

# Wynward Pointe Owners Association

## Construction Requirements and Guidelines

### **Requirements:**

All requirements are detailed in the Wynward Pointe "Declaration of Covenants, Conditions and Restrictions" (CC&Rs) and the Wynward Pointe Plats as filed with Oconee County. These should be carefully reviewed during home design and prior to beginning construction. Property owners are responsible for the conduct of their builder and the builder is responsible for conduct of his subcontractors and suppliers.

**NOTE:** This summary document is NOT the complete list of requirements and restrictions. Please read the CC&Rs in detail to understand the totality of construction and neighborhood requirements.

### **VERY IMPORTANT POINTS** (paraphrased from the CC&Rs):

- Building setbacks are defined on the Plats and must be adhered to.
- No trees 6 inches in diameter or greater can be removed within 50 feet of the shoreline without prior permission from Duke Lake Management. The 50 foot lakeside setback should not be completely cleared of vegetation.
- The exterior of the home must be completed within 12 months of construction start. The homeowner board interprets this to include final grading and driveway installation.
- Silt fences must be installed prior to excavation. Silt fences must be properly maintained during construction.
- Construction entrance onto property (usually driveway) to be immediately graveled and adequately maintained throughout construction to minimize dirt on streets. Builder is responsible for cleaning dirt from street if it occurs.
- It is the opinion of the WPHOA that no retaining walls over six feet in height are permitted and that no retaining walls are permitted within the building setbacks.

### **Guidelines:**

1. Prior to new construction, your plans must be submitted to the Construction Oversight Committee for review and approval.
2. The COC must be notified prior to any exterior home and property renovations, additions and demolition construction activity that requires a building permit. A copy of the Oconee County Building Code Permit Exemptions can be found at:  
**<http://www.oconeesc.com/Building-Codes/web/Permit%20exemptions.pdf>**

and should be used by homeowners to determine whether a project requires COC notification. Any exterior project of the above nature that is not included or represented in these exemptions should be submitted to the COC for determination prior to work commencement.

3. A \$2000 Construction and Renovation Escrow Deposit must be paid to, and will be held by, the Wynward Pointe Owners Association.
4. Adjacent property owners should be contacted early in the construction process (names and numbers can be obtained from the WPOA website).
5. Temporary toilet facilities should be light in color (beige preferred) and located as close to the home as possible.
6. Provide suitable receptacle (dumpster) for construction debris when framing begins. Do not burn construction debris. Assure that lightweight trash which may blow onto other properties is put in the dumpster.
7. Minimize weekend and after hour work. Limit construction noise to between 7:00 am to 6:00 pm weekdays and 8:00 am to 5:00 pm weekends.
8. Minimize volume level of radios.
9. Do not block mailboxes; mail cannot be delivered with vehicles parked near mailboxes.
10. Do not park equipment or vehicles on adjacent property without property owner permission. Minimize on-street parking. Do not drive onto or across others' property when turning or positioning vehicles.
11. Maintain a neat construction site.
12. Any alterations to topography must be done in such a manner that rain water runoff is not diverted onto adjacent property.
13. Assure that subcontractors and suppliers are aware of and adhere to the requirements and guidelines outlined in the Covenants, Conditions, and Restrictions of Wynward Pointe.

**WPOA Construction Oversight Committee:**

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