

**Bridle Creek at Three Runs, LLC  
Architectural Control Committee  
New Construction/Improvements Approval Process**

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**ACC SUBMISSION PACKAGE DETAILS**

New construction and/or improvements plan packages should be submitted by the builder of record.

Packages can be dropped off at the Bridle Creek Activity Center with Jack Roth or place on the buffet or table in the small conference room and notify the HOA via email at [hoa@bridlecreekaiken.com](mailto:hoa@bridlecreekaiken.com) letting them know plans are there for review.

Packages will not be considered for review without a signed confirmation (ACC Submission Sign-Off).

Two complete packages are required. No electronic files will be accepted.

New construction or improvements requests will not be considered for approval unless and until, in the opinion of the ACC, all required plans, specs and any other required elements necessary to the approval process are included in a package.

If during the review process the package is found to be incomplete the builder of record will be notified, and the package will be set aside for later review.

ACC approval of any construction/improvements package may take up to thirty (30) days.

New construction and/or improvement plans, and specifications submitted to the ACC shall consist of not less than the following:

Site and Grading Plan (To scale)

- Site plan showing the location and orientation of all buildings, amenities, driveways, service courts, parking or other outside appurtenances on the property. Indicate all fencing locations and setbacks.
- If construction and/or improvements will be done in phases please include the location and orientation of any future construction or improvements with the initial site plan.

Foundation Plans (To scale)

- Slab-on-grade construction will be discouraged as a general rule. However, this type of foundation construction may be considered based on special need and is subject to ACC approval.

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Elevation Plans

- All sides of all exterior walls of all structures

Specifications

- Materials specifications and samples for all structures, amenities, or outside appurtenances to include roofing, masonry, siding, driveway/parking materials must be submitted with plan submission.
- Color samples planned for each/all materials elements of the structure plans including exterior walls, trim, and any other exterior accents must be included. Paint color samples must be 1 sq.ft. in size.

Landscape Plans (Irrigation)

- Site plan showing the location of all landscape beds, lawn areas, new tree plantings, natural areas. If irrigation system will be installed, indicate location of all piping and sprinkler heads
- Materials specifications including type and size of all trees, plants, shrubs, grasses

**FEE SCHEDULE**

As a rule, these fees include one (1) revision review.

However additional fees may be assessed for the resubmission of plans that the ACC may, in its discretion deem proper.

Upon receipt of a complete package, the appropriate fees will be determined by the ACC and the builder of record or lot owner will be invoiced.

Payment (checks only) is due upon receipt of invoice and should be made to:  
Bridle Creek Property Owners Association, LLC  
235 Mt. Vintage Plantation Drive  
North Augusta, SC 29860

Payment in full of all fees is a requirement for ACC approval of plans.

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Main Dwelling

House	\$300
House w/barn	400
Barn w/living space	150
Guest house	150

Outbuildings

\$50/per structure \*

Including, but limited to:  
Detached garages  
Equipment sheds  
Run-In sheds  
Accessory buildings

Recreational Amenities/Outside Appurtenances

\$50/per structure \*

Including, but not limited to:  
Pool  
Pool house  
Hot Tub  
Tennis Courts  
Riding arena  
Arbor, gazebo  
Outdoor kitchen

Landscaping /Irrigation

\$100/per lot (tract) \*\*

Site plan showing location of all landscaping beds,  
lawn areas, new tree planting, natural areas

Materials specifications including type and size  
of all trees, plants, shrubs, grasses

Site plan showing location of an irrigation system  
components to be installed. Including pipe, and  
sprinkler heads

\*If submitted separately. Fee will be reduced to \$25/per structure if submitted with main dwelling plans

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Lot Clearing

No Charge

No trees more than eight (8) inches in diameter at the base may be removed from a lot without prior written approval of the ACC. In order to obtain approval for the removal of trees or the clearing of a building site the owner must stake on the lot the proposed location of the planned improvements and **mark all trees to be removed**.

PLEASE NOTE: No trees of any size or any vegetation may be removed from any property easements except as outlined in the Property Easements/Setbacks which is incorporated in full and attached to the Bridle Creek @Three Runs Protective Covenants.

Once the ACC receives a request for lot clearing and/or tree removal an on-site inspection will be scheduled; **Submit all requests for lot clearing/tree removal through the HOA via email: [hoa@bridlecreekaiken.com](mailto:hoa@bridlecreekaiken.com)**.

Fencing

No Charge

No fences, hedges, wall or other similar structure, natural or artificial, shall be permitted except as outlined in the Property Easements/Setbacks which is incorporated in full and attached to the Bridle Creek Protective Covenants.

A site plan showing the proposed location of all fencing is required. All property lines, easements and setback requirements must be included on the site plan. Electronic files will be accepted provided the required information is legible and suitable for the approval process.

Fencing plans may be delivered to the activity center at Bridle Creek or submitted through the HOA via email: [hoa@bridlecreekaiken.com](mailto:hoa@bridlecreekaiken.com) for approval.

**Bridle Creek at Three Runs, LLC**  
**ACC SUBMISSION SIGN-OFF**  
**(Two signed copies of the Sign-Off are required)**

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**PROPERTY:**      **PHASE** \_\_\_\_\_ **LOT** \_\_\_\_\_

Property Owner \_\_\_\_\_

Contact Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Builder Info**

Company Name \_\_\_\_\_

Street Address \_\_\_\_\_

\_\_\_\_\_

Contact Person \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Type of construction/improvements package:

\_\_\_\_\_ New Construction      \_\_\_\_\_ Improvements      \_\_\_\_\_ Landscape

Check all elements that apply and that are included in this submission:

\_\_\_\_\_ Site and Grading Plans

\_\_\_\_\_ Foundation Plans

\_\_\_\_\_ Elevation Plans

\_\_\_\_\_ Materials specs and samples for roofing, masonry, siding, driveway and parking areas.

\_\_\_\_\_ Color samples for each/all materials for structure plans including exterior walls, trim, and any other exterior accents. Paint color samples must be 1sq.ft.

\_\_\_\_\_ Landscape Plan

\_\_\_\_\_ Irrigation system Plan

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I have read and understand the fee schedule plan and submission guidelines (Pages 1-4). I verify that all required elements are included with this package.

Signed: \_\_\_\_\_ (Print) \_\_\_\_\_

Company: \_\_\_\_\_

Date: \_\_\_\_\_

=====

Received by: \_\_\_\_\_ (Print) \_\_\_\_\_

Date: \_\_\_\_\_

(Receipt of plan package is not an acknowledgement that the package is complete and ready for review).

APPROVED BY: \_\_\_\_\_ (Print) \_\_\_\_\_

Date: \_\_\_\_\_