

NEW COPY

**BUILDING CRITERIA  
OF THE  
EDISTO LAKE PROPERTY OWNERS ASSOCIATION  
ARCHITECTURAL COMMITTEE**

The Edisto Lake Architectural Committee, having been duly appointed by Edisto Lake Property Owners Association Board of Directors, as provided in each deed out from Edisto Lake, Inc., a South Carolina Corporation, hereby establishes the following guidelines to be used in approving construction of all new structures on any lot (hereinafter defined).

1. **DEFINITIONS:** As used herein the following terms shall have the following meanings:
  - a) "Committee" shall mean the Architectural Committee appointed by Edisto Lake Property Owners Association Board of Directors, which is responsible for the approval of construction of new structures or improvements on any lot as hereinafter defined.
  - b) "Board of Directors" shall mean Edisto Lake Property Owners Association, which has placed building restrictions on each lot, as hereinafter defined, by virtue of lot shall mean any lot within the Edisto Lake Subdivision, Wagener, South Carolina, which is designated as a lot on a plat of Edisto Lake prepared by William Wingfield for Edisto Lake, Inc., dated May 1, 1972, and shall also pertain to lots in Edisto Lake Ridge Subdivision, Wagener, South Carolina.
  - c) "Lake" shall mean the 200 acre lake located in Wagener, South Carolina, and more commonly known as Edisto Lake.
  - d) "Lot" shall mean any lot within the Edisto Lake Subdivision which is designated as a lot as shown on a plat of Edisto Lake prepared by William Wingfield for Edisto Lake, Inc, dated May 1, 1972.
  - e) "Owner" shall mean the record owner; whether one or more persons or entities, of a fee simple title to any lot in the Edisto Lake Subdivision, or in the Edisto Lake Ridge Subdivision, Wagener, South Carolina.
  
2. **NEW CONSTRUCTION/IMPROVEMENTS:** The following guidelines must be complied with when making any improvements or building any new structure, including, but not limited to, cookhouses, sheds, houses and pump houses on a lot:

2018029451  
NOTICE  
RECORDING FEES \$10.00  
PRESENTED & RECORDED  
12-12-2018 11:49 AM  
JUDITH WARNER  
REGISTER OF MENS CONVEYANCE  
AIKEN COUNTY, SC  
BY: JULIE STUTTS DEPUTY RMC  
BK: RB 4753  
PG: 1918 - 1919



- a) Without the prior written approval of the Architectural Committee, no improvements, new buildings, fences or other structures of any kind shall be erected, placed on or altered on any lot. (Exterior)
- b) To obtain such approval, Owner must furnish the Committee with the following items: Complete plans, specifications, design and plot plan setting forth in detail improvements to be made or showing the location of the building or other structures, with setback dimensions. Committee's approval will not be unreasonably withheld provided the guidelines contained herein are followed.
- c) Structural color schemes must be earth tone and blend in with the natural surroundings. Color sample sheets must be submitted to the Committee for prior approval of trim and roof shingle colors, including, but not limited to, siding.
- d) It is recommended, but not mandatory, that all homes to be constructed on a lot contain a minimum of 1,600 square feet of heated space.
- e) All houses, septic tanks and drain fields must be a minimum of one hundred (100') feet from the Lake and twenty-five (25) feet from the side property lines. (per original Covenants & Restrictions)
3. OTHER CRITERIA: In addition to the above, all Owners must comply with the Covenants, Conditions and Restrictions placed in all deeds from Edisto Lake, Inc. to each Owner or Owner's predecessor in interest.
4. AMENDMENTS: The Building Criteria may be amended from time to time with the approval of the Board and Committee.
5. SEVERABILITY: Should any clause or provision herein be deemed invalid, such shall not invalidate any other clause or provision of this document.
6. EFFECTIVE DATE: The above guidelines become effective on the date below stated and are inapplicable to any construction commenced prior to such date.

ARCHITECTURAL COMMITTEE

DATED: January 21, 2013

*Randy King* President Edisto Lake POA

12 Dec. 2018 *Randy King*