



Barcode ID: 2274914 Type: DEE
Recorded: 09/22/2022 at 10:00:00 AM
Fee Amt: \$25.00
Oconee, South Carolina, Register Of Deeds
Anna Davison - Register Of Deeds
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BK **2859** PG **13-15**

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ANNA K. DAVISON
REGISTER OF DEEDS

2022 SEP 22 AM 10: 00

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MEM
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RECORDING COVER PAGE FOR GOVERNING DOCUMENTS
AND RULES OR REGULATIONS

Pursuant to S.C. § Code 27-30-130, the Board of Directors
for Little Keowee Bay Property Owner's Association
submits the following document(s) for recording.

LITTLE KEOWEE BAY
PROPERTY OWNER'S ASSOCIATION

By: Kerry Hartline (SEAL)

Name: KERRY HARTLINE

Its: President

Pursuant to S.C. Code § Code 27-30-130(D) the recording of any rules, regulations, bylaws, and
any amendments to rules or regulations is not subject to the requirements of witness and
acknowledgments required under S.C. Code § 30-5-30.

Little Keowee Bay Property Owner's Association

Rules for Construction Activity

Effective August 1, 2021

The following rules for construction activity apply to all contractors and service personnel while in Little Keowee Bay Subdivision. Failure to comply may result in a contractor being barred from performing work within the Subdivision.

Collection of Trash. The construction site must be kept clear of trash, personal litter, and construction debris. Trash dumpsters are required to be used on-site after completion of foundation. Streets and adjacent lots may not be used to deposit trash or place trash dumpsters and contractors must make reasonable efforts to prevent trash from blowing off site from their operations.

Dumping. No dumping is allowed on adjacent properties or anywhere in Little Keowee Bay Subdivision.

Concrete Washout. Concrete or cementitious washout wastewater from concrete trucks is not to be dumped in the community. If concrete washout is dumped, the washout must remain on your property and cleaned up prior to completion of construction. Do not permit washout to flow into ditch areas, lake water, or on to adjacent property.

Toilet Facilities. Builders must always provide and maintain adequate outside portable toilet facilities for workers during construction.

Work Hours. Permissible construction work hours are from 7:00 AM until 6:00 PM, Monday through Saturday. No exterior construction will be permitted on Sundays or nationally observed holidays (including New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas). Quiet work (no hammering, sawing, compressors, etc.) may be permitted on Sundays and holidays if advance arrangements are made with the Architectural Review Committee (ARC). Loud radios will not be tolerated at any time. ARC reserves the right to limit work schedules by hours or days with reasonable advance notice when LKB circumstances require.

Adjacent Properties. Storage of materials, placement of trash dumpsters, or encroachment or parking on adjacent properties is not permitted without advance, written approval from the neighboring property owner, proof of which must be provided to the ARC.

Parking. Construction equipment, vehicles and materials are to be parked or stored on the construction site in such a way as not to obstruct the flow of street traffic. If parked for longer than one day, vehicles owned by construction delivery personnel must be parked on-site, off street surfaces, so as not to obstruct the flow of traffic or cause damage to the street surface.

Material Storage. All construction materials must be stacked neatly on-site, and must not obstruct streets.

Construction Traffic. Construction workers and delivery vehicles must observe the LKB posted speed limit of 15 MPH. Repeated failure to comply with the posted speed limit may result in a contractor being barred from performing work in the community. All vehicles must yield to pedestrians and wildlife.

Silt Control. Regardless of code, silt fencing must be installed and regularly maintained (cleaned out) to keep sediment from coming off the construction site lot. Furthermore, an adequate mud matt must be installed and regularly maintained (cleaned off) throughout construction to prevent muddy roads.

Communications. The contractor must always have a person on site who is capable of communicating with an ARC representative.

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