

**THIS AGREEMENT IS SUBJECT TO ARBITRATION PURSUANT TO S.C.
CODE ANN. SECTION 15-48-10 et seq.**

**CLIFF RIDGE PROPERTY OWNER
&
BUILDER'S CONTRACT FOR ALREADY DEVELOPED LOTS
Revised April 19, 2025**

All property owners must obtain CR Architectural Review Committee (ARC) plan approval which includes compliance with the Site Preparation/Plant Protection and Preservation Agreement before any site work or construction begins on all new homes as well as any modifications or additions to the exterior of the home or the property outside of the original envelope/footprint for the home.

Deposit and Pre-Construction

For any improvement requiring a building permit or with a construction cost of more than \$5,000 this agreement must be accompanied by a deposit of the greater of \$250 or 5% of the estimated project cost, not to exceed \$10,000. The executed Property Owner & Builder Agreement for Already Developed Lots along with the required deposit shall be submitted to the Cliff Ridge Administrative Manager. For construction with an estimated project cost of \$25,000 or more the Builder is required to provide a Certificate of Liability Insurance naming CRC as additional insured prior to commencement of construction or improvements to the property. The Deposit and Certificate of Liability Insurance must be received prior to commencement of construction or improvements to the property and will be held by the ARC as security for the faithful compliance by Property Owner and their designated Builder with the Covenants, Bylaws and Rules & Regulations of the Association and the terms expressed herein. In the event of a violation of the above, the ARC is authorized at its sole and exclusive discretion to utilize the Deposit money to correct any violation or deficiency that continues to exist after written notice of the violation has been sent and failure by Property Owner to undertake corrective steps or complete the same within fifteen (15) DAYS. The Deposit money or balance, as the case may be, will be refunded to the Property Owner within sixty (60) days following completion of all improvements including final landscape installation and issuance of the certificate of occupancy, if applicable. The owner shall request a final ARC inspection following completion of all improvements including any required landscape installation.

Once approval of plans is obtained from the ARC and before any site or construction activity is started, the Property Owner, along with the Builder (a S.C. licensed contractor obtaining primary income from residential construction), must schedule a meeting with representatives of the ARC and the CR Site Manager, depending on the project, to locate all right of ways, water lines and property boundaries, and to approve all tree cutting or cutting of native plants or underbrush prior to any grading or site preparation. The location of all underground utilities will be identified by Property Owner or contractor with CRC Site Manager prior to the meeting. This meeting can be scheduled by email to CliffRidgeARC@gmail.com. The Property Owner will point out any improvements such as garages, out-buildings, driveways, to the CRC Site Manager, to be in compliance with the property boundaries and set-back lines.

Inspection

The ARC, through its designated agents, will periodically inspect the construction site for compliance with the CR Covenants, Bylaws and Rules and Regulations. ("Rules"). The Property Owner shall contact the Cliff Ridge ARC (email: CliffRidgeARC@gmail.com) sufficiently in advance for an inspection prior to any land clearing and tree cutting on the property, to determine the identification and location of preserved trees and shrubbery and to protect the same. For significant vertical additions the Property Owner shall contact

the Cliff Ridge ARC for inspections 1) When the structure is “in the dry”, i.e. roofing, windows, exterior doors, and siding installed and painted; and 2) When the construction is substantially complete, i.e. the certificate of occupancy is issued by Greenville County and landscaping and driveway complete. If any inspections reveal any violation, the Property Owner will have three (3) business days from receipt of the violation notice to cure (undertake remedial steps to correct the cited violation) and seven (7) days to complete the corrective action. At the ARC Representative’s sole discretion more time to cure may be allowed if in the discretion of the ARC Representative the extended cure time is warranted. Failure to begin correction within three (3) business days, or to complete the same within the designated time, will subject the Property Owner to fine, use of deposit money, assessment liens and/or STOP WORK ORDER by the ARC.

Repeated failure by a builder to comply with Cliff Ridge Colony rules and regulations may result, at the discretion of the CRC Board and ARC, in the builder being precluded from undertaking further construction activity in the community.

RULES AND REQUIREMENTS

During Construction

Once construction begins, the Property Owner(s) and Builder agree to comply with the following **rules and requirements**:

1. Construction or operation of maintenance equipment is not allowed on Sundays and holidays. Construction activity can only occur from 7:00 a.m. to 6:00 p.m. on weekdays and 9:00 a.m. to 5:00 p.m. on Saturday. “Quiet work” may continue until 7:00 p.m. on weekdays only. No construction vehicles may be parked at the site except during approved construction hours.
2. A trash dumpster must be placed on the building site during construction and remain until full completion of the project. Location of the trash dumpster requires ARC approval. If construction of an addition or modification is deemed by the ARC Representative to not require a dumpster, trash must be removed on a daily basis. Property owner is responsible for keeping the dumpster serviced by the vendor on a regular basis or when dumpster is full. Building site must be kept free from excess accumulation of building materials. Placing food items in the dumpster is prohibited. Additionally, all Contractors who utilize a dumpster for the building project must provide a bear proof garbage container for workers to dispose of food and food related trash and drink containers, or all food and food related trash must be removed from the site daily. The bear proof container must be emptied daily, and the trash must be removed from the site daily. Violators of this requirement will be given one formal warning by the Board of Directors. Thereafter, the property owner (s) and/or contractor shall be assessed a fine of two hundred and fifty (\$250) dollars for each additional violation/incident.
3. Dumping of tree trunks, limbs, brush or any other materials within CRC during site work or construction is strictly prohibited. No materials of any nature can be discarded on an adjacent CRC lot or over the cliffs. All trees, tree stumps, bushes, limbs and any plant materials cut (as approved by ARC) must be removed from the building site and CRC property within 60 days of cutting. Failure to remove debris as prescribed will result in a private contractor completing the work and property owner will be billed by CRC HOA.
4. Builder must take all necessary steps to protect and preserve the trees, native plants and shrubbery during construction and will install silt fencing if required by the ARC.
5. Builder must provide siltation and erosion control for the work site during the entire construction phase.
6. Open burning of any type is strictly prohibited.
7. A portable toilet is required on lot during site work and construction until the house is occupied in

- a location approved by the ARC.
8. Driveways and parking pads are to be paved when construction is completed.
 9. All site work and construction must be completed within 12 months from the date approval is received from CRC ARC. If construction is not completed within the 12-month period, a builder or the property owner with demonstrable circumstances beyond their control may apply for a 6-month extension beyond the initial 12-month period with no penalty. This may be granted at the sole discretion of the ARC. If construction is not completed within the 18-month period, the ARC shall recommend to the Board that the property owner should be assessed a \$500 per month Construction Impact Fee until the construction work is completed.
 10. Prior to beginning any site work or construction, Property Owner may be required to engage a Licensed Surveyor to locate property boundary pins and stake the location of the improvements, if in the determination of the ARC, construction may impact an easement, setback, or removal of trees or vegetation. All survey flagging tape, stakes and stringers must be removed by the end of the construction project.
 11. Builder must contact the CRC Site Manager for a specific gate access code to be assigned for this project. Builder and all sub-contractors must enter the entrance gate using the specifically assigned gate access code.
 12. Property Owner is required to provide the names and contact information of Builder and sub-contractors to the ARC and the CRC Site Manager. Any site signage must be approved by the ARC.
 13. Contractors and sub-contractors are required to comply with CRC speed limit and stop signs which are enforced by CRC site management as well as CRC Covenants and restrictions.
 14. Property Owner must instruct Builder and sub-contractors to protect CRC owned property. Property Owner will be held responsible for all repairs or replacement for any area or item.
 15. Builder and sub-contractors are not permitted to use CRC Association Facilities or Amenities except the gate and roads for access to the building site. Specifically, Builder, and sub-contractors are not permitted to use CRC Club House (including restrooms), phones, utilities, pools, tennis courts or lake. The following rules apply to Builder and sub-contractors:
 - All construction employees shall conduct themselves in a professional and courteous manner at all times.
 - Possession and consumption of alcohol and/or controlled substances is prohibited.
 - Use and possession of firearms is prohibited.
 - The volume level of any music shall not be a nuisance to adjacent and/or neighboring residents.
 - Loitering after permitted construction hours is prohibited.
 - Trespassing on other property is prohibited.
 - Builder and sub-contractors are not permitted to bring pets on CRC property including the building site.
 16. **Oversized Trucks:** Oversized trucks are not allowed through the CRC entrance without prior notification and arrangements made with the CRC Site Manager. An oversized truck is defined as any Single Unit truck forty (40) feet or longer or any Semitrailer truck. If you need to bring in a truck that is oversized you must provide the CRC Site Manager, Kevin Broderick, a minimum of 48 hours notice before delivery or pick up so he can monitor the oversized delivery or pick up. Kevin can be reached at 864-836-3490 or CliffRidgeHOA@gmail.com.
 17. Contractors and sub-contractors are prohibited from bringing firearms or weapons onto CRC Property.
 18. All propane tanks must be buried or screened.
 19. **Sanctions:** In addition to any remedy provided by law or in equity, any violation of the **rule(s) or**

requirements will subject the owner(s) and/or Builder to fine(s), use of deposit money, assessment liens and or STOP WORK ORDER by the ARC.

20. Miscellaneous

- a. This Agreement shall be governed by the laws of the State of South Carolina. The parties agree that the State and Federal Courts in Greenville County, South Carolina shall have exclusive jurisdiction of disputes arising under this Agreement, and the parties agree to submit to the personal jurisdiction of those courts. Venue shall be properly and exclusively laid in Greenville County, South Carolina.
- b. **ARBITRATION:** The parties agree that any dispute or controversy arising out of, relating to, or in connection with this Agreement, or the interpretation, validity, construction, performance, breach, or termination thereof, shall be resolved through binding arbitration. Either party may serve a demand for arbitration upon the other party. The party serving the demand for arbitration must assert in the demand all claims then known to that party. The parties shall select an attorney licensed in South Carolina to serve as arbitrator. In the event the parties cannot agree on the selection of an arbitrator then upon the request of either party the arbitrator shall be selected by a resident circuit court Judge in Greenville County, South Carolina. The arbitration will be held in Greenville County, South Carolina. If the parties proceed to arbitration, it will be conducted in accordance with the South Carolina Uniform Arbitration Act. The decision of the arbitrator will be final, conclusive and binding on the parties to the arbitration. Judgement may be entered on the arbitrator's decision in any court having jurisdiction. Each party shall bear the costs equally of the arbitration.
- c. **MEDIATION:** Prior to engaging in arbitration the parties shall endeavor to resolve any dispute by mediation in accordance with the South Carolina Alternative Dispute Resolution process (ADR). A mediator shall be selected in the same manner as the selection of an arbitrator as referred to in paragraph 20(b) above. Each party shall bear the costs equally of the mediation.
- d. The waiver by the Association of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach.
- e. All notices under this Agreement shall be in writing and shall be served by mail addressed to each party as stated below:

- i. The Association:
Cliff Ridge Homeowners Association
Ms. Robin Bishop
205 Rhododendron
Cleveland, SC 29635

- ii. Lot Owner: _____
Address: _____

- f. This Agreement constitutes the entire agreement between the parties with respect to the subject matter of this Agreement and supersedes all prior or contemporaneous understandings, assurances, or contracts, whether oral or written, respecting said subject matter.
- g. The provisions of this Agreement are severable. If a provision of this Agreement is found

- to be invalid or unenforceable, the remaining provisions shall not be affected thereby.
- h. No modification, amendment, addition or termination of this Agreement or waiver of any of its provisions shall be valid or enforceable unless in writing and signed by all parties hereto.

INDEMNIFICATION OF CRC AND ARC FOR ACTIONS TAKEN ON LOT TO REMEDY NONCOMPLIANCE OR BREACH OF THIS AGREEMENT: The Property Owner and/or builder will indemnify and hold CRC harmless for any actions the ARC or CRC takes to ensure compliance with this Agreement, as well as the corresponding Agreements entered into with CRC OR ARC and the Property Owner in conjunction with the project, and will indemnify and hold CRC and ARC harmless from all claims and demands that may be asserted by any third parties in regards to the actions taken by CRC or ARC on the Lot.

Owner's Initials_____ Builder's Initials_____

By executing this agreement both the Owner of Lot _____and Builder acknowledge they have read and are familiar with the Declaration of Restrictive Covenants for Cliff Ridge as may be amended from time to time, including Article 9, Architectural Control and Article 10, Architectural Standards: Uses Permitted and Prohibited.

We look forward to our work together and invite any questions you may have at any time.

_____ ARC Chairman CliffRidgeARC@gmail.com	_____ Date
_____ Property Owner	_____ Phone Number
_____ Builder	_____ Date
_____ Email	_____ Date
_____ Phone Number	_____ Date
_____ Email	