

Covenant Change Chronology - Emerald Pointe

Original File Date Jul 26, 1993 (Vol 739-203)

Please see actual document as filed with Oconee County for details.

File Date Jan 27, 1994 (Vol 754- 063)

Article VIII, Restrictions,

Section 13, Antennas, Satellite Dishes or Discs

Satellite dishes are now permitted if not visible from the public road. Disks greater than 2 feet must be mesh type. *Note: According to our attorney and the FCC, it may not be legal to prevent this reception if there is no way except to violate the included restrictions.*

File Date April 11, 1994 (Vol 767- 157)

Article XI, Condemnation

Section 1, Partial Taking Without Direct effect on Lots

Adds language to direct any boatslip payments to the Board in trust for the boatslip owners.

File Date Apr 25, 2003 (Vol 837-0087)

Article VIII, Restrictions,

Section 3 Building Construction and Quality

Minimum cost of construction restrictions have been removed since it is difficult to determine and relatively meaningless. The quality of construction and minimum size are more appropriate limitations and they are covered in this section and also in Section 2 of the covenants. There had been no allowance in the covenants for poured concrete foundations, as they were not used when the covenants were originally written. This change allows for them.

Section 4, Temporary Structures: Structure Materials

This has been significantly simplified to eliminate the erection of any temporary structures on any Lot.

Section 5, Building Setback Lines

Duke Power no longer allows boathouses. Boathouses will also be eliminated from Section 22 of the covenants.

Section 11, Fences and Walls

This change would allow split-rail fences on the front side of the house. Any brick or stone fences also would have to be at least 30 % open. The Board of Directors could issue a variance to any fencing height or openness restriction along the exterior perimeter of Emerald Pointe.

Section 12, Signs

This change places a 3 foot height limit on any sign erected on a Lot. It allows a "for sale" sign at the waterfront as well as the front yard. "Temporary political signs" are restricted to a

maximum display period of 30 days prior and 5 days after any election. This change also allows for security/alarm signs to be placed in the yard.

Section 15, Offstreet Parking: Off-Water Boat Storage

The intent is to allow more flexibility of use and still prevent the neighborhood from becoming unsightly. Any non-commercial vehicles are allowed to park on the driveway. Trailers may be parked on the property if they generally out of view (i.e. under a deck, enclosed by shrubbery). Boats and boats on trailers may be parked on the property for up to 48 hours for cleaning or maintenance. Board permission is required if they are to remain for more than 48 hours. Small non-engine driven boats in good condition may be secured on beaches.

Section 17, Nuisances

The “three pet” maximum will not include pets constantly maintained in cages or containers inside a private residence or to turtles and fish outside the residence (i.e. in a pond), unless such pets cause problems in the neighborhood.

Section 22, Docks and Piers

The restriction “one dock or pier” is clarified to mean that you are allowed a dock, a pier, or a

combine

End File Date Apr 25, 2003 changes

File Date Sep 29, 2003 (Book 1303 page 352)

Article VIII, Restrictions, Section 11, Fences and Walls

This amends the April 25, 2003 change to clarify the intent of the openness test for fences.