

**INDEX**  
**TO**  
**CONSTRUCTION RULES**

1. Applicability
2. Rubbish and Debris
  - 2.1 Domestic Refuse
  - 2.2 Interior Construction Debris
  - 2.3 Exterior Construction Debris
3. Material Storage
4. Construction Access
5. Miscellaneous Practices
6. Cleaning of Equipment
7. Common Areas

## **CONSTRUCTION RULES FOR ALL OWNERS AND CONTRACTORS AT HAMMOCK RIDGE**

1. Applicability. These Rules shall apply to all Lot Owners and builders at Hammock Ridge, and any reference herein to an Owner shall also apply to the Owners' builder and subcontractors. While at Hammock Ridge, all Owners shall abide by these Rules and such other rules as the Board and/or the Architectural Control Committee may establish from time to time.

2. Rubbish and Debris. In order to maintain a neat and orderly appearance at all times throughout Hammock Ridge, the following rubbish and debris rules must be strictly followed:

a) Domestic Refuse. At least one (1) lidded trash container must be located at all times inside each residence under construction. All domestic refuse such as food scraps and packaging, cups, plates, napkins and similar items which at any time exists in the residence or on the lot must be placed in the trash container. The trash container shall be emptied regularly and its contents properly disposed of off the Lot and outside Hammock Ridge.

b) Interior Construction Debris. All parties are strongly encouraged to frequently clean up and remove rubbish and construction debris located within the walls of a residence.

c) Exterior Construction Debris. With regard to all construction debris located on a lot outside the walls of a residence, the following rules should apply:

i. By the end of each day on which work occurs on the Lot, all lightweight, blowable construction debris such as roofing paper, insulation bags, foam sheathing, polyethylene, etc., must be placed in a steel dumpster unit provided by a trash disposal company and located on the lot;

ii. By the end of the day on each Friday, all non-blowable construction debris such as wood scraps, shingles, brick bands, drywall, bricks and masonry blocks must be gathered and placed in the steel dumpster;

iii. The steel dumpster must be emptied and the debris hauled away on an as-needed basis and before it is filled to overflowing.

3. Material Storage. No construction materials, equipment or debris of any kind may be stored on any street, curb, sidewalk or area between streets and sidewalks, on any adjacent Lots or otherwise than in the locations approved of by the Board.

4. Construction Access. During the time a residence or other Improvements are being built, all construction access shall be confined to the approved driveway for the Lot unless the Board approves an alternative access way and crusher run to be installed to prevent mud and dirt on subdivision paved road.

5. Miscellaneous Practices. The following practices are prohibited at Hammock Ridge:

a. Changing oil of any vehicle or equipment;

b. Discharging any type of firearms, except by law enforcement officials and security personnel authorized in writing by the Declarant or the Association;

c. Careless disposition of cigarettes and other flammable material.

6. Cleaning of Equipment. Concrete suppliers, painting subcontractors and all others may clean their equipment only inside the Building Envelope.

7. Common Areas. Except with the prior written permission of the Committee, Builder, and contractor personnel are not allowed in the Common Areas, and no construction access will be allowed across the Common Areas.

EXHIBIT "C"

TO

FILED FOR RECORD  
JOHNSON COUNTY, S.C.  
REGISTER OF DEEDS

ARCHITECTURAL AND LANDSCAPE GUIDELINES 25 P 4: 18  
FOR HAMMOCK RIDGE

**EROSION CONTROL PRACTICES**

Each owner shall be responsible for causing the following minimum erosion control practices to be implemented and maintained through out the course of all earth-disturbing operations until the time of the final seeding;

a. Roadway and Home site Construction Entrance.

Prior to the start of any earth-disturbing operation, a stone construction entrance shall be installed on the building site (the "construction entrance"). The construction Entrance shall: be installed on the building site (the "construction entrance"). The Construction Entrance shall: (i) if possible, be installed in the same location as the proposed driveway so as to minimize the amount of disturbed area; (ii) extend a minimum of fifty (50) feet from an existing roadway; and (iii) be installed, preserved and replaced, if necessary in accordance with the standards more particularly set forth in these guidelines.

b. Silt Control Devices.

Prior to the start of any earth-disturbing operation, a diversion ditch and rock check dam shall be constructed and maintained on the building site (collectively "Silt Control Devices"). The Silt Control Devices shall be located at the boundary of the estimated disturbed area as set forth particularly on this Exhibit "D" and shall be constructed, preserved and replaced, if necessary, in accordance with the standards set forth on this Exhibit "D".