



THE PONDS

Design Review Synopsis

Exterior design control within The Ponds will be executed through a Design Review Board (DRB) empowered by Covenants and Restrictions running with the property. Detailed submission requirements and procedures are outlined in applicable Design Review Board Application Procedure forms and design requirements are outlined in The Ponds Design Guidelines. The DRB must review and approve all exterior building designs, site designs, site features, drainage plans, landscaping, exterior materials, exterior colors, and exterior lighting plans. The DRB has absolute discretion to approve or disapprove any plan based on any reason including aesthetics. Design Guidelines and associated forms and procedures may be revised from time to time at the discretion of the DRB.

DESIGN REVIEW BOARD

Greenwood Communities and Resorts (GCR), as The Declarant in the Covenants, having established The Ponds Community Association (PCA), has appointed the first Design Review Board (DRB) for The Ponds which includes the following four individuals:

Darryl Cobb	Architect, Cobb Architects
James Arthur	Graduate Architect, Project Manager, Cobb Architects
John Morgan	GM, The Ponds
J.R. Kramer	Landscape Architect

The Ponds Covenants call for two fees related to the design review process – an Application Fee and a Construction/Compliance Deposit. The Application Fee is meant to cover costs associated with the review process and will also include the cost of a standard, community construction site sign and building permit box to be erected on each active construction site. This **Application Fee**, which can be adjusted from time to time, is currently **\$500**. It should be paid at the time of Final Design Review submission.

The Construction/Compliance deposit (detailed description in Section 3.9 of Covenants) is generally a mechanism to give the DRB and PCA financial leverage to ensure that construction related activities are performed in accordance with applicable requirements and that approved designs are constructed exactly as approved. Upon completion of construction, upon request by the homeowner, the DRB will perform a Compliance Review after which such Construction/Compliance deposit can be returned to the property owner less any assessments, fines or other DRB actions as noted in the Covenants. The **Construction/Compliance Deposit**, which can also be adjusted from time to time, is currently **\$3,000**.

Please make checks payable to: The Ponds DRB and submit to the Greenwood Communities and Resorts office.

PROCEDURES

At this early stage of The Ponds, GCR and the DRB are practicing a personalized, hands-on review process. There are no regularly scheduled DRB meetings and submissions made in accordance with procedures and requirements in the current guidelines are being responded to promptly and personally. While the DRB is established to protect published community standards, the DRB also wants to be helpful and constructive guides to assist owners, designers Design and

Review Synopsis Page Two

builders and builders with creating a quality environment and architectural standards for the benefit of all. As the submission volume increases, we will announce and begin a formal meeting schedule. There are seven potential steps to The Ponds review process as follows:

Conceptual	limited information submitted for early DRB feedback: <i>Optional</i>
Preliminary	more detailed submission for interim DRB feedback: <i>Optional</i>
Final	complete house and landscape submission for detailed review with \$500 Application Fee: <i>Required</i>
Clearing Inspection/ Ponds Construction Permit	contractor stakes four corners of house on lot and calls for site meeting and inspection with Therese Munroe (843-851-3939) of Greenwood Communities and Resorts. Approval of stake-out triggers DRB issuance of Ponds Construction Permit which must be secured prior to any clearing.
Construction/ Compliance Deposit	\$3,000 to be submitted prior to commencement of construction. Triggers DRB ordering and installing site sign and permit box and DRB Clearing Inspection at site.
Variance	submitted to DRB to request changes to approved plans.
Compliance Review	DRB inspection upon completion to review compliance with approved house and landscaping plans.

All responses will be made by the DRB in writing either by comments directly on Conceptual or Preliminary drawings, by letter or by e-mail.

DOCUMENT EVOLUTION

In addition to the Design Guidelines, The Ponds DRB will be producing and publishing various formal procedure sheets, application sheets, policies, approved plant lists and any other tools designed to be helpful guides associated with the Design Review process. When published, these Design Review related documents will be placed on The Ponds website for easy access.

As we are in an early stage of evolution at The Ponds, please don't hesitate to contact John Morgan (843-851-3648) or our Greenwood Communities and Resorts office (843-851-3939) when you have questions or need assistance.