



A Great Place to Live!

Pickens South Carolina

Architectural Review Committee (ARC) Initial Approval Criteria:

To begin the Architectural Review Process, please submit the following to therockpoa@gmail.com. Signatures represent the Owners and Builders agreement to be bound by the rules of the community.

Property Owner #1 Information:

Name:
Email:
Mailing Address (not a PO Box)
Telephone Number:

Signature

Property Owner #2 Information:

Name:
Email:
Mailing Address (not a PO Box)
Telephone Number:

Signature

Builder Information including SC license and proof of insurance:

Signature of Builder Representative

Lot Number/Street Address of property to be developed:

Required Documents/Payments:

- \$1,000 bond for road damage due to construction equipment. Owner is responsible for any damage incurred over \$1,000
- Payment for mailbox: \$675
- House plans
- Plat survey including structure and driveway placement on lot
- Exterior elevation drawings
- Siding materials/color (no vinyl siding permitted):
- Roof materials/color:

Annual Dues payment current through _____

Minimum Square Footage Requirement (Article 3.1.1: Amended Master Declaration of conditions, Covenants and Restrictions of the Rock at Jocassee, February 27, 2010):

Woodmere Phase I and Fairway Woods: 1600 square feet for a single story dwelling or 1400 square feet on the main floor of a multiple story dwelling, and no less than 600 square feet for a finished basement or upstairs area.

Woodmere Phase II: 1200 square feet for a single story dwelling or 1,000 square feet on the main floor of a multiple story dwelling, and no less than 600 square feet for a finished basement or upstairs area.

Whispering Falls: 1200 square feet for a single story dwelling or 600 square feet on the main floor of a multiple story dwelling.

Oil Tanks: All fuel or propane tank containers shall be enclosed or buried underground consistent with normal safety precautions and the law.

Burn Piles: POA Covenants & Restrictions (Article III, Section 3): At no time shall the burning of vegetation or debris (including but not limited to brush, trees, and construction waste) on any lot be performed in lieu of transporting such items off site, or as part of any construction taking place on a lot. We are a heavily wooded community in the mountains and the safety and security of all lots within the POA is a top priority. Any burning not authorized by the POA **will be fined \$5,000 per day** that burning continues. This provision is not intended to apply to monitored personal burning for entertainment purposes on developed lots containing outdoor firepits or fireplaces, where an active water source is available on said lot.

The Architectural Committee shall protect the seclusion of each home site from other home sites insofar as possible.

Please review all building requirements contained in The Rock at Jocassee Property Owners Association Bylaws and Covenants & Restrictions:

[Bylaws](#)
[Covenants & Restrictions](#)

Written ARC approval is required for any changes to house placement, materials, colors or building plans after initial ARC approval.

Cost for additional ARC reviews after initial approval: \$275

A fine of \$1,500 will be assessed for any deviation from the ARC approved plans.

Article IV - Approval of Plans and Specifications: Amended Master Declaration of Conditions, Covenants and Restrictions of the Rock at Jocassee, February 27, 2010

The Rock at Jocassee POA
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