

Introduction

The mission of Big Canoe Property Owners Association (POA) is to be responsible stewards of our unique mountain community and to enrich life in Big Canoe.

The authority and mission statement of the Architectural and Environmental Control Department (AECD) is to establish and protect the beauty and character of the community and property values.

Big Canoe is an architecturally and environmentally controlled community. The authority for architectural and environmental control is in *The Amended and Restated General Declaration of Covenants and Restrictions of the Big Canoe Property Owners Association and Big Canoe Company, as restated and amended (The Covenants and Restrictions)*. Architectural and environmental control is exercised through the Architectural and Environmental Control Department (AECD).

All property is subject to the *Covenants and Restrictions*, and each Property Owner should have received a copy when property was purchased. If not, a copy can be obtained from the POA or via the website at www.bigcanoepoa.org. See particularly: Article VIII, Section 1 & 2 of the *Covenants and Restrictions*, and Articles I, II, & III of the Class "A" Covenants.

The AECD holds regularly scheduled plan review meetings at 10:00 AM on the first and third Tuesday of the month. All material for review must be submitted by 3:30 PM on the Friday prior to the AECD meeting. The Manager of AECD can be reached at 706-268-3394. At any time during construction, the Manager of AECD is available to consult with the Property Owner and/or Contractors.

The Architectural and Environmental Control Committee (AECC) was established to review and approve guideline changes and variance requests. This committee meets at 2:00 PM on the first Tuesday of each month. The AECC is comprised of appointed citizens of Big Canoe, the AECD staff, a Builder representative, and Developer representatives.

Chapter 1 –Construction

This chapter outlines the requirements for any construction within Big Canoe. This chapter is divided into three sections. Section 1.1 refers to General Regulations for all Residential Licensed Contractors. Section 1.2 refers to Design Requirements and Approvable Colors. Section 1.3 refers to Environmental Regulations and Utilities.

1.1 General Regulations for all Residential Licensed Contractors

1.1.1 POA Rules and Regulations

Residential Licensed Contractors are required to abide by the Big Canoe POA's *Rules and Regulations Pertaining to Active Builders, Sub-Contractors and Service Personnel*.

1.1.2 AECD Regulations

In addition to the POA Rules and Regulations, the AECD has established the following regulations, which Residential Licensed Contractors are required to follow:

Any Residential Licensed Contractor wanting to build a house in Big Canoe must be an approved Active Builder.

Any Residential Licensed Contractor wanting to build in Big Canoe must complete an Active Builders Application (see Active Builders Application Form – Chapter 3 Exhibit "B") and return it to the AECD office with the required submittal fee. The application will be reviewed and the Residential Licensed Contractor will be advised of acceptance or of the reason(s) for rejection.

Before a Residential Licensed Contractor can start work, Big Canoe AECD must have a valid certificate of general liability insurance. This certificate covers the residential licensed contractor and all of his material suppliers and sub-contractors. (See Builder Insurance Requirement – Chapter 3 Exhibit "C")

Residential Licensed Contractors must submit to the AECD a "Builder's Compliance Deposit" either in the form of a "Letter of Credit" (see Builders Compliance Deposit – Chapter 3 Exhibit "D") or a cash deposit. [Rules and Regulations, B.1, Section 3, paragraphs 3.1 through 3.5]

Circumstances, which are cause for removal from the Active Builders List, include, but are not limited to any one of the following:

- a. If the Active Builder has no building activity at Big Canoe for a consecutive five-year period,
- b. If the Builder's Compliance Deposit is allowed to lapse,

- c. If the Builder's Certificate of Liability Insurance is allowed to lapse,
- d. If the Big Canoe POA has claimed the Surety Deposit of a house being constructed to secure the satisfactory performance of the Active Builder,
- e. For the third violation of the BCPOA "Rules and Regulations Pertaining to Active Builders, Sub-Contractors and Service Personnel" (see Rule B.1, Section 6.3),
- f. If the Active Builder is declared insolvent,
- g. If the business entity under which the residential licensed contractor became an Active Builder is dissolved or restructured,
- h. If the Active Builder is convicted of a felony crime in any municipal, county, state, and/or federal court,
- i. If a home is not completed substantially in accordance with the approved submittal.

1.1.3 State Building Codes

The State of Georgia has adopted residential building codes that establish minimum standards for home construction. Local governments choose whether or not to enforce the State codes within their jurisdictions. Be aware that both Pickens and Dawson Counties have chosen to enforce compliance with State building codes.

Big Canoe POA, its staff and departments **cannot** and **do not** enforce the State codes. The Residential Licensed Contractor is responsible for compliance with all rules and regulations, requirements and codes adopted by the State or the pertinent County for all work done under his direction.

Note: It is recommended that the County Environmental Health Specialists approval be received early in the process, especially on small, steep or obviously rocky lots. The state has special setback rules for State Waters.

1.2 Design Requirements

1.2.1 Overview

This chapter presents the various architectural guidelines that govern building a home/exterior remodeling in Big Canoe.

Guidelines vary from one neighborhood to another, in that specific guidelines were established as new neighborhoods were constructed by Big Canoe's developers. When those neighborhoods reached a certain point of completion, they were turned over to the Property Owners Association and new construction from that point forward followed the guidelines first established.

The Big Canoe Home Guidelines are the basic guideline that governs all of Big Canoe not specifically covered by one of the following:

- Mountain Top
- Mountainside
- Woodland
- The Bluffs
- Wildcat
- Waterford
- Treetoppers
- Buckskull Hollow
- Laurel Ridge
 - Hillside
 - Lakewatch
- Chestnut Knoll
- Chestnut Rise
- Golf Club Villas
- Sconti Ridge Condos
 - Petit Crest
 - Choctaw Village
 - Twin Creeks

** Other neighborhoods developed in the future may also have a different set of guidelines to be set by the Developer**

Property Owners who plan to build/ renovate a home should consult with the AECD to determine which guidelines to follow. A breakdown of the different neighborhoods is located in Chapter 3, Exhibit “G”.

1.2.2 Site Design and Landscaping

Site Design

Placing the house and driveway on the lot so that, to the greatest extent possible, both are running parallel to the contours of the land in order to minimize site disturbance. A house should be placed so that it respects the privacy and views enjoyed by its neighbors.

Landscaping

For the Big Canoe Community, natural blending should be in keeping with the Appalachian Mountain setting and, therefore, is quite different from the manicured landscaping of suburban homes.

In blending the house with the natural setting, consideration must be given not only to the view from the road, but also for homes at the higher elevation, the rear view from afar. At a minimum, landscaping should focus on screening the foundation and blending the lines of the house into the environment. Transformers, drains, culverts,

and similar features should be appropriately screened and blended into the environment.

This can be accomplished with plantings, the use of rustic fencing, stone walls, and other structural features. The list of approvable plants can be found in Chapter Two. All landscapes plans must receive written approval from the AECD prior to implementation.

1.2.3 Driveways

Driveways and Parking Areas

- a. Driveways and parking pads may be asphalt, pavers in approved color, or concrete in the approved formula. Stamped concrete is not allowed.
- b. The approved formula for black concrete is 50 pounds of colorant per yard of concrete. The owner/contractor is solely responsible to achieve the black color, as site conditions and plant mix may affect the pour.
- c. H&C Black Alkyd concrete sealer may be used in lieu of adding colorant.
- d. All driveways interrupting drainage must use a minimum of 20 feet of corrugated metal pipe in accordance with the approved site plan and documentation from Big Canoe POA.
- e. Driveways requiring more than one curb cut are allowed in certain areas but are discouraged due to their impact on the natural environment and drainage patterns.
- f. Driveway grade should not exceed 25%.
- g. Standard driveway width is 12' and the maximum driveway flair at the street is 20'.
- h. Drives, parking, and paths should be screened and softened in accordance with the above considerations. The homeowner is responsible for making the driveway entrance and road frontage attractive.

1.2.4 Other Site Items

Air Conditioning Units

- a. Window units are not authorized for new construction.
- b. Compressor units shall be ground mounted and meet all applicable codes.
- c. Compressor units visible from adjacent properties or exposed to community view shall be screened by approved fencing or planting of a density and height to effectively hide the unit.

LP Tanks

All tanks and installation must follow all regulations established by the National Fire Protection Association.

All above ground tanks shall be screened from community view and adjacent properties with AECD approved screening material.

Alternate Energy Devices

These guidelines apply to all alternate energy devices including without limitation solar panels and their associated components, solar tubes, solar skylights, wind turbines or other solar energy devices (**collectively referred to as "devices" or "systems" or "equipment"**) which due to installation and use location may become visible from neighboring property or Big Canoe roads.

- a. Detailed plans showing installation, placement, and materials must be submitted to the AECD for review, and receive written approval from the AECD prior to such installation.
- b. Only commercially or professionally made devices are allowed. "Homemade" devices will not be permitted due to the safety and aesthetics aspects of such devices.
- c. Roof-mounted systems must be installed so that the panels are flush-mounted and centered on the back side of house or a garage roof. The front slope of the roof of the house or garage may not be used.
- d. Solar panels should be an integrated part of the roof design and mounted directly to the roof deck or if mounted on or over the existing roof shingles, should be flush with the slope of the roof. Solar units must not break the roof ridgeline.
- e. Solar panels should be positioned as low as possible on the roof extending wider rather than higher on the roof plane. The solar panels, piping or any exposed part of the installation may not be higher than the roof peak.
- f. Visibility of devices and their components must be minimized from public view, and may be required to be screened from neighboring property in a manner approved by the AECD.
- g. All roof mounted equipment, (excluding the face of the solar panels), must match the color of the roof material. Exposed surfaces such as any frame or supports for panels must be painted to match, or the color of the materials used must match the surface on which it is mounted.
- h. All exterior plumbing lines must match the color of adjacent roof material and walls. Aluminum trim should be anodized or otherwise color treated to blend into the surroundings as much as possible.

1.2.5 House Design

An Architectural Language

The Big Canoe Home has a recognizable look rather than a strict style. The character of timbered beams and rafter ends, board and batten, cedar shakes, gabled roofs with strong overhangs, expressive eave and rake brackets, and traditional mulled windows all speak of mountain architectural origins.

Exterior Finish Materials

The following materials and finishes are generally acceptable in Big Canoe; however, each submittal is reviewed on an individual basis.

Foundation Walls

- a. Poured concrete with stucco finish painted the approved siding color
- b. Concrete block with stucco finish painted an approved siding color
- c. Poured concrete or concrete block with stone veneer ending at internal corners.

Retaining Walls

- a. Poured concrete or concrete block with stucco finish painted Cabot's Spanish Moss or other color as approved by AECD
- b. Poured concrete or concrete block with stone veneer ending at internal corners.
- c. Pressure treated 6x6 or 8x8 landscape timbers stained or painted Cabot's Spanish Moss or other color as approved by AECD
- d. Railroad ties
- e. Interlocking block in an approved color
- f. Welded wire blocks
- g. Natural Stone

Siding

- a. Cedar shakes or shingles
- b. Horizontal or vertical wood
- c. Reverse board and batten plywood or equal material
- d. Logs or log siding
- e. Cement fiber siding (Hardie-Plank or equal) in cedar texture finish
- f. Accent Only- Approved stone with natural color gray mortar (veneer or stacked) Man-made stone or other veneers as approved per neighborhood

Windows and Doors

Brands and colors must be submitted to the AECD for approval. Acceptable materials are:

- a. Wood
- b. Paintable metal
- c. Vinyl clad
- d. Metal clad

Screens shall be anodized dark bronze or charcoal. Minimum face width of window and door trim is 3 ½". Brick moulding is not permitted.
Stained glass must be submitted for consideration of design and color

Stonework

Stonework shall be approved stone laid with natural color gray mortar.
Approved natural stone materials are:

- a. Tennessee Fieldstone
- b. Arkansas Fieldstone
- c. River Rock
- d. Doe Skin

Roofing

All proposed roofing must be submitted to the AECD for approval prior to installation. Acceptable materials are:

- a. Hand split wood shakes
- b. Wood shingles
- c. Asphalt/fiberglass architectural shingles in Weathered Wood Color
GAF/ ELK "Timberline" and "Independence Shingles"
Georgia-Pacific "Summit"
Tamko "Heritage II"
IKO
Celotex "Dimensional IV Shake Shingles"
Owens Corning (Driftwood color)
Atlas StormMaster Shake
Certainteed
- d. Metal (approved for primary roof volumes)
Gerard Metal roofing: Granite Ridge Shingle in Timberwood color
Gerard Metal roofing: Canyon Shake in Country Blend color
- e. Metal (approved for secondary roof volumes only)
Copper (anodized)
Galvanized metal - paint color to be submitted
Pre-finished metal - bronze anodized or charcoal color

When re-roofing an existing home, materials must be from the approved list.

Flashing and Vents

- a. Roof stacks and plumbing vents must be placed on rear slopes of roofs where possible and be painted to match the roof color.

Garages

- a. Two-story garages or carports must be attached to the house with a covered breezeway of not more than 20' in length. Carports are not authorized in some neighborhoods. See Chapter 3 Exhibit G for details.
- b. Garage doors exposed to community view or visible from adjacent properties shall remain closed when not in use.
- c. Garage and breezeway materials and colors must match the house. Garage doors must match the siding, trim or wood accent color.

1.2.6 Architectural Detailing

Use of Siding Materials

Exterior siding material must either continue around all sides of the dwelling or end at an inside corner. The purpose of this requirement is to avoid the appearance of painting a material on to one facade.

Changes in siding materials as the materials move vertically along all four walls is allowed as long as each material generally continues in a horizontal manner around the house.

Windows and Doors

Doors and windows having traditional shapes and proportions are permitted. This requirement does not prohibit the ample use of glass (within Code limitations) to capture the views or to open the house to its surroundings.

Roof Overhangs

Minimum rake overhang shall be 10" on major roof volumes and 6" on secondary roof volumes. Minimum eave overhang on major roof volumes shall be 16" and 10" on secondary roof volumes.

Eave and Rake Detail

The AECD will review all roof edge details. Most traditional eave and rake detailing is acceptable. Some neighborhoods do not allow box returns on elevations within community view.

Deck Handrails

Deck handrails may be composite, wooden or metal. Pickets may be composite, wooden, metal, or natural laurel. All handrails and pickets must meet applicable state codes

Chimneys

Please see Chapter 3 Exhibit “G” for the neighborhood requirements for chimneys. The use of manufactured stone on chimneys is permitted.

Chimney Caps

Metal spark arrestors, commercial or residential grade, in dark bronze/black color are required for all chimneys.

Columns and Beams

Boxed columns and beams may be used on porches and elevated decks. Round columns are not permitted. Minimum 6"x6" boxed columns and deck posts are required for elevated decks. Excessively long deck posts may require bracing for visual effect.

Brackets and Braces

The use of decorative rake and eave support members – “brackets” and “knee braces” is permitted in order to add interest and richness of detail. To maintain the correct Big Canoe Home look, these brackets and braces should be simply detailed and not overly ornate. Architectural features such as brackets and gable truss braces shall be constructed of suitable materials of sufficient cross-sectional depth to appear functional

Exposed Rafter Ends

Exposing of the rafter ends, or false rafter ends along the home’s eave line is permitted on the major roof volume and required on secondary volumes.

Exposed Gable Trusses

The use of decorative trusses at the upper area of featured gable overhangs is permitted and may be required if, in the opinion of the AECD, such a requirement is needed to avoid an overly plain or uninteresting elevation.

Dormer/Cantilevered Windows

Dormer and simple boxed window elements may be used and counted as one of the three required secondary roof volumes. Roof design may be of the following types:

- Shed
- Hipped
- Gabled through the eave
- Arched

Cantilevered Window Volumes

Simple boxed window elements, which project beyond the main walls of the home may be used and counted as a secondary roof volume. They can be small box window elements, which may project two or three feet, or they may be larger spaces such as reading or breakfast nooks, projecting further. Decorative brackets should be used under the cantilever.

Use of Stone

Stonework should wrap around the dwelling in a continuous horizontal manner.

Where stone is used on walls above grade, it must end at an inside corner and extend to grade.

Stone “fronts” which end at the outside corners of a house are not permitted.

1.2.7 Colors

General

In granting approval of a color scheme, consideration will be given not only to the color itself, but also to design, location and visibility.

All siding and trim may be either a flat or satin finish.

Trim color may be used on structural posts or columns and adjoining beams. Cornice and fascia boards may be either siding or trim color. All deck posts, top rail, and bottom rail must be the trim or the siding color. Handrail pickets may be black or painted to match the siding or trim color. Laurel pickets may be left natural. Deck floors are to be painted the siding or trim color, or left natural wood with or without an approved stain/sealer.

Step and front porch handrails shall be painted to match the siding or trim color. Flat black is allowed for metal rails.

Natural wood porch columns, natural wood beams, and other natural wood accents may be stained in an approved accent color.

Due to the variation of stain and paint colors on different building materials, samples of all colors must be submitted on the materials to which they will be applied for review/approval. All sample boards should be a minimum of 6" x 6". Semi-transparent stains are not suitable for cement fiber siding, previously painted, or stained wood.

Clear-coated cedar is not permitted. All cedar accent areas must be pigmented in order to reduce the mildew and fading problems that occur.

Approvable Colors

Maintaining a natural woodland palette, the following colors may be generally acceptable, but must be submitted on applicable material for approval prior to application.

BRAND	COLOR	Found.	Siding	Trim	Door	Shutters
BEHR	Hampton Green 450F-7				X	X
	Fresh Pine 440F-7				X	X
	Ashwood 720D-4			X	X	X
	Squirrel 790D-5	X	X	X	X	X
	Winter Oak 720D-7	X	X	X	X	X
	Toasted Walnut 720D-6	X	X	X	X	X
	Freshwater Marsh ECC-37-3				X	X
	Mocha Accent 720D-5	X	X	X	X	X
	Twig Basket 740D-5	X	X	X	X	X
	Mountain Elk 740D-6	X	X	X	X	X
	Frontier Shadow 740D-7	X	X	X	X	X
	Mississippi Mud 710D-5	X	X	X	X	X
	Butternut Wood 710D-6	X	X	X	X	X
GLIDDEN	Sweet Tea GL028				X	
	King's Canyon Grey			X	X	X
	Boulder 30YY 21/129	X	X	X	X	X
	Forest Khaki GLN39			X	X	X
	Hale Village 20YY22/129	X	X	X	X	X
	Woodsmoke GLN40			X	X	X
	Olive Wood GLN15			X	X	X
CABOT	Pewter Gray 0541/0641	X	X	X	X	X
	Dark Gray 0547/0647	X	X	X	X	X
	Spanish Moss 0553/0653	X	X	X	X	X
	Bark 0538/0638	X	X	X	X	X
	Bark Mulch	X	X	X	X	X
	Thatch	X	X	X	X	X
	Cinder			X	X	X
	Pepperwood	X	X	X	X	X
	Dune Grey 0567/0667			X	X	X
	Evergreen				X	X
	Spruce Blue 0540/0640				X	
	Barn Red 0585/0685				X	

BRAND	COLOR	Found.	Siding	Trim	Door	Shutters
BENJAMIN MOORE	Country Redwood M16				X	
	Northwood Brown 1000	X	X	X	X	X
	Northcreek Brown 1001	X	X	X	X	X
	Gargoyle 1546	X	X	X	X	X
	Brandon Beige 977			X	X	X
	Whitall Brown HC69	X	X	X	X	X
	Stampede 979	X	X	X	X	X
	Briarwood PM32			X	X	X
	Irongate 1545	X	X	X	X	X
	Rockport Gray HC-105			X	X	X
	Plymouth Rock 1543			X	X	X
	Sag Harbor Grey			X	X	X
	Gloucester Grey	X	X	X	X	X
	Rural Earth	X	X	X	X	X
SHERWIN	Caribou 3025	X	X	X	X	X
WILLIAMS	River Birch 3024			X	X	X
	Woodland 3042	X	X	X	X	X
	Cypress Moss 3041			X	X	X
	Tobacco 3039	X	X	X	X	X
	Monterey Tan 3049	X	X	X	X	X
	Tiki Hut 7509	X	X	X	X	X
	Shade Tree 3037				X	X
	Pineneedle 3009				X	X
	Dapper Tan			X	X	X
	Porpoise	X	X	X	X	X
	French Roast	X	X	X	X	X
	High Tea	X	X	X	X	X
	Status Bronze	X	X	X	X	X
	Rustic Red 7593				X	
PPG	Deconstruction PPG1006-6	X	X	X	X	X
	So Sublime PPG1006-5	X	X	X	X	X
	Rain Barrel PPG 1097-6	X	X	X	X	X
	Dusty Trail PPG 1097-4			X	X	X
	Organic PPG 1029-6				X	X

Natural Wood Accents					
Sikkens Butternut					
Sikkens Dark Oak					
Cabot Natural					

BLACK (satin or flat) is approved for use on front doors, shutters, and exterior furniture

**Cedar shakes or siding must be pigmented when sealed. This reduces the mildew and fading problem that they are prone to have.

Due to the fact that manufacturers change paint color names, some of these names may not be accurate. Please contact the AECD office for color samples if a problem arises.

Some neighborhoods have their own set of approved colors selected by the Developer. Please see Exhibit “J & K” for this information.

1.2.8 Approval Procedures

Site Requirements

Review for approval by the AECD requires the following:

- Lot corners must be accurately staked and property lines flagged.
- Footprint of structures (including limits of clearing), edge of driveway, parking pad and walkways must be staked and outlined with ribbon in accordance with the location shown on the site plan.
- The limits of clearing are a maximum of ten feet (10') beyond the footprint of a building, three feet (3') beyond the edge of approved driveway paving, and one foot (1') beyond the edge of walkways.
- There shall be no disturbance to the lot other than flagging and staking until the Property Owner receives AECD approval of site plan and architectural drawings.

Your site plan must be developed by a State of Georgia registered architect, civil engineer, or land surveyor. The AECD Manager may make exceptions to this registration/licensure requirement on a case-by-case basis, taking into consideration the scope of the project and the experience and credentials of the individual(s) preparing and submitting the drawings. The site plan must incorporate all the requirements of the guidelines for the individual neighborhood. The plan will be reviewed with strict adherence to those guidelines.

Surety Deposits

Surety deposits are required for both new construction and additions. These deposits are to ensure the proper and timely completion of approved plans (Article II, Section 1, Paragraph (e) of the Class "A" Covenants) (see Chapter 3 Exhibit "A"). The Surety Deposit must be extended as necessary to remain in place for the entire duration of construction, until execution of a Surety Deposit Release Form.

The Purpose of the Surety Deposit is:

- a. To ensure that the finished structure complies with AECD approved plans on file
- b. To ensure timely completion of project. All work that affects the exterior of the home and property, including but not limited to: staining, painting, driveways, landscaping, mulching, and clean up must be completed within one (1) year from the start of construction.
- c. To provide the financial support for Article II, Section 1, Paragraph (f) of the Class "A" Covenants, which gives the Big Canoe Property Owners Association, Inc., the right to do or have done, at the Property Owner's expense, any and all of the above-mentioned work which has not been completed in the prescribed one (1) year period.

Lack of a valid Surety Deposit shall be cause for suspension of work and/or removal from the Active Builders List.

The term "Surety Deposit" includes various forms appropriate for assigning funds to the Big Canoe Property Owners Association for the purposes outlined above, and may include the following:

- a. Cash or certified check deposited with the POA
- b. Irrevocable Letter of Credit

An example of a letter of credit is attached as part of Chapter 3 Exhibit "A". Variations may be allowed, but all Surety Deposits must contain all of the provisions in the cited exhibit.

The Surety Deposit will be released by the Big Canoe POA upon timely and satisfactory completion of the following work in accordance with approved submittal, as evidenced by execution of Surety Deposit Release Form. In order for the Surety Deposit to be released, a representative from the AECD will conduct a final inspection of the house to ensure that:

- a. All exterior construction has been completed in accordance with the approved plans and,
- b. Final landscaping (including exterior lighting and fencing) and clean-up have been completed and,

- c. All damage to roads, common property and adjacent properties has been corrected and,
- d. Any erosion issues have been addressed and corrected.

Under certain conditions, a partial release of the Surety Deposit will be granted with appropriate funds held to cover completion of any unfinished work as referenced above. The final inspection and release is required prior to occupying the house. Occupancy prior to receiving this release can result in a fine in accordance with the Rules and Regulations Section C.1 paragraph 7.1 (f).

The fine for moving into a home without an occupancy permit is \$3,000.00.

Surety Deposit Amounts

The Property Owner or residential licensed contractor must submit surety deposit as figured below:

New Homes: 10% of the reasonable construction cost minus the cost of the lot or \$30,000 whichever is greater.

Additions: Requiring a roof: \$1,000.00 plus \$5.00 per square foot.
Not requiring a roof: \$500.00 plus \$5.00 per square foot.

Note: fees will be calculated on the total square footage involved, including garages, carports, decks and all floors, whether finished or not.

1.2.9 AECD Assistance for Plans

The AECD exists not only to enforce its Guidelines, but also to help Owners and Residential Licensed Contractors achieve our mutual goal of protecting Big Canoe's natural environments.

Building a house in the mountainous terrain of Big Canoe is vastly different from building in the flatter areas of Georgia. Topography and trees are major factors influencing the design of a home, the approaches to it and its septic field layout.

When plan submittals are marked "resubmit", the AECD will schedule a review session with the Residential Licensed Contractor or Owner.

The purpose of review meetings is to help those submitting plans to prepare them in a form that will enable their approval. The AECD will help owners and residential licensed contractors, through a design review session, to find ways of accomplishing a good design solution to problems that may arise.

1.2.10 Documents Required for Approval

Application Forms

- Housing Design Application for Approval
- Site Preparation and Protection Planning

These forms shall include exterior finishes, colors, required schedules and identification of outstanding natural features (steep slopes, rock outcroppings, streams, springs, special trees, shrubs, wild flowers etc.). EXCEPTIONS OR VARIANCES MUST BE SPECIFICALLY REQUESTED AT TIME OF ORIGINAL APPLICATION.

Site Plans

Three (3) copies of a site plan for the entire property, drawn 1"=20' minimum, prepared by a surveyor or civil engineer acceptable to the county, must be submitted for approval by the County Land Planning Department (Dawson or Pickens) and the AECD. Once the site plan is approved, an erosion control plan must be submitted. Site plan must include the following:

- Accurate and verified location of lot corners.
- Accurate location and footprint of the house with two (2) reference points showing accurate distance from structure to side and edge of pavement.
- Any other structure to be erected on the property.
- Septic tank and drain field approved by the applicable county prior to submittal to the AECD. Note: Lot must be of sufficient size to accommodate adequate size tank, septic and backup fields.
- Walkways, driveways, and parking areas.
- Retaining walls.
- Drainage.
- Elevations as follows, using either mean sea level or an assumed elevation.
 - First floor elevation.
 - Elevation at intersection of driveway and edge of street pavement.
[Note: Driveway grades are of particular concern. Maximum desirable driveway slope is 25%]
 - Parking pad elevation.
 - Garage slab elevation.
 - Elevations at the four corners of the house.

One copy of the site plan will be retained for AECD files for one year from the completion date.

Architectural Plans

Three (3) sets of architectural plans drawn at 1/4"=1' scale shall be submitted showing at a minimum:

- Title block showing total square footage, Lot #, Property Owner name, Residential licensed contractor, date of submittal and scale of drawing.
- Floor plan of all levels showing accurate dimensions and room names
- Elevations of all sides of the house, showing floor-to-floor heights, roof pitches, existing and proposed finished grades and exterior finish materials
- Details of all exterior architectural elements as intended to be built

One copy of the architectural plans will be retained for AECD files for one year from completion date.

1.2.11 Construction Requirements

Signs

The only sign allowed during construction is the permit board. This permit board must have the E911 number displayed prominently.

1.3 Environmental Regulations and Utilities

This section pertains to all regulations regarding sites, trees, utility and water resources.

1.3.1 Site Preservation

Prior to any physical disturbance of a site, special and/or irreplaceable natural features shall be identified, marked, and provisions for their protection clearly established.

Proper erosion control measures must be in place prior to any major disturbance of the forest floor. Silt fences must remain in place until the forest floor has stabilized. Once stabilized, fences must be removed.

Minimize tree damage by installing protection barriers before construction starts. Do not nail barriers to trees.

Strict attention to the protection of the forest floor (especially the ground surface inside the drip line of trees) is required to ensure that feeder roots of trees and native plants are not subjected to damage that will result in loss of plant material three to five years after construction is completed. Avoid damage to tree trunk or main rooting areas by construction equipment. Limit construction equipment access, material storage, chemical or cement rinsing and vehicle parking to non-tree areas. Avoid changes in soil levels over the rooting areas, changing water flow patterns, soil

compacting, crushed roots and mechanical damage to tree trunks, major branches and root collars.

No cutting of trees, clearing, ditching or storing of materials shall be conducted on a vacant lot, nor shall any structures be installed on a vacant lot.

No trees measuring six (6) or more inches in diameter at a point two (2) feet above ground level, any flowering trees or shrubs, or any evergreens may be removed without the written approval of the Developer, unless located within ten feet of a building, within ten feet of the approved site for such building, within three (3) feet from edge of approved driveway or one (1) foot from edge of walkways, or septic fields. To prevent the possibility of incurring a fine, call the AECD office for clarification.

For the purpose of these Guidelines, “flowering trees” referenced above are defined as Mountain Laurel, Dogwoods, or Native Azaleas. “Evergreens” referenced above are defined as those listed in the Approved Plant List. Loblolly Pines are not listed as evergreens in the Approved Plant List.

Damming or altering the course and/or flow of streams is prohibited.

All state and county buffers must be identified on your site plan. Any violation of these buffers will result not only in fines from the AECD, but the state and county will also be notified of the encroachment.

1.3.2 Tree Protection

Prior to clearing of the site, orange tree save shall be installed per the approved site plan. Any trees larger than six inches in diameter, within one foot of the outside of edge of the tree save fence, shall be protected. Specimen trees and shrubs shall be wrapped with orange tree save fence to ensure their protection.

The Orange Tree Save fencing shall be maintained until removal is approved by the AECD.

The drip line of identified trees shall be marked and every effort made to avoid digging or disturbing the ground within the area defined by the drip line. No fill shall be stored within the drip line. Any fill inadvertently placed shall be promptly removed.

No trees will be allowed to fall into the area beyond the clearing limits and construction shall not occur on the protected side of the Orange Tree Save fencing. Any work on the protected side of the Orange Tree Save fencing must be approved by the AECD to avoid a violation.

1.3.3 Site Protection

To protect the site, the following shall be required during new construction or renovation:

- Install silt fencing or other approved erosion control prior to grading and properly maintain such throughout construction period. Silt fence must remain in place until the forest floor has stabilized.
- Promptly after grading, gravel the driveway with a minimum of six inches (6") of gravel, install cross drains and culverts. Geotextile matting must be used under gravel on the driveway entries for a distance of 20 feet from roadway at edge of pavement.
- Install and maintain orange tree save fencing around areas specifically noted on the approved site plan as areas to be protected. This shall be maintained until removal authorization is received by AECD.
- This material is to be used in addition to ribbons to mark the clearing limit line and along the 10' sideline undisturbed buffer, when necessary. Undisturbed buffer is defined as the area where NO activity shall be conducted; this includes, but is not limited to, grading, tree removal, foot traffic, storage of materials, etc.
- No fencing shall be attached to trees.
- Site shall be inspected, and documentation completed, by the AECD for compliance with the above guideline prior to the commencement of grading.
- Remove all extra dirt and carefully stockpile that which will be needed for back filling. Excess dirt that cannot be safely handled on the site shall be removed and, if necessary, hauled back when needed. All dirt being stored on the property must be securely covered to prevent erosion problems.
- Dirt shall not be mounded around trees and/or shrubs that are to be saved.
- Carefully store construction materials in an approved area on the site.
- Use hand labor where machines cannot work without undue damage to the site.
- Provide for drainage and erosion control.

The Residential Licensed Contractor and/or Property Owner (responsible party) is responsible for any assessment costs and removal of any damaged or destroyed property, contaminated soil and ground and/or surface water due to release of solid waste, i.e., debris, concrete, metal, wood, stone, or any hazardous waste, i.e., gasoline, fuel oil, lubricating oil, chlorinated compounds, and engine coolant upon a lot, right of way, roadway, or any other place within Big Canoe (the environment) by any Residential Licensed Contractor, Property Owner, his/her material suppliers, or sub-contractors.

1.3.4 Septic Tank and Field Installation

Septic field location shall be approved by the appropriate county prior to submitting plans to the AECD. Septic tank installations shall be approved by the county prior to the start of construction and shall be inspected by the county health department before back filling of the tanks and drain field. Approved septic field location must be shown on the site plan. Site plans not showing the approved septic field location will not be approved. No trees shall be removed prior to the AECD inspection of the site. All field lines shall be run between trees to the greatest extent possible. Maximum allowable clearing width for installation of chamber systems is eight feet. Clearing for a view is strictly prohibited.

1.3.5 Spillage

The Responsible Party must contact Big Canoe Public Safety immediately upon knowledge of a release of solid or hazardous waste to the environment. The responsible party must convey the location of the release, contents of the release and approximate volume/weight of the release upon request by an official of Public Safety or other Big Canoe official. Failure to immediately report a release to the environment will result in a fine.

Restoration of road shoulders shall be the responsibility of the Residential Licensed Contractor. This applies to all areas damaged during construction, including adjacent lots, streets, etc., and includes smoothing and grassing as needed. [Rules and Regulations, B.1, Section 4, paragraph 4.3]

1.3.6 Trenching

The Residential licensed contractor is responsible for trenching for all service lines from the appropriate pedestal to the home. All such drops shall be installed subject to the standards of the utility companies.

Guidelines for electrical inspections are as follows:

- Call the AECD for a location inspection to determine where the trench is to be dug. (Only two sweep turns are allowed in the conduit)
- Dig the ditch a minimum of 24" deep and install 2 1/2" diameter schedule 40 electrical conduit. Conduit, with red warning tape laid on top, is to run from the meter base to the electrical box at the street. A string is to be run through the conduit and the street end is to be taped off. Call the AECD when this is complete for a ditch inspection. (If using 600Amp service, three inch (3") conduit is required.)
- Cover the ditch with dirt and call the AECD for a final ditch inspection.
- The AECD will call Amicalola Electric for the permanent hook up.

1.3.7 Utilities

Water

The Big Canoe Utilities Company, Inc., located within Big Canoe, provides water service for all areas except Waterford*. The source of water is from Blackwell Creek Reservoir and is treated by membrane technology methods. Due to the extreme changes in elevation within Big Canoe, it is necessary to establish pressure zones throughout the development. Within each pressure zone the water pressure can vary from 20 psi to 180 psi. Depending on the elevation of a lot and the height of the house, the individual house service may require a pressure-reducing valve for high pressure or a booster pump for lower pressure. (Booster pumps will need an automatic shut-off to protect the pump and motor when water service is turned off for leak repair.)

Big Canoe Utilities Company recommends a pressure-reducing valve at the meter and inside the home for all homes in Big Canoe.

The valve at the water meter (curb stop) is a special valve requiring a special wrench to operate. This valve is a part of the water distribution system and is to be operated by Big Canoe utility personnel only. Homeowners are not allowed to operate this valve. Building codes require a separate valve for the homeowner's use, which should be located in the ground at the meter and inside the house where the water service enters the home.

At the time of submittal, the Property Owner must pay to the Big Canoe Utilities Company, the water tap fee in effect at the time of approval.

Upon receipt of tap fee payment, the meter and the temporary "standpipe" will be installed by the Big Canoe Utilities Company.

Monthly/quarterly usage billings to the Property Owner for water usage begin with the installation of the temporary tap.

Payment for water usage is the responsibility of the Property Owner.

With proper authorization from the Property Owner and a correct billing address, usage during construction may be billed directly to the residential licensed contractor.

After a permanent tap is installed, all water usage fees will be billed to the Property Owner.

*The Waterford Neighborhood is the only property inside of Big Canoe where you have an option for your water supply.

You may drill a well if you so desire. (This is the only area of Big Canoe where this is allowed.)

A water service is located on every lot and water will be supplied by Pickens County Water Authority, if you make an application and pay the \$2,500.00 tap fee. They are located at 35 West Church Street, Jasper, GA 30143. They may be reached by phone at 706-253-8718.

Power

- a. Application to Amicalola Electric Membership Co-op is required of each Property Owner.
- b. A minimum 200 AMP electrical service is required

Chapter 2 - Homeowner Regulations

2.1 Appeals and Variances

2.1.1 Appealing a Decision of the AECD

Property Owners or Builders whose plan submittals have been disapproved, or whose plan approval has been conditioned beyond what the plan submitter believes to be in accordance with the Guidelines set forth herein, may appeal such a decision to the AECC. Any further appeals will be done in accordance with the Rules and Regulations A.1 Section 3 (b).

Appeals should be made in writing and submitted to the Department Manager of the AECD. Appeals should be specific as to what portion of the Guidelines the submitter believes has been incorrectly applied. See Exhibit "L".

2.1.2 Guidelines for Granting a Variance

In considering a variance from the Guidelines, (referred to collectively as "a variance") all parties will be mindful of the following guidelines in order to give consistency to the decision making process and to remove any personal aspect of the decision.

A variance may be granted where doing so will not be contrary to the Association's interest and where, due to special circumstances, a literal enforcement of the AECC Guidelines or the Rules and Regulations, in an individual case, results in unnecessary hardship, and provided that the spirit of the guidelines shall be observed, the community's safety and welfare secured, and substantial justice done.

All of the conditions listed below must be met in order for a variance to be granted. Failure to meet any one of the conditions will justify denial. The very nature of a variance implies approving a deviation from the standards adopted for the welfare of the Association, which the General Manager has empowered his staff to enforce.

A request for a variance may be granted in such a case if all of the following conditions have been met:

- that the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found elsewhere in Big Canoe, and is not created by an action or actions of the Property Owners or the applicant;
- that the granting of the variance will not adversely affect the rights of adjacent Property Owners; that the strict application of the AECD Guidelines or the Rules and Regulations from which a variance is requested will constitute unnecessary hardship upon the Property Owner represented in the application;
- that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare, and

- that granting the variance desired will not be opposed to the general spirit and intent of the AECD Guidelines and the Rules and Regulations.

2.2 Approval Requirements for Changes to Existing Home or Property

This chapter of the Guidelines is intended to give the homeowner a concise statement of the requirements for maintaining or adding to existing property in Big Canoe.

The procedure for submitting new materials/colors is outlined in Chapter One.

Before making any exterior changes to an existing home or property, a Property Owner must contact the AECD to ascertain what procedures are required based on the nature of the modifications. **Please note that all exterior changes must have the prior approval of the AECD.**

2.2.1 Property History

The AECD may have certain information concerning your property. This information is limited to colors, materials, variances, and septic information.

2.2.2 Additions

Any addition (that is, any increase in roof volume or change to the original footprint of the existing structure) requires the submission of a site plan, architectural plans and landscape plans as defined in Chapter Two. These plans should be produced in proper scale, using current architectural standards.

2.3 Items Outside of the House

2.3.1 Satellite Dishes

- a. The maximum diameter allowed is 24"
- b. Shall be flat gray in color and positioned in a location with low visibility from the road
- c. Maximum of two dishes are allowed per home site

2.3.2 Landscaping

- a. Shall be maintained as approved following the landscape plan for one year from the date of installation
- b. Significant changes to landscape shall be submitted for approval prior to planting
- c. Planting vessels located on porches, patios, and decks may use plants not on the approved list

2.3.3 Driveway Culverts

- a. Maintenance for culverts located under the driveway is the responsibility of each Owner. These culverts shall remain clear of debris so that water may flow freely.

2.3.4 Outdoor/Exterior Lighting

- a. All outdoor lighting plans shall be submitted and approved by the AECD prior to installation. All fixtures shall be gray, brown, black or dark green colors only.
- b. No outdoor lighting is to become a nuisance to the neighboring properties. All outdoor lighting shall not be directed so as to cross any property lines or disturb other Property Owners, whether they are next door or at some distance.
- c. All outdoor lighting shall be "white light". No colored bulbs are allowed, even for seasonal decorations.
- d. The maximum light output allowed for **each fixture** is specified by application in lumens as shown in the following chart.

Outdoor Lighting Applications	Maximum Light Output Lumens
Exterior House Lighting	<1000 (Approx. 69 Watts)
Post Lighting	<200 (Approx. 25 Watts)
Driveway and Walkway Lighting	<100 (Approx. 12.5 Watts)
Up Lighting and Moon Lighting	Not Allowed

2.3.5 Decorative Accessories

Decorative accessories and trimmings (including seasonal decorations) intended for the enjoyment of the Property Owner shall be positioned so as not to offend the community or the immediate neighbors.

- a. Decorative accessories and trimmings are defined to include by not limited to the following:
 - i. Statuary/Sculptures
 - shall be in keeping with the natural environment and appear natural
 - ii. Bird/Butterfly Houses
 - shall be a natural cedar or painted with an approved siding color for the community
 - iii. Bird feeders
 - the style and color shall be unobtrusive if visible to the community
 - feeders are to be used only during winter months to avoid attracting bears. They must be removed from May to November.
 - iv. Bird baths, Fountains & Ponds
 - shall be submitted to the AECC prior to installation for approval of color, style, size and location
 - v. Planters
 - shall be the approved siding or trim color of the dwelling, gray, brown, terra cotta, black or dark green

- artificial plants are not allowed
- b. Any and all accessories shall be in keeping with the style and color of the house and adhere to the community standard.
- c. No more than 3 decorative accessories that are visible from the road are allowed.
- d. The maximum allowable height for any decorative accessory is 36".
- e. Holiday Decorations
 - In order to blend with the natural environment, all outdoor seasonal decorations shall consist of live natural materials or artificial materials with a natural appearance. Embellishments (bows, ribbons, flags, etc.) must be used conservatively, if used.
 - No caricatures (i.e. exaggerated, ludicrous, oversized parts or characteristics are allowed)
 - Outdoor lighting is approved for the winter holiday season and is limited to:
 - miniature clear white bulbs (flashing or running lights are not allowed)
 - displayed at the front entry, including front foundation shrubs and adjacent small trees (small trees are defined to be less than six inches in circumference and less than ten feet tall)
 - no delineation of structures, decks or property lines
 - no icicle lights
 - All seasonal outdoor decorations are allowed for the applicable holiday period and shall be removed within two weeks after the holiday.

2.3.6 Outdoor Furniture

- a. All outdoor furniture if visible to the community or adjacent properties shall blend with the natural environment
- b. Outdoor furniture shall be gray, brown, black or dark green colors only. This includes umbrellas, cushions, etc.

2.3.7 Play Equipment, Yard Tools, and Toys

- a. Play equipment must blend with the natural environment
- b. The location, design and colors must be submitted for approval prior to installation
- c. Small toys (bicycles, tricycles, basketballs, etc.) and yard tools shall be stored so that they are not visible to the street or adjacent neighbors.

2.3.8 Fencing

- a. The location, style and fencing material shall be submitted for approval prior to installation.
- b. The delineation of side and/or rear property lines is not permitted
- c. No fences or barriers are permitted across a driveway
- d. The maximum square footage allowed for enclosed areas is 800 square feet.
- e. All fencing shall be designed to blend into the natural environment. Stacked or post and rail fencing using natural split rails are preferred. All other designs will require AECD written approval.

2.3.9 Garbage and Trash Containers

- a. Containers shall be designated bear proof per the Rules and Regulations A.10.
- b. Outdoor structure for containers must be wood and painted to match the house.
- b. The location, color and design of outdoor structure shall be submitted for approval by the AECD

2.3.10 Tarps and Covers

- a. Tarps and covers shall be either dark green, brown, black or dark gray
- b. Intended only for firewood storage and temporary uses
- c. Tarps used for large home repairs, i.e. covering roof damage not applicable
- d. Cover used for grills and hot tubs shall be either dark green, brown, black, or dark gray

2.3.11 Outside Clothesline

Outside clotheslines are not permitted

2.3.12 Water Barrels

Must blend into the environment and be gray, brown, black or dark green.

2.3.13 Outdoor Fire Devices

Outdoor fire devices (other than cooking grills) are not permitted in Big Canoe. This includes devices/appliances such as fire pits, chimeneas, fire rings and all similar devices/appliances whether they are fueled by wood, charcoal, or bio ethanol.

| There are two exceptions, one is a device/appliance fueled by propane designed to be used on the deck or patio, the other is an outdoor fireplace approved by the AECD, constructed of brick/masonry materials with a chimney cap and spark arrestor and full protective wire mesh screening to effectively eliminate the possibility of live sparks/ashes/cinders/embers from escaping the permanent outdoor fireplace internal structure. Permanent outdoor fireplaces may not be used whenever a burn ban is placed in effect by the State or County governments, or the General Manager of Big Canoe.

2.4 Property Maintenance

In accordance with the Covenants and Restrictions, it is the responsibility of each Property Owner in Big Canoe to prevent any unclean, unsightly, or unkempt conditions of buildings or grounds on the owner's property, which could tend to substantially decrease the value of the neighborhood area specifically and Big Canoe as a whole.

Each Property Owner shall keep and maintain all portions of the lot and the exterior of any and all structures and improvements located on the lot in a neat, attractive and safe condition consistent with this Guideline and with any standards or guidelines established by the Board of Directors.

This maintenance shall include, but shall not be limited to:

2.4.1 Improved Lots

2.4.1.1 Buildings

- a. All developed properties are to be maintained free from deterioration, damage, or rot.
- b. The exterior surfaces of homes are to be properly maintained and repaired/replaced/repainted as necessary with approved colors to maintain the value of the property.
- c. Mildewed/faded/rusted exterior surfaces are to be cleaned and repainted/re-stained as necessary.
- d. Roofs and gutters are to be kept clean of debris to prevent vegetation from growing.

2.4.1.2 Landscaping

- a. Driveways and walkways are to be kept cleaned of debris.
- b. The accumulation of trash and debris on any lot is prohibited.

Any maintenance that involves an exterior change, including, without limitation, repainting of the exterior of improvements, shall require prior approval of the AECC.

2.4.2 Unimproved Lots

Vacant lots must remain free of trash. No other activity is authorized.

2.4.3 Multi-Family Residences

Each Association has its own architectural design standards for exterior repair and improvements, which are modified from time to time. Modifications must be approved by the Association's Board and then by the AECC. Please see individual neighborhood by-laws for specific details.

All procedures specified for Improved Lots above shall apply to Multi-Family Residences as well.

All exterior alterations, including repairs and replacements, shall be approved by the Association Board prior to undergoing the required AECC review.

2.4.4 Common Areas

All Common Areas are maintained by the POA/Developer.

2.4.5 Enforcement of Property Maintenance Guidelines

Properties are inspected frequently for compliance with these Guidelines.

The POA staff may enter properties for purposes of such inspections and during some AECD inspections, properties may be photographed.

The AECD will provide written notification of a violation to the Property Owner via US Mail.

Pursuant to the Rules and Regulations A.1, the AECD has the authority to impose monetary or other sanctions for violations of these Guidelines.

Unless the POA Board or its designee determines that an emergency exists, the Property Owner shall have forty-five (45) days to complete the maintenance or repair, or if the completion of the maintenance or repair is not possible within such time period, the Property Owner shall commence replacement or repair within forty-five (45) days.

If the Board or its designee determines that:

- (1) an emergency exists, or
- (2) a Property Owner has not complied with the demand given by Big Canoe POA, as herein provided, Big Canoe POA may provide any such maintenance, repair or replacement at the Property Owner's sole cost and expense, and such costs shall be an assessment and lien against the Property Owner and the lot.

2.5 Plants

2.5.1 Preface

The General Declaration of Covenants and Restrictions of the Big Canoe Property Owners Association and Big Canoe Corporation establish the rights of Big Canoe Corporation and the Property Owners Association requiring prior approval of all landscaping and to mandate the protection, use, and enjoyment of natural vegetation on all property in Big Canoe (See article VIII). All residential property is subject to these covenants.

The purpose of this section is to develop a deeper understanding of the reasons for these covenants, to generate an appreciation of the benefits accruing to the community as a result of the implementation of such covenants and to outline the basic procedures necessary to accomplish these purposes.

Each Property Owner and home owner has a reciprocal responsibility with all other Owners for the maintenance and enhancement of environmental quality and aesthetics so as to insure that Big Canoe will always be the beautiful community that each Property Owner envisioned it to be when they made their individual commitment to Big Canoe.

2.5.2 Vista Pruning

2.5.2.1 Background

Many people buy lots at higher elevations because of the distant views which they might provide. Others treasure the closer views into the forests, which predominate at lower elevations. Elegant views of all kinds can be achieved by very careful removal and pruning of trees in harmony with the natural environment. Stated in the negative, any resemblance to a raw chopped or mutilated look which results from excessive removal, topping, and trimming is specifically not allowed. This most often happens when one attempts to achieve a "panoramic" view. The

goal is to vista prune in such a way that on completion the trees appear as if they had never been touched. The bottom line is to be conservative when pruning. **Remember, once a limb is gone it cannot be replaced but it can be removed later if needed.**

2.5.22 Why Vista Pruning?

The removal or pruning of trees and shrubs for views and other purposes cannot be done until construction is substantially complete and then only with the on-site, written approval of the POA in conjunction with the owner and/or builder.

The tree canopy is the upper controlling part of the forest, and it is important to be sure its integrity is preserved during the pruning process. The proper pruning procedure uses existing or new “windows” within the tree canopy, allowing homeowners to enjoy tasteful views from their properties, whether those views are distant or simply a view through the nearby forest. Windows allow property owners to experience a range of views from different points on the property and as the seasons change.

If possible, always trim **under** the tree canopy. The test of whether a limb should be removed or not is to determine whether its absence will be detected, or whether it will affect the natural appearance of the canopy. If a limb in the canopy must be pruned or removed, consider the effect it will have on future growth of the canopy, as well as its effect on the open space and ground below, especially with respect to light.

2.5.2.3 Topping vs. trimming

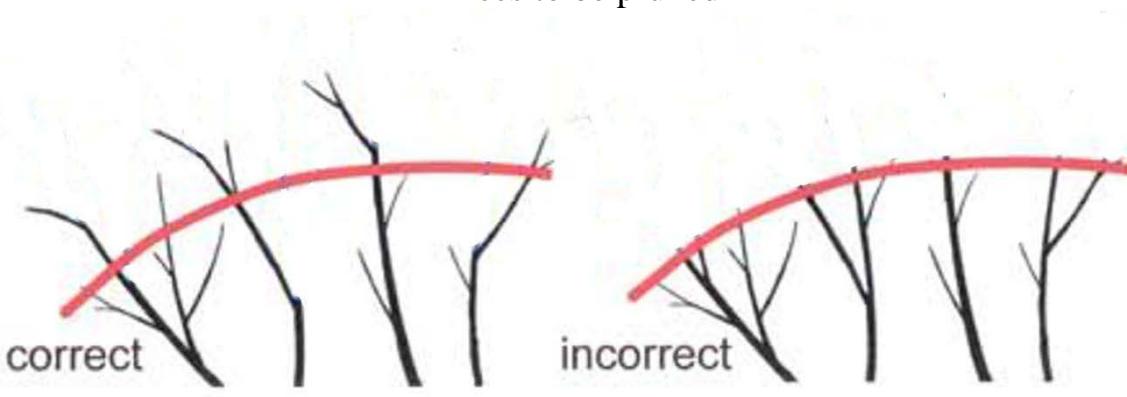
Never “top” a tree. This not only eliminates the graceful form, line, and texture of the branches, but also usually results in plume-like new growth which is unsightly and difficult to control.

Whenever possible, leave logs and standing deadwood. These do not harbor injurious insects and disease but do provide food and nesting for wildlife and are a functional and necessary part of the forest.

Preferably wait several months or a year after construction so that the existing trees as well as the vista situation can be fully appreciated. For example, there should be a balance between the spring and fall colors of the hardwoods and the green of the evergreens.



Trees to be pruned



2.5.2.4 Vista Pruning Procedure

The procedure for scheduling vista pruning is as follows:

- (1) Select the tree service that you wish to use and set a date for the pruning. The tree service should be licensed and insured. (A sub-contractor list is available at the AECD office if needed.)
- (2) The tree service will then call the AECD office at 706-268-3394 to set up scheduling with the supervisor.
- (3) Once on site, the supervisor will document all approved cutting and all members involved will sign the paperwork to insure clarity. Owners (or owner representative) must be present for vista pruning

Any unauthorized cutting will be considered a violation and handled in accordance with the Rules and Regulations C.2 "Tree Cutting Provisions". Appeals shall be handled in accordance with the Rules and Regulations A.1 "General Enforcement Provisions."

2.5.5 Landscaping In Big Canoe

The use of the term “landscaping” for Big Canoe seems out of place to many people. After all, the landscaping has been done by nature and man cannot improve upon it. Yet, when man intrudes on nature by building a house, this structure needs to be blended into its natural environment. Thus, “landscaping” at Big Canoe consists of bridging the man-made house environment with the surrounding natural environment, and is an integral part of the conversion of a house into a home.

For the Big Canoe community, this natural blending should be in keeping with its Appalachian Mountain setting and therefore is quite different in appearance from the manicured lawns and flowing landscape colors, which characterize suburban homes.

Natural landscaping in the Big Canoe Mountain community includes

- The positioning of the house,
- The use of structural features such as driveways, walks, and retaining walls,
- The use of plants to blend these features into the surrounding natural environment.

2.5.6 Covenants and Guidelines

No cutting or clearing of the lot in any form may be done prior to the approval and staking out of the location of the house on the lot.

The only clearing permitted during construction is that necessary for construction activities. This also includes the installation of the septic systems.

Prior to construction, a topographic site plan produced to scale, using current architectural standards must be submitted. The site plan shall show the location of the house, proposed septic field, driveway, walks, and all parking areas with each clearly indicated in their appropriate location. A planting area should be preserved between the driveway and the house for landscaping.

Prior to any physical disturbance of the site, all special and/or irreplaceable features must be identified and clearly marked for protection. These features may include streams, rock outcroppings, large trees, or special wildflowers.

After construction, the final landscape plan must be completed prior to the issuance of an Occupancy Permit. This is based on the submission and approval of a natural landscape development plan (drawn to scale) which should locate and specify the kinds of ground covers, shrubs, and trees for the drives, parking areas, driveway entry, road frontage, septic field, and disturbed areas and also any hardscape features. Non-natural features, such as fences, play equipment, address identification sign, etc. are also tightly controlled by the covenants.

When designing the landscape plan, consideration must be given not only to the view from the street, but also for homes next door and at the higher elevations. As a minimum, the foundations are to be screened and the lines of the home must be tastefully blended on all sides into the

natural environment. Driveways, parking areas and walks must also be softened so as to blend with the surrounding natural environment.

The home owner is responsible for making the driveway entry and road frontage attractive. This includes screening transformers, drains, culverts and similar features to blend into the environment. The use of rustic fencing, stone walls, and other structural features are encouraged.

No trees measuring six (6) or more inches in diameter at a point two (2) feet above ground level, any flowering trees or shrubs, or any evergreens may be removed without the written approval of the Company, unless located within ten feet of a building, within ten feet of the approved site for such building, within 3 feet from edge of approved driveway or 1 foot from edge of walkways, or septic fields. **To prevent the possibility of incurring a fine, call the AECD office for clarification.**

For the purpose of these Guidelines, “flowering trees” referenced above are defined as Mountain Laurel, Dogwoods, or Native Azaleas. “Evergreens” referenced above are defined as those listed in the Approved Plant List. (Note: Loblolly Pines are not listed nor protected as evergreens in the Approved Plant List.)

Thinning new growth trees is defined as the removal of certain trees from a stand to regulate the number, quality and distribution of the remaining trees. In Big Canoe, where the native trees have been removed by storms, insect damage, or other issues, thinning of pines, sweet gum, and poplar trees may be accomplished, but must receive prior approval like any other tree removal request.

Thinning is allowed, with proper POA documentation, on developed lots as follows:

Diameter of trees Two feet above the ground	Spacing between trees
Up to 2 inches caliper (6 inches in circumference)	6 feet spacing
2 to 4 inches caliper (6 to 13 inches in circumference)	8 feet spacing
4 to 6 inches caliper (13 to 19 inches in circumference)	10 feet spacing

2.6 Approved Plant List

Where the abbreviation spp. is used this indicates “several species” of the genus. For example, Ajuga spp. means that all species of Ajuga are approved.

S or S/ : Sun
/S : Shade
PS : Partial Sun
S/S : Sun or Shade

GROUNDCOVERS, Evergreen (suitable for individual or mass plantings)

Ajuga spp.	Ajuga/Bugleweed	PS
Antennaria spp.	Pussytoes	PS
Asarum spp.	Wild Ginger	/S
Ceratostigma spp.	Plumbago, Leadwort	S/PS
Chimaphila spp.	Spotted Wintergreen/Pipsissewa	/S
Chrysogonium virginianum	Green and Gold	PS
Cotoneaster spp.	Cotoneaster	PS
Fragaria virginiana	Wild Strawberry	PS
Gaultheria spp.	Wintergreen	PS
Galax urceolata	Galax	/S
Heuchera spp.	Heuchera/Alumroot	PS
Hexastylis spp.	Wild Ginger, Heartleaf	/S
Hypericum calycinum	St. John’s Wort	PS
Lycopodium digitatum	Running Ground Pine	/S
Lycopodium lucidulum	Clubmoss	/S
Mitchella repens	Partridgeberry	/S
Ophiopogon japonicus	Dwarf Mondo Grass	
Pachysandra procumbens	Spurge, Allegheny	/S
Pachysandra terminalis	Pachysandra	/S

<i>Phlox stolonifera</i>	Creeping Phlox	PS
<i>Phlox subulata</i>	Thrift/Moss Phlox	S/S
<i>Sedum spp.</i>	Sedum, Stonecrop	/S
<i>Smilax smallii</i>	Smilax, Sweet-scented	S/S
<i>Thymus vulgaris</i>	Thyme	S/PS

GROUNDCOVERS

Deciduous (suitable for individual or mass planting)

<i>Aconitum uncinatum</i>	Monkshood	PS
<i>Asarum spp.</i>	Wild Ginger	/S
<i>Aster cordifolius</i>	Heart-Leaved Aster	/S
<i>Aster divaricatus</i>	White Wood Aster	/S
<i>Aster macrophyllus</i>	Large Leaf Aster	/S
<i>Convallaria majalis</i>	Lily of the Valley	/S
<i>Cotoneaster spp.</i>	Cotoneaster	PS
<i>Epigaea repens</i>	Mayflower, Trailing Arbutus	PS
<i>Geranium</i> (not to be confused with <i>Pelargonium</i>)	Wild Geranium, Cranesbill	PS
<i>Hemerocallis spp.</i>	Daylily Hybrids	S/S
<i>Hepatica spp.</i>	Hepatica	PS
<i>Hosta spp.</i>	Plantain Lily	PS
<i>Houstonia spp.</i>	Bluets, Quaker Ladies	PS
<i>Hypericum buckleyi</i>	Blue Ridge St. John's Wort	PS
<i>Iris cristata</i>	Crested Iris, Dwarf	PS
<i>Panax qinquefolius</i>	American Ginseng	/S
<i>Panax trifolius</i>	Dwarf Ginseng	/S
<i>Podophyllum peltatum</i>	Mayapple	PS
<i>Polemonium spp.</i>	Jacob's Ladder	PS
<i>Sanguinaria canadensis</i>	Bloodroot	PS
<i>Stachys byzantina</i>	Lamb's Ear	S/PS
<i>Stylophorum diphyllum</i>	Celandine, Wood Poppy	/S
<i>Uvalaria spp.</i>	Bellwort	PS
<i>Xanthorhiza simplicissima</i>	Yellowroot	PS

VINES, Evergreen

<i>Bignonia capreolata</i>	Crossvine	S/PS
<i>Clematis</i> spp.	Clematis	/S
<i>Gelsemium sempervirens</i>	Carolina Yellow Jessamine, Confederate Jessamine, Yellow Jasmine	PS
<i>Lonicera flava</i>	Yellow Honeysuckle	PS
<i>Lonicera sempervirens</i>	Trumpet Honeysuckle	PS
VINES, Deciduous		
<i>Akebia quinata</i>	Five-Leaf Akebia	PS
<i>Aristolochia</i> spp.	Dutchman's Pipe, Wooly Pipevine	
<i>Campsis radicans</i>	Trumpet Creeper	S/PS
<i>Clematis</i> spp.	Clematis	PS
<i>Decumaria barbara</i>	Climbing Hydrangea	S/S
<i>Hydrangea petiolaris</i>	Climbing Hydrangea	PS
<i>Lonicera fragrantissima</i>	Winter Honeysuckle	S
<i>Passiflora</i> spp.	Passion Vine	PS
<i>Wisteria frutescens</i>	American Wisteria	S/PS
SHRUBS, Evergreen, 1-4 Feet		
<i>Berberis candidula</i>	Paleleaf Barberry	S/PS
<i>Camellia</i> spp.	Camellia	
<i>Cephalotaxus Harringtonia</i>	Japanese Plum Yew	
<i>Cotoneaster conspicuus</i>	Tibetan Cotoneaster	S/
<i>Cotoneaster horizontalis</i>	Rockspray Cotoneaster	S/
<i>Gaylussacia brachycera</i>	Huckleberry, Box	/PS
<i>Gaylussacia frondosa</i>	Huckleberry, Blue	
<i>Gaylussacia mosieri</i>	Huckleberry, Wooly	
<i>Gaylussacia nana</i>	Huckleberry, Confederate	
<i>Hypericum patulum</i>	St. John's Wort	S/
<i>Ilex crenata</i>	Holly, Japanese or Box Leaved	S/S
<i>Ilex glabra</i>	Inkberry	S/S
<i>Ilex vomitoria</i>	Holly, Yaupon	S/S
<i>Juniperus Virginiana</i>	Eastern Red Cedar	S/PS
<i>Kalmia Latifolia</i>	Mountain	S/PS

<i>Lavendula angustifolia</i>	Lavender, Common/English	S/
<i>Leiophyllum buxifolium</i>	Box Sandmyrtle	S/PS
<i>Leucothoe axillaris</i>	Leucothoe, Coastal or Dog-Hobble	PS/S
<i>Leucothoe fontanesiana</i>	Leucothoe, Drooping	PS/S
<i>Leucothoe populifolia</i>	Florida Leucothoe	PS/S
<i>Mahonia aquifolium</i>	Oregon Hollygrape,	PS/S
<i>Nandina domestica nana</i> (only)	Nandina, Dwarf	/S
<i>Pieris japonica</i>	Pieris	PS/S
<i>Pieris phillyrefolia</i>	Climbing Fetterbush	/S
<i>Pinus mugo compacta</i>	Dwarf Mugo Pine	S/
<i>Prunus Laurocerasus</i>	Laurel, Zabel	S/S
<i>Rhododendron</i> spp.	Azaleas, Dwarf Evergreen	/PS

SHRUBS, Deciduous, 1 - 4 Feet

<i>Abelia grandiflora</i>	Glossy Abelia	
<i>Asimina triloba</i>	Pawpaw	S/
<i>Berberis thunbergii</i>	Japanese barberry, dwarf form	S/PS
<i>Caryopteris x clandonensis</i>	Blue Mist Shrub	S/PS
<i>Ceanothus americanus</i>	New Jersey Tea	/PS
<i>Cephalanthus Occidentalis</i>	Common Buttonbush	
<i>Chaenomeles japonica</i>	Japanese Flowering quince	S/PS
<i>Clethra alnifolia</i>	Summersweet, Clethra	S/S
<i>Fothergilla</i> spp.	Witchalder, Fothergilla	S/PS
<i>Gaylussacia</i> spp.	Huckleberry	/PS
<i>Hydrangea macrophylla</i>	Big Leaf Hydrangea (lacecap)	S/PS
<i>Hydrangea serrata</i>	Dwarf Hydrangea	S/PS
<i>Hypericum</i> spp.	St. John's Wort	S/PS
<i>Lyonia lucida</i>	Fetterbush, Lyonia	/PS
<i>Lyonia mariana</i>	Staggerbush, Lyonia	/PS
<i>Potentilla fruticosa</i>	Bush Cinquefoil	S/PS
<i>Vaccinium</i> spp.	Blueberry	S/S
<i>Viburnum plicatum</i>	Doublefile Dwarf Virburnum	/PS

<i>Zenobia pulverulenta</i>	Dusty Zenobia	S/PS
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SHRUBS, EVERGREEN LARGE (4' or more)

<i>Agarista Populifolia</i>	Florida Leucothoe, Pipestem	PS/S
<i>Berberis julianae</i>	Barberry, Wintergreen	S/PS
<i>Berberis verruculosa</i>	Barberry, Warty	S/PS
<i>Camellia</i> spp.	Camellia	
<i>Cleyera japonica</i>	Cleyera, Sakaki	PS
<i>Cotoneaster lacteus</i>	Parney Cotoneaster	S/PS
<i>Cotoneaster salicifolius</i>	Willowleaf Cotoneaster	S/PS
<i>Euonymus kiautschovicus</i>	Euonymus, Spreading	S/S
<i>Ilex aquifolium</i>	Holly, English	S/PS
<i>Ilex cornuta</i> 'Burfordii'	Holly, Burford	S/PS
<i>Ilex crenata</i>	Holly, Japanese	S/PS
<i>Ilex</i> x 'Emily Bruner'	Holly, Emily Bruner	S/PS
<i>Ilex attenuata</i> 'Fosteri'	Holly, Foster	S/PS
<i>Ilex glabra</i>	Holly, Inkberry	S/
<i>Ilex latifolia</i>	Holly, Lusterleaf	S/PS
<i>Ilex</i> x 'Nellie R. Stevens'	Holly, Nellie R. Stevens	S/PS
<i>Ilex pernyi</i>	Holly, Perny	S/PS
<i>Ilex vomitoria</i>	Holly, Yaupon	PS/S
<i>Illicium floridanum</i>	Anise-tree	S/PS
<i>Illicium parviflorum</i>	Yellow Anise	
<i>Itea virginica</i>	Virginia Sweetspire	S/S
<i>Juniperus Virginiana</i>	Eastern Red Cedar	S/PS
<i>Kalmia latifolia</i>	Mountain Laurel	PS/S
<i>Mahonia bealei</i>	Mahonia, Leatherleaf	PS/S
<i>Myrica cerifera</i>	Southern Waxmyrtle	S/PS
<i>Myrica pensylvanica</i>	Northern Bayberry	S/PS
<i>Osmanthus americanus</i>	Devilwood	S/PS
<i>Osmanthus Heterophyllus</i>	Chinese Osmanthus	
<i>Pieris floribunda</i>	Pieris Mountain	PS/S
<i>Pieris japonica</i>	Pieris Japanese	PS/S

<i>Prunus caroliniana</i>	Carolina Cherry Laurel,	S/PS
<i>Prunus laurocerasus</i>	Cherry Laurel	
<i>Rhododendron carolinianum</i> spp.	Carolina Azalea	/PS
<i>Rhododendron</i> spp.	Rhododendron	/PS
<i>Taxus</i> spp.	Yew	S/S
<i>Virburnum</i> spp.	Virburnum	/S
SHRUBS, Deciduous, 4' or larger		
<i>Aesculus pavia</i>	Red Buckeye	S/PS
<i>Aesculus parviflora</i>	Bottlebrush Buckeye	S/PS
<i>Aesculus sylvatica</i>	Painted Buckeye	S/PS
<i>Aralia spinosa</i>	Devil's Walking Stick	S/PS
<i>Aronia</i> spp.	Chokeberry	S/PS
<i>Bacharis halimifolia</i>	Groundsel Bush	S/PS
<i>Berberis thunbergii</i>	Barberry, Japanese	PS
<i>Buddleia</i> spp.	Butterfly Bush	S/
<i>Callicarpa americana</i>	American Beautyberry	PS
<i>Calycanthus floridus</i>	Carolina Allspice, Sweet Shrub	PS
<i>Cephalanthus Occidentalis</i>	Common Buttonbush	
<i>Chaenomeles speciosa</i>	Quince, Flowering	S/PS
<i>Chimonanthus praecox</i>	Wintersweet	S/PS
<i>Clethra</i> spp.	Sweet Pepperbush, Clethra	PS/S
<i>Corylopsis</i> spp.	Fragrant Winterhazel	S/PS
<i>Corylus americana</i>	American Hazelnut	S/PS
<i>Cotoneaster salicifolius</i>	Cotoneaster, Willowleaf	S/PS
<i>Crataegus</i> spp.	Hawthorn	S/S
<i>Cytisus scoparius</i>	Scotch Broom	S/PS
<i>Edgeworthia Crysantha</i>	Paperbush	
<i>Enkianthus campanulatus</i>	Enkianthus, Red Bells	/PS
<i>Euonymous alatus</i>	Winged Euonymous, Burning Bush	S/PS
<i>Euonymous americanus</i>	Strawberry Bush, Hearts-a-bustin	S/PS
<i>Euonymous atropurpureus</i>	Burning Bush	S
<i>Forsythia</i> spp.	Forsythia	S
<i>Fothergilla</i> spp.	Witchalder, Fothergilla	S/PS
<i>Hamemelis virginiana</i>	Common Witchhazel	S/
<i>Hydrangea arborescens</i>	Hydrangea, Wild	PS/S
<i>Hydrangea paniculata</i>	Panicle Hydrangea	S/PS
<i>Hydrangea quercifolia</i>	Hydrangea, Oakleaf	PS
<i>Ilex verticillata</i>	Winterberry	S/S
<i>Itea Virginica</i>	Virginia Sweetspire	S/S
<i>Kerria Japonica</i>	Japanese Rose	/PS

<i>Kolkwitzia amabilis</i>	Beauty Bush	S/S
<i>Leucothoe fontanesiana</i>	Drooping Leucothoe,	PS/S
<i>Lindera benzoin</i>	Spice Bush, Lauraceae	PS/S
<i>Myrica heterophylla</i>	Wax Myrtle	S/PS
<i>Philadelphus spp.</i>	Mock-orange	S/PS
<i>Rhododendron alabamense</i>	Azalea, Alabama	PS/S
<i>Rhododendron arborescens</i>	Azalea, Sweet	PS/S
<i>Rhododendron austrinum</i>	Azalea, Florida	PS/S
<i>Rhododendron bakeri</i>	Azalea, Cumberland	PS/S
<i>Rhodendron calendulaceum</i>	Azalea, Flame	S/
<i>Rhododendron canescens</i>	Azalea, Piedmont	PS/S
<i>Rhododendron flammeum</i>	Azalea, Oconee	PS/S
<i>Rhodendron periclymenoides</i>	Azalea, Pinxterbloom	PS/S
<i>Rhododendron vaseyi</i>	Azalea, Pinkshell	PS/S
<i>Rhus copallina</i>	Winged Sumac	S/PS
<i>Rhus glabra</i>	Smooth Sumac	S/PS
<i>Rhus typhina</i>	Staghorn Sumac	S/PS
<i>Rosa carolina</i>	Rose, Carolina	S/PS
<i>Sambucus canadensis</i>	American Elder	S/S
<i>Spiraea spp.</i>	Spirea	
<i>Stewartia ovata</i>	Stewartia, Mountain	S/PS
<i>Styrax americanus</i>	American Snowbell	/PS
<i>Styrax grandifolius</i>	Bigleaf Snowbell	/PS
<i>Vaccinium corymbosum</i>	Highbush Blueberry,	S/PS
<i>Viburnum spp.</i>	Viburnum	PS

TREES, Evergreen Small

<i>Camellia spp.</i>	Camellia	
<i>Cephalotaxus spp.</i>	Plum Yew, Cow's Tail Pine	S/PS
<i>Ilex opaca</i>	American Holly	S/PS
<i>Ilex vomitoria</i>	Yaupon Holly	S/PS
<i>Osmanthus americanus</i>	Devilwood, Wild-Olive	S/PS
<i>Prunus caroliniana</i>	Carolina Cherrylaurel	S/PS
<i>Prunus laurocerasus</i>	Common Cherry, English Laurel	S/PS

TREES, Evergreen Large

<i>Camellia spp.</i>	Camellia	
<i>Cedrus deodara</i>	Deodar Cedar	S/

<i>Juniperus virginiana</i> *	Eastern Red Cedar	S/
<i>Magnolia grandiflora</i>	Southern Magnolia, Evergreen Magnolia, or Bull Bay	S/PS
<i>Magnolia virginiana</i> **	Sweetbay, Laurel, or Swamp Magnolia	S/PS
<i>Picea abies</i>	Norway Spruce	S/PS
<i>Picea orientalis</i>	Oriental Spruce	S/PS
<i>Pinus strobus</i>	White Pine	S/PS
<i>Pinus virginiana</i>	Virginia Pine	S/
<i>Tsuga Canadensis</i>	Eastern Hemlock	PS/S

*Can turn bronze to yellow-brown in winter, variable from tree to tree

**Is evergreen, semi-evergreen to deciduous

TREES -- Deciduous, Small to 30 feet

<i>Acer leucoderme</i>	Chalk Maple
<i>Acer palmatum</i>	Japanese Maple
<i>Amelanchier arborea</i>	Downy Serviceberry/Shadbush
<i>Amelanchier x grandiflora</i>	Apple Serviceberry
<i>Amelanchier laevis</i>	Allegheny Serviceberry
<i>Aronia arbutifolia</i>	Chokeberry, Red
<i>Aronia melanocarpa</i>	Chokeberry, Black
<i>Asimina triloba</i>	Paw Paw
<i>Betula populifolia</i>	Gray Birch
<i>Carpinus caroliniana</i>	American Hornbeam, Ironwood
<i>Cercis spp.</i>	Redbud
<i>Chionanthus virginicus</i>	Fringe Tree, Grancy Graybeard
<i>Cornus spp.</i>	Dogwood
<i>Cotinus coggygria</i>	Common Smoketree
<i>Crataegus spp.</i>	Hawthorn
<i>Elliotia racemosa</i>	Southern or Georgia Plume
<i>Franklinia alatamaha</i>	Franklin Tree
<i>Halesia tetraptera</i>	Silverbell
<i>Halesia diptera</i>	Two-winged Silverbell
<i>Halesia parviflora</i>	Little Silverbell
<i>Hamamelis spp.</i>	Witchhazel
<i>Ilex montana</i>	Mountain Holly
<i>Malus spp.</i>	Flowering Crabapple

<i>Ostrya virginiana</i>	American Hophornbeam
<i>Pinckneya pubens</i>	Fevertree
<i>Prunus spp.</i>	Flowering Cherry
<i>Sorbus americana</i>	American Mountain-ash

TREES -- Large, Deciduous (more than 30 feet)

<i>Acer barbatum</i>	Southern Sugar Maple
<i>Acer negundo</i>	Boxelder
<i>Acer rubrum</i>	Red Maple
<i>Acer saccharum</i>	Sugar Maple
<i>Aesculus flava</i>	Yellow Buckeye
<i>Betula lenta</i>	Sweet Birch
<i>Betula nigra</i>	River Birch
<i>Carya cordiformis</i>	Butternut Hickory
<i>Carya glabra</i>	Pignut Hickory
<i>Carya illinoinensis</i>	Pecan
<i>Carya laciniosa</i>	Shellbark Hickory
<i>Carya ovata</i>	Shagbark Hickory
<i>Carya pallida</i>	Sand Hickory
<i>Castanea Dentata</i>	Chestnut (American-Chinese Variety)
<i>Cladrastis kentukea</i>	Yellowwood
<i>Diospyros virginiana</i>	Persimmon
<i>Fagus grandifolia</i>	American Beech
<i>Fraxinus americana</i>	White Ash
<i>Fraxinus pennsylvanica</i>	Green Ash
<i>Juglans nigra</i>	Black Walnut
<i>Koelreuteria paniculata</i>	Golden Rain Tree
<i>Liquidambar Styraciflua</i>	Sweet Gum
<i>Liriodendron tulipifera</i>	Tulip Tree, Yellow Poplar
<i>Magnolia acuminata</i>	Cucumber Tree
<i>Magnolia ashei</i>	Ashe Magnolia
<i>Magnolia fraseri</i>	Fraser Magnolia, Mountain Magnolia

<i>Magnolia macrophylla</i>	Bigleaf Magnolia
<i>Magnolia tripetala</i>	Umbrella Magnolia
<i>Nyssa sylvatica</i>	Black Gum, Tupelo
<i>Oxydendrum arboreum</i>	Sourwood
<i>Platanus occidentalis</i>	American Sycamore
<i>Quercus alba</i>	White Oak
<i>Quercus coccinea</i>	Scarlet Oak
<i>Quercus falcata</i>	Southern Red Oak
<i>Quercus phallus</i>	Willow Oak
<i>Quercus prinus</i>	Chestnut Oak
<i>Quercus rubra</i>	Northern Red Oak
<i>Sassafras albidum</i>	Common Sassafras
<i>Taxodium ascendens</i>	Pond Cypress
<i>Tilia americana</i>	American Basswood, American Linden
<i>Tilia caroliniana</i>	Carolina Basswood, Linden
<i>Tilia heterophylla</i>	White Basswood, Linden
<i>Ulmus americana</i>	American Elm

NATIVE FERNS

<i>Adiantum</i> spp.	Maidenhair Fern
<i>Asplenium</i> spp.	Spleenwort
<i>Athyrium asplenioides</i> .	Southern Lady Fern
<i>Botrypus virginianum</i>	Rattlesnake Fern
<i>Camptosorus rhizophyllus</i>	Walking Fern
<i>Cheilanthes</i> spp.	Lip-Fern
<i>Cystopteris protrusa</i>	Brittle Fern
<i>Dennstaedtia punctilobula</i>	Hay-scented Fern
<i>Diplazium pycnocarpon</i>	Glade Fern
<i>Dryopteris</i> spp.	Wood Fern
<i>Onoclea sensibilis</i>	Sensitive Fern
<i>Ophioglossum</i> spp.	Adders-tongue Fern
<i>Osmunda cinnamomea</i>	Cinnamon Fern
<i>Osmunda claytoniana</i>	Interrupted Fern
<i>Osmunda regalis</i>	Royal Fern
<i>Pellaea atropurpurea</i>	Purple Cliff-brake Fern

Pleupeltis polypodioides	Resurrection Fern
Phegopteris hexagonoptera	Broad Beech Fern
Polypodium virginianum	Polypody or Rockcap Fern
Polystichum acrostichoides	Christmas Fern
Pteridium aquilinum	Bracken
Sceptridium spp.	Grape Fern
Thelypteris spp.	New York Fern, Maiden Ferns, Marsh Fern
Woodwardia areolata	Netted Chain Fern
Woodsia obtusa	Blunt-lobed Woodsia, Cliff Fern

LANDSCAPE FERNS

Athyrium nipponicum	Japanese Painted Fern
Cyrtomium falcatum	Japanese Holly Fern
Dryopteris erythrosora	Autumn Fern

FERN ALLIES

Equisetum, Iosetes, Lycopodium, Psilotum, Selaginella

Equisetum, known as horsetails or scouring rush, are mostly aquatic and the 3 Georgia species are scattered with 2 being in counties in the mountains.

Iosetes are the quillworts, small, evergreen, solitary resembling grass and typically amphibious. Little is known about these although there are 8 species scattered throughout Georgia and some of these are in the mountains.

There are 15 species of Lycopodium in Georgia known as clubmosses, running ground pine and ground cedar. The most common one in our location is running ground pine, *Lycopodium digitatum*. Garden club members have tried to transplant *Lycopodium digitatum* following plant rescues, but successful transplantings are rare.

About 10 species of Selaginella exist in Georgia and are available in many nurseries where they are known as spikemoss and rainbow moss.

FLOWERS and HERBS

The following books provide information and color photographs to help you to landscape with native plants.

Gardening with Native Plants by Sally Wasowski with Andy Wasowski

The American Woodland Garden: Capturing the Spirit of the Deciduous Forest by Rick Darke
(available in the Chapel Library)

Achillea spp.	Yarrow
Amsonia spp.	Bluestar
Anemone spp.	Anemone
Anemonella thalictroides	Rue anomone
Anethum Graveolens	Dill
Aquilegia spp.	Columbine
Arisaema triphyllum	Jack-in-the-pulpit
Aruncus dioicus	Goat's beard
Asclepias spp.	Milkweed/Butterfly Weed
Aster spp.	Aster
Astilbe spp.	Astilbe/False goat's beard
Baptisia spp.	Indigo
Belamcanda chinensis	Blackberry lily
Boltonia asteroides	False Aster
Campanula spp.	Bellflower/ Harebell
Castilleja spp.	Indian paintbrush
Chelone spp.	Turtlehead
Chimaphila spp.	Spotted wintergreen/Pipsissewa
Chrysanthemum leucanthemum	Ox-eye daisy
Chrysogonium virginianum	Green and gold
Cimifuga spp.	Black cohosh/Mist Flower
Conradina verticillata	Cumberland Wild Rosemary
Coreopsis auriculata	Mouse-eared
Coreopsis spp.	Coreopsis/Tickseed
Cosmos spp.	Cosmos
Crocosmia x crocosmiiflora	Montbretia
Cypripedium spp.	Lady-slipper
Daucus carota	Queen Anne's lace
Dentaria spp.	Toothwort
Dicentra eximia	Bleeding heart
Dicentra cucullaria	Dutchman's breeches
Disporum spp.	Fairy bells
Dodecatheon spp.	Shooting Star
Echinacea spp.	Coneflower
Erigeron annuus	Fleabane, daisy
Erythronium spp.	Trout lily/Dog-tooth-violet
Eupatorium fistulosum	Joe-pye Weed
Eupatorium perfoliatum	Boneset
Eutrochium purpureum	Sweet Joe-Pye Weed
Foeniculum Vulgare	Fennel
Gaura spp.	Gaura
Gentiana spp.	Gentian
Geranium spp.	Cranesbill/Wild Geranium
Goodyera pubescens	Rattlesnake plantain

<i>Helianthus</i> spp.	Sunflower
<i>Helianthus tuberosus</i>	Jerusalem artichoke
<i>Hemerocallis</i> spp.	Daylily
<i>Helleborus</i> spp.	Hellebore, Lenten Rose
<i>Hepatica</i> spp.	Hepatica
<i>Hesperis matronalis</i>	Dame's rocket
<i>Heuchera americana</i>	Alumroot
<i>Hieracium pratense</i>	Yellow hawkweed
<i>Hieracium venosum</i>	Rattlesnake weed
<i>Houstonia caerulea</i>	Bluets
<i>Hymenocallis caroliniana</i>	Carolina Spiderlily
<i>Impatiens capensis</i>	Jewelweed
<i>Iris</i> spp.	Iris
<i>Isopyrum biternatum</i>	False rue anemone
<i>Lantana camara</i>	Lantana
<i>Lantana montevidensis</i>	Trailing Lantana
<i>Lavendula</i> spp.	Lavender
<i>Lilium canadense</i>	Canada/Fairy caps
<i>Lilium superbum</i>	Turk's-cap lily
<i>Liatris</i> spp.	Blazing star/Gayfeather
<i>Lobelia cardinalis</i>	Cardinal flower
<i>Lobelia siphilitica</i>	Great blue lobelia
<i>Lobelia spicata</i>	Spiked lobelia
<i>Lysimachia</i> spp.	Loosestrife
<i>Medeola virginiana</i>	Indian Cucumber Root
<i>Mentha arvensis</i>	Wild mint
<i>Mertensia virginica</i>	Virginia Bluebells
<i>Monarda</i> spp.	Bee balm/Wild Bergamot
<i>Myosotis</i> spp.	Forget-me-not
<i>Oenothera</i> spp.	Evening primrose/Sundrops
<i>Orchis spectabilis</i>	Showy orchid
<i>Oxalis</i> spp.	Wood sorrel
<i>Parnassia asarifolia</i>	Grass of Parnassus
<i>Passiflora Incarnata</i>	Maypop
<i>Penstemon</i> spp.	Beard tongue
<i>Perovskia atriplicifolia</i>	Russian sage
<i>Phlox</i> spp.	Phlox
<i>Physostegia virginiana</i>	Obedient plant
<i>Podophyllum peltatum</i>	Mayapple
<i>Polygonatum</i> spp	Solomon's Seal
<i>Potentilla</i> spp.	Cinquefoil
<i>Porteranthus trifoliata</i>	Indian physic/Bowman's root
<i>Pycnanthemum</i> spp.	Silverleaf Mountain mint
<i>Ratibida</i> spp.	Prairie Coneflower

Rosa laevigata	Cherokee rose
Rudbeckia spp.	Black-eyed susan
Salvia spp.	Sage
Sanguinaria canadensis	Bloodroot
Sanguisorba canadensis	Canadian burnet
Scutellaria spp.	Skullcap
Silene spp.	Wild Pink
Sisyrinchium spp.	Blue-eyed grass
Smilacina spp.	False Solomon's seal
Solidago species	Goldenrod
Spigelia marilandica	Indian pink
Stylophorum diphyllum	Celandine poppy
Tagetes lucida	Texas tarragon
Tanacetum vulgare	Tansy
Thermopsis villosa	Carolina bushpea
Tiarella spp.	Foamflower
Tipularia discolor	Cranefly orchid
Tradescantia spp.	Spiderwort
Trillium spp.	Trillium
Uvularia spp.	Bellwort/Merrybells
Veratrum viride	False Hellebore / Indian Poke
Verbena spp.	Vervain, Verbena
Vernonia spp.	Ironweed
Viola spp.	Violet
Zephyranthes atamasco	Atamasco lily

GRASSES

Grasses are a natural feature of open areas in this region. The following are native grasses which are clump forming and are intended to be planted in groups together with the other plants listed above or as meadow grasses.

Andropogon gyrans	Elliott's Bluestem grass
Andropogon virginicus	Broomsedge grass
Chasmanthium sessiflorum	Wood Oats grass
Muhlenbergia capillaris	Pink Muhly grass
Schizachyrium scoparium	Little Bluestem grass
Piptochaetium avenaceum	Blackseed speargrass

2.7 Products And Methods That May Help Control Deer Browsing

Plants that have been treated with commercial fertilizers are more attractive to deer, and will be browsed more frequently. Newly purchased plants for outdoor landscaping are often targeted by deer as food sources.

Deer browsing may be deterred by using one of the following products or methods (always refer to the current edition of “Big Canoe’s Architectural and Environmental Control Guidelines for Home Building and Continuing Property Maintenance at Big Canoe”.):

- Sprays and pellets developed commercially to repel deer
- Spraying with natural products
- Electric shock/electric fencing
- Water spray/motion detectors
- Hanging devices with bad odors
- Ultrasonic devices
- Herbs planted among landscaping
- Physical barriers/deer netting

Chapter 3 - Exhibits

EXHIBIT "A"

SURETY DEPOSIT

(Sample Letter of Credit)

(Suggestive 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 Sirs:

(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

Content - 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:

1. Letter of credit number
2. Statement that the letter of credit is irrevocable. (The letter of credit may not be revoked prior to the expiration date.)
3. 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)."
4. The total credit extended, i.e. the maximum limit. (The total must equal 10% of the reasonable construction cost of the home or \$30,000, whichever is the greater amount.)
5. An authorization to draw sight drafts upon the issuing institution in favor of Big Canoe Property Owners Association, Inc.
6. Statement that the letter of credit number appearing on the sight draft is sufficient identification for honoring the letter of credit.
7. A specific expiration date for presentation of sight drafts for payment. The expiration date must be no less than twelve (12) months from the date of issue.
8. Notice of expiration date given to Property Owner thirty (30) days prior to expiration.

EXHIBIT "B"

ACTIVE BUILDER APPLICATION

Date of Application_____

Applicant is Accepted ____, Rejected_____
Signed:_____ Date:_____

TO: The Architectural and Environmental Control Department (AECD) of the
Big Canoe Property Owners Association

Applicant (name) _____
(phone) _____
(address) _____
phone) _____
(pager) _____

(cell

Corporation_____ Partnership_____ Individual Proprietor_____

Number of years in construction business_____

List Officers, partners and principals with current addresses

Has business been conducted under any other names or styles in past five (5) years? _____
If "yes" give name and address of predecessor companies

Has this company or predecessor company been involved in bankruptcy actions or litigation with
regard to its building contracts in the past five years? _____ If "yes" explain on separate sheet.

Dollar volume of work completed in past 12 months_____
Approximate dollar volume of work now in progress_____

List five (5) most recent construction jobs (Providing email addresses below will expedite the
process.)

Project Name	Project Address	Owner's Name	Phone #	Email
1_____				
2_____				
3_____				
4_____				
5_____				

Builder Supply References:

Name of Company	Name of Contact	Phone #	Email
1_____			
2_____			
3_____			

Sub-Contractor References:

Name of Sub-Contractor	Phone #	Email
1_____		
2_____		
3_____		

Attach copy of the builder's license from the State of Georgia.

CERTIFICATION:

I, _____ have read and agree to be bound by the "B. RULES AND REGULATIONS PERTAINING TO ACTIVE BUILDERS, SUB-CONTRACTORS, AND SERVICE PERSONNEL". 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 consideration of "Active Builder" approval.

(Signature)

(date)

EXHIBIT "C"

BUILDER'S INSURANCE REQUIREMENTS

Following are the insurance requirements for commencing or continuing work at Big Canoe.

GENERAL LIABILITY

Coverage must be written on a Comprehensive General Liability form that includes both Operations and Products/Completed Operations coverage with minimum limits of:

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

OR

Single Limits: \$500,000 Combined Single Limit Bodily Injury &
 Property Damage Per Occurrence
 \$500,000 Aggregate

AUTOMOBILE LIABILITY

Coverage must be written with minimum limits of:

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

OR

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

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

A Certificate of Liability Insurance (Accord 15S) with the required limits of liability must be filed in this office prior to commencement of construction. This form (Accord 15S) is a standard form issued by the Contractor's agent. The insurance company identified on the Certificate must be a company "licensed and admitted" to do business in Georgia. In addition, the company must be acceptable to Big Canoe POA, Inc. Non-admitted companies written through Excess & Surplus Lines Brokers are not acceptable. The Certificate of Insurance must state the policy cannot be canceled until ten (10) days after Big Canoe POA, Inc.; Architectural Control Committee is mailed a written Notice of Cancellation.

Contractor is required to maintain a current Certificate of Insurance on file. It is the Contractor's responsibility to replace an expiring Certificate of Insurance with a renewal Certificate at their policies anniversary dates. Failure to do so can result in immediate suspension of building privileges.

EXHIBIT "D"

BUILDER'S COMPLIANCE DEPOSIT

(Sample Letter of Credit)

(Suggestive 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 Sirs:

(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 builder), in the total amount of Three Thousand Dollars (\$3,000.00) to insure builder compliance with the Big Canoe POA Rules and Regulations Pertaining to Active Builders, Sub-Contractors, and Service Personnel.
[B. Rules and Regulations, B.1, Section 3, paragraphs 3.1 through 3.5]

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 builder will no longer be active in Big Canoe.

Name of Institution

Signature

Title

CONTENT - Since there is no standard letter of credit format, each letter of credit in whatever form 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:

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

It is incumbent upon the builder to maintain a current "Builder's Compliance Deposit".

EXHIBIT "E"

**FEE SCHEDULE FOR ARCHITECTURAL AND ENVIRONMENTAL CONTROL
DEPARTMENT SERVICES**

BUILDER APPROVAL APPLICATION FEE.....\$120.00

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.....	\$1400.00
Expected completion within 12-18 months.....	\$2100.00
Expected completion within 18- 24 months.....	\$2800.00

EXTENSION FEE (for jobs exceeding specified timeline).....\$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 to 199 sq'	200-399 sq'	400-599 sq'	600 + sq'
Open	\$100	\$200	\$300	\$400
Heated	\$200	\$400	\$600	\$800

TREE REMOVAL INSPECTIONS (FIRST VISIT).....NO CHARGE
ADDITIONAL VISITS WITHIN 3 MONTH\$25.00 EACH

FINAL INSPECTION FIRST ON-SITE INSPECTION.....NO CHARGE
ADDITIONAL RE-INSPECTIONS.....\$50.00 EACH

VISTA PRUNING ADMINISTRATIVE FEE.....\$35.00/HOUR
(Consistent with hours spent on 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.....\$0.75 per sq. ft. with a \$650.00 minimum
(Includes TOTAL square footage-garages/carports, decks, and all floors)

ROAD IMPACT FEE FOR ADDITIONS.....\$0.75 per sq. ft. with a \$65.00 minimum
(Includes TOTAL square footage-garages/carports, decks, and all floors)

WATER TAP FEE..... \$2,500.00

SURETY DEPOSIT.....equal to ten percent (10%) of the reasonable construction cost of the home or \$30,000, whichever is the greater amount.

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.

EXHIBIT "F"

BIG CANOE NEIGHBORHOODS

Architectural Control responsibilities for certain Residential Lots and Neighborhoods are under the jurisdiction of Big Canoe Company. In addition to the requirements of these Guidelines, these Lots and Neighborhoods are also subject to the additional requirements set forth upon initial development by Big Canoe LLC. The lots and their respective Architectural Guidelines include:

"MOUNTAINTOP" HOMES

Audubon Ridge III:

Turnbury Lane	Lots 2536 through 2538 and Lots 2738 through 2748
Summit Drive	Lots 2765 through 2768

Audubon Ridge IV:

Highlands Trail	Lots 2609 through 2621 and Lots 2794 through 2797
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Audubon Ridge V:

Summit Drive	Lots 2769 through 2770 and Lots 2784 through 2793
Dundee Court	Lot 2771 and 2993 through 2996
Kilmartin Drive	Lots 2773 through 2783

Audubon Ridge VI:	Lots 2623 through 2654 and Lots 2661 through 2668
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Cox Mountain:	Lots 8231 through 8272
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"WATERFORD NEIGHBORHOOD"

Lots in the 4800 range

"MOUNTAININSIDE" HOMES

Wedgewood V:

Muirfield Way	Lots 2482 through 2498
Troon Circle	Lots 2499 through 2504

High Gap I & II:

Red Fox	Lots 5500 through 5536
Black Bear	Lots 5537 through 5589

Buckskull Ridge II:

Buckskull Ridge	Lots 6501 through 6505
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"WOODLAND" HOMES

Eagles Nest I, II & II-A

Gadalutse Pass	Lots 2351 through 2364 and Lots 2366 through 2371
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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

“WILDCAT NEIGHBORHOOD”
Lots 3241-3591

“THE BLUFFS”
Lots 7300-7353

“POA CONTROLLED 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

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.

EXHIBIT "G"

MOUNTAINTOP HOMES

	<u>Required</u>	<u>Preferred</u>
Square Footage		
Total	2200 sq. ft.	
Entry Level	1500 sq. ft.	
Roof Pitch	8:12	10:12 or greater
Shed Roof	4:12	
Secondary Roof Volumes	5*	
Window Grilles		front and both sides **
Chimneys	1 Stone***	
Set-back from the edge of pavement	40'****	
Driveways		Only 1 (one) curb cut per lot allowed
Stone		Natural Tennessee Field Stone

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

** The minimum width for these grilles is 7/8". The majority of the divided lites should be on the front and both sides of the home. They can be removable or permanent grilles.

*** The chimney is required to be stone. Interior chimneys may be built from artificial stone.

**** The 40' set-back requirement is from the edge of pavement to the front of the home. 30' setback requirement for a garage either attached or detached.

WATERFORD NEIGHBORHOOD GUIDELINES

Waterford Neighborhood Guidelines shall be equivalent to Big Canoe Co. Rustic Mountain Guidelines Mountaintop Homes with the following exceptions and additions:

Circular driveways and two curb cuts per lot are permitted

Window only grilles are permitted to be removable and mounted on the interior face of the window.

Concrete driveways are permitted if stained black in accordance with Big Canoe Co. concrete staining standards.

The minimum heated living space of homes in Waterford Property shall be 2200 sq. ft., with a minimum of 1500 sq. ft. on the entry level.

Kenneth E. Rice Construction, Inc shall have the first right of refusal to be the builder of any home in the Waterford Property.

In the event of a conflict, the Waterford Neighborhood Guidelines shall have precedence over the "Architectural and Environmental Control Guidelines", as may be revised from time to time. (The Association Guidelines)

EXHIBIT "G"
(Continued)
MOUNTAININSIDE HOMES

	<u>Required</u>	<u>Preferred</u>
Square Footage		
Total	2000 sq. ft.	
Entry Level	1400 sq. ft.	
Roof Pitch	8:12	10:12 or greater
Shed Roof	4:12	
Secondary Roof Volumes	4*	
Window Grilles		front and both sides **
Chimneys	1	Stone
Set-back from the edge of pavement	40'***	
Driveways		Only 1 (one) curb cut per lot allowed
Stone		Natural Tennessee Field Stone

- * Two of these secondary roof volumes are required to be on the front of the house
- ** The minimum width for these grilles is 7/8". The majority of the divided lites should be on the front and both sides of the home. They can be removable or permanent grilles.
- *** The 40' set-back requirement is from the edge of pavement to the front of the home.
30' setback requirement for a garage either attached or detached.

WOODLAND HOMES

	<u>Required</u>	<u>Preferred</u>
Square Footage		
Total	1500 sq. ft.	
Entry Level	1000 sq. ft.	
Roof Pitch	8:12	10:12 or greater
Shed Roof	4:12	
Secondary Roof Volumes	3*	
Window Grilles		front and both sides **
Chimneys	1	
Set-back from the edge of pavement	70'***	
Driveways		Only 1 (one) curb cut per lot allowed
Stone		Natural Tennessee Field Stone

- * Two of these secondary roof volumes are required to be on the front of the house
- ** The minimum width for these grilles is 7/8". The majority of the divided lites should be on the front and both sides of the home. They can be removable or permanent grilles.
- *** The 40' set-back requirement is from the edge of pavement to the front of the home.
30' setback requirement for a garage either attached or detached.

EXHIBIT "G"
(Continued)

WILDCAT (All homes in Wildcat are to be Craftsman and Shingle style homes.)

	<u>Required</u>	<u>Preferred</u>
Square Footage		
Total	2200 sq. ft.	
Entry Level	1500 sq. ft.	
Roof Pitch	8:12	10:12 or greater
Shed Roof	4:12	
Secondary Roof Volumes	4*	
Window Grilles	street side **	
Exterior Door & Window Trim Boards	3 1/2"***	4 1/2" - 5 1/2"
Chimneys	1	
Set-back from the edge of pavement	65'***	
Driveways	Only 1 (one) curb cut per lot allowed	
Foundations	Stone on front	
Front Doors	Craftsman with stain	
Garage doors	Carriage style	
Approvable colors	See Exhibit "K"	

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

** The minimum width for these grilles is 7/8". They can be removable or permanent grilles.

*** The 65' set-back requirement is from the edge of pavement to the front of the home. 40' from edge of pavement to the garage.

THE BLUFFS (All homes in The Bluffs are to be Natural Elements homes.)

	<u>Required</u>	<u>Preferred</u>
Square Footage		
Total	2500 sq. ft.	
Entry Level	1100 sq. ft.	
Roof Pitch	8:12	10:12 or greater
Shed Roof	4:12	
Secondary Roof Volumes	4*	
Window Grilles	front and both sides **	
Chimneys	stone***	
Set-back from the edge of pavement	70'****	
Driveways	Circular driveways are allowed	
Siding Material	Wood	
Colors	Natural Wood Stains*****	
Foundations	Stone on front	
Front Doors	wood	
Overhangs	18" *****	
Garage doors	Carriage style	

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

EXHIBIT "G"

(Continued)

** The minimum width for these grilles is 7/8". They can be removable or permanent grilles.

*** Cantilevered Stone chimneys are not allowed.

**** The 70' set-back requirement is from the edge of pavement to the front of the home.

***** All exterior materials are to be stained. Exception: wood window sashes/muttons may be painted an approved clad color.

*****Must have a minimum of 1x4 rake mold on all gables.

POA CONTROLLED NEIGHBORHOODS

POA Controlled Neighborhood Guidelines shall be equivalent to Big Canoe Co. Rustic Mountain Guidelines Woodland homes with following exceptions:

No minimum square footage requirements

Circular driveways are permitted if the lot allows

Integral coloring of an approved standard color of concrete is permitted for driveways

Log or log siding is permitted

No clear coated cedar shakes or siding is allowed

Carports are permissible as are single story detached garages

No artificial stone is allowed except as required by code for exterior chimneys

Setback requirements are measured from the edge of pavement and are as follows:

30' for garages (attached or detached)

40' for the house

10' undisturbed sideline buffer

EXHIBIT "H"

Guidelines for Protecting Plant Material from Damage by Deer

A. PROTECTION OF INDIVIDUAL AND/OR GROUPS OF PLANTS

1. Purpose

- 1.1 The Big Canoe Architectural and Environmental Control Department (AECD) reserves the right to approve all fencing created within Big Canoe as it pertains to location and materials used.
- 1.2 This guideline establishes the general criteria required for use of **netting** specifically designed for protecting plant material from damage by deer.

2. Materials

- 2.1 Acceptable netting shall be of a type specifically sold for protection of plant material from deer. Acceptable netting shall consist of a small monofilament material, black in color, with openings no smaller than three-quarters of an inch square. (Illustration below)



3. Location and Maintenance

- 3.1 Netting permitted only on Owner's property. No netting will be permitted on POA property or rights-of-way.
- 3.2 Every reasonable effort shall be expended to make the netting as invisible as possible. This would include (1) taking advantage of both natural and planned landscape features to screen the netting from view and (2) maintaining the netting by removal of leaves, etc.

4. Configuration

- 4.1 Plants shall be individually protected unless two or more shrubs of the same height are close enough that the limbs are significantly intertwined. In such case the netting may encompass the combination of shrubs.
- 4.2 Plant material may be "draped" or "wrapped".
- 4.3 Landscape stakes of a color that blends with the plant material (green, brown) may be used to support the netting. Small ties may be used to secure the netting.
- 4.4 Stakes and netting must be of same height and circumference as plant(s) being protected up to a maximum netting height of five feet (5').

5. Enforcement

- 5.1 Property Owners who erect and/or continue to have erected netting that for any reason does not meet these guidelines are subject to the provisions of POA Rule A.1, "General Enforcement Provisions".

B. PROTECTION OF PLANT MATERIAL W/HORIZONTAL FENCING

1. Purpose

This guideline establishes the general criteria required for use of fencing placed horizontally on the ground. This has been reported to be effective because the deer, with cloven hooves, are afraid to walk on the wire.

2. Materials

Acceptable fencing shall be metal, with 2"x4" openings, painted to blend with the surface on which it is placed.

3. Location

- 3.1 No fencing will be permitted on POA property or rights-of-way.
3.2 Setbacks shall be 10' from all property lines.

4. Configuration & Maintenance

- 4.1 Every reasonable effort shall be expended to make the fencing as invisible as possible.
4.2 Fencing shall be placed flat around areas to be protected.
4.3 Fencing may be placed flat across a driveway, and must be painted to blend with the asphalt.

C. FENCING OF LANDSCAPED AND/OR NATURAL AREAS

1. Application for Approval

- 1.1 Property owners desiring approval for deer fencing (plastic and/or electric) shall follow the same process that applies for approval of any type of fencing. Property Owners shall write to the **AECD** for approval prior to commencing any installation or construction activities stating their agreement to comply with the provisions of these guidelines, and attaching a clear and accurate sketch of the planned route of the fence.
1.2 Property Owners who have already constructed a fence of any type prior to the issuance of these guidelines will have ninety (90) days from the effective date of these guidelines to apply for **AECD** approval retroactively.
1.3 Property Owners adding to or changing the location of an existing approved fence shall reapply to the **AECD** for approval of the modifications.
1.4 No initial or modification activity is permitted until formal approval is received from the **AECD**, and then shall proceed only to the extent that such activity complies with these guidelines and with any specific restrictions contained in the approval document.

2. Enforcement

Property Owners who fail to make proper application as stated in Article 1 above, or who erect and continue to leave erected a fence that for any reason has not been specifically approved by the **AECD** are subject to the provisions of **POA** Rule A.1, "General Enforcement Provisions".

C.1 ELECTRIC DEER FENCING OR CLEAR FISHING LINE

1. Purpose

This guideline establishes the general criteria required for approval of electric deer fencing or clear fishing line.

2. Disclaimer

- 2.1** Approval as to location and materials used for the fencing does not subject the AECD or the Big Canoe Property Owners Association (POA) to any risks or liabilities associated with the installation, operation, or maintenance of such fencing.
- 2.2** Individual property owners assume all risks including the responsibility for equipment selection, power source connections, and for safeguarding all electrical devices associated with the system.
- 2.3** Individual property owners are also responsible for proper installation and maintenance of the system, and are liable for the consequences of improper installation and/or maintenance.
- 2.4** Individual property owners bear the sole burden for any personal injury or property damage suffered by themselves, their family members, and others (invited and uninvited guests).

3. Materials

- 3.1** Materials shall not exceed the manufacturer's specifications for "light" use. This signifies a strength and configuration design appropriate for discouraging intermittent deer traffic rather than a design for repulsing constant and insistent deer traffic or containing large livestock.
- 3.2** Line posts shall be rod-type, no more than ½ inch in diameter, and flat black or flat dark gray in color, spaced as necessary to maintain proper tension.
- 3.3** Corner and end posts shall be sized as necessary to safely perform their function, and shall also be flat black or flat dark gray in color.
- 3.4** Electric fencing wire shall be no larger than 18 gauge (AWG).
- 3.5** Insulators shall be black or dark gray in color.
- 3.6** Electrical systems must be Underwriters Laboratory approved.
- 3.7** Fishing line must be clear.

4. Location

- 4.1** Every reasonable effort shall be expended to make the fence as invisible as possible from community view. This shall include taking advantage of both natural and planned landscape features to screen the fence from view.
- 4.2** No fence will be permitted on **POA** property or rights-of-way.
- 4.3** Warning signs furnished by the manufacturer, or of comparable quality, shall be attached to the fence wherever pedestrian traffic is likely to intersect with the fence.
- 4.4** In order to provide a corridor for wildlife traffic, fencing shall follow the contour of the landscaped area being protected, but in no event shall be closer than ten (10) feet to any property line.

5. Configuration

- 5.1** Where the fence is exposed to community view, trees shall be used instead of fence posts to the greatest extent possible. (See **RECV** defined on page 4 of these guidelines.)

- 5.2 Where the fence is exposed to community view, insulators shall be installed on the side of the trees (or posts) away from view.
- 5.3 Erected posts shall extend no more than thirty-six (36) inches above ground level.
- 5.4 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.

C2. PLASTIC DEER FENCING

1. Purpose

This guideline establishes the general criteria required for installation of plastic deer **fencing** for the purpose of protecting areas of plant material from damage by deer.

2. Materials

- 2.1 Fencing shall be of a type specifically sold for protection of plant material from deer. Acceptable fencing shall consist of plastic material, black in color, with openings no smaller than one inch (1") square (*fig. 1 below*) and no larger than two inches (2") square (*fig. 2 below*).
- 2.2 Guide wire or black nylon guide cable, if used, shall be of a size recommended by fencing manufacturer, but not to exceed 14 gauge.

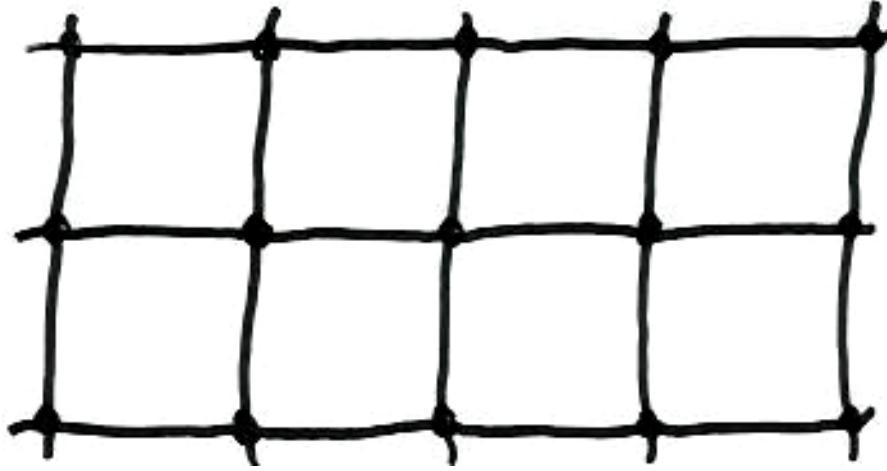


fig. 1

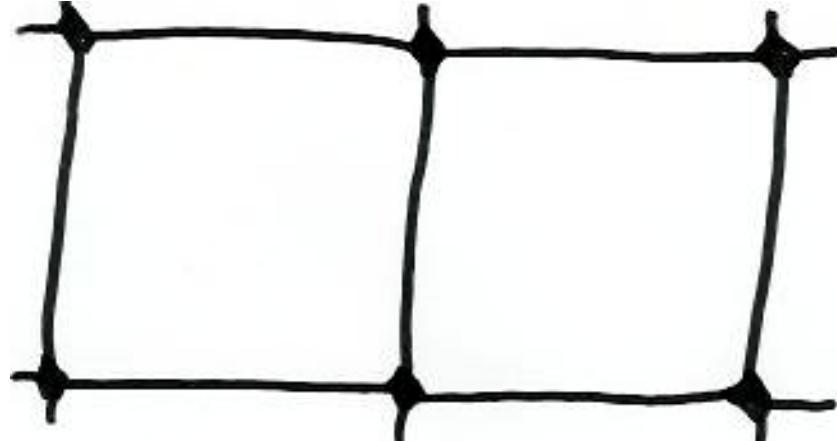


fig. 2

3. Location

- 3.1 No fence will be permitted on POA property, or rights-of-way.
- 3.2 Setbacks shall be as follows: front property line 30', side and back property lines 10'.

- 3.3** RECV setbacks shall be 30' from exposed property line.
- 3.4** On lots up to one acre in size, a total of 1/3 of the lot may be enclosed. On lots larger than one acre in size, areas enclosed may not exceed one third of an acre (14,500 sq. ft.). All enclosed areas must be within the above stated setbacks.

4. Configuration

- 4.1** Every reasonable effort shall be expended to make the fencing as invisible as possible. This would include taking advantage of both natural and planned landscape features to screen the fencing from view.
- 4.2** Front and side property lines and all RECV fencing shall be attached to trees only. In order to provide a corridor for wildlife traffic, fencing shall follow the natural contours of the landscaped area being protected, but in no event shall be closer than the approved distance to any property line.
- 4.3** Posts may be used only where the fence adjoins a structure or in the rear of a property (if not in community view) where the span between trees is too great to support the fence. Between trees posts shall be spaced no closer than 10'.
- 4.4** Posts may be no larger than 2" in diameter and must be painted Cabot's Spanish Moss.

5. Maintenance

The fence shall be maintained, "as approved" to keep the fence as invisible as possible. This would include but not be limited to repairs of sagging, torn or fallen fencing as well as removal of accumulated leaves and debris.

6. Severely Damaged Property

Setbacks will be same as above, but total enclosed area allowable will be determined by the AECD. Fencing shall be attached to trees wherever possible.

EXHIBIT "I"

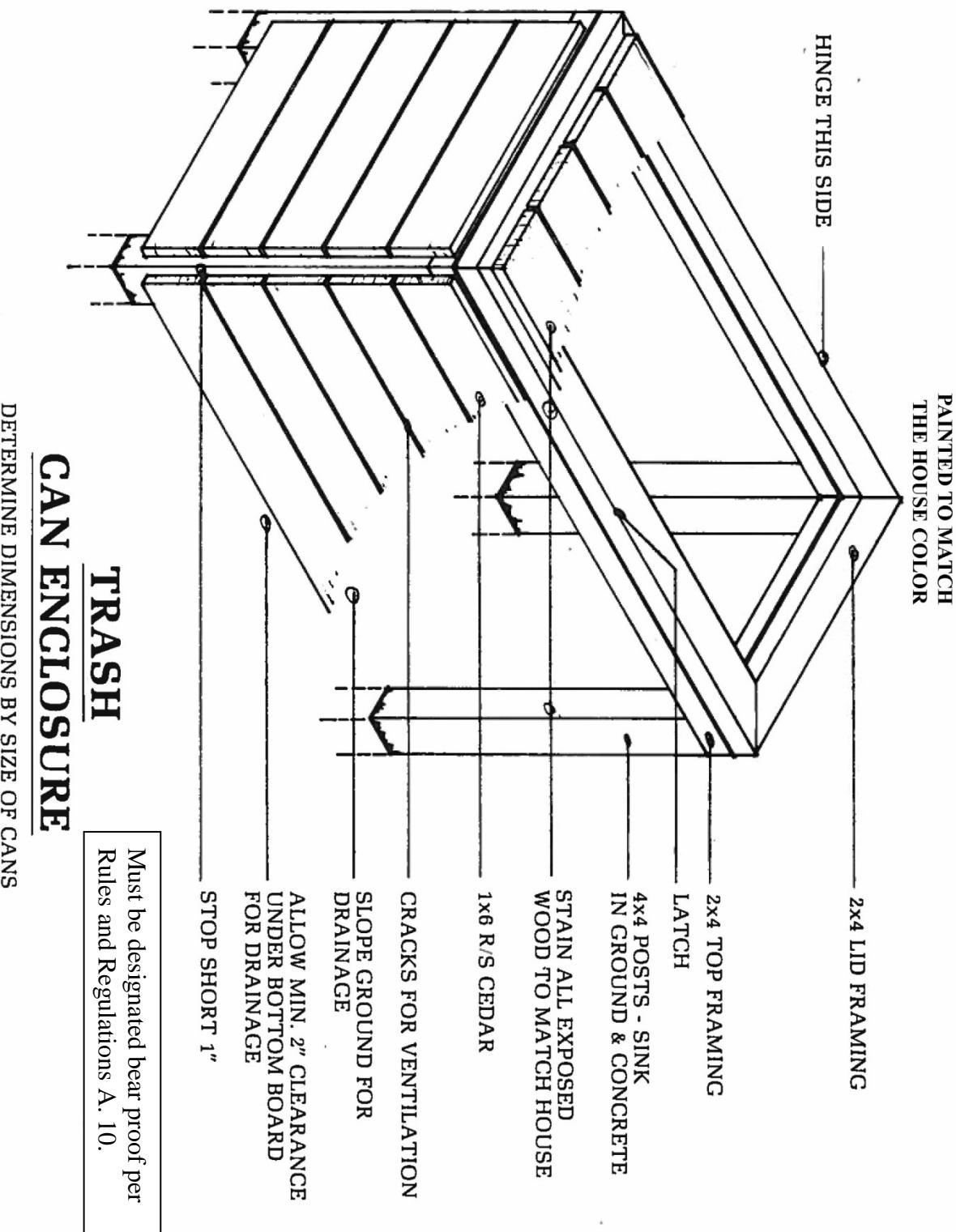


EXHIBIT "J"

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 Big Canoe Utilities.

TREETOP

Logangate Homes

Approved color: Olympic Cocoa

Roofing shingles shall be wood shakes

Deck depth is eight feet maximum

Must maintain the octagonal shape

Lot size 60'X60'

BUCKSKULL

Approved color: Cabot Pewter Grey

Roofing shall be asphalt shingles

Lot size 60'X60'

LAUREL RIDGE

Roofing shall be asphalt shingles.

Lot size is equal to the unit footprint.

Approved colors:

BRAND	COLOR	Siding	Trim
Sherwin Williams	Woodland	x	x
	Sherwin Williams Tobacco	x	x
Cabot	Spanish Moss	x	x
	Pepperwood	x	x
Glidden	Boulder	x	x
Porter	Umber Shadow		x
	Umber Brown	x	x
Behr	Bridle Path		x
Sikkens	Butternut- shakes only		

EXHIBIT “J”
(Continued)

CHESTNUT RISE CONDOS

Approved color: Chestnut Tan (siding) Duron Beige Gray (trim)
Roofing shall be asphalt shingles
Lot size is equal to the unit footprint.

SCONTI RIDGE CONDOS

Approved color: Porter Solid Stain #E-16-11T.
Roofing shall be asphalt shingles.
Lot size is equal to the unit footprint.

PETIT CREST VILLAS

Logangate Homes
Approved color: Glidden Cantrell Grey.
Roofing shall be asphalt shingles.
Lot size is equal to the unit footprint.

GOLF CLUB VILLAS

Logangate Homes
Approved color: Cabot Pewter Grey
Roofing shall be asphalt shingles.
Lot size is equal to the unit footprint.

LAKE WATCH

Deck depth eight feet maximum.
Roofing shall be asphalt shingles.
Lot size is as platted and recorded in Pickens County.
Approved colors follows POA controlled neighborhoods.

TWIN CREEKS

Shall have metal roofs in dark bronze color
Lot size is as platted and recorded in Pickens County.
Approved colors follows Wildcat list

EXHIBIT “J”

(Continued)

CHESTNUT KNOLL

Roofing shall be asphalt shingles.

Lot size is equal to the unit footprint.

Approved colors:

BRAND	COLOR	Siding	Trim
Sherwin Williams	Chestnut Knoll Brown	x	
	Wolfscratch Green	x	
	Tobacco	x	x
	Dapper Tan		x
Cabot	Spanish Moss	x	x
	Bark		x
Glidden	Walnut Bark		x
Porter	Umber Shadow		x
Wood Accents			
Sikkens	Butternut	x	x
	Dark Oak	x	x
TWP	Cedar Tone	x	x

HILLSIDE AT COX MOUNTAIN

Roofing shall be asphalt shingles.

Lot size is equal to the unit footprint.

Approved colors:

BRAND	COLOR	Siding	Trim
Benjamin Moore	Davenport Tan	x	
	Alexandria Beige	x	x
	Copley Gray	x	
	Clarksville Gray		x
	Gloucester Sage	x	x
	Hampshire Gray	x	x
	Bennington Gray		x
	Providence Olive	x	
	Whitall Brown	x	x
	Kingsport Gray	x	
			x

	Wethersfield Moss	x	
	Richmond Gray		x
Cabot	Pewter Grey	x	
	Dune Grey		x
	Thatch	x	
Sherwin Williams	Wolfscratch Green	x	
	Dapper Tan		x

DISHAROON RIDGE CONDOS

Approved color: Sherwin Williams Spanish Moss.
 Roofing shall be asphalt shingles.
 Lot size is equal to the unit footprint.

EXHIBIT "J"

(Continued)

CHOCTAW VILLAGE

Roofing shall be asphalt shingles.

Lot size is as platted and recorded in Pickens County.

Approved colors:

BRAND	COLOR	Siding	Trim
Benjamin Moore	Davenport Tan	x	
	Alexandria Beige	x	x
	Tate Olive	x	
	Clinton Brown	x	
	Gloucester Sage	x	x
	Huntington Beige	x	
	Sandy Hook Gray	x	
	Indian River	x	
	Whitall Brown	x	x
	Kingsport Gray	x	x
	Edgecomb Gray		x
	Abingdon Putty		x
	Ashley Gray		x
	Buttermilk		x
	Putnam Ivory		x
	Gettysburg Gray		x
	Silver Pine		x
Sherwin Williams	Wolfscratch Green	x	
	Dapper Tan		x
	Link Gray	x	
	Rare Gray	x	
	Austere Gray		x
	Rosemary		x
Cabot	Dark Gray	x	
	Thatch	x	
	Fieldstone		x
	Dune Gray		x
	Pewter Grey	x	
Glidden	Stone Quarry	x	
Porter	Turnstone Gray		x

EXHIBIT "K"

WILDCAT APPROVABLE COLORS

BRAND	COLOR	Siding	Trim
Benjamin Moore	Revere Pewter HC 172	x	
	Alexandria Beige HC 77	x	x
	Ashwood OC 47		x
	Clarksville Gray HC 102	x	x
	Gloucester Sage HC 100	x	x
	Hampshire Gray HC 101	x	x
	Bennington Gray HC 82		x
	Providence Olive HC 98	x	x
	Whitall Brown HC 69	x	x
	Essex Green HC 188		x
	Edgecomb Gray HC 173		x
	Wethersfield Moss HC 110	x	x
	Richmond Gray HC 96		x
	Amherst Gray HC 167	x	x
	Plymouth Brown HC 73	x	x
	Dunmore Cream HC 89	x	x
	Huntington Beige HC 21	x	x
	Mountain Moss 2142-30	x	x
	Navaho White 947		x
	Night Horizon 2134-10		x
	Northcreek Brown 1001	x	x
	Northwood Brown HC 1000	x	x
	Norwich Brown HC 19	x	x
	Old Salem Grey HC 94	x	x
	River Rock 2139-10	x	x
	Sag Harbor Grey HC 95	x	x
	Shelburne Buff HC 28	x	x
	Sussex Green HC 109	x	x
	Putnam Ivory HC 39		x
Cabot	Bark		x
	Cinder		x
	Spanish Moss	x	x
	Thatch	x	x
	Dune Grey		x

Glidden	Potters Clay		x
	Stone Quarry	x	
	Olivewood		x
Behr	Mountain Elk	x	x
Porter	Dark Granite	x	x
	Sourwood	x	x
	Turnstone Grey	x	x
	Walnut Husk		x
Sherwin Williams			
	French Roast 6069		x
	Anonymous 7046	x	
	Meadowlark 7522		x
	Black Fox 7020		x
	Brainstorm Bronze 7033	x	x
	Dapper Tan 6144	x	x
	Flagstone 3023	x	x
	High Tea 6159	x	x
	Macadamia 6142	x	x
	Maison Blanche 7526		x
	Porpoise 7047	x	
	Sawdust 6158	x	x
	Smoketree 3019	x	x
	Softer Tan 6141	x	x
	Superior Bronze 6152		x
	Tiki Hut 7059	x	
	Balanced Beige 7037		x
	Natural Accent Colors		
Sikkens	Butternut		
	Dark Oak		
	Teak		
Cabot	Natural		

EXHIBIT "L"

HOMEOWNER APPEAL OF DECISION BY ARCHITECTURAL AND ENVIRONMENTAL CONTROL DEPARTMENT (AECD)

Date of Decision by AECD _____ via written communication by AECD to Homeowner/Builder/Contractor (attach copy). If not by written communication, how was decision communicated to Homeowner/Builder/Contractor? Please describe and give dates _____

What Section(s) of the Guidelines or POA Rules and Regulations were cited to you by the AECD? _____

Full Name of Homeowner _____ date Big Canoe Property was acquired _____; Lot Number _____; 911 Address Number _____

Has Homeowner read the Big Canoe Homeowner Guidelines and the POA Rules and Regulations? Yes _____ No _____

If Appealing Party is not a Homeowner, identify your representative capacity on behalf of the Homeowner _____

Would you like to present your request for a variance in person to the AECC? Yes _____ No _____

Describe, in detail, the AECD Decision that you are appealing, and why you are entitled to a variance from the Big Canoe Homeowner Guidelines: _____

If more space is needed, please attach additional documentation that would establish your claim for a variance from the Guidelines:

What specific portion of the Guidelines do you believe were incorrectly applied to your situation:

The very nature of a variance implies approving a deviation from the standards adopted for the welfare of the Association which the General Manager has empowered his staff to enforce.

Does your request meet all the following criteria:

1. The variance requested arises from a property condition that is unique to the property and which is not ordinarily found elsewhere in Big Canoe and said condition was not created by actions of the Homeowner or Homeowner's representative? Yes _____
No _____ (please check appropriate response, with explanation if necessary _____)

2. The requested variance will not adversely affect the rights of adjacent Property Owners: Yes _____ No _____ and strict application of the AECC Guidelines or the POA Rules and Regulations will constitute an unnecessary hardship upon the Homeowner requesting the variance? Yes _____ No _____. If yes, explain the hardship _____.

3. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare. Yes _____ No _____. If yes, explain why there is no adverse effect by the AECC granting this variance:
-

4. The granting of this variance will not be in conflict with the general spirit and intent of the Big Canoe Homeowner Guidelines and/or the POA Rules and Regulations. Yes _____ No _____. If yes, please explain why you believe there would be no conflict by granting the variance.
-
-

Homeowner Signature: _____

Date: _____

Date Appeal received by AECD: _____