

ARCHITECTURAL REVIEW BOARD
FOR
SEASIDE PLANTATION OF NORTH MYRTLE BEACH

RULES FOR RESIDENTIAL CONSTRUCTION

1. Construction hours are 7:00 a.m. to 7:00 p.m., Monday through Saturday. These hours apply to all builders and subcontractors. The gates at the construction entrance will be open during these times.
2. Deliveries of materials to construction sites shall be made during permitted construction hours only.
3. No concrete pours shall begin after 4:00 p.m.
4. All sites shall have a dumpster or trash receptacle on the building lot within 7 days of the initiation of construction at the site. Trash containers that are full to the brim must be emptied within 24 hours.
5. All sites shall be enclosed with silt fence.
6. Cutting of masonry materials must be done with appropriate equipment, using the "wet cut" method.
7. Builders are responsible for any damage to adjacent properties caused by their construction activities.
8. At the end of each and every working day, the site is to be left in the following condition:
 - The street and sidewalk in front of the building lot must be free of dirt, trash, and debris.
 - The site itself must also be policed, and all trash and debris must be placed securely inside the dumpster such that it will not blow out.
 - All equipment and building materials must be stacked neatly behind the sidewalk and inside the silt fence.
9. No construction equipment, vehicles, or trailers shall be left on the street overnight. Violations will result in removal by towing.
10. No builder will deviate from the architectural, engineering, or landscape plans approved by the ARB prior to the construction start, unless, and until, they have obtained the written approval of the ARB for such changes.
11. Builders shall respect the property of adjacent lot owners, and shall not, without the written permission of the owner of the adjacent property, allow any of the following:
 - Driving or parking vehicles on the sidewalk and driveways.
 - Using the adjacent properties for storing equipment, materials, or trash containers.
 - Permitting workers, scaffolding, and equipment to encroach on adjacent lots.
12. Portable toilets shall be placed at least 5 feet from the sidewalk and adjacent properties, shall be positioned with the door facing away from the street, with the door capable of being latched closed.
13. Violators of any of the rules references above will be issued an oral warning, with 24 hours to correct the violation. If not corrected, a written warning will be issued, with 24 hours to correct the violation before a fine is assessed.
14. All houses must be completed within nine (9) months of the issuance of the building permit, a copy of which must be kept on site. Completion shall be evidenced by the date of the certificate of occupancy issued by North Myrtle Beach. Failure to meet the 9-month deadline will result in fines assessed for each day of violation. The ARB must be notified of completion and a final inspection scheduled within 7 days of completion. After 7 days, the ARB may use funds deposited by the builder to make sidewalk repairs or restore adjacent properties.