteen (14) gauge.
- j. On the front and side property lines, fencing must be attached to trees or large shrubs only. Posts may be used only where the fence adjoins a structure or in the rear of the property (if not in the community view) where the span between trees is too great to support the fence. Between trees posts shall be spaced no closer than ten (10) feet. Posts shall be no larger than two (2) inches in diameter and shall be painted Cabot's Spanish Moss or be metal posts in black or bronze. Property owners shall have prior written permission from AECD for other colors.

APPENDIX E
Residential Exterior Trash Can Enclosure



TRASH
CAN ENCLOSURE

DETERMINE DIMENSIONS BY SIZE OF CANS
GARBAGE CANS MUST BE BEAR PROOF

APPENDIX F
Cover Page, Requests For Appeals, Variances, And New Product*

COVER PAGE

DATE FORM RECEIVED BY AECC: _____

Full Name of property owner(s) or residential contractor(s):

Date Big Canoe property was acquired: _____

Lot Number _____. 911 Address Number _____

Email Address _____

Phone Number: _____

Nature of Request: Appeal Variance New Product (circle one)

If the request is an appeal and the appealing party is not a property owner, identify your representative capacity on behalf of the property owner: _____

Would you like to appear in person to present your request for an appeal, variance, or suggestion for a new product? Yes _____ (Encouraged by the AECC) No _____

Presentations to the AECC have a maximum time limit of 20 minutes. All supporting information, including pictures, should be provided to AECD at least fourteen (14) days before scheduled appearance before AECC. No additional information will be accepted after that time.

AECC members may visit/photograph sites as part of the review process.

COMPLETE PAGE for APPEALS, VARIANCES, or NEW PRODUCT as is appropriate and attach to the COVER PAGE. These two pages must be submitted fourteen (14) days before the next monthly meeting of AECC.

SIGNATURE OF PROPERTY OWNER(s) _____

***Cover sheet must accompany the form for appeals, variances, and new products.**

FORM to REQUEST AN APPEAL*

1. Date of Decision/Fine by AECD _____ via written/electronic communication by AECD to Property Owner/ Residential Contractor(s)/Contractor (**attach copy**). If not by written communication, how was Decision/Fine communicated to Property Owner/ Residential Contractor/Contractor? Please describe and give dates:

2. What section(s) of the Architectural and Environmental Control (AEC) Standards were cited to you by AECD?

3. Has the property owner(s)/contractor read the AEC Standards?

4. Yes _____ No _____ When? _____

5. Describe, in detail, the AECD decision that you are appealing and why you believe you are entitled to relief from AEC Standards:

If more space is needed to establish your claim for a reversal of AECD's decision or fine reduction/abatement from the AEC Standards, please attach additional documentation that is pertinent.

Should an appeal result in the reduction of a fine, this fine is considered a settlement. If the Property Owner or Residential Contractor chooses to appeal to the POA Board of Directors, the fine will revert to its original amount.

***This page should be attached to the COVER PAGE for submission.**

FORM to REQUEST A VARIANCE*

1. Date of Decision by AECD to deny the request for a variance via written/electronic communication by AECD to Property Owner/Contractor (**attach copy**):

If not by written communication, how was decision communicated to Property Owner/
Residential Licensed Contractor /Contractor? Please describe and give dates:

2. What section(s) of the AEC Standards were cited to you by the AECD?

3. _____

4. Has property owner(s)/Contractor read AEC Standards?

Yes _____ No _____ When? _____

5. A request for a variance shall meet the following criteria:

A. There are special or unique conditions that exist that are peculiar to the applicant's case and which are not generally applicable to the similarly situated properties in Big Canoe; and,

B. The special or unique conditions were not created by the property owner; and,

C. The variance would not affect the rights of neighboring property owners, and is not contrary to the health, safety or welfare of the community; and,

D. The variance request is consistent with the general intent and purpose of these Standards and other BCPOA documents.

If the variance request does not meet these criteria, the AECC cannot grant a variance.

6. Attach a sheet that describes, in detail, the AECD decision that you are appealing, how you meet each of the above stated criteria, and why you believe you are entitled to a variance from the AEC Standards.

***This page should be attached to the COVER PAGE for submission.**

FORM TO REQUEST A NEW PRODUCT*

1. What product (for example, roofing material, siding material, exterior pathway/drive, paint color, plant) that is presently unapproved for Big Canoe residences do you wish to present? A sample of the product should be submitted.
2. Explain how the new product is in keeping with the Big Canoe aesthetic: for example, mountain appearance, environmentally friendly, climate compatible.
3. Explain the history of the manufacturer/product (may be omitted for paint colors).
4. What are the major reasons for your promoting this product for your residence?
5. What item on the Big Canoe approved list is most similar to your submission?

If more space is needed to establish your claim for a new material, please attach additional information that is pertinent.

***This page should be attached to the COVER PAGE for submission.**

Builder's Insurance Requirements For Commencing Or Continuing Work

Split Limits: \$250,000 Bodily Injury per Person
 \$500,000 Bodily Injury per Occurrence
 \$100,000 Property Damage per Occurrence
 \$500,000 Aggregate

Single Limits: \$1,000,000 Combined Single Limit Bodily Injury &
Property Damage per Occurrence
\$2,000,000 Aggregate

Split Limits: \$250,000 Bodily Injury per Person
 \$500,000 Bodily Injury per Occurrence
 \$100,000 Property Damage per Occurrence
 \$500,000 Aggregate

Single Limit: \$500,000 Combined Single Limit Bodily Injury &
Property Damage per Occurrence

Appendix Page 14

renewal Certificate at the policy anniversary date. Failure to do so must result in immediate suspension of building privileges.

Note: Big Canoe does not monitor Workers' Compensation Insurance. Under Georgia law, residential contractors are required to carry Workers' Compensation Insurance based on their employer/employee relationship.

APPENDIX H
Residential Contractor Builder Application

Date _____

TO: Architectural and Environmental Control Department (AECD)
Big Canoe Property Owners Association, Inc.

Company name: _____

Contact name: _____

Address _____

Cell phone _____

Email Address _____

Corporation _____ LLC _____ Partnership _____ Individual

Proprietor _____

Number of years in construction
business _____

Employer Identification Number (EIN): _____

List Officers, partners and principals and current addresses of each.

Has business been conducted under any other names in past five (5) years? _____

If "yes," give name and address of predecessor companies.

REQUIRED DOCUMENTS:

1. Attach a copy of the Residential Contractor from the State of Georgia.
2. Attach a copy of the Residential Contractor's insurance certification/declaration page.

CERTIFICATION:

I, _____ have read and agree to be bound by the Big Canoe Architectural and Environmental Control Standards and Big Canoe POA Governing Legal Documents and Rules and Regulations. I specifically agree that I am responsible for the ongoing payment of the Builder's Compliance Deposit and any fines issued.

(Signature)

(Date)

CERTIFICATION:

I, _____, Owner, Principal, Managing Partner or Chief Officer of the Applicant swear that the information, including all attached financial statements and supplementary information is accurate and complete and may be relied on by The Big Canoe Architectural and Environmental Control Department for Builder application consideration.

(Signature)

(Date)

Applicant is Accepted _____ Rejected _____

Signed: _____ Date: _____

APPENDIX I

Content of Surety Deposit Letter of Credit

1. Since there is no standard letter of credit format, each letter of credit must be from a bank that is a member of the Federal Reserve System or insured by the FDIC or from a Savings and Loan Association that is insured by the FSLIC and must include the following:

- a. Letter of credit number
- b. Statement that the letter of credit is irrevocable and may not be revoked prior to the expiration date
- c. The name of the Property Owner, lot number, performance statement and the citation: "Class "A" Covenants dated October 9, 1972, Article II, Section 1, Paragraphs (e) and (f)"
- d. The total credit extended, i.e. the maximum limit, equal to 10% of the reasonable construction cost of the home or \$30,000, whichever is the greater amount
- e. An authorization to draw sight drafts upon the issuing institution in favor of Big Canoe Property Owners Association, Inc.
- f. Statement that the letter of credit number appearing on the sight draft is sufficient identification for honoring the letter of credit
- g. A specific expiration date for presentation of sight drafts for payment which is no less than 12 months from the date of issue
- h. Notice of expiration date given to Property Owner 30 days prior to expiration

2. Sample Letter of Credit (Descriptive, not Prescriptive)

Letterhead of Issuing Bank or Institution

Date of Issue _____

Date of Expiration _____

Standby Letter of Credit number _____

Big Canoe Property Owners Association, Inc.

Big Canoe, Georgia 30143

Dear _____:

(Name of Issuing and Paying Institution) _____ has established a Standby Letter of Credit in your favor at the request of and for the account of _____ (Name of Owner) _____, in the total amount of _____ (amount spelled out) _____ dollars (\$ _____) to secure the satisfactory performance of all site preparation, exterior construction, repairs of damage to roads, common property and adjacent properties and landscaping on lot number _____, Big Canoe, Georgia; in accordance with the plans and specifications approved by the Big Canoe Architectural Control Committee. [Class "A" Covenants dated October 9, 1972, Article II, Section 1, Paragraphs (e) and (f)].

Said funds are available by presentation of your sight draft clearly specifying the number of the credit and drawn in favor of the lot number cited above.

Except so far as otherwise expressly stated, this Standby Letter of Credit is subject to the 1998 International Standby Practices prepared by the Institute of International Law and Practice, Inc.

Drafts drawn in conformity with the conditions of this credit will be honored by us when presented at our office on or before _____.

Name of Institution

Signature

Title

APPENDIX J

Construction Completion Requirements

1. Residential contractor(s) who do not meet the construction completion schedule shall not begin another project until all of their current projects are on track for a timely completion.

a. The Surety Deposit may be claimed and utilized by BCPOA to make progress toward completing the exterior of a house.

b. If the Surety Deposit is claimed, the residential contractor(s) may be blocked from starting any new home construction/remodeling projects in Big Canoe for a period of five (5) years after which time the residential contractor(s) would have to re-qualify as a residential contractor(s) prior to soliciting additional work in Big Canoe.

2. Exceptions to fines, penalties, sanctions for untimely construction completion may be granted in cases of extreme hardship due to strikes, labor shortages, fires, national emergencies or calamities, other delays beyond the reasonable control of the builder, including property owners' non-payment, or extraordinarily large or complex houses. Approval of these exceptions shall be made in writing by the AECD to the BCPOA BOD for approval.

APPENDIX K

Content of Residential Contractor's Compliance Deposit Letter of Credit

1. Since there is no standard letter of credit format, each letter of credit must be from a bank that is a member of the Federal Reserve System or insured by the FDIC or from a Savings and Loan Association that is insured by the FSLIC and must include the following:

- a. Letter of credit number
- b. Statement that the letter of credit is irrevocable and may not be revoked prior to release by the AECD
- c. The name of the Residential Contractor(s) and the citation "To secure Residential Contractor (s) compliance with the Rules and Regulations Pertaining to Active Builders, Sub-Contractor, and Service Personnel"
- d. The total credit extended must be for \$3000.00. If a draw is made by Big Canoe POA the residential contractor(s) must restore the balance to \$3000.00 prior to any new construction approvals
- e. An authorization to draw sight drafts upon the issuing institution in favor of Big Canoe Property Owners Association, Inc.
- f. Statement that the letter of credit number appearing on the sight draft is sufficient identification for honoring the letter of credit
- g. The term of this letter of credit shall be for a minimum of twelve (12) months. The AECD will release the letter of credit if notified that a residential contractor(s) will no longer be an active residential contractor(s) in Big Canoe

2. Sample Letter of Credit (Descriptive, not Prescriptive)

Letterhead of Issuing Bank or Institution

Date of Issue: _____

Date of Expiration: _____

Standby Letter of Credit number _____

Big Canoe Property Owners Association, Inc.

Big Canoe, Georgia 30143

Dear _____:

(Name of Issuing and Paying Institution) has established a Standby Letter of Credit in your favor at the request of and for the account of name of residential contractor(s), in the total amount of Three Thousand Dollars (\$3,000.00) to insure residential contractor(s) compliance with the Big Canoe POA Rules and Regulations and Architectural and Environmental Control Standards.

Said funds are available by presentation of your sight draft clearly specifying the number of the credit and drawn in an amount or amounts necessary to cover penalties assessed in accordance with the rules and regulations cited above. Except so far as otherwise expressly stated, this Standby Letter of Credit is subject to the 1998 International Standby Practices prepared by the Institute of International Law and Practice, Inc.

Drafts drawn in conformity with the conditions of this credit will be honored by us when presented at our office.

This letter of credit will be terminated and released if notified by Big Canoe POA that the Residential Contractor will no longer be active in Big Canoe.

Name of Institution

Signature

Title

3. It is incumbent upon the Residential Contractor(s) to maintain a current Residential Contractor(s) Compliance Deposit.

APPENDIX L

**Big Canoe Neighborhoods
(Defined by Lot Numbers)**

Architectural Control responsibilities for certain residential lots and neighborhoods are under the jurisdiction of Big Canoe Property Owners Association. In addition to the requirements of these Standards, lots and neighborhoods are also subject to the additional requirements set forth upon initial development by Big Canoe LLC (Appendix B). Neighborhoods are defined by lot numbers as follows:

THE BLUFFS

Lots 7300-7353

MOUNTAINSIDE HOMES

Wedgewood V:

Muirfield Way
Troon Circle

Lots 2482 through 2498
Lots 2499 through 2504

High Gap I & II:

Red Fox
Black Bear

Lots 5500 through 5536
Lots 5537 through 5589

Buckskull Ridge II:

Buckskull Ridge

Lots 6501 through 6505

MOUNTAINTOP HOMES

Audubon Ridge III:

Turnbury Lane
Summit Drive

Lots 2536 through 2538 and Lots 2738 through 2748
Lots 2765 through 2768

Audubon Ridge IV:

Highlands Trail

Lots 2609 through 2621 and Lots 2794 through 2797

Audubon Ridge V:

Summit Drive
Dundee Court
Kilmartin Drive

Lots 2769 through 2770 and Lots 2784 through 2793
Lot 2771 and 2993 through 2996
Lots 2773 through 2783

Audubon Ridge VI:

Lots 2623 through 2659 and Lots 2661 through 2668

Cox Mountain:

Lots 8231 through 8272

LEGACY NEIGHBORHOODS

Lots 0001-0039
Lots 1000-1275
Lots 2000-2316
Lots 2344-2350

Lots 2450-2481
Lots 2505-2535
Lots 2540-2608
Lot 2712
Lots 2991-2992
Lots 3000-3141
Lots 4001-4158
Lots 5001-5221
Lots 6001-6390
Lots 7001-7255
Lots 8001-8220
Lots 9001-9210

WOODLAND HOMES

Eagles Nest I, II & II-A:
Gadalupe Pass

Lots 2351 through 2364 and Lots 2366 through 2371

Eagles Nest III-C:
Canacaught Place

Lots 2332 through 2343

Eagles Landing V:

Meadowbrook Ridge, Brookside Point and Windsong Point

Lots 2901 through 2907 and Lots 2965 through 2973

Woodstream Point

Lots 2955 through 2964

Yanegwa

Lots 2908 through 2927 and Lots 2948 through 2954

Eagles Landing VII:

Cherokee Way

Lots 3208 through 3210 and Lots 3217 through 3222

Cherokee Point

Lots 3211 through 3216

Cherokee Drive

Lots 3223 through 3229 and Lots 3235 through 3239

Cherokee Knoll

Lots 3230 through 3234

Blackwell Creek:

Lots 9301-9319

Lots 9329-9331

Lots 9363-9376

WATERFORD NEIGHBORHOOD

Lots in the 4800 range

WILDCAT NEIGHBORHOOD

Lots 3241-3591

OTHER NEIGHBORHOODS

1. All Residential Lots, Neighborhoods, and Multi-Family Tracts under development; and
2. Those to be developed in the future in Big Canoe.

APPENDIX M

Big Canoe Cluster Home Neighborhoods

Cluster housing is also known as zero-lot-line housing or high-density housing. Houses may be attached townhouses or condominiums. These areas may or may not have an active Association responsible for the common areas. Big Canoe cluster housing is all on sewer operated by Utilities, Inc.

NEIGHBORHOODS ANNOTATED WITH AN * ARE ALSO GOVERNED BY NEIGHBORHOOD ASSOCIATIONS

1. BUCKSKULL (Lots 301-335)
 - a. Roofing must be asphalt shingles.
 - b. Lot size is 60'X60'.
2. CHESTNUT KNOLL * (Lots 448-482)
 - a. Roofing must be asphalt shingles.
 - b. Lot size is equal to the unit footprint.
3. CHESTNUT RISE CONDOS * (Lots 441-443)
 - a. Roofing must be asphalt shingles.
 - b. Lot size is equal to the unit footprint.
 - c. No address post required.
4. CHOCTAW VILLAGE (Lots 801-904)
 - a. Roofing shall be asphalt shingles. Roof pitch is an 8:12 minimum, and sheds are a 4:12 minimum and must be consistent with neighboring homes.
 - b. Lot size is as platted and recorded in Pickens County.
 - c. Square footage on main level must a minimum of thousand (1000) square feet.
 - d. Simulated Divided Lights (window grilles) are required on all front windows.
 - e. Address posts are to be PPG Dark Oak or Cabot Spanish Moss.
 - f. Two front veneers are preferred with a selection of two from the following: lap siding, board and batten, shake, or stone.
 - g. All structures shall be a minimum of twenty feet (20') from the edge of the road pavement and a minimum of five feet (5') from the side property line.
 - h. Driveways shall have only one curb cut and must be asphalt with a paver apron. For previously approved black concrete driveways, the property owner(s) is solely responsible to maintain the color.
 - i. Garages are required on all lots except as listed below. Carports will be considered on a case-by-case basis. Any garage or carport detached from the house must be attached via a breezeway or trellis that does not exceed twenty feet (20') long.
 - j. Lots exempted from the garage/carport requirement are 806, 809, 810, 817, 824, 835, 842, 867, 871, 905, 906, 907, 908, 909, 910, 911.
 - k. Big Canoe Building Group is the only authorized builder in this neighborhood. Is this still accurate
 - l. Only split rail fences are allowed and must be approved prior to installation
 - m. Special requirements for address post.
5. DISHAROON RIDGE CONDOS * (Lots 413-440)
 - a. Roofing shall be asphalt shingles.
 - b. Lot size is equal to the unit footprint.

- c. No address post required.
- 6. GOLF CLUB VILLAS * (Lots 701-715)
 - a. Roofing shall be asphalt shingles.
 - b. The house manufacturer is Logangate Homes
 - c. Lot size is equal to the unit footprint.
 - d. No address post required.
- 7. HILLSIDE AT COX MOUNTAIN * (Lots 755-798)
 - a. Roofing shall be asphalt shingles.
 - b. Lot size is equal to the unit footprint.
- 8. LAKE WATCH (Lots 551-570)
 - a. Deck depth is eight feet (8') maximum.
 - b. The house manufacturer is Logangate Homes.
 - c. Roofing shall be asphalt shingles.
 - d. Lot size is as platted and recorded in Pickens County.
 - e. No address post required.
- 9. LAUREL RIDGE * (Lots 350-393)
 - a. Roofing shall be asphalt shingles.
 - b. Lot size is equal to the unit footprint.
 - c. Address post must be painted Cabot Cinder.
- 10. SCONTI RIDGE CONDOS * (Lots 401-412)
 - a. Approved color is Porter Solid Stain #E-16-11T.
 - b. Roofing shall be asphalt shingles.
 - c. Lot size is equal to the unit footprint.
 - d. No address post required.
- 11. PETIT CREST VILLAS * (Lots 601-636)
 - a. Roofing shall be asphalt shingles.
 - b. The house manufacturer is Logangate Homes.
 - c. Lot size is equal to the unit footprint.
- 12. TREETOP (Lots 101-221)
 - a. Roofing shingles shall be wood shakes or Brava Roof Tile synthetic shakes in Natural Color.
 - b. Deck depth is eight feet (8') maximum. Pickets can be wood or prefinished metal in black or bronze.
 - c. Shape must be octagonal.
 - d. Lot size is 60'X60'.
 - e. No separate trim or accent colors allowed except for approved stain for front door.
 - d. Special requirements for address post.
- 13. TWIN CREEKS (Lots 920-933)
 - a. Metal roofs shall be a dark bronze color.
 - b. Lot size is as platted and recorded in Pickens County.

APPENDIX N

Fee Schedule for Architectural and Environmental Control Department Services

BUILDER APPROVAL APPLICATION FEE.....\$150.00

SUBMITTAL FEE. (Includes architectural plans, site plan, landscape plan, housing design application for approval and site preparation and protection form.)

Expected completion within 12 months.....\$1600.00

Expected completion within 12-18 months.....\$2400.00

Expected completion within 18- 24 months.....\$3200.00

EXTENSION FEE (not longer than six (6) months).....\$1000.00
per month until Big Canoe Occupancy Permit is issued.

ADDITIONAL EXTENSION FEE (for jobs exceeding 6 months after specified timeline)...
\$5000.00 per month until Big Canoe Occupancy Permit is issued.

RE-SUBMITTAL FEE.....\$250.00

This fee only applies if initial submittal is not approved or if plan originally submitted is replaced with another.

ADDITIONS & RENOVATIONS SUBMITTAL FEE –scale based square footage as follows:

	Up to199 sq'	200-399 sq'	400-599 sq'	600 + sq'
Open	\$115	\$230	\$345	\$460
Heated	\$230	\$460	\$690	\$920

TREE REMOVAL INSPECTIONS (FIRST VISIT).....\$25.00

EACH ADDITIONAL VISITS WITHIN 3 MONTH\$50.00

FINAL INSPECTION FIRST ON-SITE INSPECTION.....NO CHARGE

ADDITIONAL RE-INSPECTIONS.....\$50.00 EACH

VISTA PRUNING ADMINISTRATIVE FEE.....\$50.00/HOUR

Consistent with hours spent on the job with vista pruning crew. One hour will be charged in the event of not cancelling prior to the scheduled day of cutting.

INITIAL ROAD IMPACT FEE.....\$1.00 per sq. ft. with a \$650.00 minimum

Includes TOTAL square footage-garages/carports, decks, and all floors.

ROAD IMPACT FEE FOR ADDITIONS.....\$1.00 per sq. ft. with a \$65.00 minimum

Includes TOTAL square footage-garages/carports, decks, and all floors.

SURETY DEPOSIT.....as defined in Article 60, herein

SURETY DEPOSIT FOR ADDITIONS WITH A ROOF.....equal to \$5.00 per square foot
plus \$1000.00.

SURETY DEPOSITS FOR ADDITIONS WITH NO ROOF.....equal to \$5.00 per square foot
plus \$500.00.

BUILDER'S COMPLIANCE DEPOS.....as defined in Article 60, herein

APPENDIX O

Residential Design, Construction, and Detailing

1. The Big Canoe Home has a recognizable look rather than a strict style. Timbered beams, rafter ends, board and batten, cedar shakes, gabled roofs with overhangs, eave and rake brackets, mulled windows—all speak of mountain architecture.
2. The use of brackets and braces is permitted to add interest. Brackets and braces should not be overly ornate. Brackets and gable truss braces must be constructed of suitable materials of sufficient cross-sectional depth so as to appear functional.
3. The use of decorative trusses at the upper area of featured gable overhangs is permitted. AECD may require their use to avoid an overly plain or uninteresting elevation.
4. The use of artificial stone on chimneys is permitted. Chimney caps are required. They must have metal spark arrestors of a residential or commercial grade in either dark bronze or black.
5. Boxed columns and beams may be used on porches and elevated decks. A minimum of 6" X 6" boxed columns and deck posts are required for elevated decks. Excessively long deck posts may require bracing for visual effect. Round columns are not permitted.
6. Roof stacks and plumbing vents must be placed on rear slopes of roofs where possible and be painted to match the roof color.
7. Neighborhood guidelines may have other or additional requisites. (Appendix B - Neighborhood Guidelines).

APPENDIX P

Vista Pruning

1. Views of all kinds may be achieved by careful removal and/or pruning of trees or shrubs. Pruning should always be conservative inasmuch as once a limb is removed, it cannot be reattached. It is better to have Vista Pruning done more than once than to remove one limb or tree indiscriminately.
 - a. No vista pruning is permitted without prior written approval of AECD.
 - b. All vista pruning shall be supervised by an assigned vista pruning supervisor. Property owners are authorized to select the tree service contractor of their choice provided it is both licensed and insured in the tree removal business.
2. A tree service contractor list is available in the AECD office, though other service contractors may be used.
3. The tree service contractor shall call the AECD (706-268-3394) to schedule pruning with a vista pruning supervisor.
4. Once on site, the vista pruning supervisor will document all approved cutting, including taking photos before and after the pruning. Property owners or their representative shall be present for vista pruning. Property owners, supervisors, and the tree service contractor shall be required to sign documentation once the approved vista pruning is completed, acknowledging that the work was done in accordance with these procedures.
5. The removal or pruning of trees/shrubs for views or other approved purposes shall not be done until construction is substantially complete and shall comply with the following:
 - a. After proper vista pruning, trees shall appear as if they have never been touched. If the absence of a limb will be detected or affect the natural appearance of the canopy, the limb should not be removed.
 - b. The tree canopy, the upper controlling part of the forest, shall be preserved during the pruning process. Proper pruning procedures use existing or new “windows” within the tree canopy for obtaining views.
 - c. Any resemblance to raw, chopped, or mutilated appearance shall be prohibited.
 - d. No tree shall be “topped”.
 - e. When possible, leave logs and deadwood, which offer shelter for wildlife and restore the forest floor.
6. Unauthorized removal, cutting, or pruning is a violation and shall be addressed in accordance with Sec. 80-15 of these Standards.

