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S.C. SUPREME COURT

THE STATE OF SOUTH CAROLINA
In the Supreme Court

APPEAL FROM OCONEE COUNTY
Court of Common Pleas
Alexander S. Macaulay, Presiding Judge Seventh Judicial Circuit

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Appellate Case No. 2015-000392
Opinion Filed December 13, 2018

Stoneledge at Lake Keowee Owners' Association, Inc.; C. Dan Carson; Jeffrey J. Dauler; Joan W. Davenport; Michael Furnari; Donna Furnari; Jessy B. Grasso; Nancy E. Grasso; Robert P. Hayes; Lucy H. Hayes; Ty Hix; Jennifer D. Hix; Paul W. Hund, III; Ruth E. Isaac; Michael D. Plourde; Mary Lou Plourde; Carol C. Pope; Steven B. Taylor; Bette J. Taylor; and Robert White, Individually and on Behalf of all others similarly situated, Respondents,

v.

IMK Development Co., LLC; Keowee Townhouses, LLC; Ludwig Corporation, LLC; SDI Funding, LLC; Medallion at Keowee, LLC; Integrys Keowee Development, LLC; Marick Home Builders, LLC; Bostic Brothers Construction, Inc.; Miller/Player & Associates; Bradford D. Seckinger; John Ludwig; William Cox; Larry D. Lollis; Rick Thoennes; M Group Construction and Development; LLC; Mel Morris; Joe Bostic; Jeff Bostic; Clear View Construction, LLC; Michael Franz; MHC Contractors; Miguel Porras Choncoas; Builders First Source-Southeast Group; Mike Green; Southern Concrete Specialties; Carl Compton d/b/a Compton Enterprize a/k/a Compton Enterprises; Gunter Heating & Air; All Pro Heating; A/C & Refrigeration, LLC; Coleman Waterproofing; Heyward Electrical Services, Inc.; Tinsley Electrical, LLC; Hutch N Son Construction, Inc.; Upstate Utilities, Inc.; Southern Basements; Carl Catoe Construction, Inc.; T.G. Construction, LLC; Delfino Construction; Francisco Javier Zarate d/b/a Zarate Construction; Alejandro Avalos Cruz; Herberto Acros Hernandez; Martin Hernandez-Aviles; Francisco Villalobos Lopez; Ambrosio Martinez-Ramirez; Ester Moran Mentado; Socorro Castillo Montel; MJG Construction and Homebuilders, Inc. d/b/a MJG Construction; KMAC of the Carolinas, Inc.; Eufacio Garcia; Everado Jarmamillio; Garcia Parra Insulation, Inc.; J&J Construction; Jose Nino; Jose Manuel Garcia; Eason Construction, Inc.; Vincent Morales d/b/a Morales Masonry and Miller/Player & Associates, Defendants,

Of Which Marick Home Builders, LLC and Rick Thoennes are the Petitioners,

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VOLUME VII OF VIII

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THE STATE OF SOUTH CAROLINA
In the Court of Appeals

APPEAL FROM OCONEE COUNTY
Court of Common Pleas

Alexander S. Macaulay, Presiding Judge Seventh Judicial Circuit

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Of Defendants, Marick Home Builders, LLC and Rick Thoennes .....Appellants,

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RECORD ON APPEAL
Volume VI of VII

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AMENDED AND RESTATED BYLAWS

OF

STONELEDGE AT LAKE KEOWEE OWNERS' ASSOCIATION, INC.

November 1, 2005

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PLAINTIFF'S EXHIBIT 3 10-29-13

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AMENDED AND RESTATED BYLAWS

OF

STONELEDGE AT LAKE KEOWEE OWNERS' ASSOCIATION, INC.

ARTICLE 1

ENTITY INFORMATION

SECTION 1.1. NAME

The name of the corporation is STONELEDGE AT LAKE KEOWEE OWNERS' ASSOCIATION, INC., hereinafter referred to as the "Association".

SECTION 1.2. LOCATION

The principal office of the Association shall be located in Oconee County, South Carolina.

SECTION 1.3. REGISTERED AGENT

The registered agent for the Association shall be designated by either the President of the Association or its Board Directors from time to time, unless otherwise required by law. The registered office of the Association must be located in South Carolina and may be, but need not be, identical with the principal office.

SECTION 1.4. PURPOSE

The purpose for which the Association is organized is to (i) provide maintenance services to the Owners; (ii) manage and maintain the Common Area within the Property; (iii) administer and enforce all covenants, conditions and restrictions applicable to the Property known as The Towne Homes on Keowee located in Oconee County, South Carolina; (iv) manage and maintain all sewer utility service facilities located on, under, or within the boundaries of the property, including, but not limited to, all sanitary sewer mains, valves, cleanouts, pipes, lines, laterals, meters, or connections associated with such sewer utility facilities (hereinafter referred to as the "Service Facilities"); and (v) to engage in other activities allowed by law which are necessary for the Association to carry out its rights, duties and responsibilities set forth in the Declaration.

AMENDED AND RESTATED BYLAWS

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SECTION 1.5. ENTITY

The Association is a nonprofit mutual benefit corporation organized under the South Carolina Nonprofit Corporation Act of 1994. The Articles of Incorporation were filed with the South Carolina Secretary of State on September 7, 2001, an amended Articles of Incorporation were filed with the South Carolina Secretary of State on May 31, 2005.

ARTICLE 2
DEFINITIONS

All capitalized terms when used in these Bylaws, or any amendment hereto (unless the context shall otherwise require or unless otherwise specified herein or therein) shall have the meanings set forth in that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Stoneledge at Lake Keowee executed by IMK Development Co., L.L.C, and duly recorded in the Office of the Register of Deeds for Oconee County, South Carolina in Deed Book _____, at Page _____, as the same may be supplemented and amended from time to time (the "Declaration").

ARTICLE 3
MEETINGS OF MEMBERS

SECTION 3.1. MEMBERSHIP.

The Members of the Association, shall be the "Members" as defined in Article 1, Section 18 of the Declaration.

SECTION 3.2. ANNUAL MEETINGS.

The first annual meeting of the Members shall be held on such date as determined by the Board of Directors within one year from the date of Incorporation of the Association or during the first calendar year that Assessments are charged to the Owners. Each subsequent annual meeting of the Members shall be held on the day of the same month of each year thereafter, at the hour of 7:00 o'clock, P.M., or on such other date and time as determined by the Board of Directors. If the day for

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SECTION 1.5. ENTITY

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the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

SECTION 3.3. SPECIAL MEETINGS.

Special meetings of the Members may be called at any time by the President or by the Board of Directors, or upon written request of the Members who are entitled to vote one-tenth (1/10) of all of the votes appurtenant to the Lots.

SECTION 3.4. PLACE OF MEETINGS.

All meetings of the Members shall be held at such place, within Oconee County, South Carolina, as shall be determined by the Board of Directors of the Association.

SECTION 3.5. NOTICE OF MEETINGS.

Unless otherwise required by the Articles of Incorporation or the Declaration, written notice of each meeting of the Members shall be given by mailing a copy of such notice by first class mail, postage prepaid, not less than thirty (30) days nor more than sixty (60) days before the date of such meeting to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

SECTION 3.6. MEMBERSHIP LIST.

An alphabetical list of the names of all Members who are entitled to vote and their addresses shall be prepared by the Secretary and shall be available for inspection by any Member beginning on the next business day after notice of any meeting is given and continuing through the meeting, at the Association's principal office or at a place identified in the meeting notice in the city where the meeting will be held. This list shall also be available at the meeting for inspection by any Member.

SECTION 3.7. VOTING RIGHTS.

The Association shall have the following two classes of voting membership:

Class A.
Class A Members shall be all owners, with the exception of the Declarant. Class A Members shall be entitled to one vote for each Lot owned. When more than one

the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

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Special meetings of the Members may be called at any time by the President or by the Board of Directors, or upon written request of the Members who are entitled to vote one-tenth (1/10) of all of the votes appurtenant to the Lots.

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Unless otherwise required by the Articles of Incorporation or the Declaration, written notice of each meeting of the Members shall be given by mailing a copy of such notice, by first class mail, postage prepaid, not less than thirty (30) days nor more than sixty (60) days before the date of such meeting to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

SECTION 3.6. MEMBERSHIP LIST.

An alphabetical list of the names of all Members who are entitled to vote and their addresses shall be prepared by the Secretary and shall be available for inspection by any Member beginning on the next business day after notice of any meeting is given and continuing through the meeting, at the Association's principal office or at a place identified in the meeting notice in the city where the meeting will be held. This list shall also be available at the meeting for inspection by any Member.

SECTION 3.7. VOTING RIGHTS.

The Association shall have the following two classes of voting membership:

Class A.

Class A Members shall be all owners, with the exception of the Declarant. Class A Members shall be entitled to one vote for each Lot owned. When more than one

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person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as the owners thereof determine, but in no event shall more than one vote be cast with respect to any Lot, and no fractional vote may be cast with respect to any Lot.

Class B.

The Class B Member shall be the Declarant, and it shall be entitled to eight (8) votes for each Lot in which it holds a fee or undivided fee interest, provided that the class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) When the total votes outstanding in Class A membership (excluding Residences owned by Builder approved by Declarant) equals the total votes outstanding in Class B membership; provided, however, that Class B membership shall be reinstated with all rights, privileges, and responsibilities, if, after conversion of the Class B membership as herein provided, additional lands are annexed to the Property by the Declarant in the manner provided in Article II of the Declaration;

(b) on January 1, 2007; or

(c) when Declarant elects, by notice to the Association in writing, to terminate its Class B membership.

SECTION 3.8. QUORUM.

The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, ten percent (10%) of the votes appurtenant to the Lots shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, subsequent meetings may be called, subject to the same notice requirement, until the required quorum is present. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

SECTION 3.9. PROXIES.

At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing dated within eleven months prior to the Meeting and filed with the Secretary. Every proxy shall be revocable by (i) appearing at the Meeting and voting in person, (ii) filing a valid substitute proxy or cancellation of proxy with the Secretary prior to the call to order of the Meeting, or (iii) conveyance by the Member of his Lot.

person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as the owners thereof determine, but in no event shall more than one vote be cast with respect to any Lot, and no fractional vote may be cast with respect to any Lot.

Class B.
The Class B Member shall be the Declarant, and it shall be entitled to eight (8) votes for each Lot in which it holds a fee or undivided fee interest, provided that the class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) When the total votes outstanding in Class A membership (excluding Residences owned by Builder approved by Declarant) equals the total votes outstanding in Class B membership; provided, however, that Class B membership shall be reinstated with all rights, privileges, and responsibilities, if, after conversion of the Class B membership as herein provided, additional lands are annexed to the Property by the Declarant in the manner provided in Article II of the Declaration;

(b) on January 1, 2007; or

(c) when Declarant elects, by notice to the Association in writing, to terminate its Class B membership.

SECTION 3.8. QUORUM.

The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, ten percent (10%) of the votes appurtenant to the Lots shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, subsequent meetings may be called, subject to the same notice requirement, until the required quorum is present. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

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SECTION 3.10. ACTION BY MEMBERS.

Except as provided otherwise in the Articles of Incorporation, the Declaration or these Bylaws, any act or decision approved by a vote of no less than two-thirds (2/3) of all Lots represented at a duly held meeting of the Members at which a quorum is present shall be regarded as the act of the Members.

The Members present at a duly called or held meeting at which a quorum is present may continue to do business at the meeting or any adjournment thereof notwithstanding the withdrawal of enough Members to leave less than a quorum.

SECTION 3.11. WAIVER OF NOTICE.

Any Member may, at any time, waive notice of any meeting of the Members in writing and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Member at any meeting of the Members shall constitute a waiver of notice by him of the time and place thereof except where a Member attends a meeting for the express purpose of objecting to the transaction of any business because the meeting was not lawfully called. If all the Members are present at any meeting of the Members, no notice shall be required and any business may be transacted at such meeting.

SECTION 3.12. INFORMAL ACTION BY MEMBERS.

Any action which may be taken at any annual, regular or special meeting of the Members may be taken without a meeting if: (i) one or more consents in writing, setting forth the action so taken, shall be signed by those Members representing at least eighty (80%) percent of the voting power and filed with the Secretary of the Association to be kept in the Association's minute book as authorized by Section 33-31-704 of the Code of Laws of South Carolina (1976) as amended; or (ii) such action is approved by written ballot using the procedures set forth in Section 33-31-708 of the Code of Laws of South Carolina (1976), as amended.

ARTICLE 4

BOARD OF DIRECTORS

SECTION 4.1. NUMBER.

The business and affairs of the Association shall be managed initially by a Board of four (4) directors, who are:

SECTION 3.10. ACTION BY MEMBERS.

Except as provided otherwise in the Articles of Incorporation, the Declaration or these Bylaws, any act or decision approved by a vote of no less than two-thirds (2/3) of all Lots represented at a duly held meeting of the Members at which a quorum is present shall be regarded as the act of the Members.

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SECTION 4.1. NUMBER.

The business and affairs of the Association shall be managed initially by a Board of four (4) directors, who are:

The Association may increase the size of the Board up to seven (7) members by a majority vote of the Members.

SECTION 4.2. INITIAL DIRECTORS.

Initial directors shall serve until the first annual meeting of the association or until such time as their successors are duly elected and qualified.

SECTION 4.3. NOMINATION.

Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors; and two or more Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the Members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Directors need not be Members of the Association.

SECTION 4.4. ELECTION.

Directors shall be elected at the annual meeting of the Members by written ballot or by show of hands. At such election, the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

SECTION 4.5. TERM OF OFFICE.

The term of directors elected by the Members shall expire at the next annual meeting of Members; provided, however, the directors shall continue to serve until their successors are elected and qualified or until their earlier resignation, removal from office, incapacity, or death.

SECTION 4.6. REMOVAL.

The Association may increase the size of the Board up to seven (7) members by a majority vote of the Members.

SECTION 4.2. INITIAL DIRECTORS.

Initial directors shall serve until the first annual meeting of the association or until such time as their successors are duly elected and qualified.

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SECTION 4.6. REMOVAL.

Any director may be removed from the Board of Directors, with or without cause, by a majority vote of the Members of the Association. The Board of Directors shall have the power, acting alone, to declare the office of the director vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board of Directors and shall serve for the unexpired term of his predecessor. The Members may elect a director at any time to fill any vacancy not filled by the directors.

SECTION 4.7. COMPENSATION.

No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

SECTION 4.8. SALARIES OF EMPLOYEES AND AGENTS.

Except as provided elsewhere in these Bylaws, the Board of Directors shall set the salaries of all employees and agents of the Association.

ARTICLE 5
MEETINGS OF DIRECTORS

SECTION 5.1. REGULAR MEETINGS.

Meetings of the Board of Directors shall be held on a regular basis as often as the Board of Directors sees fit, but no less often than annually, on such days and at such place and hour as may be fixed from time to time by resolution of the Board of Directors. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

SECTION 5.2. SPECIAL MEETINGS.

Special Meetings of the Board of Directors shall be held when called by the President of the Association, or by any two directors, after not less than three (3) days notice to each director.

SECTION 5.3. NOTICE OF MEETINGS.

Notice of each special meeting of the Board of Directors, stating the date, time and place of the meeting, shall be given by or at the direction of the Secretary

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Any and all requirements for notice of meetings may be waived in accordance with Section 33-31-823 of the Code of Laws of South Carolina (1976), as amended.

SECTION 5.4. QUORUM.

A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board of Directors.

SECTION 5.5. INFORMAL ACTION BY DIRECTORS.

Action taken by the directors without a meeting is nevertheless Board of Directors action if written consent to the action in question is signed by all of the directors and filed with the minutes of the proceedings of the Board of Directors, whether done before or after the action so taken.

SECTION 5.6: CHAIRMAN.

A Chairman of the Board of Directors shall be elected by the directors and shall preside over all Board of Directors meetings until the President of the Association is elected. Thereafter, the President shall serve as Chairman. In the event there is a vacancy in the office of the Presidency, a Chairman shall be elected by the Board of Directors and serve until a new President is elected.

SECTION 5.7. LIABILITY OF THE BOARD OF DIRECTORS.

The members of the Board of Directors shall not be liable to the Members or to the Association for any mistake of judgment, negligence, or otherwise except for (i) a breach of the director's duty of loyalty to the Association or Members; (ii) their own individual willful misconduct or bad faith; or (iii) for any transaction from which a director derived an improper personal benefit. The Members shall indemnify and hold harmless each of the members of the Board of Directors against all contractual liability to others arising out of contracts made by the Board of Directors on behalf of the Association unless any such contract shall have been made in bad faith or contrary to the provisions of the Declaration or these Bylaws. It is intended that the

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members of the Board of Directors shall have no personal liability with respect to any contract made by them on behalf of the Association, except to the extent that they are Member(s).

ARTICLE 6

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

SECTION 6.1. POWERS.

The Board of Directors shall have power to:

(a) formulate, publish and enforce reasonable rules and regulations concerning the use and enjoyment of the yard space of each Residence and the Common Area, including recreational parking facilities and boat docks and boat slips;

(b) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration;

(c) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consequive regular meetings of the Board of Directors;

(d) employ agents, independent contractors, or such other employees as they deem necessary, and prescribe their duties;

(e) employ attorneys and accountants to advise, serve and represent the Association when deemed necessary;

(f) grant easements for the installation and maintenance of sewer or water lines and other utilities or drainage facilities upon, over, under and across the Common Area without the assent of the membership when such easements are requisite for the convenient use and enjoyment of the Property;

(g) appoint and remove at pleasure all officers, agents and employees of the Association, prescribe their duties, fix their compensation and require of them such security or fidelity bond as it may deem expedient;

(h) do anything necessary or desirable, including, but not limited to, establishing any rules or regulations which the Association deems necessary to carry out the purposes of the Association as set forth herein or as permitted by law;

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(d) employ agents, independent contractors, or such other employees as they deem necessary, and prescribe their duties;

(e) employ attorneys and accountants to advise, serve and represent the Association when deemed necessary;

(f) grant easements for the installation and maintenance of sewer or water lines and other utilities or drainage facilities upon, over, under and across the Common Area without the assent of the membership when such easements are requisite for the convenient use and enjoyment of the Property;

(g) appoint and remove at pleasure all officers, agents and employees of the Association, prescribe their duties, fix their compensation and require of them such security or fidelity bond as it may deem expedient;

(h) do anything necessary or desirable, including, but not limited to, establishing any rules or regulations which the Association deems necessary to carry out the purposes of the Association as set forth herein or as permitted by law;

(i) enforce the provisions of the Declaration and any Additional or Supplementary Declaration and any rules or regulations made hereunder or thereunder and to enjoin and/or, at its discretion, seek damages or other relief for violation of such provisions or rules and/or by Special Individual Assessments against any Owner for violation of such provisions, rules or regulations pursuant to the provisions of the Declaration;

(j) levy assessments as more particularly set forth in the Declaration,

(k) appoint members of the Architectural Committee as described in the Declaration.

(l) suspend the voting rights of a Member during any period in which such Member is in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing for a period not to exceed thirty (30) days for infraction of published rules of the Association; and

(m) borrow money for the purpose of improving, maintaining, repairing or replacing facilities maintained by the Association and pledge or hypothecate any or all of the Association's real or personal property including accounts receivable as security for such borrowing.

SECTION 6.2. DUTIES.

It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs in accordance with Section 33-31-1601 of the Code of Laws of South Carolina (1976), as amended, and to present a statement thereof to the Members at the annual meeting of the Members, or at any special meeting when such statement is requested in writing by Members entitled to at least one-third (1/3) of the votes appurtenant to the Residences;

(b) supervise all officers, agents and employees of the Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration:

(1) fix the amount of the assessments;

(2) send written notice of each assessment to every Owner subject thereto before its due date; and

(i) enforce the provisions of the Declaration and any Additional or Supplementary Declaration and any rules or regulations made hereunder or thereunder and to enjoin and/or, at its discretion, seek damages or other relief for violation of such provisions or rules and/or by Special Individual Assessments against any Owner for violation of such provisions, rules or regulations pursuant to the provisions of the Declaration;

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(b) supervise all officers, agents and employees of the Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration:

(1) fix the amount of the assessments;

(2) send written notice of each assessment to every Owner subject thereto before its due date; and

(3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or bring an action at law against the Owner personally obligated to pay the same;

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. (A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment);

(e) procure and maintain adequate liability insurance covering the Association and the directors and officers thereof and adequate hazard insurance on the property owned by the Association;

(f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate; and

(g) cause the Common Area and the Service Facilities to be managed and maintained.

ARTICLE 7
OFFICERS AND THEIR DUTIES

SECTION 7.1. OFFICERS.

The officers of the Association shall be a President and Vice-President, a Secretary, and a Treasurer, and such other officers as the Board of Directors may from time to time by resolution appoint. The President shall be a member of the Board of Directors.

SECTION 7.2. APPOINTMENT OF OFFICERS.

The appointment of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the Members.

SECTION 7.3. TERM.

Each officer of the Association shall be appointed annually by the Board of Directors and each shall hold office for one (1) year or until his death, resignation, retirement, removal, disqualification, or his successor is appointed and qualifies.

SECTION 7.4. SPECIAL APPOINTMENTS.

(3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or bring an action at law against the Owner personally obligated to pay the same;

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SECTION 7.4. SPECIAL APPOINTMENTS.

The Board of Directors may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority and perform such duties as the Board of Directors may, from time to time, determine.

SECTION 7.5. RESIGNATION, REMOVAL AND VACANCIES.

Any officer may be removed from office with or without cause by the Board of Directors. Any officer may resign at any time by giving written notice to the Board of Directors, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. A vacancy in any office may be filled by appointment by the Board of Directors. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

SECTION 7.6. MULTIPLE OFFICES.

The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 7.4.

SECTION 7.7. DUTIES.

The duties of the officers are as follows:

President:

(a) The President shall be the principal executive officer of the Association, and subject to the control of the Board of Directors, shall supervise and control the management of the Association. The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board of Directors are carried out; shall sign on behalf of the Association all leases, promissory notes, mortgages, deeds and other written instruments and shall have such check signing authority as may be approved by the Board of Directors.

Vice-President:

(b) The Vice-President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board of Directors.

Secretary:

The Board of Directors may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority and perform such duties as the Board of Directors may, from time to time, determine.

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Any officer may be removed from office with or without cause by the Board of Directors. Any officer may resign at any time by giving written notice to the Board of Directors, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. A vacancy in any office may be filled by appointment by the Board of Directors. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

SECTION 7.6. MULTIPLE OFFICES.

The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 7.4.

SECTION 7.7. DUTIES.

The duties of the officers are as follows:

President:

(a) The President shall be the principal executive officer of the Association, and subject to the control of the Board of Directors, shall supervise and control the management of the Association. The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board of Directors are carried out; shall sign on behalf of the Association all leases, promissory notes, mortgages, deeds and other written instruments and shall have such check signing authority as may be approved by the Board of Directors.

Vice-President:

(b) The Vice-President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board of Directors.

Secretary:

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(c) The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board of Directors and of the Members, shall authenticate records of the Association, shall keep the corporate seal of the Association and affix it on all papers requiring said seal, shall serve notice of meetings of the Board of Directors and of the Members, shall keep appropriate current records showing the Members of the Association together with their addresses, and shall perform such other duties as required by the Board of Directors.

Treasurer:

(d) The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors, shall sign all checks and promissory notes of the Association, shall keep proper books of account, shall cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year, and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the Members.

ARTICLE 8

COMMITTEES

SECTION 8.1. EXECUTIVE COMMITTEE.

The Board of Directors may, by resolution passed by a majority of the whole Board of Directors, designate an Executive Committee to consist of two or more of the Directors of the Association, which, to the extent provided in said resolution, shall have and may exercise the powers of the Board of Directors in the management of the business and affairs of the Association and to do all things, including actions specified by these Bylaws to be performed by the Board of Directors, in the same manner and with the same authority and effect as if such acts had been performed by the Board of Directors; but the Board of Directors shall at all times have the power to reverse an action taken by the Executive Committee, provided that the exercise of such power by the Board of Directors shall not in any way abrogate the obligations or duties owing by the Association to third parties who have acted in reliance on the action taken by such committee.

(c) The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board of Directors and of the Members, shall authenticate records of the Association, shall keep the corporate seal of the Association and affix it on all papers requiring said seal, shall serve notice of meetings of the Board of Directors and of the Members, shall keep appropriate current records showing the Members of the Association together with their addresses, and shall perform such other duties as required by the Board of Directors.

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All proceedings and action taken by such committee shall be reported to the Board of Directors at the regular meeting of the Board of Directors or special meeting called for such purpose next following such proceedings or action.

SECTION 8.2. NOMINATING COMMITTEE.

The Association shall appoint a Nominating Committee, as provided in these Bylaws.

SECTION 8.3. OTHER COMMITTEES.

The Board of Directors may create such other committees as the Board of Directors may from time to time appoint. The Board of Directors shall appoint members of the Architectural Committee as described in the Declaration.

SECTION 8.4. COMPENSATION.

Members of committees, as such, shall not receive any salary or compensation for their services; provided, however, that a committee member may serve the Association in another capacity and receive compensation therefor.

ARTICLE 9
BOOKS AND RECORDS

SECTION 9.1. ASSOCIATION RECORDS.

The Association shall:

(a) keep as permanent records, minutes of all meetings of its Members and Board of Directors, a record of all actions taken by the Members or Directors without a meeting, and a record of all actions taken by committees of the Board of Directors;

(b) maintain appropriate accounting records;

(c) maintain a record of its Members in a form that permits preparation of a list of the name and address of all Members, in alphabetical order by class, showing the Residence number where such Members reside;

(d) maintain its records in written form or in another form capable of conversion into written form within a reasonable time; and

(e) keep a copy of the following records at its principal office:

All proceedings and action taken by such committee shall be reported to the Board of Directors at the regular meeting of the Board of Directors or special meeting called for such purpose next following such proceedings or action.

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(c) maintain a record of its Members in a form that permits preparation of a list of the name and address of all Members, in alphabetical order by class, showing the Residence number where such Members reside;

(d) maintain its records in written form or in another form capable of conversion into written form within a reasonable time; and

(e) keep a copy of the following records at its principal office:

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(1) its Articles of Incorporation or Restated Articles of Incorporation and all amendments to them currently in effect;

(2) its ByLaws or Restated ByLaws and all amendments to them currently in effect;

(3) resolutions adopted by its Board of Directors relating to characteristics, qualifications, rights, limitations, and obligations of Members or any class of the Members;

(4) the minutes of all meetings and records of all actions approved by the Members for the past three (3) years;

(5) all written communications to Members generally within the past three (3) years, including the financial statements furnished for the past three (3) years.

(6) a list of the names and business or home addresses of its current Directors and Officers; and

(7) its most recent report of each type required to be filed by it with the Secretary of State.

SECTION 9.2. INSPECTION OF RECORDS BY MEMBERS.

(a) Subject to Subsection 9.3 below, a Member is entitled to inspect and copy, at a reasonable time and location specified by the Association, any of the records of the Association described in Subsection 9.1(a) above if the Member gives the Association written notice or a written demand at least five (5) business days before the date on which the Member wishes to inspect and copy.

(b) Subject to Subsection 9.3 below, a Member is entitled to inspect and copy, at a reasonable time and reasonable location specified by the Association, any of the following records of the Association if the Member meets the requirements of Subsection 9.2(c) below and gives the Association written notice of at least five (5) business days before the date on which the Member wishes to inspect and copy:

(1) excerpts from any records required to be maintained under Subsection 9.1(a) above to the extent not subject to inspection under Subsection 9.2(a) above;

(2) accounting records of the Association; and

(1) its Articles of Incorporation or Restated Articles of Incorporation and all amendments to them currently in effect;

(2) its ByLaws or Restated ByLaws and all amendments to them currently in effect;

(3) resolutions adopted by its Board of Directors relating to characteristics, qualifications, rights, limitations, and obligations of Members or any class of the Members;

(4) the minutes of all meetings and records of all actions approved by the Members for the past three (3) years;

(5) all written communications to Members generally within the past three (3) years, including the financial statements furnished for the past three (3) years.

(6) a list of the names and business or home addresses of its current Directors and Officers; and

(7) its most recent report of each type required to be filed by it with the Secretary of State.

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(a) Subject to Subsection 9.3 below, a Member is entitled to inspect and copy, at a reasonable time and location specified by the Association, any of the records of the Association described in Subsection 9.1(e) above if the Member gives the Association written notice or a written demand at least five (5) business days before the date on which the Member wishes to inspect and copy.

(b) Subject to Subsection 9.3 below, a Member is entitled to inspect and copy, at a reasonable time and reasonable location specified by the Association, any of the following records of the Association if the Member meets the requirements of Subsection 9.2(c) below and gives the Association written notice of at least five (5) business days before the date on which the Member wishes to inspect and copy:

(1) excerpts from any records required to be maintained under Subsection 9.1(a) above to the extent not subject to inspection under Subsection 9.2(a) above;

(2) accounting records of the Association; and

(3) subject to Subsection 9.4 below, the Membership list.

(c) A Member may inspect and copy the records identified in Subsection 9.2(b) above only if:

(1) the Member's demand is made in good faith and for a proper purpose;

(2) the Member describes with reasonable particularity the purpose and the records the Member desires to inspect; and

(3) the records are directly connected with this purpose.

(d) This section does not affect:

(1) the right of a Member to inspect records under Section 33-31-720 of the Code of Laws of South Carolina (1976), as amended (regarding Members' list for voting) or, if the Member is in litigation with the Association, to the same extent as any other litigant; or

(2) the power of a court to compel the production of corporate records for examination.

SECTION 9.3. SCOPE OF INSPECTION RIGHTS

(a) A Member's agent or attorney has the same inspection and copying rights as the Member the agent or attorney represents.

(b) The right to copy records under Section 9.2 above includes, if reasonable, the right to receive copies made by photographic, xerographic or other means.

(c) The Association may impose a reasonable charge, covering the costs or labor and material, for copies of any documents provided to the Member. The charge may not exceed the cost of production or reproduction of the records.

(d) The Association may comply with a Member's demand to inspect the record of Members under Subsection 9.2(b)(iii) by providing the Member with a list of its Members that was compiled no earlier than the date of the Member's demand.

(3) subject to Subsection 9.4 below, the Membership list.

(c) A Member may inspect and copy the records identified in Subsection 9.2(b) above only if:

(1) the Member's demand is made in good faith and for a proper purpose;

(2) the Member describes with reasonable particularity the purpose and the records the Member desires to inspect; and

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SECTION 9.4 LIMITATION ON USE OF MEMBERSHIP LIST.

Without consent of the Board of Directors, a Membership list or any part of a Membership list may not be obtained or used by a person for any purpose unrelated to a Member's interest as a Member. Without limiting the generality of the foregoing, without the consent of the Board of Directors, a Membership list or any part of the list may not be:

(a) used to solicit money or property unless the money or property will be used solely to solicit the votes of the Members in an election to be held by the Association;

(b) used for any commercial purpose; or

(c) sold to or purchased by any person.

SECTION 9.5. FINANCIAL STATEMENT FOR MEMBERS.

Upon receipt of a written demand from a Member, the Association shall furnish the demanding Member its latest annual financial statements that include a balance sheet as of the end of the fiscal year and a statement of operations for that year. Such statements shall comply with the requirements of Section 33-31-1620 of the Code of Laws of South Carolina (1976), as amended.

ARTICLE 10
ASSESSMENTS

As more fully provided in the Declaration, each Member is obligated to pay to the Association annual assessments and special assessments. Any assessments which are not paid when due shall be delinquent. If an assessment is not paid by its due date, as set forth in the Declaration, the assessment shall bear interest as described in the Declaration or the highest rate then permitted by law, whichever is lower. The Association may bring an action at law against the Member personally obligated to pay the same and/or foreclose the lien on the Residence in the same manner as prescribed by the laws of the State of South Carolina for the foreclosure of mortgages. The lien of the Association against such Residence must be established by, and shall be effective from the time of filing of a Notice of Lis Pendens in the Office of the Clerk of Court of Oconee County. Failure by the Association to enforce any covenant or lien herein contained shall in no event be deemed a waiver of its right to do so. The interest, costs of collection and reasonable attorneys' fees related to any such action shall be added to the amount

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of such assessment, all in accordance with the provisions of the Declaration. No Member may waive or otherwise escape liability for the assessments provided for herein by non-use of his Residence or the Common Area.

The assessments levied by the Association shall be used exclusively for promoting the recreation, health, safety and welfare of the residents and the Property; payment of taxes on the common area and limited common area; payment of the sanitary sewer treatment fee charged by the Utility for sanitary sewer treatment services rendered to the Association; enforcing these covenants and the rules of the Association; improving and maintaining the Property, the Service Facilities and the exterior of the residences thereon, the common area, the limited common area; and providing the services, amenities and related facilities for purposes of, and related to, the use and enjoyment of the common area and limited common area. Assessments levied under the Declaration are to include each Owner's pro rata share of the sanitary sewer treatment fee charged to the Association.

ARTICLE 11
CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words STONELEDGE AT LAKE KEOWEE OWNERS' ASSOCIATION, INC..

ARTICLE 12
AMENDMENTS

The Board of Directors acting unanimously shall have the power to amend or repeal these ByLaws. Additionally, these ByLaws may be amended, or repealed at a regular or special meeting of the Members or by informal action by the Members in accordance with Section 3.12 above by a vote of at least two-thirds (b) of the Lots represented at a duly held meeting of the Members at which a quorum is present in person, by proxy, by written consent or by ballot.

Notwithstanding anything in this Article to the contrary, the Declarant may at its option amend these Bylaws without obtaining the consent or approval of any other person or entity if such amendment is necessary to cause these Bylaws to comply with the requirements of the FHA, VA, Federal National Mortgage Association or similar agency.

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ARTICLE 13

CONTROLLING DOCUMENTS

In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control. The Association is a South Carolina Nonprofit Corporation. To the extent the Articles of Incorporation, the ByLaws or the Declaration do not address matters of corporate governance, or if there are any provisions of the foregoing which are prohibited by the South Carolina Nonprofit Corporation Act, as may be amended from time to time, then the relevant provisions of such Act shall control.

ARTICLE 14

MISCELLANEOUS

SECTION 14.1. FISCAL YEAR.

The fiscal year of the Association shall be the calendar year and shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

SECTION 14.2. MERGERS.

To the extent permitted by law, the Association may participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of the entire Class A Membership and two-thirds (2/3) of the entire Class B Membership, if any.

SECTION 14.3. NOTICE.

(a) If any other Sections of these ByLaws prescribe notice requirements for particular meetings or circumstances, those requirements govern rather than those in Section 14.3(b) below. If the Articles of Incorporation, the Declaration or these ByLaws prescribe notice requirements which are not inconsistent with the South Carolina Nonprofit Corporation Act, those requirements govern over those set forth in such Act.

(b) Notices required, permitted or desired to be given by a Member, the Association or an agent of either shall be subject to the following:

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(b) Notices required, permitted or desired to be given by a Member, the Association or an agent of either shall be subject to the following:

(1) Notice may be oral or written.

(2) Notice may be communicated in person; by telephone, telegraphy, teletype, facsimile transmission (FAX), or other form of wire or wireless communication; or by mail or private carrier. If these forms of personal notice are impracticable, notice may be communicated by a newspaper of general circulation in the area where published; or other forms of public broadcast communications.

(3) Oral notice is permissible if reasonable under the circumstances and is effective when communicated if communicated in a comprehensible manner. Oral notice also includes notice through broadcast transmission.

(4) Written notice, if in a comprehensible form, is effective at the earliest of the following:

(a) when received;

(b) five days after its deposit in the United States mail, if mailed correctly addressed and with first class postage affixed;

(c) on the date shown on the return receipt, if sent by registered or certified mail, return receipt requested, and the receipt is signed by or on behalf of the addressee;

(d) fifteen days after its deposit in the United States mail, if mailed correctly addressed and with other than first class, registered, or certified postage affixed.

(5) Written notice is correctly addressed to a Member if addressed to the Member's address shown in the Association's current list of Members.

(6) A written notice or report delivered as part of a newsletter or other publication regularly sent to Members constitutes a written notice or report if addressed or delivered to the Member's address shown in the Association's current list of Members, or in the case of Members who are residents of the same household and who have the same address in the Association's current list of Members, if addressed or delivered to one of such Members, at the address appearing on the current list of Members.

(7) Written notice is correctly addressed to the Association, other than in its capacity as Member, if addressed to its registered agent or to its Secretary at its principal office shown in its most recent Notice of Change of Principal Office and if none has been filed, in its Articles of Incorporation or to such other address as the

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(7) Written notice is correctly addressed to the Association, other than in its capacity as Member, if addressed to its registered agent or to its Secretary at its principal office shown in its most recent Notice of Change of Principal Office and if none has been filed, in its Articles of Incorporation or to such other address as the

Association has communicated in writing to Members for use in corresponding with the Association.

SECTION 14.4. PRONOUNS.

Whenever in these ByLaws words, including pronouns, are used in the masculine, they shall be read and construed in the feminine or neuter whenever they would so apply; and wherever in these ByLaws words, including pronouns, are used in the singular or plural, they shall be read and construed in the plural or singular, respectively wherever they would so apply.

ARTICLE 15

INDEMNIFICATION OF DIRECTORS AND OFFICERS

To the extent permitted by law, the Association shall indemnify any director or officer or former director or officer of the Association or any person who may have served at the request of the Association as a director or officer of another corporation, whether for profit or not for profit, against expenses (including attorneys' fees) or liabilities actually and reasonably incurred by him in connection with the defense of or as a consequence of any threatened, pending or completed action, suit or proceeding (whether civil or criminal) in which he is made a party or was (or is threatened to be made) a party by reason of being or having been such director or officer, except in relation to matters as to which he shall be adjudged in such action, suit or proceeding to be liable for gross negligence or willful misconduct in the performance of a duty, or in relation to a proceeding by or for the right of the Association in which a director or officer was adjudged liable to the Association or in relation to a proceeding where a director or officer was adjudged liable on the basis that personal benefit was improperly received by that director or officer.

The indemnification provided herein shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any statute, bylaw, agreement, vote of members or disinterested directors or otherwise, both as to action in his official capacity and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be a director, officer, employee or agent and shall inure to the benefit of the heirs, executors and administrators of such a person.

The Association may purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Association, or is or was serving at the request of the Association as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise

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INDEMNIFICATION OF DIRECTORS AND OFFICERS

To the extent permitted by law, the Association shall indemnify any director or officer or former director or officer of the Association or any person who may have served at the request of the Association as a director or officer of another corporation, whether for profit or not for profit, against expenses (including attorneys' fees) or liabilities actually and reasonably incurred by him in connection with the defense of or as a consequence of any threatened, pending or completed action, suit or proceeding (whether civil or criminal) in which he is made a party or was (or is threatened to be made) a party by reason of being or having been such director or officer, except in relation to matters as to which he shall be adjudged in such action, suit or proceeding to be liable for gross negligence or willful misconduct in the performance of a duty, or in relation to a proceeding by or for the right of the Association in which a director or officer was adjudged liable to the Association or in relation to a proceeding where a director or officer was adjudged liable on the basis that personal benefit was improperly received by that director or officer.

The indemnification provided herein shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any statute, bylaw, agreement, vote of members or disinterested directors or otherwise, both as to action in his official capacity and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be a director, officer, employee or agent and shall inure to the benefit of the heirs, executors and administrators of such a person.

The Association may purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Association, or is or was serving at the request of the Association as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise

against any liability asserted against him and incurred by him in such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability.

The Association's indemnity of any person who is or was a director or officer of the Association, or is or was serving at the request of the Association as a director or officer of the Association, or is or was serving at the request of the Association as a director or officer of another corporation, partnership, joint venture, trust or other enterprise, shall be reduced by any amounts such person may collect as indemnification (i) under any policy of insurance purchased and maintained on his behalf by the Association or (ii) from such other corporation, partnership, joint venture, trust or other enterprise.

Nothing contained in this Article 15, or elsewhere in these Bylaws, shall operate to indemnify any director or officer if such indemnification is for any reason contrary to any applicable state or federal law.

AMENDED AND RESTATED BYLAWS ADOPTED AS OF THE 1st DAY OF November, 2005.

BY DIRECTORS:

Director
Tim Roberson

Director
William C. Cox

Director
Rick Thoennes

SL-0181

02524

2658

against any liability asserted against him and incurred by him in such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability.

The Association's indemnity of any person who is or was a director or officer of the Association, or is or was serving at the request of the Association as a director or officer of the Association, or is or was serving at the request of the Association as a director or officer of another corporation, partnership, joint venture, trust or other enterprise, shall be reduced by any amounts such person may collect as indemnification (i) under any policy of insurance purchased and maintained on his behalf by the Association or (ii) from such other corporation, partnership, joint venture, trust or other enterprise.

Nothing contained in this Article 16, or elsewhere in these Bylaws, shall operate to indemnify any director or officer if such indemnification is for any reason contrary to any applicable state or federal law.

AMENDED AND RESTATED BYLAWS ADOPTED AS OF THE 1st DAY OF November, 2005.

BY DIRECTORS:

_____ Director
Tim Robertson

_____, Director
William C. Cox

_____ Director
Rick Thoennes

SL-0182

02525

2659

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS
2005 NOV 30 A 9:

STATE OF SOUTH CAROLINA)
COUNTY OF OCONEE)

AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR STONELEDGE AT LAKE KEOWEE

Doc ID: 0005527003 Type: DEE
BK 1464 PG 33-65

THIS AMENDED AND RESTATED DECLARATION OF COVENANTS CONTAINS ARBITRATION PROVISIONS PURSUANT TO SECTION 15-48-10 ET. SEQ. CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED.

THIS AMENDED AND RESTATED DECLARATION is made as of this 1st day of November, 2005, by IMK DEVELOPMENT CO., LLC, a South Carolina limited liability company, hereinafter referred to as the "Declarant," and STONELEDGE AT LAKE KEOWEE OWNERS' ASSOCIATION, INC., A South Carolina non-profit corporation, hereinafter referred to as the "Association" or "Homeowners' Association,"

WITNESSETH:

WHEREAS, the Declarant is the owner of certain property in Oconee County, South Carolina, which is more particularly described as follows:

(See EXHIBIT A attached hereto for description)

009921

WHEREAS, Declarant's predecessor in interest, Keowee Townhouses, LLC, a South Carolina limited liability company, has previously filed an Amended and Restated Declaration of Covenants, Conditions and Restrictions for Stoneledge at Lake Keowee Phase I, Section 1, dated August 21, 2003, and recorded August 22, 2003, in the Office of the Register of Deeds for Oconee County, South Carolina, in Deed Book 1296, at Page 325, as amended by that certain First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Stoneledge at Lake Keowee, dated August 29, 2003, recorded August 29, 2003, in Deed Book 1296, Page 194, and that certain Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Stoneledge at Lake Keowee, Phase I, Section1, dated October 23, 2003, recorded October 24, 2003 in Book 1309, page 12, subjecting the Property (hereinafter defined) to certain protective covenants, conditions, restrictions, liens and charges as therein set forth (the "Original Declaration");

WHEREAS, Keowee Townhouses, LLC, has assigned all of its right title and interest in the Property to IMK Development Co., LLC, a South Carolina limited liability company, as evidenced by that certain Assignment of Declarant's Rights by and between Keowee Townhouses, LLC and IMK Development Co., LLC dated as of April 28, 2005, recorded April 29, 2005 in Deed Book 1415, page 30, aforesaid records;

WHEREAS, Declarant has changed the name of the subdivision to "Stoneledge at Lake Keowee" as evidenced by the certain Second Amendment to the Amended and

PLAINTIFF'S EXHIBIT 21 10-29-13

SL-0077

02526

Restated Declaration of Covenants, Conditions and Restrictions for Stoneledge at Lake Keowee dated June 30, 2005, recorded July 15, 2005, in Book 1432, at Page 182, in the aforementioned land records, and desires to file this Amended and Restated Declaration of Covenants Conditions; and,

WHEREAS, this Amended and Restated Declaration has been adopted by the Association at a duly called meeting on September 26, 2005, at which a quorum was present and at least seventy-five percent (75%) of the Lot Owner's were present; and,

WHEREAS, it is the intent of Declarant, the Association and Lot Owners that this Amended and Restated Declaration of Covenants, Conditions and Restrictions for Stoneledge at Lake Keowee supersedes the Original Declaration;

NOW, THEREFORE, the Declarant hereby declares that all of the property described above shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the real property. These easements, restrictions, covenants, and conditions shall run with the real property and shall be binding on all parties having or acquiring any right, title or interest in the described property or any part thereof, and shall inure to the benefit of each owner thereof.

ARTICLE I.
DEFINITIONS

Section 1. "Association" or Homeowners' Association," shall mean and refer to Stoneledge at Lake Keowee, Inc., a South Carolina non-profit corporation, its successors and assigns.

Section 2. "Board of Directors" or "Board" means those persons elected or appointed and acting collectively as the Directors of the Association.

Section 3. "Boat dock" means any boat dock or combination of boat docks constructed on Lake Keowee by Declarant, including all sidewalks installed by Declarant around Lake Keowee providing access to each boat dock and the lighting facilities used in conjunction with each boat dock.

Section 4. "Boat slip" means the boat slips in any boat dock constructed on Lake Keowee by Declarant. In conjunction with the purchase of a unit within the Subdivision, each Owner is required to purchase a license to use a boat slip within a boat dock which license cannot be transferred except in conjunction with the sale of the unit.

Section 5. "Builder" shall mean and refer to a licensed builder in good standing with Declarant, its successors and assign.

Section 6. "Building" shall mean and refer to a structure containing one or more units constructed or erected on the Property.

Section 7. "By-laws" means the by-laws of the Association as they now or hereafter exist.

Section 8. "Common area" shall mean and refer to all tangible and intangible personal property, real property, buildings, private roads, garbage disposal facilities, if any, boat docks, if any, mailbox stations, cabana, tennis courts, pool, recreational parking facilities and other amenities, if any, within the Property owned by or to be conveyed to the Association, along with facilities and improvements erected or constructed thereon, for the exclusive use and enjoyment of the members of the Association as shown on the aforementioned recorded plat and the plats of additional properties hereafter annexed as hereinafter provided. The Common Area shall specifically exclude any areas designated as "Future Development" on a recorded plat which areas are specifically set aside for future development by the Declarant. Said common area shall be maintained by the Association at its expense, subject to any restrictions or limitations set forth in the deed of conveyance.

Section 9. "Common expenses" shall mean and include;

(a) All sums lawfully assessed by the Association against its members;

(b) Expenses for maintenance of the units as provided in this Declaration;

(c) Expenses of administration, maintenance, repair or replacement of the common areas;

(d) Expenses declared to be common expenses by the provisions of this Declaration or the By-laws;

(e) Hazard, liability or such other insurance premiums as the Declaration or By-laws may require the Association to purchase;

(f) Expenses agreed by the members to be common expenses of the Association.

Section 10. "Common profits" shall mean and refer to the balance of all income, rents, profits, and revenues of the Association remaining after the deduction of the common expenses or reserves therefor. Common profits shall not mean or include any sums lawfully assessed against members by the Association.

Section 11. "Declarant" shall mean and refer to IMK Development Co., LLC, a South Carolina limited liability company, its successors and assigns to whom the rights of Declarant are expressly transferred, or if such successors or assigns should acquire more than one undeveloped lot or undeveloped acreage for the purpose of development, or

acquire title to the property under a deed in lieu of foreclosure or judicial foreclosure, or one otherwise denominated a "Declarant" hereby.

Section 12. "Declaration" shall mean and refer to this Amended and Restated Declaration of Covenants, Conditions and Restrictions for Stoneledge at Lake Keowee.

Section 13. "Design Guidelines" shall mean and refer to the exterior plans and specifications and exterior color and finish requirements approved by the Architectural Committee from time to time.

Section 14. "Garbage disposal station" shall mean and refer to the area(s), if any are constructed, within the subdivision which is designated by the Declarant or the Association, as the case may be, as a garbage disposal station.

Section 15. "Limited common area" shall mean and refer to those common elements maintained by the Association in common with the common areas which are reserved for the use of a certain number of units or owners to the exclusion of other units or owners such as the boat slips, recreational parking facilities, and mail boxes in the mailbox station which the Association shall maintain in common with the common areas.

Section 16. "Lot" shall mean and refer to any plot of land within the Property, other than the common area and areas designated as Future Development, shown on a recorded subdivision plat of the Property and upon which a residence has been or may be constructed.

Section 17. "Mailbox station" shall mean and refer to the area(s) within the common area of the subdivision which are designated by the Declarant or the Association, as the case may be, as a mailbox station.

Section 18. "Member" shall mean and refer to every person who is a member of the Association.

Section 19. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot or unit which is a part of the Property, including contract sellers, but excluding those who have such interest merely as security for the performance of an obligation.

Section 20. "Person" shall mean and refer to any individual, corporation, partnership, association or trustee or other legal entity.

Section 21. "Property" shall mean and refer to that certain real property hereinbefore described in Exhibit A and such additions thereto as may hereafter be brought within the jurisdiction of the Association by annexation.

Section 22. "Recreational parking facilities" shall mean and refer to those parking facilities, if any, constructed within the subdivision by Declarant dedicated solely for the parking and storage of recreational vehicles. Licenses for the use of the parking spaces within the recreational parking facilities can be sold by Declarant to owners separate and apart from a unit on a first come first serve basis which license cannot be transferred except to another owner of a unit within the subdivision. In the event of any such transfer, the owner who purchases a license to use the recreational parking facilities from another owner shall promptly notify the Association in writing of the transfer.

Section 23. "Residence", "dwelling", "town home" "town house" or "unit" shall mean and refer to a dwelling or place of residence constructed upon a lot, including the lot, within the Property and constituting all or part of a building.

Section 24. "Subdivision", "project", "development", or "PUD" shall mean and refer to the Property.

ARTICLE II.
ANNEXATION OF ADDITIONAL PROPERTIES

Section 1. The Declarant may unilaterally annex additional properties to the Property herein described for the purpose of subjecting the annexed property to the provisions of this Declaration and the jurisdiction of the Homeowners' Association. Additional properties so annexed shall be merged with the Property herein described and any other previously annexed property, and shall be subject to the provisions of this Declaration and to the Articles of Incorporation and By-laws of the Association. All properties annexed shall be contiguous (i) to the Property herein described or (ii) to property previously annexed.

Section 2. Such annexation shall be accomplished by recording a supplemental Declaration annexing such property in the Register of Deeds Office for Oconee County, South Carolina. Such supplemental Declaration shall not require the consent of the Homeowners' Association or any Owner, but shall require the consent of the owner of the annexed property, if other than the Declarant. Said annexation shall be effective upon the filing of the supplemental Declaration unless otherwise provided therein.

Section 3. The Declarant reserves the right to amend this Declaration unilaterally at any time so long as it holds an option to annex property pursuant to this Article, without the prior notice or consent of the Homeowners' Association or any Owner, for the purpose of removing certain portions of the property subject to this Declaration then owned by Declarant, or one of its affiliates, including any portion of the property now or hereinafter designated as part of the sewer facilities, from the provisions of this Declaration.

ARTICLE III.
PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Subject to the provisions of these covenants and the rules and regulations of the Association as adopted by the Board of Directors, every owner shall have a right and easement of enjoyment in and to the common area which shall be appurtenant to and shall pass with the title to every assessed unit, subject to each of the following provisions.

(a) The right of the Association to limit the number of guests of members.

(b) The right of the Association, in accordance with its Articles and By-laws, to borrow money for the purpose of improving the common area.

(c) The right of the Association to suspend the voting rights (and right to use of any recreational facilities located upon the common area) of a member, or any person to whom he has delegated his voting right, for any period during which any assessment against his unit remains unpaid and for a period as determined by the Board of Directors for any infraction of the Association's published rules and regulations.

(d) The right of the Association to formulate, publish, and enforce rules and regulations as provided in Article X.

(e) The right of the Association to levy assessments in accordance with Article VI hereof.

(f) The right of the Association to suspend the right of a member to use the recreational facilities or boat docks and boat slips for any period during which any assessment against his unit remains unpaid and for a period as determined by the Board of Directors for any infraction of the Association's published rules and regulations.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the By-laws, his rights of enjoyment to the common area to the members of his family, his tenants, or contract purchaser provided, every such delegee shall reside on the Property.

Section 3. Title to Common Area and Limited Common Area. At such time as Class A Members shall take control of the Association, the Declarant hereby covenants for itself, its successors and assigns, that it will convey to the Association fee simple title to the common areas and limited common areas shown upon the recorded plat free and clear of all liens and encumbrances, except utility and drainage easements and easements to governmental authorities, upon condition that such common area shall be for the sole and exclusive use and benefit of members, as long as such area is maintained in conformity with the requirements of this Declaration, the By-laws, and the Articles of Incorporation of the Association at the sole expense of the Owners. Similarly, the Declarant will convey to

the Association, upon the same conditions and for the same uses and purposes, common areas and limited common areas which are part of any additional properties that are annexed by it in the future. The Association shall be bound to accept the conveyance by Declarant and shall own and maintain such common areas and limited common areas at its expense, subject to any restrictions or limitations set forth in the deed of conveyance.

Section 4. Parking and Access Rights. Subject to the provisions of these covenants and the rules and regulations of the Association, the owners of each unit shall park their automobile(s) in the spaces, driveways or garages reserved by the Declarant or the Association, as the case may be, to serve each unit. All unit owners are hereby granted the right of ingress and egress from their respective units to the roads located on the property which are to be private roads, as well as an easement from all private roads to Morgan Road. No recreational vehicles may be stored within the property or common area; except in a licensed recreational parking space designated for such use, or in a garage of a residence containing a garage, provided the garage door is closed and said vehicles or accessories are not visible to persons from the outside. No automobiles or trucks shall be parked or maintained on the property unless they have a current license plate affixed thereto.

Section 6. Sanitary Sewer Service. Sanitary sewer treatment service will be provided to the Property by United Utility Companies, Inc., a private utility company (hereinafter referred to as the "Utility") pursuant to an Operation and Maintenance Agreement by and between the Association and the Utility whereby the Utility will own the Treatment Facilities and will provide sanitary sewer treatment to the Property pursuant to the terms of the Operation and Maintenance Agreement and the regulations of appropriate regulatory agencies and governmental authorities. All sewer utility service facilities located on, under or within the boundaries of the Property shall be the property of the Association, who shall have and bear sole responsibility for the maintenance, repair and replacement of such sewer utility service facilities, including, but not limited to, all sanitary sewer mains, valves, cleanouts, pipes, lines, laterals, meters, or connections associated with such sewer utility facilities (hereinafter referred to as the "Service Facilities"). Such maintenance shall be the responsibility of the Association and shall be paid for as a common expense of the Association, unless it can be shown that such maintenance is being required as a result of the intentional or grossly negligent act of an Owner (in which case such Owner shall be responsible for the cost associated with the same). Several sanitary sewer service lines within the Property have been installed and are located partially under parking areas and garages. The Declarant, on behalf of each Owner, consents to such encroachment by the sanitary sewer service lines underneath such parking areas and garages and grants the Association an easement of access in, upon and to such areas within parking areas or garages under which a sanitary sewer line exists for the purpose of maintaining said sanitary sewer service line. Upon completion of any such maintenance, the Association shall, as a common expense, return those portions of the affected Residence to the condition it was in immediately preceding such maintenance. Each Owner, by taking title to a lot, hereby releases, discharges and acquits Declarant from and against all claims, demands, liabilities, costs, expenses, rights of action and/or causes of action of every kind

and nature, past, present or future, arising out of any sanitary sewer service line being located underneath a garage.

There is hereby reserved to United Utility Companies, Inc., its successors or assigns, an easement and right of way upon, across and over the property of each lot/unit owner and common areas owned by the Association for access to the sewer utility service facilities located on, under or within such properties, for the purpose of inspection in the normal course of operating the sewer utility treatment system serving the Property subject of the within restrictions. Any required repairs, maintenance or replacement of the sewer utility service facilities on the Property shall be promptly undertaken by the Association upon notification by United Utility Companies, Inc. that repair, maintenance or replacement is required to prevent a malfunctioning of the sewer treatment system serving the Property. The rights reserved to United Utility Companies, Inc. hereby are in addition to any other rights which it may hold as a public utility under its rate schedule, or under law, rule, regulation or order of appropriate governmental authority. The foregoing restrictions and easement rights may not be altered, amended, revised, or modified except with the written consent of United Utility Companies, Inc., its successors or assigns.

Section 6. No Dedication of Roadways or Entranceways. Declarant does not intend to dedicate the areas designated as a "Roadway," "Drive Way," "Avenue," Boulevard," "Court," "Drive," "Road," "Lane," "Place," or "Street" on the Plat to any public agency or authority, it being the Declarant's intent that the roads remain private. Prior to the conveyance of the first Lot to an Owner, Declarant shall covey the areas designated as "Avenue," Boulevard," "Court," "Drive," "Road," "Lane," "Place," or "Street" on the Plat to the Association to be maintained as provided herein. Notwithstanding the foregoing and for so long as Declarant owns real property within the Subdivision, Declarant specifically reserves the right to dedicate or convey any street, road or driveway to any governmental entity at any time following the date hereof without the consent or approval of any Owner or the Association. In such event, the Association shall cooperate with Declarant to accomplish such dedication.

ARTICLE IV.
HOMEOWNERS' ASSOCIATION

Section 1. Nonprofit Corporation. Stoneledge at Lake Keowee Owners' Association, Inc., is a nonprofit corporation organized under the laws of the State of South Carolina. The Association shall be managed by a Board of four (4) Directors who need not be members of the Association. The Association may increase the size of the Board up to seven (7) members by a majority vote of the members. Said Board shall be responsible for preparing the By-laws of the Association, and the rules and regulations governing the use of the Common Areas and distributing the same to the members thereof.

Section 2. Membership. Every record owner of a fee or undivided fee interest in any unit which is subject by covenants of record to assessment by the Association, including contract sellers, but excluding persons who hold an interest merely as security for the

performance of any obligations, shall be a member of Association. Ownership of such interest shall be the sole qualification for such membership. No owner shall have more than one membership per unit in the Association and there shall be only one vote for each unit in the development. Membership shall be appurtenant to, and may not be separated from, ownership of any unit which is subject to assessment. The Board of Directors may make reasonable rules regarding proof of ownership.

Section 3. Mergers. To the extent permitted by law, the Association may participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of two-thirds of the entire Class A Membership and two-thirds of the entire Class B Membership, if any.

ARTICLE V.
VOTING RIGHTS

Section 1. Classes. The Association shall have the following two classes of voting membership:

(a) Class A. Class A Members shall be all owners, with the exception of the Declarant. Class A members shall be entitled to one vote for each unit owned. When more than one person holds an interest in any unit all such persons shall be members. The vote for such unit shall be exercised as the owners thereof determine, but in no event shall more than one vote be cast with respect to any unit, and no fractional vote may be cast with respect to any unit.

(b) Class B. The Class B member shall be the Declarant, and it shall be entitled to eight (8) votes for each unit in which it holds a fee or undivided fee interest, provided that the Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(1) When the total votes outstanding in Class A membership (excluding units owned by builders approved by Declarant) equals the total votes outstanding in Class B membership; or,

(2) On January 1, 2008; or,

(3) When Declarant elects by notice to the Association in writing to terminate its Class B membership.

Notwithstanding the foregoing provisions of this sub-paragraph (b), Class B membership shall be reinstated with all rights, privileges, and responsibilities, if, after conversion of the Class B membership to Class A membership as herein provided,

additional lands are annexed to the Property by the Declarant in the manner provided in Article II of this Declaration.

ARTICLE VI.
COVENANTS FOR ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each unit owned within the Property, hereby covenants, and every other owner of any unit by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, is deemed to covenant and agrees to pay to the Association:

(a) Annual assessments or charges;

(b) Special assessments for capital improvements, and

(c) Special assessments for purchase and reconstruction of residences as hereinafter provided, and

(d) As to the licensees of recreational parking facilities only, special assessments against such licensees for the re-construction of the recreational parking facilities.

Such assessments shall be fixed, established, and collected from time to time as hereinafter provided.

The annual and special assessments, together with interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the unit and improvements against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorney's fees shall also be the personal obligation of the person who was the owner of the unit at the time when the assessment fell due. In the event that an owner fails to pay an assessment when due, the Association, in addition to those remedies available at law or equity, can file a lien against the Unit owned by such owner, such lien to be collectible in accordance with the laws of South Carolina. The personal obligation of an owner for delinquent assessments shall not pass to his successors in title unless the Association has filed a notice of lien of record in the land records for Oconee County, South Carolina putting the public on notice that the owner is delinquent in paying its assessments due under this Declaration. Any such notice of lien filed in the land records should state with clarity the Unit to which the lien attaches, the name of the owner who is responsible for the delinquent assessments, the amount of the delinquent assessments and the name of a contact person with the Association with whom any concerned party can contact to obtain additional information regarding the assessments due to the Association. In the event of the filing of the lien pursuant to the terms of this paragraph, such lien shall be valid and enforceable against the unit and any associated unit owner until such time as the assessments which are the

subject of the lien are satisfied in full at which time the lien shall be removed of record by the Homeowners' Association by filing a notice of cancellation of lien in the land records for the County of Oconee, South Carolina. All assessments shall be shared equally by the owners of each unit.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively for promoting the recreation, health, safety and welfare of the residents and the Property; payment of taxes on the common area and limited common area; payment of the sanitary sewer treatment fee charged by the Utility for sanitary sewer treatment services rendered to the Association; enforcing these covenants and the rules of the Association; improving and maintaining the Property, the Service Facilities and the exterior of the residences thereon, the common area, the limited common area; and providing the services, amenities and related facilities for purposes of, and related to, the use and enjoyment of the common area and limited common area. It is expressly understood that the intent of the Declarant is for any assessments levied under this Declaration to include each Owner's pro rata share of the sanitary sewer treatment fee charged to the Association by the Utility.

Section 3. Amount of Assessment.

(a) Initial Assessment. The initial Board of Directors of the Association shall establish a budget for recurring expenses and reserve funds and shall further establish the initial assessment per unit. Said budget and initial assessment shall be furnished to purchasers of units prior to the execution of any Contract of Sale for the purchase of any unit in this development.

(b) Increase by Association. Annual assessment effective from any year may be increased from and after January 1st of the succeeding year by the Board of Directors, without a vote of the membership, by an amount which may not exceed ten percent (10%) of the previous year's annual assessment.

(Explanatory Note. It is the objective of this paragraph (b) to enable the Board of Directors to increase dues sufficiently to assure the adequate maintenance to which every member is entitled. On the other hand, the Board of Directors should not have unlimited authority to raise dues without the consent of at least two-thirds of the members. The Declarant has provided that the Board of Directors may raise dues from year to year in order to assure property maintenance and thereby protect property values of the members. On the other hand, the Declarant feels that the members must be protected against any excessive increases in dues by the Board of Directors without the consent of the members.)

The Board must obtain the consent of a majority of the members as provided in paragraph (c) of this Section 3 in order to increase dues to an amount greater than is permitted hereunder.

(c) Increase by Members. Annual assessment may be increased by an amount greater than ten percent (10%) of the previous year's annual assessment by an affirmative vote of a majority of the members who are voting in person or by proxy at a meeting duly called for such purpose. Written notice of said meeting, setting forth the purpose of the meeting, shall be sent to all members not less than thirty (30) days, or more than sixty (60) days, in advance of the meeting. The limitations herein set forth shall not apply to any increase in assessments undertaken as an incident to a merger or consolidation in which the Association is authorized to participate under its Articles of Incorporation. Notwithstanding the above, the Board of Directors at all times is authorized to increase assessments to the extent necessary to pay insurance premiums, real estate taxes, and exterior maintenance of units as affect the Property.

(d) Establishment of Annual Assessment. In establishing the annual assessment for any assessment year, the Board of Directors shall consider all current costs and expenses of the Association, any accrued debts, and reserves for future needs, but it may not fix the annual assessment in an amount in excess of ten percent (10%) of the previous year's annual assessment.

All sums collected from assessments shall be divided into two parts with one part being used for current operations or recurring expenses and the other part being used as a reserve fund. Said reserve funds shall be maintained by the Association for the periodic maintenance, repair, and replacement of the Common Area and Service Facilities, improvements to the common area, and improvements to any applicable limited common area which the Association may be obligated to repair and maintain.

Two months assessment for each unit shall be required as a working capital fund for the initial months of the project's operation. Each unit's share of the working capital fund must be collected and transferred to the Association at the time of closing of the sale of each unit and maintained in an account for the use and benefit of the Association. The purpose of the fund is to insure that the Association Board will have cash available to meet unforeseen expenditures, or to acquire additional equipment or services deemed necessary or desirable. Amounts paid into the fund are not to be considered as advanced payment of regular assessments.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the costs of construction, reconstruction, unexpected repair or replacement of a described capital improvement upon the common area, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the consent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose. Written notice of said meeting, setting forth the purpose of the meeting, shall be sent to all members not less than thirty (30) days, or more than sixty (60) days, in advance of the meeting.

Section 5. Special Assessments for Recreational Parking Facilities. In addition to the annual assessments and special assessments authorized above, the Board of Directors may levy, in any assessment year, a special assessment against the licensees of recreational parking facilities applicable to that year for the purpose of defraying, in whole or in part, the costs of construction, reconstruction, unexpected repair or replacement of a described improvement upon the recreational parking facilities, including the necessary fixtures and personal property related thereto.

Section 5A. Special Assessments for Service Facilities. In addition to the annual assessments and special assessments authorized above, the Board of Directors may levy, in any assessment year, a special assessment against the Owners applicable to that year only for the purpose of defraying, in whole or in part, the costs of construction, reconstruction, unexpected repair or replacement of the Service Facilities, including the necessary fixtures and personal property related thereto.

Section 5B. Special Assessments for Boat Docks. In addition to the annual assessments and special assessments authorized above, the Association may levy, in any assessment year, a special assessment against the licensees of boat slips within the boat docks applicable to that year only for the purpose of defraying, in whole or in part, the costs of construction, reconstruction, unexpected repair or replacement of the boat docks or boat slips, including the necessary fixtures and personal property related thereto.

Section 6. Notice and Quorum for Any Action Authorized Under Sections 3, 4 and 5. Written notice of any meeting called for the purpose of taking any action authorized under Sections 3, 4 or 5, if required, shall be sent to all members not less than thirty (30) days, or more than sixty (60) days, in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty (60%) percent of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 7. Rate of Assessment. Both annual and special assessments shall be determined and collected by the Association on the following basis: All unit owners' assessment liability shall be equal, regardless of the square footage of any individual residence located on the property. The Association may collect separate assessments from the licensees of the Recreational Parking Facilities and Boat Docks and Boat Slips on a monthly basis for the annual maintenance of the Recreational Parking Facilities and the Boat Docks and Boat slips as determined by the Board of Directors on the following basis: All licensees' assessment liability shall be equal.

Section 8. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall be paid in equal monthly installments and the payment of such shall commence as to each unit on the first day of the month following the

conveyance of the unit to the owner. The first annual assessment shall be adjusted according to the number of remaining months in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each unit at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every owner subject thereto. The due dates shall be established by the Board of Directors. The Association, upon demand at any time, shall furnish a certificate in writing signed by an officer of the Association setting forth whether the assessments on a specified unit have been paid. A properly executed certificate of the Association as to the status of assessments on a unit is binding upon the Association as of the date of its issuance. Neither the Declarant nor Approved Builder will be responsible for the payment of assessments on units it owns until such time as the Declarant converts to Class A Membership; however, in order to insure that the Association has sufficient funds to meet its operating budget, the Declarant shall loan the Association an amount equal to the annual costs and assessments required of other members in the Association until the time of such conversion wherein Declarant shall be repaid any such amounts loaned to the Association, together with interest accrued thereon calculated at eight (8%) percent per annum.

Section 9. Effect of Nonpayment of Assessments; Remedies of the Association. Any assessment or portion thereof which is not paid when it falls due shall be delinquent. If the assessment or portion thereof is not paid within thirty (30) days after the due date, the same shall bear interest from the date of delinquency at the average prime lending rate in effect for Branch Banking and Trust, its successor or assign. The Association may bring an action against the owner personally obligated to pay the same, or foreclose the lien against the property, and, in either event, interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No owner may waive or otherwise escape liability for the assessment provided for herein by non-use of the common area or abandonment of this unit.

Section 10. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein on any unit shall be subordinate to the lien of any first mortgage on such unit. Sale or transfer of any unit shall not affect the assessment lien; however, the sale or transfer of any unit pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such unit from liability for any assessments thereafter becoming due or from the lien thereof.

Section 11. Exempt Property. Any portion of the Property owned by Declarant or Builder, or dedicated to, and accepted by, a local public authority and all properties owned by a charitable or non-profit organization exempt from taxation by the laws of the State of South Carolina shall be exempt from the assessments created herein. Owners of exempt property shall be responsible for maintaining the same and keeping it neat and clean.

ARTICLE VII.
EXTERIOR MAINTENANCE

Section 1. In addition to maintenance of the common area and limited common area, the Association shall provide the exterior maintenance upon each unit which is subject to assessment hereunder, as follows: Stain and/or paint the exterior of residence, repair, replace and care for roofs, gutters, down spouts, exterior building surfaces, decks, trees, shrubs, grass, landscaping, walks, and other such exterior improvements. Such exterior maintenance shall not include glass, screening, or doors, with the exception of staining or painting as stated above. In order to enable the Association to accomplish the foregoing, there is hereby reserved to the Association the right and perpetual easement to unobstructed access over and upon each lot and the exterior of each unit at reasonable times to perform maintenance as provided in this Article.

Section 2. Owners may fence in or screen their deck or patio areas; however, any owner who fences or screens such areas shall first obtain the approval of the Association. No owner shall plant any vegetation in front or back of his residence except with the prior written approval of the Association and in the event of such approval by the Association, the maintenance of such additional plantings shall be the sole responsibility of the Association unless the Association agrees to allow the owner to maintain such additional plantings subject to the provisions of this Declaration and any rules and regulations of the Association. If an owner is allowed to maintain any additional plantings, and if in the opinion of the Association, any such owner fails to maintain his plants in a neat and orderly manner, the Association may revoke the owner's maintenance rights and remove said plants or assess said owner for any additional expenses incurred in the maintenance of said plants.

Section 3. In the event that the need for maintenance or repair of a unit or the improvements therein is caused through the willful or negligent acts of its owner or his family, tenants, contract purchasers, guests, or invitees, or is caused by fire, lightning, windstorm, hail, explosion, riot, riot attending a strike, civil commotion, aircraft, vehicles, or smoke, as the foregoing are defined and explained in South Carolina standard fire and extended coverage insurance policies, the cost of such maintenance, replacement, or repairs shall be added to and become a part of the assessment to which such unit is subject.

ARTICLE VIII.
PARTY WALLS

Section 1. General Rules of Law to Apply. Each wall which is built as a part of the original construction of the residence upon the property and placed on the dividing line between the lots shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 2. Sharing of Repair and Maintenance. Subject to the terms and provisions of Article XII, the cost of reasonable repair and maintenance of a party wall shall be shared by the owners who make use of the wall in proportion to such use.

Section 3. Destruction by Fire or Other Casualty. Reconstruction of a party wall after destruction by fire or other casualty shall be governed by the terms and provisions of Article XII of this Declaration.

Section 4. Weatherproofing. Subject to the terms and provisions of Article XII, notwithstanding any other provision of this Article, an owner who by his negligent or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

Section 5. Right to Contribution Runs With Land. The right of any owner to contribution from any other owner under this Article shall be appurtenant to the land and shall pass to such owner's successors in title.

Section 6. Easement and Right of Entry for Repair, Maintenance, and Reconstruction. Every owner shall have an easement and right of entry upon the unit of any other owner to the extent reasonably necessary to perform repair, maintenance, or reconstruction of a party wall. Such repair, maintenance, or reconstruction shall be done expeditiously, and, upon completion of the work, the owner shall restore the adjoining unit or units to as near the same condition as that which prevailed prior to commencement of the work as reasonably practicable.

Section 7. Certification With Respect to Contribution. If any owner desires to sell his unit, he may, in order to assure a prospective purchaser that no adjoining owner has a right of contribution as provided in this Article, request of the adjoining owner or owners a certification that no right of contribution exists, whereupon it shall be the duty of each adjoining owner to make such certification immediately upon request and without charge. If the adjoining owner claims the right of contribution, the certification shall contain a recital of the amount claimed and the basis therefor.

Section 8. Arbitration. In the event of any dispute arising concerning a party wall under any provision of this Article, such dispute shall be settled by arbitration as provided under the laws of the State of South Carolina as they are now or hereafter amended (Section 15-48-10 et.seq. Code of Laws of South Carolina, 1976, as amended).

ARTICLE IX.
ARCHITECTURAL CONTROL

Section 1. Architectural Committee. The Board of Directors may appoint an Architectural Committee of up to seven (7) members by a majority vote of the Board. In the event of a vacancy on the Architectural Committee or the failure or inability of any member to act, the vacancy shall be filled as may be necessary by appointment by the Board of

Directors of the Homeowners' Association. The members of the Architectural Committee shall be appointed for a term of three (3) years, but may be reappointed for additional terms with no limit on the number of additional terms to which they may be reappointed. In all matters, a majority vote shall govern.

Section 2. Submission of Plans. Unless otherwise approved by the Architectural Committee, all units constructed on the Property shall be of the design, size and construction quality required by the Design Guidelines established by the Architectural Committee, as amended from time to time. No improvements of any nature shall be erected, placed, altered or changed on any unit in this development until and unless the building plans and specifications showing the proposed type of construction, the exterior design and the location of such improvement have been approved in writing by the Architectural Committee as to conformity and harmony of design and consistency of the plan with existing residences.

Section 3. Inspection. The Board or the Architectural Committee shall have the right, at their election, to enter upon any unit during construction, erection, or installation of improvements or alterations to inspect the work being undertaken in order to determine that such work is being performed in conformity with the approved plans and specifications and in a good and workmanlike manner, utilizing approved methods and good quality materials.

Section 4. Failure to Approve. In the event that the Architectural Committee fails to approve or disapprove such plans and other requirements within thirty (30) days after they have been submitted to it, or if no suit to enjoin the erection or alteration of such improvement has been commenced before such erection or alteration is substantially completed, approval of the Architectural Committee will be conclusively presumed and this covenant will be deemed to have been fully complied with. The term "improvement" shall be deemed to include the erection, placement or alteration of any wall, fence, deck, driveway, parking area, or recreational amenity.

Section 5. Approval. Upon the approval by the Architectural Committee of any proposed construction or alteration, the Architectural Committee shall issue to the applicant a written approval. No construction or alteration shall be carried on until and unless such written approval is obtained.

Section 6. Minor Violations. The Architectural Committee is authorized by a unanimous vote of all its members to approve or ratify the construction or alteration of any improvement or the minor violation of the set back, location and size provisions of these restrictions, if in the opinion of all the members of the Architectural Committee such shall be necessary to prevent undue hardship. The approval or ratification by the Architectural Committee in accordance with this paragraph shall be binding on the Association and all owners and shall benefit the unit for which the minor violation was approved. Builder and owners shall be responsible for obtaining the approval of any governmental agency necessary for the construction or alteration of any unit and shall be solely responsible for

any violations of any state, federal or local law, ordinance or regulation arising out of any construction undertaken hereunder.

Section 7. Clean premises. All residences must be completed in a workmanship like manner and the construction site at all times must be kept clean and free of debris.

Section 8. Abandoned Work. In the event construction of the exterior of an improvement to a residence is commenced on any lot in this subdivision, and work is abandoned for a period of thirty (30) days or longer, without just cause shown, or should any exterior of an improvement to a residence remain unfinished for a period of one (1) year from the date construction began, without just cause shown, then and in either event the Architectural Committee shall have: (1) the authority to complete the improvements at the expense of the owner and shall have a lien against the lot and all improvements to the extent of any monies expended for said completion, but said lien shall at all times be subordinate to the lien of any prior recorded mortgage or mechanic's lien (but the Architectural Committee shall have the right to contest the validity and amount of such liens); or (2) the authority to remove the improvements from the property and the expense of said removal shall constitute a lien against the lot which lien shall be subordinate to the lien of any prior recorded mortgage or mechanic's lien. Said liens shall be noticed of record and foreclosed in the same manner as the foreclosure of real estate mortgage. No action shall be taken under this paragraph without giving written registered notice to the owner with a registered copy of said notice to any mortgagee or other lien holder of the proposed action to be taken and to give ten (10) days in which to allow owner to show cause, if any, why the Architectural Committee should not take action under this paragraph.

Section 9. Square Footage. The Architectural Committee shall determine the square footage requirements to be contained in each residence. The minimum requirements can vary as to each phase in this subdivision.

Section 10. Exculpation. NEITHER DECLARANT, APPROVED BUILDER, THE BOARD NOR ANY MEMBER OF THE ARCHITECTURAL COMMITTEE, WHILE ACTING IN SUCH OFFICIAL CAPACITY, SHALL BE LIABLE IN DAMAGES TO ANYONE BY REASON OF MISTAKE IN JUDGMENT, NEGLIGENCE, MISFEASANCE, MALFEASANCE OR NONFEASANCE ARISING OUT OF OR IN CONNECTION WITH THE APPROVAL OR DISAPPROVAL OR FAILURE TO APPROVE OR DISAPPROVE ANY SUCH PLANS OR SPECIFICATIONS OR THE EXERCISE OF ANY OTHER POWER OR RIGHT OF THE ARCHITECTURAL COMMITTEE PROVIDED FOR IN THIS DECLARATION. EVERY PERSON WHO SUBMITS PLANS AND SPECIFICATIONS TO THE ARCHITECTURAL COMMITTEE FOR APPROVAL AGREES, BY SUBMISSION OF SUCH PLANS AND SPECIFICATIONS, AND EVERY OWNER OF ANY UNIT AGREES, THAT HE WILL NOT BRING ANY ACTION OR SUIT AGAINST DECLARANT, ASSOCIATION, ITS BOARD MEMBERS OR OFFICERS, OR ANY MEMBER OF THE ARCHITECTURAL COMMITTEE, TO RECOVER ANY SUCH DAMAGES AND HEREBY RELEASES, REMISES, QUITCLAIMS, AND COVENANTS NOT TO SUE FOR ALL CLAIMS, DEMANDS, AND CAUSES OF ACTION ARISING OUT OF OR IN CONNECTION WITH ANY LAW WHICH

PROVIDES THAT A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS, DEMANDS, AND CAUSES OF ACTION NOT KNOWN AT THE TIME THE RELEASE IS GIVEN.

ARTICLE X.
USE RESTRICTIONS

Section 1. Rules and Regulations. The Board of Directors of the Association shall have the power to formulate, publish, and enforce reasonable rules and regulations concerning the use and enjoyment of the yard space of each unit; the common area and the limited common areas. Such rules and regulations, along with all policy resolutions and policy actions taken by the Board of Directors, shall be recorded in a Book of Resolutions, which shall be maintained in a place convenient to the owners and available to them for inspection during normal business hours and with reasonable notice. Such rules and regulations adopted by the Board may include separate fees and assessments for licensees of the Recreational Parking Facilities and Boat Docks and Boat Slips privilege of using said facilities to the exclusion of other Members.

Section 2. Use of Property. Each unit, building, the residences therein, the common area, the limited common areas and facilities shall be for the following uses and subject to the following restrictions, and, in addition, to those set forth in the By-laws, and the rules and regulations adopted by the Board.

(a) All buildings, the common areas and limited common areas and facilities shall be used for residential and related common purposes. Each residence may not be subdivided and shall be used as a single-family residence and for no other purpose except that the Declarant may use one or more residences for offices and/or model residences for sales purposes.

(b) Nothing shall be kept, and no activity shall be carried on, in any building or residence, the common area or the limited common area which will increase the rate of insurance applicable to residential use of the property or the contents thereof. No owner shall do or keep anything, nor cause or allow anything to be done or kept, in his residence, the common area or the limited common area which will result in the cancellation of insurance on any portion of the property, or the contents thereof, or which will be in violation of any law, ordinance, or regulation. No waste shall be committed on any portion of the common area or the limited common area.

(c) No immoral, improper, offensive or unlawful use shall be made of the property, or any part thereof, and all valid laws, ordinances, and regulations of all governmental agencies having jurisdiction thereof shall be observed. All laws, orders, rules, regulations, or requirements of any governmental agency having jurisdiction relating to any portion of the property shall be complied with, by and at the sole expense of the owner or the Association,

whichever shall have the obligation to maintain or repair such portion of the property.

(d) Nothing shall be done in or to any residence or in, to, or upon any of the common areas or limited common areas which will impair the structural integrity of any building, residence, or portion of the common area or which would impair or alter the exterior of any building or portion thereof, except in the manner provided in this Declaration.

(e) No industry, business, trade, occupation, or profession of any kind, whether commercial or otherwise, shall be conducted, maintained, or permitted on any part of the property, except that (i) the Declarant, Builder or their agents may use any unsold residence or lease up to three (3) residences for sales or display purposes and (ii) a resident-owner may maintain a home office in his residence so long as (a) the existence of said office does not generate pedestrian or vehicular traffic on the property, (b) no signs or advertisements concerning said business are displayed anywhere on the property, and (c) the existence of said office does not in any way affect the rights of the other owners or their enjoyment of the property.

(f) No owner shall display, or cause or allow to be displayed, to public view any sign, placard, poster, billboard, or identifying name or number upon any residence, building or any portion of the common area or limited common area, except as may be allowed by the Association pursuant to its by-laws, provided, however, that the Declarant and any mortgagee who may become the owner of any unit, or their respective agents, may place "For Sale" or "For Rent" signs on any unsold or unoccupied residence in the interior of the window of said residence, which sign shall be no larger than eighteen (18) inches by twenty-four (24) inches or in such other place as the Association may approve.

(g) No person shall undertake, cause, or allow any alteration or construction in or upon any portion of the common area or limited common area except at the direction of, and with the express written consent of, the Association.

(h) The common area and limited common area shall be used only for the purposes for which they are intended and reasonably suited and which are incident to the use and occupancy of the residences, subject to any rules and regulations that may be adopted by the Association pursuant to its by-laws.

(i) No detached storage buildings of any kind will be allowed upon the Property. Any attached storage facilities including storage facilities constructed as a basement to any residence constructed on a lot within the property shall be subject to the prior written approval of the Architectural Committee.

Section 3. Quiet Enjoyment. No obnoxious or offensive activity shall be carried on upon the property, nor shall anything be done which may be or may become a nuisance or annoyance to residents within the property.

Section 4. Pets. No animals shall be kept, maintained or quartered on any unit except that cats, dogs and caged birds may be kept in reasonable numbers as pets for the pleasure of the occupants. The Architectural Committee is authorized (but not required) to issue reasonable rules for the protection of all owners in this development relating to the number of pets which may be kept on any numbered lot. No animals shall be permitted to go beyond the perimeter of any residence unless the animal is on a leash and/or under control of its owner or the owner's agent.

Section 5. Attractive Premises. Except where concrete garbage container pads are provided adjacent to a dwelling, garbage containers and trash cans must be so located that they will not be visible from the front street. The yards of each unit shall be maintained so as to be neat and clean at all times.

Section 6. Mailboxes and Garbage Disposal. The area(s) within the common area of the subdivision which are designated by the Declarant or the Association, as the case may be, as a mailbox station and garbage disposal station, if any, are subject to the provisions of these covenants and the rules and regulations of the Association. The owner of each unit shall be assigned a mailbox in the mailbox station for the receipt of mail. All unit owners are hereby granted the right of ingress and egress from their respective units to the mailbox station and garbage disposal station located on the property. No other mailbox or garbage disposal station of any type may be maintained within the property, the common area or the limited common area; except in the areas designated for such use by Declarant or the Association, as the case may be. Once completed, all mailboxes, mailbox stations and garbage disposal stations, if any, shall be owned and maintained by and at the cost of the Association.

Section 7. Sanctuary. The Property is hereby declared to be a bird sanctuary and any hunting of birds is hereby prohibited.

Section 8. Speed Limits. The Directors of the Homeowners' Association are authorized to establish speed limits through the property and erect such signs as they deem necessary. The Directors are further authorized and empowered to enforce said speed limits by the promulgation of regulations relating thereto. Such regulations shall be furnished to all members of the Association.

Section 9. TV Satellites/Dishes. No TV satellite dish larger than the diameter approved by the Association and included in the Rules and Regulations for the subdivision will be allowed on the exterior of any unit or residence. The placement and location of said dishes shall require the prior written approval of the Architectural Committee.

Section 10. Additional Restrictions. This Declaration supplements those certain covenants and restrictions found in Deed recorded in Deed Book 1113, at Page 70, in the office of the Register of Deeds for Oconee County, South Carolina. Reference to said Deed is directed for additional restrictions not listed herein.

Section 11. Supersedes Original Declaration. This Declaration is intended to be in substitution of, the covenants, conditions and restrictions already applicable to the Property by virtue of that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Stoneledge at Lake Keowee Phase I, Section 1, dated August 21, 2003, and recorded August 22, 2003, in the Office of the Register of Deeds for Oconee County, South Carolina, in Deed Book 1296, at Page 325, as amended by that certain First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Stoneledge at Lake Keowee, dated August 29, 2003, recorded August 29, 2003, in Deed Book 1298, Page 194, and that certain Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Stoneledge at Lake Keowee, Phase I, Section1, dated October 23, 2003, recorded October 24, 2003 in Book 1309, page 12, and that certain Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Stoneledge at Lake Keowee dated June 30, 2005, recorded July 15, 2005, in Book 1432, at Page 182, in the office of the Register of Deeds for Oconee County, South Carolina (the "Original Declaration"). For purposes thereof, Declarant hereby extinguishes the Original Declaration and declares the same to be void and of no further force and effect.

ARTICLE XI
EASEMENTS, RIGHTS-OF-WAY AND LICENSES

Section 1. Walks, Drives, Parking Areas, and Utilities. Subject to the provisions of these covenants and the rules and regulations of the Association, all of the property, including the portions of lots on which no improvements are constructed, the exterior of units, common area and limited common area, shall be subject to a perpetual non-exclusive easement or easements in favor of all owners of units for their use and the use of their immediate families, guests, invitees, tenants or lessees for all proper and normal purposes and for ingress and egress and regress and to such easements for driveways, walkways, parking areas, water lines, sanitary sewers, storm drainage facilities, gas lines, telephone and electric power lines, cable television lines, and other public utilities as shall be established prior to subjecting the property to this Declaration by the Declarant or its predecessors in title. The Association shall have the power and authority to grant and to establish in, over, upon, and across the common area conveyed to it such further easements as are requisite for the convenient use and enjoyment of the Property.

Section 2. Encroachments. Subject to the provisions of these covenants and the rules and regulations of the Association, all portions of lots on which no improvements are constructed, the exterior of units, common area and limited common area shall be subjected to easements for the encroachment of initial improvements constructed on adjacent units by the Declarant to the extent that such initial improvements actually

encroach, including, without limitation, such items as overhanging eaves, gutters, down spouts, exterior storage rooms, and walls. If any encroachment shall occur subsequent to subjecting the Property to this Declaration as a result of settling or shifting of any building or as a result of any permissible repair, construction, reconstruction, or alteration, there is hereby created and shall exist a valid easement for such encroachment and for the maintenance of the same. Every unit shall be subject to an easement for entry and encroachment by the Declarant for a period not to exceed eighteen (18) months following conveyance of a unit to an owner for the purpose of correcting any problems that may arise regarding grading and drainage. The Declarant, upon making entry for such purpose, shall restore the affected lot or lots to as near the original condition as practicable.

Section 3. Structural Support. Subject to the provisions of these covenants and the rules and regulations of the Association, every portion of a residence which contributes to the structural support of the building shall be burdened with an easement of structural support for the benefit of all other residences within the building.

Section 4. Lake rights, docks, etc. Subject to the provisions of these covenants and the rules and regulations as adopted by the Board and the availability of boat docks and boat slips, the Board shall have the ability, in its discretion to assign Owners within the Subdivision a license to use one boat slip in the boat docks Declarant intends to construct on Lake Keowee. Declarant hereby establishes such rights-of-way over the property and the boat docks as may be reasonably necessary for licensee to enjoy the assigned boat slip. The use of the boat slip shall be subject to reasonable rules and regulations established by the Board, which may provide for, among other things, separate fees and assessments for use of the boat slips, closed seasons or limitations on fishing and which may reasonably restrict the kind and size of boats or motors allowed to be used. Each licensee shall pay an initiation or reservation fee for the assignment of a boat slip and a separate annual assessment for the use and maintenance of its boat slip and the boat dock. No licensee shall undertake, cause or allow the construction in or upon the subdivision, except with the express written permission of the Board, any pier or boat dock other than that to be constructed on Lake Keowee. No licensee shall have the right to sell, convey or exchange boat slips. Once completed, all boat docks shall be owned and maintained by and at the cost of the Association. The Declarant and/or the Board reserve the right to relocate the boat docks and reassign the boat slips which service the Property in their sole discretion. Declarant has only been able to obtain the permits and governmental approvals necessary for the construction of a limited number of boat docks and boat slips, and assignment of licenses for the use of the boat docks and boat slips shall be on a first come first servo basis, subject to the rules and regulations of the Association as adopted by the Board of Directors from time to time.

Section 5. Recreational Parking Facilities. Subject to the provisions of these covenants and the rules and regulations of the Association as adopted by the Board of Directors, the Declarant shall have the right, but not the obligation, to assign each purchaser of a license to use a recreational parking space within the development one parking space in an area designated a recreational parking facility if any such areas are

developed by Declarant as part of the Subdivision. Declarant hereby establishes such rights-of-way over the property and the recreational parking facilities as may be reasonably necessary for each licensee of a recreational parking space to enjoy the assigned recreational parking space. The use of the recreational parking space shall be subject to reasonable rules and regulations established by the Association as adopted by the Board of Directors. Once completed, all recreational parking facilities shall be owned and maintained by and at the cost of the Association. The Declarant or Association, as the case may be, reserves the right to relocate the recreational parking facility and reassign the licenses to use certain designated parking spaces in their sole discretion. Each licensee shall pay a separate annual assessment for the use and maintenance of its parking space.

Section 6. Emergencies. Every lot and residence shall be subject to an easement for entry by the Association for the purpose of correcting, repairing or alleviating any emergency condition which arises upon any lot or within any residence and which endangers any building or portion of the common area or limited common area.

ARTICLE XII.
COVENANTS OF OWNER TO KEEP UNITS INSURED AGAINST LOSS, TO REBUILD AND TO KEEP IN GOOD REPAIR

Section 1. The Declarant covenants with the Association, on behalf of itself and on behalf of each subsequent owner of a unit within the properties, and each owner of any unit within the Property, by acceptance of a deed therefor, whether or not it shall be so expressed in said deed, or be exercise of any act or ownership, is deemed to covenant:

(1) The Association shall obtain a group or blanket insurance policy equal to the full replacement value of the project. Said policy shall contain a Replacement Cost Endorsement providing for replacement of a unit from insurance loss proceeds.

(2) The full amount of any insurance proceeds shall be applied to the rebuilding or repair of any unit (subject to the provisions and covenants contained in any mortgage or mortgages creating a lien against any unit).

(3) The dwelling shall be rebuilt or repaired in the event of damage thereto provided the dwelling is insured under a group or blanket hazard insurance policy which contains a replacement cost endorsement providing for replacement of a dwelling from insurance proceeds.

(4) The owner shall keep the dwelling in good repair except for repairs required of the Association.

(5) Premiums for the group or blanket hazard insurance policy shall be a common expense and shall be collectible in the same manner and to the same extent as provided for annual and special assessments in Article V. The lien for assessments for insurance premiums shall be subordinate to the lien of any first mortgage in the same

manner provided for annual and special assessments.

(6) Such policies shall provide that insurance proceeds payable on account of loss of, or damage to, the real property shall be adjusted with the carrier by Homeowners' Association and shall be payable solely to the Homeowners' mortgagee, if any, and the, Homeowners' Association as Insurance Trustee for the owner(s). Such insurance proceeds shall be applied to repair or restoration of the property as hereinafter provided. All such insurance policies shall provide that coverage may not be canceled by the carrier without first giving the Homeowners' Association and unit mortgagee, if any, ten (10) days written notice of cancellation. All such policies shall contain, if obtainable, a waiver of the right of subrogation against any unit owner, member of the unit owner's family, the Homeowners' Association, its officers, agents and employees, as well as a waiver of the "pro rata" clause.

(7) The Association shall also obtain a broad form public liability policy covering all common area and all damage or injury caused by the negligence of the Association or any of its agents, officer or employees in an amount of not less than one million dollars for each occurrence and such policies shall contain a waiver of the right of subrogation against members of the Homeowners' Association, its officers, agents and employees.

(8) Contents and personal property insurance will not be covered by the insurance policy maintained by the Association. Any owner may, if (s)he wishes, at his/her own expense, carry any and all other insurance (s)he deems advisable beyond that included in the homeowners policy required by the Association.

(9) In the event of damage or destruction by fire or other casualty to any property covered by insurance payable to the Association as trustee for the homeowners, the Board of Directors shall, with the concurrence of mortgagees, if any, upon receipt of the insurance proceeds, contract to rebuild or repair such damaged or destroyed portions of the property to as good condition as formerly existed. All such insurance proceeds shall be deposited in a bank or other financial institution, the accounts of which bank or institution are insured by a Federal governmental agency, with the provision agreed to by said bank or institution that such funds may be withdrawn only by signature of at least one-third (1/3) of the members of the Board of Directors, or by an agent duly authorized by the Board of Directors. The Board of Directors shall obtain bids from at least two reputable contractors, and then may negotiate with any such contractor, who may be required to provide a full performance bond for the repair, reconstruction or rebuilding of such building or buildings.

(10) Also, the Association may levy in any calendar year, a special assessment for the purpose of defraying the cost of construction, reconstruction, repair or replacement of a building or buildings containing single family residential units, to the extent that insurance proceeds under a group insurance policy containing a Replacement Cost Endorsement are insufficient to pay all costs of said construction, reconstruction, repair or replacement to as good condition as existed prior to damage or destruction by fire or other casualty covered by said insurance.

(11) The reconstructed or repaired residence shall be substantially identical to the destroyed residence, unless a change shall be approved by the Board, and shall be constructed in conformity with plans submitted to and approved by the Board prior to construction.

(12) If a dwelling is not habitable by reason of damage, the obligation of the owner to pay annual assessment installments shall continue to be assessed against the unit owner. In the event a dwelling is damaged or destroyed, the owner, at his expense, shall remove all personal debris from the unit within thirty (30) days, so that it shall be placed in a neat, clean, and safe condition; and if he fails to do so, the Association may cause the debris to be removed, and the cost of removal shall constitute a lien upon the dwelling until paid by the owner, unless the dwelling is thereafter acquired by the Association.

(13) Any dwelling which has been destroyed, in whole or in part, by fire or other casualty, and is substantially restored or reconstructed, shall be subject to the provisions of this Declaration and to the By-Laws of the Association.

(14) The Association shall maintain adequate fidelity coverage against dishonest acts by officers, directors, trustees and employees, and all others who are responsible for handling funds of the Association. Such fidelity bonds shall:

(1) Name the Association as an obligee.

(2) Be written in an amount equal to at least 150% of the estimated annual operation expenses of the planned unit development project, including reserves.

(3) Contain waivers of any defense based on the exclusion of persons who serve without compensation from any definition of "employee" or similar expression.

ARTICLE XIII.
GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by an owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions, which shall remain in full force and effect.

Section 3. Amendment. The covenants, conditions, and restrictions of this Declaration shall run with the land and bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended by an instrument signed by the owners of not less than seventy-five percent (75%) of the units; provided, however, that the Board of Directors may amend this Declaration, without the consent of owners, to correct any obvious error or inconsistency in drafting, typing or reproduction. All amendments shall be certified as an official act of the Association and shall forthwith be recorded in the Office of the Register of Deeds for Oconee County, South Carolina. All amendments shall become effective upon recordation.

Section 4. Conflicts. In the event of any irreconcilable conflict between this Declaration, the By-Laws of the Association, or the Rules and Regulations of the association as adopted by the Board of Directors, the provisions of this Declaration shall control. In the event of any irreconcilable conflict between this Declaration or the By-Laws of the Association and the Articles of Incorporation of the Association, the provision of the Articles shall control.

Section 5. Contracts. The Homeowners' Association, prior to passage of control to it, is not bound either directly or indirectly to contracts or leases (including a management contract) unless there is a right of termination of any such contract or lease, without cause, which is exercisable without penalty at any time after transfer of control, upon not more than ninety (90) days notice to the other party.

Section 6. Mortgage. The constituent documents do not restrict the unit owner's right to mortgage his or her unit. In addition, they do not limit the unit owners financing options requiring the use of a specific lending institution or a particular type of lender. Lenders being referred to include Federal National Mortgage Association (FNMA).

ARTICLE XIV.
RIGHTS OF FIRST MORTGAGEES

The following provisions, in addition to provisions set forth elsewhere in this Declaration, shall be applicable to the holders of first mortgages (and other parties as may be indicated) upon the individual unit subject to this Declaration and any amendments thereto.

Section 1. This Declaration and other constituent documents create a Planned Unit Development, hereinafter referred to as "PUD."

Section 2. Any first mortgagee who obtains title to a PUD unit (residence) pursuant to the remedies provided in the mortgage or foreclosure of the mortgage will not be liable for such unit's unpaid dues or charges which accrue prior to the acquisition of title to such unit by the mortgagee.

Section 3. Unless at least two-thirds (2/3) of the first mortgagees (based upon one vote for each first mortgage owned) [provided they request the right and inform the Association of their addresses in writing] or owners (other than the sponsor, developer or builder) of the individual units in the PUD have given their prior written approval, the PUD Homeowners' association, corporation or trust shall not be entitled to:

(a) by act or omission seek to abandon, partition, subdivide, encumber, sell or transfer the common property owned, directly or indirectly, by such Homeowners' association, corporation or trust for the benefit of the units in the PUD (the granting of easements for other public purposes consistent with the intended use of such common property by the PUD shall not be deemed a transfer within the meaning of this clause);

(b) change the method of determining the obligations, assessments, dues or other charges which may be levied against a PUD unit owner;

(c) by act or omission change, waive or abandon any scheme of regulations, or enforcement thereof, pertaining to the architectural design or the exterior appearance of units, the exterior maintenance of units, the maintenance of the common property, party walls or common fences and driveways, or the upkeep of lawns and plantings in the PUD;

(d) fail to maintain fire and extended coverage on insurable PUD common property on a current replacement cost basis in an amount not less than one hundred percent (100%) of the insurable value (based on current replacement cost);

(e) use hazard insurance proceeds for losses to any PUD common property for other than the repair, replacement or reconstruction of such common property.

Section 4. First mortgagees of PUD units may, jointly or singlely, pay taxes or other charges which are in default and which may or have become a charge against any PUD common property, may pay overdue premiums on hazard insurance policies, or secure new hazard insurance coverage on the lapse of a policy for such common property. First mortgagees making such payments shall be owed immediate reimbursement therefor from the PUD Homeowners' association, corporation or trust. Entitlement to such reimbursement is hereby reflected in this Declaration as an agreement in favor of all first mortgagees of units in said PUD duly executed by the PUD Homeowners' Association, corporation or trust, and an original or certified copy of such agreement is possessed by Seller.

Section 5. No provision of the PUD constituent documents gives a PUD unit owner, or any other party, priority over any rights of the first mortgagee of a unit in a PUD

pursuant to its mortgage in the case of a distribution to such PUD unit owner of insurance proceeds or condemnation awards for losses to, or taking of, PUD common property.

Section 6. The Homeowners' Association is required to make available to unit owners and lenders, and to holders, insurers or guarantors of any first mortgage, current copies of the Declaration, By-Laws, or other rules concerning the project, and the books, records and financial statements of the Association. "Available" means available for inspection, upon request, during normal business hours or under other reasonable circumstances.

Section 7. Any holder of a first mortgage is entitled, upon written request, to a financial statement of the Association for the immediately preceding fiscal year.

Section 8. Upon written request to the Homeowners' Association, identifying the name and address of the holder, insurer or guarantor and the unit number or address, any mortgage holder, insurer, or guarantor will be entitled to timely written notice of:

a. Any condemnation or casualty loss that affects either a material portion of the project or the unit securing its mortgage.

b. Any 60-day delinquency in the payment of assessments or charges owed by the owner of any unit on which it holds the mortgage.

c. A lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Homeowners' Association.

d. Any proposed action that requires the consent of a specified percentage of mortgage holders.

ARTICLE XV
DECLARANT'S RIGHTS

Any or all of the special rights and obligations of the Declarant set forth in this Declaration or the By-Laws may be transferred to other Persons, provided that the transfer shall not reduce an obligation nor enlarge a right beyond that contained in this Declaration or in the By-Laws, as applicable. Furthermore, no such transfer shall be effective unless it is in a written instrument signed by the Declarant and successor and duly recorded in the public records of Oconee County, South Carolina. Nothing in this Declaration shall be construed to require the Declarant or any successor to develop any of the property adjacent to or contiguous with the Property.

Notwithstanding any provisions contained in this Declaration to the contrary, so long as construction and initial sales of units shall continue, it shall be expressly permissible for the Declarant and Builder to maintain and carry on upon portions of the common area such facilities and activities as, in the sole option of the Declarant, may be reasonably required,

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convenient, or incidental to the construction or sale of such units, including, but not limited to business offices, signs, model units, sales offices, and rental units. The Declarant and Builders authorized by Declarant shall have easements for access to and use of such facilities. The right to maintain and carry on such facilities and activities shall include specifically, without limitation, the right to units owned by the Declarant and any common area or other facilities which may be owned by the Association, as models, sales offices, or rental units.

In addition, notwithstanding any contrary provision of this Declaration, the By-Laws, or any Association rules, the Declarant shall have the right to replat or revise the recorded plats relating to any portion of the Property without the consent of any owner other than the owner(s) of the lots in which the boundaries are altered, including revisions that change the location and configuration of the private roadways, boat docks, boat slips, recreational parking facilities and utilities that serve the subdivision.

So long as Declarant owns property within the development, Declarant may, without the express written consent of any owner, the Board, the Association or the Architectural Committee, include in any contract or deed hereafter executed covering all of any portion of the development, any additional covenants or restrictions applicable to such lands, so long as they are consistent with and do not lower the standards set forth in this Declaration and do not violate any covenants or restrictions then in effect and recorded against the development. Further, the Declarant may make any amendment necessary to the Declaration to comply with the guidelines established by, or the requirements of, any governmental authority, title insurer or institutional lender without, the express written consent of any owner, the Board, the Association or the Architectural Committee.

So long as the Declarant continues to have rights under this Article, no Person shall record any declaration of covenants, conditions and restrictions, or similar instrument affecting any portion of the Properties without Declarant's review and written consent. Any attempted recordation without compliance herewith shall result in such declaration of covenants, conditions and restrictions, or similar instrument being void and of no force and effect unless subsequently approved by written consent signed by the Declarant and recorded in the public records.

SIGNATURES ARE ON THE FOLLOWING PAGES.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed this 1st day of November, 2005.

IN THE PRESENCE OF:

IMK DEVELOPMENT CO., LLC
a South Carolina limited liability company

Witness (1)

Notary Public

By:
Print Name: Tim W. Robertson
Its: Member

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s) he saw the within named IMK Development Co., LLC, by its Manager, sign, seal and as its act and deed, deliver the within written Amended and Restated Declaration of Covenants, Conditions and Restrictions for Stoneledge at Lake Keowee, and that (s) he with the other witness subscribed above witnessed the execution thereof.

Witness (1)

SWORN to before me this
1ST day of November, 2005.

(SEAL)
Notary Public for South Carolina
My Commission Expires:

SL-0107

02556

IN THE PRESENCE OF:

STONELEDGE AT LAKE KEOWEE
OWNERS' ASSOCIATION, INC.,
a South Carolina non-profit corporation

Witness (1)

Notary Public

By: _____
Tim Roberson
President

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF GREENVILLE)

PERSONALLY appeared the undersigned witness and made oath that (s) he saw the within named Stoneledge at lake Keowee Owners' Association, Inc., by its President, sign, seal and as its act and deed, deliver the within written Amended and Restated Declaration of Covenants, Conditions and Restrictions for Stoneledge at Lake Keowee, and that (s) he with the other witness subscribed above witnessed the execution thereof.

Witness (1)

SWORN to before me this
1st day of November, 2005.

_____ (SEAL)
Notary Public for South Carolina
My Commission Expires: 6-8-07

SL-0108

02557

STATE OF SOUTH CAROLINA)
)
COUNTY OF OCONEE)
)
)

CONSENT AND SUBORDINATION

MORTGAGE BOOK 2053, PAGE 001
MORTGAGE BOOK 2053, PAGE 010
MORTGAGE BOOK 2120, PAGE 037

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned, the holder of those certain Mortgages from IMK DEVELOPMENT CO, LLC (the "Mortgagor"), recorded in the land records for Oconee County, South Carolina in Mortgage Book 2053, Page 001, Mortgage Book 2053, Page 010 and Mortgage Book 2120, Page 037 (the "Mortgages"), hereby consents to the terms, covenants, conditions, easements and restrictions set forth in this Amended and Restated Declaration of Covenants, Conditions and Restrictions For Stoneledge at Lake Keowee (the "Declaration") recorded in Book 1296, at Page 325 in the aforementioned land records, and hereby subordinates the liens and security interests created by the Mortgages to the Declaration.

In Witness Whereof, this Consent and Subornation has been signed, sealed and delivered this _ day of November, 2005.

THE PALMETTO BANK

Witness (1)

By: _____
Print Name: EARLE HARDING
Its: EVP

Notary Public

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OCONEE COUNTY, S.C.
REGISTER OF DEEDS
2005 NOV 30 A 9:14

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY APPEARED before me, the undersigned, who, first being duly sworn deposes and says that (s)he saw the within named The Palmetto Bank, by EARLE HARDING, its EVP, as its act and deed sign, seal and deliver the within Consent and Subordination and that (s)he with the other witness witnessed the execution thereof.

Sworn to before me this 17
day of November, 2005.

Notary Public for South Carolina
My Commission Expires: 1.2.11

Witness (1)

SL-0109

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

2007 APR 12 A 9:03

Rec No: 00181974 0004 Type: DEED
BK 1578 PG 316-319

SUPPLEMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONELEDGE AT LAKE KEOWEE.

THIS SUPPLEMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONELEDGE AT LAKE KEOWEE is made on the date hereinafter set forth by IMK DEVELOPMENT CO., LLC, a South Carolina limited liability company, hereinafter referred to as "Declarant."

WITNESSETH

WHEREAS, Declarant has previously recorded an Amended and Restated Declaration Of Covenants, Conditions and Restrictions For Stoneledge at Lake Keowee, dated November 1, 2005, and recorded November 30, 2005, in the Office of the Oconee County Register of Deeds in Book 1464, at Page 93, subjecting the property described therein to certain protective covenants, conditions, restrictions, easements, liens and charges as therein set forth (the "Declaration");

WHEREAS, Declarant is the owner and developer of certain property in Oconee County, South Carolina, is more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property");

WHEREAS, the Declarant, in Article II of the Declaration, reserved the right to unilaterally annex additional properties into the Subdivision (as defined in the Declaration) for the purpose of subjecting the annexed property to the provisions of the Declaration and the jurisdiction of the Association;

WHEREAS, Declarant desires to annex the Property into the Subdivision for the purpose of confirming that the subject Property is governed by the provisions of the Declaration and is subject to the jurisdiction of the Association;

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, sold, and conveyed subject to the easements, restrictions, covenants, and conditions of the Declaration which are for the purpose of protecting the value and desirability of the Subdivision, to include the Property, and which Declaration shall run with the Property and be binding on all parties having any right, title, or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

For purposes of this annexation, Article 1, Section 21 of the Declaration is hereby amended to include within its definition of the term "Property" the Property and such additions thereto as may be hereafter brought within the jurisdiction of the Declaration and the Association.

For purposes of this annexation, Article 1, Section 24 of the Declaration is hereby amended to include within its definition of the term "Subdivision" the Property and such additions thereto as may be hereafter brought within the jurisdiction of the Declaration and the Association.

Except as hereinabove amended and supplemented, the Declaration shall remain in full force

Rec. Cassedy Carter + Price
PO Box 10039
Greenville, SC 29603

and effect.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hands and seals this 15 day of March, 2007.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESS

NOTARY PUBLIC

IMK DEVELOPMENT CO., LLC

By: _____

Its: MGR

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

PROBATE

PERSONALLY APPEARED before me the undersigned witness who, after being duly sworn, says that (s)he saw the within Declarant, seal, and as its act and deed deliver the within written Supplement to the Declaration of Covenants, Conditions, and Restrictions, and that (s)he, with the other two witnesses subscribed above, witnessed the execution thereof.

SWORN to before me this 15 day of March, 2007.

Notary Public for South Carolina
My commission expires: 6-6-15

Book:1578,Page:316

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CONSENT AND SUBORDINATION

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Branch Banking and Trust Company of South Carolina, the holder of that certain Mortgage from Declarant recorded in the land records for Oconee County, South Carolina, in Mortgage Book 2203, at Page 192, and the holder of that certain Mortgage from Declarant recorded in the land records for Oconee County, South Carolina, in Mortgage Book 2346, at Page 287 (collectively the "Mortgages"), hereby consents to the Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Stoneledge at Lake Keowee (the "Declaration") to which this consent and subordination is attached, and hereby subordinates the lien and security interest created by the Mortgages to the Supplement to the Declaration.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF:

LENDER:

BRANCH BANKING AND TRUST
COMPANY OF SOUTH CAROLINA

UNOFFICIAL WITNESS

NOTARY PUBLIC

BY: Barry Moses
Print Name: Barry Moses
Title: SVP

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

PROBATE

PERSONALLY APPEARED before me the undersigned witness who, after being duly sworn, says that (s)he saw the within Lender, seal, and as its act and deed deliver the within written Consent and Subordination to Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and that (s)he, with the other two witnesses subscribed above, witnessed the execution thereof.

SWORN to before me this 15
day of March, 20 09.

Notary Public for South Carolina
My commission expires: July 10, 2010

Witness 1

Book:1578,Page:316

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02561

Exhibit A

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Oconee, being all that property shown on plat prepared for Stoneledge at Lake Keowee, Phase 1 and Phase 2, by Freeland & Associates, Inc., recorded in Plat Book B 72, at Pages 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Office of the Register of Deed for Oconee County, South Carolina.

Said Property is more recently shown on plat prepared for Stoneledge at Lake Keowee, by Freeland & Associates, Inc., recorded in Plat Book B 73, at Pages 3 and 4; on plat prepared for Stoneledge at Lake Keowee, by Freeland & Associates, Inc., recorded in Plat Book B 109, at Pages 7 and 9; on plat prepared for Stoneledge at Lake Keowee, by Freeland & Associates, Inc., recorded in Plat Book B 121, at Pages 7, 8, 9 and 10; plat prepared for Stoneledge at Lake Keowee, by Freeland & Associates, Inc., recorded in Plat Book B 172, at Pages 3 and 4; and plat prepared for Stoneledge at Lake Keowee, by Freeland & Associates, Inc., recorded in Plat Book B 185, at Pages 3, 4, 5 and 6, aforesaid records and having, according to said plats, metes and bounds as shown thereon.

Book 1805 Page 241-243

ACTION BY UNANIMOUS WRITTEN CONSENT IN LIEU OF MEETING OF THE DIRECTORS OF STONELEDGE AT LAKE KEOWEE OWNERS' ASSOCIATION, INC.

The undersigned, being the directors of Stoneledge at Lake Keowee Owners' Association, Inc. ("Association"), by written consent in lieu of a meeting, hereby consent to and adopt the following resolutions and hereby direct that this written consent be filed with the books and records of the proceedings of the Association:

WHEREAS, the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Stoneledge at Lake Keowee was recorded in Deed Book 1484, Pages 35-65, of Office of the Register of Deeds for Oconee County, South Carolina (hereinafter, as amended, the "Declaration");

WHEREAS, Article VII of the Declaration set forth the exterior maintenance obligations of the Association;

WHEREAS, certain questions have arisen as to the exact scope of the Association's maintenance responsibilities with the respect to the Residences;

WHEREAS, the Board of Directors, on behalf of the Association, desires to clarify the Association's responsibilities with the respect to the exterior maintenance of the Residences; and

NOW THEREFORE, IT IS HEREBY RESOLVED, that in accordance with Article VII of the Declaration, the Board of Directors, on behalf of the Association, hereby agrees and acknowledges that the Association is responsible for the following portions of a Residence: stain and/or paint the exterior of each Residence; repair, replace, and care for roofs, gutters, and down spouts; repair, replace, and care for exterior building surfaces (which includes stone, siding, exterior door frames and exterior window frames, other exterior cladding materials, trim, fascia, along with exterior flashings, caulks, sealants (excluding exterior window glazing)), decks, and associated components; and repair, replace, and care for those components associated with the exterior building surfaces to which they are attached and with which they are integrated. The Association shall also replace damaged insulation located adjacent to any of aforementioned items when the damage to the insulation is associated with the damage to the aforementioned item that Association is otherwise obligated to repair or replace. The Association shall not be responsible for replacing any insulation due to natural wear and tear.

IT IS HEREBY FURTHER RESOLVED THAT, the Board of Directors, on behalf of the Association, hereby agrees and acknowledges that the Owner of each Residence is obligated to repair, maintain and replace all the components of his/her Residence that are not referenced above. This includes, but is not limited to: those components of the exterior walls not connected to or integrated with the items referenced above as being "exterior building surfaces"; the interior surfaces of a Residence including, but not limited to, interior drywall or wall materials, interior finishes (including interior paint or wall coverings), and interior floors or floor systems; electrical or mechanical components of the Residence, including those contained in an exterior wall; interior or exterior doors (except staining or painting of exterior surface of doors); screening; the foundation and subflooring; any glass surfaces and associated glazing.

IT IS HEREBY FURTHER RESOLVED THAT, except for the portions of the Residence the Association is responsible as referenced above, the Association shall not be responsible for any damage to any portion of a Residence caused by any leak, flow, water intrusion, or exposure to the elements unless: (1) the Association is responsible as referenced above for the portion of the Residence from which the leak, flow, water intrusion, or exposure to the elements is causing damage; (2) the Owner of the Residence has put the Association on written notice of

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OCONEE COUNTY, S.C.
REGISTER OF DEEDS

Ref: Oscar Fernari
Stoneledge Of Keowee
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OCONEE COUNTY, S.C.
REGISTER OF DEEDS

the specific problem; and (3) the Association has failed to exercise due care to correct the leak, flow, water intrusion, or exposure to the elements within a reasonable time thereafter. For the purposes of illustration, the Association would have liability for damage to the interior floor of a Residence caused by a leak in the roof if the Association failed to exercise due care to repair the leak in the roof after receiving written notice from the Owner of the problem.

The undersigned, being the directors of Association, Inc., hereby consent to and take the foregoing action by written consent, without a meeting effective as of the 3rd day of March, 2010.

Witness:

Name: DONNA M FURNARI

Name: ROBERT R. WHITE

Name: JEFFREY DAULER

Witness:

Name: Michael A. Plaisole

Name: Steven J Taylor

Name: ELLIE ALBERT

Name: JOHN R. WILSON

This resolution is promulgated by the Board of Directors for Stoneledge at Lake Keowee Owners Association, Inc., by the authority granted in that certain Amended and Restated Declaration of Covenants, Conditions, and Restrictions recorded in Deed Book 1464, at Page 33, in the Office of the Register of Deeds for Oconee County, South Carolina, and the Amended and Restated By-Laws for the Stoneledge at Lake Keowee Owners Association Inc., adopted by the Members of Stoneledge at Lake Keowee Owners Association Inc.

Dated this 24th day of November, 2010

Brenda Scarborough
Wanda Thornton

STONELEDGE AT LAKE KEOWEE
OWNERS ASSOCIATION, INC
BY: Donna M. Furnari
ITS: PRESIDENT

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF OCONEE)

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the above named corporation by its duly authorized officer(s) sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written Resolution s, and that (s)he, with the other witness whose name is subscribed above, witnessed the execution thereof.

Donna M. Furnari

SWORN to before me this 24
day of Nov, 2010

Wanda Thornton
Notary Public for South Carolina
My Commission Expires: 01/29/2018

NOTARY PUBLIC SOUTH CAROLINA

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OCONEE COUNTY, S.C.
REGISTER OF DEEDS
2010 NOV 24 A 10:29

Book:1805,Page:241

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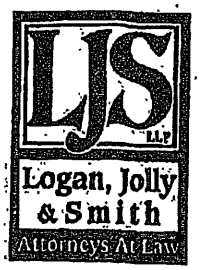

James W. Logan, Jr., Esquire
e-mail: logan@loganjollysmith.com

August 26, 2009

1805 North Boulevard
Anderson, SC 29621
Telephone: 864-226-1910
Facsimile: 864-226-1931

Mailing Address
Post Office Box 259
Anderson, SC 29622

www.loganjollysmith.com

Keowee Townhouses, LLC
9 N. Kings Road
Greenville, SC 29605

Carpenter Investors, LLC
6 Quail Hill Drive
Greenville, SC 29607

The Towne Homes on Keowee Homeowners' Association, Inc.
6 Quail Hill Drive
Greenville, SC 29607

Bostic Construction, Inc.
Bostic Brothers Construction, Inc.
528 College Road
Greensboro, NC 27410

Bostic Construction, Inc.
Bostic Brothers Construction, Inc.
500 Kivett Dairy Road
McLeansville, NC 27301

Bostic Construction, Inc.
Bostic Brothers Construction, Inc.
741 Creekridge Road
Greensboro, NC 27406

Bostic Construction, Inc.
Bostic Brothers Construction, Inc.
P.O. Box 7939
Greensboro, NC 27417

Re: Stoneledge at Lake Keowee – Phase I

Dear Sir:

I am an attorney representing the Stoneledge at Lake Keowee Homeowner's Association, Inc. and have been asked to communicate to each of you the information set forth below.

Phase I of the Stoneledge Development consists of thirty-seven (37) units that have been built. Issues have arisen as to the integrity of the columns at one of these units, i.e., Unit 23, associated with water intrusion and some diagnostic work has been commenced to determine the cause and origin of this water intrusion and the extent of any damages that have been caused thereby. My client is being lead to believe that the water intrusion issues regarding these columns are serious and significant and require prompt attention. My client is also going to institute an investigation of the columns located in the other Phase I units to determine whether or not there are any water intrusion and resulting damage issues pertaining to those columns.

Accordingly, this letter is to place each of you on notice of this matter and to request that you place your respective [redacted]. It is hoped that you [redacted] will take this matter seriously and cooperate and coordinate with my client in the development of an appropriate protocol for this examination and damage evaluation to see that the cause of this problem is adequately and permanently fixed, that all damage caused thereby is properly repaired and that the responsible party/parties pay for all losses and damages incurred.

I would initially ask that you [redacted] representative contact me as I will serve as the initial contact person for my client.

I look forward to hearing from each of you.

Yours very truly,

Logan, Jolly & Smith, LLP

James W. Logan, Jr.

JWL,jr/bk
cc: Stoneledge at Lake Keowee Owners' Association Inc.

WRITTEN EVIDENCE OF INFORMAL ACTION
OF
THE TOWNE HOMES ON KEOWEE HOMOWNERS' ASSOCIATION

May23, 2005

The following resolutions are adopted by the written consent of all the directors of the HOA pursuant to the authority granted in South Carolina Revised Code § 33-8-210.

RESOLVED, that Keowee Townhouses, LLC, a South Carolina limited company, has transferred all of its right title and interest in the Town Homes on Keowee to IMK Development Co., LLC, a South Carolina limited liability company ("IMK");

RESOLVED, that IMK, as the holder of a majority of the voting rights in the HOA, desires to elect new directors and new officers for the HOA;

RESOLVED, that the following persons are hereby elected as the new directors of the HOA effective immediately, to serve as such until the next election of directors, or until their successors have been duly elected and qualified:

Tim Roberson

William C. Cox

Rick Thoennes

RESOLVED FURTHER, that the following persons are hereby elected as the new officers of the HOA, to serve as such until the next election of officers, or until their successors have been duly elected and qualified:

Tim Roberson	President
Rick Thoennes, III	Vice President
Matt Smith	Treasurer/Secretary

The above resolutions were taken by IMK pursuant to Section 3.12 of the Amended and Restated By-Laws, and each director has consented and ratified these actions by signing his name below. These resolutions shall be effective on the date first set forth above.

Plaintiffs Produced Documents
HOA Meeting Minutes
0007

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IMK DEVELOPMENT CO., LLC

By: _____

Its: Manager

_____
Director

_____
Director

_____
Director

Plaintiffs Produced Documents
HOA Meeting Minutes
0008

02569

BOSTIC BROTHERS CONSTRUCTION, INC.

"Energized Commitments for Tomorrow's Buildings"

Bostic Brothers Construction (BBC) founded in 1991 by former NFL stars Joe and Jeff Bostic has experienced tremendous growth and success over the past several years. Since 1997, with the addition of Mel Morris (partner and President of the company), the company has focused on the construction of multifamily apartment buildings and annual construction revenues have grown from $20,000,000 to the present level of over $150,000,000. The corresponding employee base has grown from the original three principals to over 90 individuals in the same five-year period. Over the past three years, the company has received the following recognition:

1998 Builder Magazine "Top 50 Multifamily Builders In the US" - #24

1999 Builder Magazine "Top 50 Multifamily Builders In the US" - #18

2000 Builder Magazine "Top 50 Multifamily Builders In the US" - #10

Bostic Brothers Construction built over 2,500 apartment units in 2000, 3,500 units in 2001, and is on track to build approximately 6000 units in 2002. While a vast amount of their construction activity occurs in North Carolina, a significant number of projects are located in Virginia, South Carolina and Georgia.

One of the primary factors behind the explosive success of Bostic Brothers Construction is their method of "vertically-integrating" the construction process. While most contractors are dependent on sub-contractor relationships and the dynamics of the marketplace, Bostic Brothers Construction has brought all those required disciplines "in house". In other words, the framers, masons, plumbers, electricians, painters, and carpet layers, to name a few, are either employees or dedicated partners of the Bostic organization. With the guidance of "hands-on" project managers and sophisticated scheduling methods, these dedicated construction teams constantly travel and build all the Bostic projects, from Washington D.C. to Atlanta, Georgia. As a result, the Bostic

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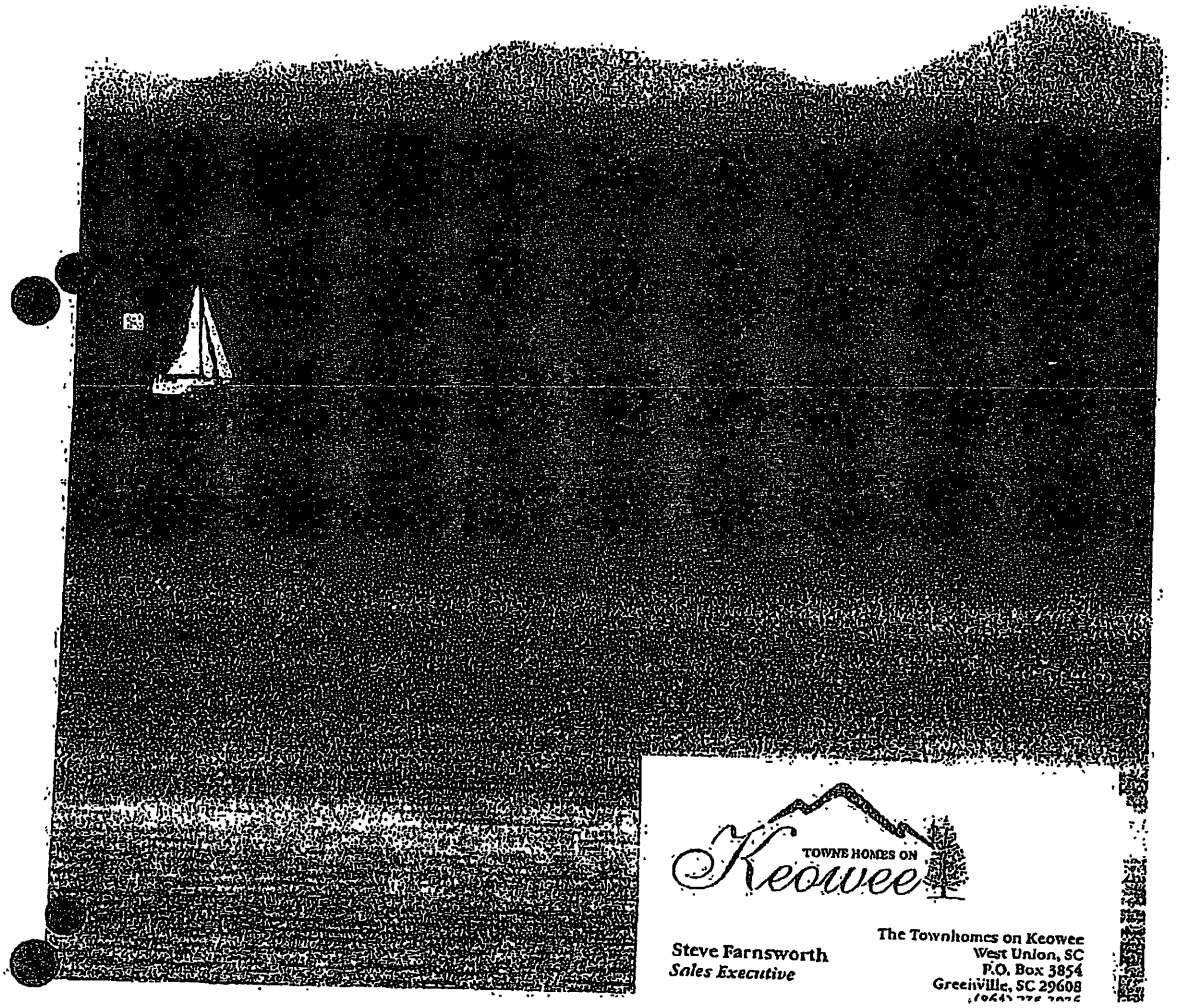
construction costs are fixed and constant, independent of the market they build within. In addition, their incredible volume of construction allows them to purchase their materials directly from the manufacturer at significant savings.

Secondly, at their 15,000 square foot warehouse just off of Mt. Hope Church Road in McLeansville, the company has developed an impressive pre-assembly operation. In that facility, employees assemble plumbing components, pre-cut carpeting to actual room dimensions, and build framing components, such as headers and jacks. These construction components are organized, labeled and delivered to the jobsite. This process significantly reduces on-site construction time schedules and material waste.

These innovative approaches to construction management, coupled with the efforts of an extremely motivated and dedicated workforce, have given Bostic Brothers Construction a differential advantage in the competitive construction marketplace and gained the company national recognition in the multifamily housing industry.

02571

Nestled on the edge of the Blue Ridge Mountains, Lake Keowee has long been recognized as the mos pristine lake in the southeast. The clear blue mountain waters along with the majestic mountain vie offer the highest quality of living.



02572

Welcome to The Towne Homes on Lake Keowee

Announcing the first Town Home Community on Lake Keowee. A place you've only dreamed of...encased in all the beauty of creation...with the excitement of one of the nation's most desired recreational lakes. The opportunity is now!

The Towne Homes on Lake Keowee will provide homeowners with pleasurable experiences all year long. With Spring spectacular mountain laurel, dogwoods, rhododendron, and azaleas will burst into view. Summer brings with it the coolness of waterfront breezes spawned by the mountain fed lake and surrounding area creeks and streams. Then the autumn glow and its color burst will excite the spirit as it ushers the coming winter's crisp clear days and blue skys.

Located between Seneca and West Union, South Carolina, The Towne Homes on Lake Keowee is a gated community tucked into the foothills of the Blue Ridge Mountains. As you meander through the walking trails and green spaces, you'll discover that the natural beauty of the foothills has been preserved. Waterfront towne homes are the order of the day, with the maintenance free cluster development surrounded by protected greenspace to ensure privacy, security, and quality of life. To maintain the natural beauty and protect the investment of our residents, detailed covenants have been established to ensure all homes owners can enjoy a carefree lifestyle.

The temperate climate of the South Carolina foothills invites year-round outdoor activities. Whether you enjoy a drive in the mountains, hiking, biking, or boating, all roads lead to fun excitement as well as discovery of the areas more than 200 waterfalls, seven national forests and five state and county parks. Nearby is the campus of Clemson University, cultural and sports activities are always close to home. The location also provides for continuing education programs as well as arts and science programs.

The Towne Homes on Lake Keowee is destined to be the community for the discriminating... the discerning, who love water, nature, the outdoors, and all its beauty. Preserved for ever will be the captured ambiance of life to be lived as it was meant to be...to its fullest.

02573

Questions and Answers

The Towne Homes on Keowee

1. **Where are The Towne Homes on Keowee located?**
   The Towne Homes on Keowee are conveniently located approximately 5 miles from Seneca and approximately 3 miles from West Union. The Community is situated in Oconee County, South Carolina on the Crooked Creek arm of Lake Keowee. The city of Greenville is a mere 45 minutes away, and Atlanta is an hour and forty-five minute drive down I-85.

2. **How do I get there?**
   At the intersection of highways SC 28 and US 76 & 123 in Seneca, SC, proceed North on SC Hwy. 28 for approximately 1.1 miles. Turn right on SC Hwy. 188 and continue North for approximately 3.3 miles. Turn left on State Road 46 (Ebenezer Rd.) for approximately 1.4 miles and turn right on Morgan Road. You'll see the entrance to The Towne Homes on Keowee. Be sure to stop in our office located on the corner of Morgan and Ebenezer Road.

3. **What size is the Community?**
   There will be ninety-three townhome villas situated on over 40 acres with 5,083 feet of waterfront. There will be approximately 15 acres of green space to enjoy outdoor activitities.

4. **What are the prices of the Towne Homes?**
   Prices will vary by location, view, floor plan and finished basement options. Units will start around $250,000.

5. **Will this be a secured Community with Amenities?**
   The Towne Homes on Keowee will be a private gated community with the featured amenity being 5,083 feet of waterfront, almost a mile of paved walking trails, green space, boat slips for every Towne Home and a sandy beach for swimming. The community will also provide a secured boat and RV storage area. Mobility around the community will be accessible by foot, bicycles or private golf carts.

6. **Who will build my Towne Home, what size will it be and what will it look like?**
   The Bostic Brothers Construction Company will be the preferred builder on site. There will be three designer floor plans to choose from. The heated square footage will range from 2,000 to 4,000. Each unit will include an unfinished basement and one car detached garage. All Towne Homes will have waterfront access. The outside elevations will include, stucco, stone and a cementious siding such as Handy Plank.

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7. **When can I pick out my Towne Home?**
We are currently preselling Towne Homes in Phase I. We anticipate presales in Phase II to begin by mid summer and Phase III late fall or early spring of 2003.

8. **What kind of financing will be available?**
Several Major lending institutions in Greenville, SC will be offering 90 to 95% financing.

9. **What kind of Utilities will be available for the community?**
The Community will be an all electric community with power provided by Blue Ridge Electric Co-op. Water will be available from Seneca. A private sewer system owned and operated by Condor Waste Management will provide sanitary sewer. A private trash collector will offer trash pick up. Each villa will be wired for a DSS Satellite Dish for TV. All utilities will be underground.

10. **Will there be a Homeowners Association?**
Yes, The Association will be administered by a Board of Directors elected by the members to assure the overall upkeep of common grounds and maintenance of the facilities. Each owner will pay monthly association dues to fund the operating expenses of the Association. Operating expenses will include property management, grounds and facilities maintenance, area lighting, insurance for the owners individual units and common property. The dues also maintain and build cash reserves for repaving of parking areas and roads and exterior capital expenses for the Towne Homes. Fees for Trash pick up, Gate maintenance and Lake Management Marina Annual Fees are also included.

11. **What kind of boats will our boat slips at The Towne Homes on Keowee marina accommodate?**
Boats ranging in size from 5 to 40 feet.

12. **What kind of closing cost can be expected?**
Attorney's fees: $400.00
Boat Slip License: $5,000
One-time capital contribution fee: $75
Normally occurring buyer fees

13. **What are the Property Taxes in Oconee County?**
Improved property is assessed at 4% times a millage rate of .196
Example: $300,000 Home
x 4%
12,000
x .196 Millage Rate
$2,352 Approximate annual property taxes

14. **What about emergency services?**
Fire response is less than 5 minutes away. Oconee Memorial Hospital is 7 minutes from the community. Oconee County Sheriff will be the primary law enforcement agency and frequently patrol the surrounding area.

15. **Want more Information?**
For more information, or to arrange a private appointment, call 800-475-1541 or 235-3036.

02575

The Development and Building Team

The Developer at The Towne Homes on Keowee is Robert M. Carpenter of Keowee Townhouses, LLC. Mr. Carpenter has successfully developed residential subdivisions, apartments, commercial office buildings, town homes and entertainment centers. He also owns controlling interests in several companies operating in consumer products, office supplies, furnishings and the timber industry. Mr. Carpenter graduated from USC with a degree in accounting and holds a CPA license. He has worked with such notable companies as Authur Young and Company, Lehman Brothers/Robinson Humphrey and he owned and operated Carolina Material Handling, which he sold to Harnishfeger, Inc. Married with four children, his professional objective is as simple as it is successful: "To meet the needs and wishes of customers in a fair and friendly way." Bobby Carpenter's hard work and dedication to his goals have made him a noted developer and businessman.

The Builder: The newest community on Lake Keowee, The Towne Homes on Keowee, is being built by Bostic Construction. Joe and Jeff Bostic, former Clemson and NFL Football stars, founded the company in 1991, and have since experienced tremendous success, recently being named the 10th Largest Multifamily Builder in the US by Builder Magazine. They built over 3,500 units in 2001 and are on track to build approximately 6,000 units in 2002. While the majority of their projects are in North Carolina, many others are in Virginia, South Carolina and Georgia.

Bostic's innovative approach to building is utterly unique in the industry. They have brought almost all their suppliers "in-house" to better control costs, quality, and scheduling. Furthermore, their exclusive subcontractor base forms a permanent, loyal team that does all the work on every Bostic project. They also utilize a 14,000 square foot staging facility in Greensboro, NC to pre-assemble building materials and build mock-up's of new building designs, thus saving even more time and money, drastically reducing waste, and catching mistakes before they reach the construction site. Combine this with experienced, "hands-on" project managers, and it's easy to see how Bostic can deliver unmatched quality at a fraction of the cost of their competitors.

Joe and Jeff Bostic and their entire team are excited to be back in the Clemson area as a major partner in what is destined to be one of the most distinguished communities on Lake Keowee.

02576

The Towne Homes on Keowee
Standard Features

Kitchens

Cabinets: Maple or Oak raised panel (White optional)
Floors: Hardwood (Tile optional)
Appliances: Refrigerator, Double Door Whirlpool with Ice in door
Stove, smooth top Whirlpool range with oven combo and Microwave
Dishwasher, Whirlpool 5 cycle
Counter Tops: Solid Surface

Baths

Counter Tops: Cultured Marble
Tub: Whirlpool (Master)
Shower: Stand Alone (Master)
Floor: Ceramic Tile

Living Areas

Foyer: Hardwood Floors
Great Room: Carpet
Laundry: Ceramic Tile
Ceiling Fans in Great Room, Master Bedroom, Screened Porch

More detailed features are available upon request. Upgrades are available.

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SUBCONTRACTORS

	Bi-Weekly Subs	Contact	Contact #	ID #	Type Work
ABBSER	Aabott Services	David Panek	(931) 670-5809		Asbestos
AGCONS	AG Construction	Louis DeCecco	(843) 532-1990		
~~BRUBRU~~	~~Brun K Bruih~~	Boon Lotakoon			wiring
EVBJAR	EEJ Construction	Everado Jaramillo		17842	Punch
JBJCON	JBJ Construction	Bernie Walker	(941) 922-8619		
JESLOP	Jesus Lopez / Jessie	Jesus Lopez	(336) 358-8389, (336) 337-4793	9030	Roofing
J&JCON	J & J Construction	Jose Manual Garcia	(919) 730-5176	26*15176	Roofing
RELCON	Reliable Contractors	Felix Thompson	(919) 576-3025	4130	Punch/Super
RONQUA	Ron's Quality Trim	Tammy Williams	(336) 382-8398	62322	Cabs/Trim
TORCAR	Tomillo's Carpentry & Bld	David Bolt	(704) 400-8890		Punch
UNVRT1	Universal Retaining System	Armando Bando	(919) 291-3831	26*57460	Retg Walls
VICMOR	Morales Masonry	Vicente Morales	(919)868-1714 or 077(	2745	Brick
BY 25th	Monthly Subs	Contact	Contact #	ID #	
ADTOLE	A.D. Toler	A.D. Toler	(336) 362-4958	54641	Electrical
JOSBAL	Jose Flores Ballesteros (B&B)	Jose Ballesteros	(919) 422-0821	26*1830	Trim
CARLAR	Carolina Landscape	Thomas Stecher	(336) 362-4438	15873	Landscape
EASCON	Eason Construction	Don Eason	(336) 362-8300	36795	Siding
EUFGAR	Eufracio Garcia / Poncho	Eufracio Garcia	(336) 362-7651	35304	Insulation
GLEHAI	Glenn Haithcox, Inc.	Glenn Haithcox	(336) 382-0633	61874	Cabinets
JLJDRY	JLJ Drywall	Ramon & Jose	(336) 362-6196	6196	Drywall/Paint
JOSNIN	Jose Nino / Pepe	Jose Nino	(336) 362-2054	65529	Framing
JVEGA	J VEGA (VMA)	Luis Aguillera	(336) 362-6877	18016	Painter
MJGCON	MJG Construction	Armando Medina	(910)612-2710, (832) 654-1389	35047	Concrete
VARCAR	Varner Carpentry & Const.	Chuck Varner	(336) 228-0038	7094	
	Other Subs	Contact	Contact #	ID #	
ALLSEA	All Seasons Mechanical	Vern Hinshaw	(336) 495-7212	5023	HVAC
A1MECH	A-1 Mechanical (out of st)	Paul Hinshaw	(336) 495-7212	3826	HVAC
AMEMEC	American Mechanical	Lynn-office	cell 633-4300	34020	HVAC
INTCON	Intercoastal Construction	Dave Pucci	(910) 353-7029	7301	Siding
WAYPAR	Wayne Parker Construction	Wayne Parker	(336) 202-6036	202 299 Becky	Railing
PRIRIC	Primo Rico	Primo Rico	(336) 669-1200	*25*13497	Carpet
Ken Brown- Isle of Palms, SC send invoices to:			Carpets of Dalton		
Service Address: 9500 Palmetto Club / Unit 4304			PO Box 1412		
			Dalton, GA 30722		
			ph 800 262-3132		
LUM PO#:	send to Steve Freese				

PLAINTIFF'S EXHIBIT 10 30-13

02578

(1)

COMMERCIAL BUILDING PERMIT

PERMIT #: 03-00301 MASTER PERMIT #: -

DATE ISSUED 02/26/03

PROJECT #: 03- KO REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: BLUE WATER WAY 228 WEST UNION SC 29696

LOT #:

SUBDIVISION: BLK #:

OWNER NAME: BOSTIC BROTHERS CONST PHONE: (336)-387-7800
ADDRESS: PO BOX 7939
CITY: GREENSBORO STATE: NC ZIP: 27417

CONTRACTOR: BOSTIC BROTHERS CONSTRUCTION PHONE: (336)-387-7800
ADDRESS: PO BOX 7939
CITY: GREENSBORO STATE: NC ZIP: 27417

ENGINEER:
DESIGNER:

PROP. USE: PO BOX 7939 GREENSBORO NC 27417

WORK: RETAINING WALL APPROX 100'
DESC:

VALUATION: 5,000.00	FEES DUE: 30.00 FEES PAID: 30.00
SPECIAL CONDITIONS: _____	WORK CLASS: SQ. FTG: 0 FIRE ZONE: OCCUP TYPE: USE ZONE: CONST TYPE:

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

* * * * * NOTICE * * * * *

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED, OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

_____ 2/26/03
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

Karen Winchester 2/26/03
(APPROVED BY) DATE

PLAINTIFF'S EXHIBIT 10 10-30-13

Plaintiff's Produced Documents Oconee County Building Dept. FOIA Response 0005

02579

Lot 1

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1007 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201317

JOB ADDRESS: 328 Blue Water Way West Union

NATURE OF WORK: New Townhome Constr.

USE OF BUILDING: residence

OWNER: Keowee Townhouses LLC — TELEPHONE #:

CONTRACTOR: Bostic Bros. — TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing	OK	9/16/07	BK
Slab	OK	10/16/07	BK

Pour no concrete until above has been signed

Elect Underground			
Plumbing Underground	OK	10-4	MJO
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Misc

Rough-in electric	OK	1-29	MJO
Rough-in plumbing	OK	1-9	MJO
Rough HVAC	OK	3-3	MJO
Rough gas			
Framing			

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc. siding	OK	1-9	MJO

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Finals and certificate of occupancy required			
Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			
Other inspections			
Re-Inspections			

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV

02580

2

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1007 TO SCHEDULE INSPECTION

24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201318

JOB ADDRESS: 326 Blue Water Way West Union

NATURE OF WORK: new townhome constr.

USE OF BUILDING: residence

OWNER: Keowee Townhouses LLC TELEPHONE #:

CONTRACTOR: Bostic Bros. TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing	OK	9/11/01	[illegible]
Slab	OK	10/11/01	[illegible]

Pour no concrete until above has been signed

Elect Underground			
Plumbing Underground	OK	10-4	[illegible]
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric	OK	1-29	[illegible]
Rough-in plumbing	OK	1-9	[illegible]
Rough HVAC	OK	3-3	[illegible]
Rough gas			
Framing			

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc.	OK	1-9	[illegible]

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Finals and certificate of occupancy required			
Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			
Other inspections			
Re-inspections			

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV. 11

02581

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OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1007 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

*****NOTICE*****

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201319

JOB ADDRESS: 324 Blue Water Way West Union

NATURE OF WORK: new Townhome const.

USE OF BUILDING: residence

OWNER: Keowee Townhouses LLC TELEPHONE #:

CONTRACTOR: Bostic Bros. TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing	ok	10/1/01	[illegible]
Slab	ok	10/1/01	[illegible]

Pour no concrete until above has been signed

Elect Underground			
Plumbing Underground	ok	10-4	[illegible]
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric	ok	1-29	[illegible]
Rough-in plumbing	ok	1-9	[illegible]
Rough HVAC	ok	3-3	[illegible]
Rough gas			
Framing			

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc.	ok	1-9	[illegible]
Garage Rains	✓	7-15	[illegible]

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Finals and certificate of occupancy required			
Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			

Other inspections

Re-Inspections

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV 11-26-01

02582

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1097 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201320

JOB ADDRESS: 322 Blue Water Way West Union

NATURE OF WORK: New Town home Const.

USE OF BUILDING: Residence

OWNER: Keowee Town homes LLC — TELEPHONE #:

CONTRACTOR: Bostic Bros. — TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing	OK	10/1/02	[illegible]
Slab	OK	10/1/02	[illegible]

Pour no concrete until above has been signed

Elect Underground			
Plumbing Underground			
Mech. Underground	OK	10.4	[illegible]
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric	OK	1.29	[illegible]
Rough-in plumbing	OK	1.9	[illegible]
Rough HVAC	OK	3.3	[illegible]
Rough gas			
Framing			

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc.	OK	1.9	[illegible]
Garage Rings	✓	7-15	[illegible]

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Finals and certificate of occupancy required			
Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			
Other inspections			
Re-Inspections			

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV 11-2

02583

BUILDING PERMITS

PERMIT #: 02-01321 MASTER PERMIT #: 02-01321

DATE ISSUED 08/21/02

PROJECT #: 02- AXH REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: BLUE WATER WAY 335 WEST UNION SC 29696

LOT #:

SUBDIVISION: TOWNHOMES ON KEOWEE LOT 5 BLK #:

OWNER NAME: KEOWEE TOWNHOUSES LLC PHONE: (864)-877-2505
ADDRESS: PO BOX 6666
CITY: GREENVILLE STATE: SC ZIP: 29606

CONTRACTOR: BOSTIC BROTHERS CONSTRUCTION PHONE: (336)-387-7800
ADDRESS: PO BOX 7939
CITY: GREENSBORO STATE: NC ZIP: 27417

ENGINEER:
DESIGNER:

PROP. USE: PO BOX 6666 GREENVILLE SC 29606

WORK: NEW TOWNHOME CONSTRUCTION
DESC:

VALUATION: 117,350.00	FEES DUE: 514.00 FEES PAID: 514.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 2,466 FIRE ZONE: Y OCCUP TYPE: R3 USE ZONE: CONST TYPE: VIU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

***** NOTICE *****

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED, OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Jeff Johnson 8/27/02
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

Terri Freeman 8/21/02
(APPROVED BY) DATE

864 - Brian
718
1005

S

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1007 TO SCHEDULE INSPECTION

24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201321

JOB ADDRESS: 335 Blue Water Way West Union

NATURE OF WORK: New Town home constr.

USE OF BUILDING: residence

OWNER: Keowee Townhouses LLC TELEPHONE #:

CONTRACTOR: Bostic Bros. TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing	OK	10-16	MP
Slab	OK	10-16	MP

Pour no concrete until above has been signed

Pora Foot/Slab	OK	11-1	DRH
Elect Underground			
Plumbing Underground	OK	10-16	MP
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric	OK	2-7	MP
Rough-in plumbing	OK	2-7	MP
Rough HVAC	OK	3-3	MP
Rough gas			
Framing	OK	4-15-03	DRH

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc. Siding Garage	OK	11-29 7-15-03	MP

Complete 10/04 - DRH

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Finals and certificate of occupancy required			
Final building	OK	DRH	10-20-04
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			
Other inspections			
Re-Inspections			

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV. 11-26-01

02585

7

BUILDING PERMITS

PERMIT #: 02-01323

MASTER PERMIT #: 02-01323

PROJECT #: 02- AXJ

DATE ISSUED 08/21/02

REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: BLUE WATER WAY 331 WEST UNION SC 29696

SUBDIVISION: TOWNHOMES ON KEOWEE LOT 7

LOT #:
BLK #:

OWNER NAME: KEOWEE TOWNHOUSES LLC
ADDRESS: PO BOX 6666
CITY: GREENVILLE
PHONE: (864)-877-2505
STATE: SC ZIP: 29606

CONTRACTOR: BOSTIC BROTHERS CONSTRUCTION
ADDRESS: PO BOX 7939
CITY: GREENSBORO
PHONE: (336)-387-7800
STATE: NC ZIP: 27417

ENGINEER:
DESIGNER:

PROP. USE: PO BOX 6666 GREENVILLE SC 29606

WORK: NEW TOWNHOME CONSTRUCTION
DESC:

VALUATION: 117,350.00	FEES DUE: 514.00 FEES PAID: 514.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 2,466 FIRE ZONE: Y OCCUP TYPE: R3 USE ZONE: CONST TYPE: VIU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

* * * * * NOTICE * * * * *

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Jeff Johnson
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) 8/27/02 DATE

Mike Dreamer
(APPROVED BY) 8/21/02 DATE

Plaintiff's Produced Documents Oconee County Building Dept. FOIA Response 0087

02586

BUILDING PERMITS

PERMIT #: 02-01324 MASTER PERMIT #: 02-01324

DATE ISSUED 08/21/02

PROJECT #: 02- AXK REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: BLUE WATER WAY 329 WEST UNION SC 29696

LOT #:

SUBDIVISION: TOWNHOMES ON KEOWEE LOT 8 BLK #:

OWNER NAME: KEOWEE TOWNHOUSES LLC PHONE: (864)-877-2505

ADDRESS: PO BOX 6666

CITY: GREENVILLE STATE: SC ZIP: 29606

CONTRACTOR: BOSTIC BROTHERS CONSTRUCTION PHONE: (336)-387-7800

ADDRESS: PO BOX-7939

CITY: GREENSBORO STATE: NC ZIP: 27417

ENGINEER:

DESIGNER:

PROP. USE: PO BOX 6666 GREENVILLE SC 29606

WORK: NEW TOWNHOME CONSTRUCTION

DESC:

VALUATION: 98,910.00	FEES DUE: 456.00 FEES PAID: 456.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 2,175 FIRE ZONE: Y OCCUP TYPE: R3 USE ZONE: CONST TYPE: VIU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

***** NOTICE *****

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) 8/27/02 DATE

(APPROVED BY) 8/31/02 DATE

Plaintiff's Produced Documents Oconee County Building Dept. FOIA Response 0101

02587

BUILDING PERMITS

PERMIT #: 02-01325 MASTER PERMIT #: 02-01325

DATE ISSUED 08/21/02

PROJECT #: 02- AXL REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: BLUE WATER WAY 327 WEST UNION SC 29696

LOT #:

SUBDIVISION: TOWNHOMES ON KEOWEE LOT 9 BLK #:

OWNER NAME: KEOWEE TOWNHOUSES LLC PHONE: (864)-877-2505

ADDRESS: PO BOX 6666

CITY: GREENVILLE STATE: SC ZIP: 29606

CONTRACTOR: BOSTIC BROTHERS CONSTRUCTION PHONE: (336)-387-7800

ADDRESS: PO BOX 7939

CITY: GREENSBORO STATE: NC ZIP: 27417

ENGINEER:

DESIGNER:

PROP. USE: PO BOX 6666 GREENVILLE SC 29606

WORK: NEW TOWNHOME CONSTRUCTION

DESC:

VALUATION: 116,935.00	FEES DUE: 511.00 FEES PAID: 511.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 2,517 FIRE ZONE: Y OCCUP TYPE: R3 USE ZONE: CONST TYPE: VIU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

***** NOTICE *****

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Jeff Johnson 8/27/02

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

Sheri Spradlin 8/21/02

(APPROVED BY) DATE

02589

02590

9

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1007 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201325

JOB ADDRESS: 327 Blue Water Way West Union

NATURE OF WORK: New Townhouse Coastr

USE OF BUILDING: Residence

OWNER: Keowee Townhouses LLC — TELEPHONE #:

CONTRACTOR: Bostic Bros. — TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday

Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing	OK	10/6	MP
Slab	OK	10/6	MP
Do not pour concrete until above has been signed			
Foot/Slab Porch	OK	11-1	DRH
Elect Underground			
Plumbing Underground	OK	10/6	MP
Mech. Underground			
Gas/Duct Underground			
Do not pour floor until above has been signed			
Rough-in electric	OK	2-7	MP
Rough-in plumbing	OK	2-7	MP
Rough HVAC	OK	3-3	MP
Rough gas			
Framing	OK	4-15-03	DRH
No Wallboard, Insulation or Exterior Siding shall be installed until above is signed			
Misc. siding Garage	OK	1-29 7-15-13	MP

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Finals and certificate of occupancy required			
Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			
Other inspections			
Re-Inspections			

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

02591

BUILDING PERMITS

PERMIT #: 02-01326

MASTER PERMIT #: 02-01326

PROJECT #: 02- AXM

DATE ISSUED 08/21/02

REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: BLUE WATER WAY 325 WEST UNION SC 29696

SUBDIVISION: TOWNHOMES ON KEOWEE LOT 10

LOT #:
BLK #:

OWNER NAME: KEOWEE TOWNHOUSES LLC
ADDRESS: PO BOX 6666
CITY: GREENVILLE
PHONE: (864)-877-2505
STATE: SC ZIP: 29606

CONTRACTOR: BOSTIC BROTHERS CONSTRUCTION
ADDRESS: PO BOX 7939
CITY: GREENSBORO
PHONE: (336)-387-7800
STATE: NC ZIP: 27417

ENGINEER:
DESIGNER:

PROP. USE: PO BOX 6666 GREENVILLE SC 29606

WORK: NEW TOWNHOME CONSTRUCTION
DESC:

VALUATION: 117,350.00

FEES DUE: 514.00
FEES PAID: 514.00

SPECIAL CONDITIONS: _____

WORK CLASS: SFH
FIRE ZONE: Y
USE ZONE:

SQ. FTG: 2,466
OCCUP TYPE: R3
CONST TYPE: VIU

APPLICATION ACCEPTED BY | PLANS CHECKED BY | APPROVED FOR ISSUANCE BY

***** NOTICE *****

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) — DATE: 8/27/02

(APPROVED BY) — DATE: 8/21/02

11

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1007 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201326

JOB ADDRESS: 325 Blue Water Way West Union

NATURE OF WORK: New Constr. Town home

USE OF BUILDING: Residence

OWNER: Keowee Townhouses LLC — TELEPHONE #:

CONTRACTOR: Bostic Bros. — TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday

Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing	OK	10-16	[illegible]
Slab	OK	10-16	[illegible]

Pour no concrete until above has been signed

Foot/slab Porch OK 11-1 DRH

Elect Underground			
Plumbing Underground	OK	10/16	[illegible]
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric	OK	2-7	[illegible]
Rough-in plumbing	OK	2-7	[illegible]
Rough HVAC	OK	3-3	[illegible]
Rough gas			
Framing	OK	4-15-03	DRH

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc. Decking	OK	1-29	[illegible]
Garage	✓	7-15-07	

Complete 10/04 - DRH

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Finals and certificate of occupancy required			
Final building	OK	DRH	10-20-04
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			
Other inspections			
Re-inspections			

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

02593

PERMIT #: 02-01327 BUILDING PERMITS

PROJECT #: 02- AXN DATE ISSUED 08/21/02 MASTER PERMIT #: 02-01327

OCONEE COUNTY REF #:

PROJECT ADDRESS: BLUE WATER WAY 323 WEST UNION SC 29696

SUBDIVISION: TOWNHOMES ON KEOWEE LOT 11 LOT #:

BLK #:

OWNER NAME: KEOWEE TOWNHOUSES LLC

ADDRESS: PO BOX 6666 PHONE: (864)-877-2505

CITY: GREENVILLE STATE: SC ZIP: 29606

CONTRACTOR: BOSTIC BROTHERS CONSTRUCTION

ADDRESS: PO BOX 7939 PHONE: (336)-387-7800

CITY: GREENSBORO STATE: NC ZIP: 27417

ENGINEER:

DESIGNER:

PROP. USE: PO BOX 6666 GREENVILLE SC 29606

WORK: NEW TOWNHOME CONSTRUCTION

DESC:

VALUATION: 116,935.00	FEES DUE: 511.00 FEES PAID: 511.00
SPECIAL CONDITIONS:	WORK CLASS: SFH SQ. FTG: 2,517 FIRE ZONE: Y OCCUP TYPE: R3 USE ZONE: CONST TYPE: VIU
APPLICATION ACCEPTED BY	PLANS CHECKED BY / APPROVED FOR ISSUANCE BY

* * * * * NOTICE * * * * *

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SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) 8/27/02 DATE

(APPROVED BY) 8/21/02 DATE

Plaintiff's Produced Documents Oconee County Building Dept. FOIA Response 0141

02594

BUILDING PERMIT APPLICATION

11

Permit Type: (Please circle the appropriate type) Commercial Industrial Residential Signage

Project Type: (Please circle the appropriate type) New Construction Modular Installation Renovation/Upgrade

Method of Payment (Please circle one): CASH OR CHECK #

OWNER & PROPERTY INFORMATION

Project Address: 323 Blue Water Way
West Union, SC 29696

Subdivision & Lot #: The Towne Homes on Keowee - Lot #11 Tax Map #: 178-00-02-074(00)

Owner Name: (As shown on tax records) Phone # w/area code:

CONTRACTOR INFORMATION

Contractor Type: (Please circle appropriate type) Residential General Specialty – list specialty Owner/Builder

SC License #: 100391 Expiration Date: 10/31/04

Contractor Name: Bostic Bros. Const. Inc. Company Name:

Mailing Address: PO Box 7939 Phone # w/area code: 336-387-7800
Greensboro, NC 27417

PROJECT INFORMATION

Power Company: (Please circle the appropriate company) Blue Ridge Duke Power Seneca L&W Other, please specify:

Gas Company (if applicable): (Please circle type of gas) Propane Gas Natural Gas

General Description of Project: Single family town home. new const.

Proposed use of structure: Single Family Res Occupancy Type: R Construction Type: V-B

Value of Completed Project: $ 116,935 (Based on typical replacement cost)

Please answer the following that apply:

Total Square Footage of Structure: 2517 Heated 2141 Un-Heated 376

Frame Type: Wood Foundation Type: Masonry Roof Type: Shingle Exterior Finish: Stucco

Number of Stories: 2 + Basement Bathrooms: 2½ Bedrooms: Kitchens: 1

Septic Tank Permit #: 2002040001 Water Source: Heat Source: Electric

Central Air Conditioning: YES or NO Garage: Yes or No Square feet: 308

Basement Information: (Please circle all that apply) Square footage 1184 Finished SF 0 Un-finished S.F. 1184 Rough-in SF: 1184

Subdivision of plats in Oconee County outside Cities Department does not imply that any formal plat review will be done. The applicant is solely responsible for compliance with any applicable state codes. Oconee County Building Codes Department is responsible for code enforcement of Oconee County Ordinance 98-16. Value of completed project has to substantiate and base that is based on a valuation sheet provided by the International Code Council. Applicant understands by home does the subdivision code but is the road judge will apply. The proposition is subject to site finding and compaction test if established soils as related to footings and other required tests to be at the site. Failure making to the expected day of the construction and/or property owner.

Applicant Signature

Date 5-5-02

Ian K. MacConchie
Please Print Name of Applicant

BldF Ok - Closed

INSPECTION SCHEDULE- PERMIT# 02-01327

Initiated By	Inspection Type	Pass- Y or N	Date	Insp. Init.	Re-Insp. Fee- Y or N
	FOOTING	yes	11/01/02	DRH	
	SLAB	yes	10/15/02	MJP	
	PLUU	yes	10/15/02	MJP	
	ELEU				
	MECU				
	GAS/DUCT U.G.				
	FRAMING	yes	04/15/03	DRH	
	ELER	yes	02/07/03	MJP	
	PLUR	yes	02/07/03	MJP	
	MECR	yes	03/03/03	MJP	
	BUILDING FINAL	yes	10/01/03	DRH	
	ELECT. FINAL				
	PLUMBING FINAL				
	GAS FINAL				
	HVAC FINAL				
	MISC.	yes	01/29/03	MJP	
	Garage Slab	yes	03/13/03	MJP	
	" Elect	yes	07/15/03	Bret	
	" Fram	yes	07/15/03	Bret	
	MOBILE HOME				
	INITIAL INSP.				
	FINAL INSP.				

LOT 11

ADDRESS: 323 Blue Water Way

12

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1097 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201329

JOB ADDRESS: 321 Blue Water Way West Union

NATURE OF WORK: New Townhome Constr.

USE OF BUILDING: Residence

OWNER: Keowee Townhouses LLC TELEPHONE #:

CONTRACTOR: Bostic Bros. TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing 1.5 Bch	OK	11-4	DRH
Slab	OK	10-23	MEP

Pour no concrete until above has been signed

Elect Underground			
Plumbing Underground	OK	10-22	DRH/BJK
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric	OK	3.4	MEP
Rough-in plumbing	OK	2.7	MEP
Rough HVAC	OK	3.4	MEP
Rough gas			
Framing	OK	4-22-03	DRH

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc.	OK	4-23-03 DRH
Garage	✓	7-15-03

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Finals and certificate of occupancy required			
Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			
Other inspections			
Re-inspections			

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

02597

13

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1007 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201330

JOB ADDRESS: 319 Blue Water Way West Union

NATURE OF WORK: New Constr. of Townhome

USE OF BUILDING: residence

OWNER: Keowee Townhouses LLC — TELEPHONE #:

CONTRACTOR: Bostic Bros. — TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing/L.S. Porch	OK	11-4	DRH
Slab	OK	10-23	[illegible]

Pour no concrete until above has been signed

Elect Underground			
Plumbing Underground	OK	10-22	DRH/BJK
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric	OK	3-4	[illegible]
Rough-in plumbing	OK	2-7	[illegible]
Rough HVAC	OK	3-4	[illegible]
Rough gas			
Framing	OK	4-21-03	DRH

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc.	OK	7-23-03	DRH
Garage		7-15-03	[illegible]

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Finals and certificate of occupancy required			
Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			
Other inspections			
Re-Inspections			

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV 11-21

02598

14

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1007 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201331

JOB ADDRESS: 317 Blue Water Way West Union

NATURE OF WORK: New Townhome Constr.

USE OF BUILDING: residence

OWNER: Keowee Townhouses LLC TELEPHONE #:

CONTRACTOR: Bostic Bros. TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing L.S. Beck	OK	11-4	DRH
Slab	OK	10-23	DRH

Pour no concrete until above has been signed

Elect Underground			
Plumbing Underground	O.K.	10-22	DRH/BJK
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric	OK	3-4	DRH
Rough-in plumbing	OK	2-7	DRH
Rough HVAC	OK	3-4	DRH
Rough gas			
Framing	OK	4-21-03	DRH

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc.	OK	4-23-03	DRH
Garage	✓	7-15-03	[illegible]

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Finals and certificate of occupancy required			
Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			
Other inspections			
Re-inspections			

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV- 11-

02599

15

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1007 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201332

JOB ADDRESS: 315 Blue Water Way West Union

NATURE OF WORK: New Constr. of Townhome

USE OF BUILDING: residence

OWNER: Keowee Townhouses LLC — TELEPHONE #:

CONTRACTOR: Bostic Bros. — TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing ~~& Porch~~	OK	11-4	DRH
Slab	OK	10-22	DRH/BTK

Pour no concrete until above has been signed

Elect Underground			
Plumbing Underground	OK	10-22	DRH/BTK
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric	OK	3-4	[illegible]
Rough-in plumbing	OK	2-7	[illegible]
Rough HVAC	OK	3-4	[illegible]
Rough gas			
Framing	OK	4-21-04	DRH

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc. Windows	OK	4-23-03	DRH
Garage	✓	7-15-03	[illegible]

INSPECTION TYPE	APPROVED	DATE	INSPECTOR

Finals and certificate of occupancy required

Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			

Other inspections

Re-Inspections

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV- 11-26-01

02600

16

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 712-8897 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201334

JOB ADDRESS: 230 Hidden Shores Ln West Union

NATURE OF WORK: New Townhome Constr.

USE OF BUILDING: residence.

OWNER: Keowee Townhouses LLC TELEPHONE #:

CONTRACTOR: Bostic Bros. TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing			
Slab	OK	11-1	DRH

Pour no concrete until above has been signed.

Patio slab - OK 11.20 mgp

Elect Underground			
Plumbing Underground	OK	10-30	mgp
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric	OK	3.7	mgp
Rough-in plumbing	OK	2.7	mgp
Rough HVAC	OK	3.7	mgp
Rough gas			
Framing	OK	5-30-03	DRH

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc Roof Framing	✓	8-6-03	[illegible]

Garage Slab OK 3.26.03 mgp

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Finals and certificate of occupancy required			
Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			
Other inspections			
Re-Inspections			

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV 11-2

02601

17

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1007 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201335

JOB ADDRESS: 228 Hidden Shores Ln West Union.

NATURE OF WORK: New Townhome Constr.

USE OF BUILDING: residence

OWNER: Keowee Townhouses LLC TELEPHONE #:

CONTRACTOR: Bostic Bros. TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing			
Slab	OK	11-1	DRH

Pour no concrete until above has been signed

patio slab 11-26 MSP

Elect Underground			
Plumbing Underground	OK	10-31	MSP
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric	OK	3-7	MSP
Rough-in plumbing	OK	2-7	MSP
Rough HVAC	OK	3 7	MSP
Rough gas			
Framing	OK	5-30-03	DRH

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc. Garage Framing	✓	06-09	BS

*Garage slab OK 3-26-03

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Finals and certificate of occupancy required			
Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			
Other Inspections			
Re-Inspections			

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV. 11-21

02602

18

BUILDING PERMITS

PERMIT #: 02-01336 MASTER PERMIT #: 02-01336

DATE ISSUED 08/21/02

PROJECT #: 02- AXW REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: HIDDEN SHORES LN 226 WEST UNION SC 29696

SUBDIVISION: TOWNHOMES ON KEOWEE LOT 18 LOT #: BLK #:

OWNER NAME: KEOWEE TOWNHOUSES LLC PHONE: (864)-877-2505
ADDRESS: PO BOX 6666
CITY: GREENVILLE STATE: SC ZIP: 29606

CONTRACTOR: BOSTIC BROTHERS CONSTRUCTION PHONE: (336)-387-7800
ADDRESS: PO BOX 7939
CITY: GREENSBORO STATE: NC ZIP: 27417

ENGINEER:
DESIGNER:

PROP. USE: PO BOX 6666 GREENVILLE SC 29606

WORK: NEW TOWNHOME CONSTRUCTION
DESC:

VALUATION: 117,350.00	FEES DUE: 514.00 FEES PAID: 514.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 2,466 FIRE ZONE: Y OCCUP TYPE: R3 USE ZONE: CONST TYPE: VIU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

***** NOTICE *****

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED, OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Jeff Johnson 8/27/02
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

Debi Zoellner 8/31/02
(APPROVED BY) DATE

Plaintiff's Produced Documents Oconee County Building Dept. FOIA Response 0221

02603

19

BUILDING PERMITS

PERMIT #: 02-01337 MASTER PERMIT #: 02-01337

DATE ISSUED 08/21/02

PROJECT #: 02- AXX REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: HIDDEN SHORES LN 224 WEST UNION SC 29696

SUBDIVISION: TOWNHOMES ON KEOWEE LOT 19 LOT #: BLK #:

OWNER NAME: KEOWEE TOWNHOUSES LLC PHONE: (864)-877-2505
ADDRESS: PO BOX 6666
CITY: GREENVILLE STATE: SC ZIP: 29606

CONTRACTOR: BOSTIC BROTHERS CONSTRUCTION PHONE: (336)-387-7800
ADDRESS: PO BOX 7939
CITY: GREENSBORO STATE: NC ZIP: 27417

ENGINEER:
DESIGNER:

PROP. USE: PO BOX 6666 GREENVILLE SC 29606

WORK: NEW TOWNHOME CONSTRUCTION
DESC:

VALUATION: 98,910.00	FEES DUE: 456.00 FEES PAID: 456.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 2,175 FIRE ZONE: Y OCCUP TYPE: R3 USE ZONE: CONST TYPE: VIU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

***** NOTICE *****

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED, OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

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Jeff Johnson 8/22/02
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

Debi Bearden 8/21/02
(APPROVED BY) DATE

20

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1097 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201338

JOB ADDRESS: 222 Hidden Shores Ln West Union

NATURE OF WORK: New Town home Const.

USE OF BUILDING: residence

OWNER: Keowee Townhouses LLC — TELEPHONE #:

CONTRACTOR: Bostic Bros. — TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing			
Slab	OK	11-1	DRH
Pour no concrete until above has been signed			
slab/patio	OK	11-20	MP
Elect Underground			
Plumbing Underground	OK	11-1	DRH
Mech. Underground			
Gas/duct Underground			
Do not pour floor until above has been signed			
Rough-in electric	OK	3-7	MP
Rough-in plumbing	OK	2-7	MP
Rough HVAC	OK	3-7	MP
Rough gas			
Framing	OK	5-30-03	DRH
No Wallboard, Insulation or Exterior Siding shall be installed until above is signed			
Misc.			
Crawl Final		8-8-03	

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Finals and certificate of occupancy required			
Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			
Other inspections			
Re-Inspections			

** Garage slab OK 3-26-03 MP

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV. 11-26-1

02605

21

BUILDING PERMITS

PERMIT #: 02-01343 MASTER PERMIT #: 02-01343

DATE ISSUED 08/21/02

PROJECT #: 02- AYD REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: HIDDEN SHORES LN 220 WEST UNION SC 29696

SUBDIVISION: TOWNHOMES ON KEOWEE LOT 21 LOT #: BLK #:

OWNER NAME: KEOWEE TOWNHOUSES LLC PHONE: (864)-877-2505
ADDRESS: PO BOX 6666
CITY: GREENVILLE STATE: SC ZIP: 29606

CONTRACTOR: BOSTIC BROTHERS CONSTRUCTION PHONE: (336)-387-7800
ADDRESS: PO BOX 7939
CITY: GREENSBORO STATE: NC ZIP: 27417

ENGINEER:
DESIGNER:

PROP. USE: PO BOX 6666 GREENVILLE SC 29606

WORK: NEW TOWNHOME CONSTRUCTION
DESC:

VALUATION: 116,935.00 | FEES DUE: 511.00
FEES PAID: 511.00

SPECIAL CONDITIONS: _____ | WORK CLASS: SFH SQ. FTG: 2,517
FIRE ZONE: Y OCCUP TYPE: R3
USE ZONE: CONST TYPE: VIU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

***** NOTICE *****

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED, OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

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Jeff Johnson 8/27/02
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

Sheri Freeman 8/21/02
(APPROVED BY) DATE

BUILDING PERMITS

PERMIT #: 02-01344 MASTER PERMIT #: 02-01344

DATE ISSUED 08/21/02

PROJECT #: 02- AYE REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: HIDDEN SHORES LN 219 WEST UNION SC 29696

LOT #:

SUBDIVISION: TOWNHOMES ON KEOWEE LOT 22 BLK #:

OWNER NAME: KEOWEE TOWNHOUSES LLC PHONE: (864)-887-2505
ADDRESS: PO BOX 6666
CITY: GREENVILLE STATE: SC ZIP: 29606

CONTRACTOR: BOSTIC BROTHERS CONSTRUCTION PHONE: (336)-387-7800
ADDRESS: PO BOX 7939
CITY: GREENSBORO STATE: NC ZIP: 27417

ENGINEER:
DESIGNER:

PROP. USE: PO BOX 6666 GREENVILLE SC 29606

WORK: NEW TOWNHOME CONSTRUCTION
DESC:

VALUATION: 117,350.00	FEES DUE: 514.00 FEES PAID: 514.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 2,466 FIRE ZONE: Y OCCUP TYPE: R3 USE ZONE: CONST TYPE: VIU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

***** NOTICE *****

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) 8/27/02 DATE

(APPROVED BY) 8/21/02 DATE

Plaintiff's Produced Documents Oconee County Building Dept. FOIA Response 0259

02607

BUILDING PERMITS

PERMIT #: 02-01345

MASTER PERMIT #: 02-01345

PROJECT #: 02- AYF

DATE ISSUED 08/21/02

REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: HIDDEN SHORES LN 221 WEST UNION SC 29696

SUBDIVISION: TOWNHOMES ON KEOWEE LOT 23

LOT #:
BLK #:

OWNER NAME: KEOWEE TOWNHOUSES LLC
ADDRESS: PO BOX 6666
CITY: GREENVILLE
PHONE: (864)-877-2505
STATE: SC ZIP: 29606

CONTRACTOR: BOSTIC BROTHERS CONSTRUCTION
ADDRESS: PO BOX 7939
CITY: GREENSBORO
PHONE: (336)-387-7800
STATE: NC ZIP: 27417

ENGINEER:
DESIGNER:

PROP. USE: PO BOX 6666 GREENVILLE

WORK: NEW TOWNHOME CONSTRUCTION
DESC:

VALUATION: 117,350.00

FEES DUE: 514.00
FEES PAID: 514.00

SPECIAL CONDITIONS: _____

WORK CLASS: SFH
FIRE ZONE: Y
USE ZONE:

SQ. FTG: 2,466
OCCUP TYPE: R3
CONST TYPE: VIU

APPLICATION ACCEPTED BY | PLANS CHECKED BY | APPROVED FOR ISSUANCE BY

* * * * * NOTICE * * * * *

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED, OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) 8/27/02 DATE

(APPROVED BY) 8/21/02 DATE

24

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1007 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201346

JOB ADDRESS: 223 Hidden Shores Ln West Union

NATURE OF WORK: New Townhome Constr.

USE OF BUILDING: residence

OWNER: Keowee Townhouses LLC — TELEPHONE #:

CONTRACTOR: Bostic Bros — TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing	OK	1-16	[illegible]
Slab	OK	12-22	[illegible]

Pour no concrete until above has been signed

Elect Underground			
Plumbing Underground	OK	12-22	[illegible]
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric	✓	7-18-03	[illegible]
Rough-in plumbing	OK	3-7	[illegible]
Rough HVAC	OK	3-7	[illegible]
Rough gas			
Framing	✓	7-18-03	[illegible]

No Wallboard, Insulation or Exterior Siding should be installed until above is signed

Misc. Garage Slab	✓	5-16-03	[illegible]
Garage Frame	✓	8-6-03	[illegible]

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Finals and certificate of occupancy required			
Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			
Other inspections			
Re-inspections			

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV. 11-

02609

25

OCONEE COUNTY
RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1097 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201347

JOB ADDRESS: 225 Hidden Shores Ln West Union

NATURE OF WORK: New Townhome Constr.

USE OF BUILDING: residence

OWNER: Keowee Townhouses LLC — TELEPHONE #:

CONTRACTOR: Bostic Bros. — TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing	OK	1-16	MB
Slab	OK	12-30	MB

Pour no concrete until above has been signed

Elect Underground			
Plumbing Underground	OK	12-30	MB
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric			
Rough-in plumbing			
Rough HVAC			
Rough gas			
Framing			

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc. Garage Slab		5-8-03	
Framing	✓	8-6-03	

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Finals and certificate of occupancy required			
Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			
Other Inspections			
Re-Inspections			

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV. 11-3

02610

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1007 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

*****NOTICE*****

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201348

JOB ADDRESS: 227 Hidden Shores Ln West Union

NATURE OF WORK: New townhome Construction

USE OF BUILDING: residence

OWNER: Keowee Townhouses LLC — TELEPHONE #:

CONTRACTOR: Bostic Bros. Const. — TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing			
Slab	OK	12-30	[illegible]

Pour no concrete until above has been signed

Elect Underground			
Plumbing Underground	OK	12-20	[illegible]
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric	✓	7-18-03	[illegible]
Rough-in plumbing	OK	3-7	[illegible]
Rough HVAC	OK	3-7	[illegible]
Rough gas			
Framing	✓	7-18-03	[illegible]

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc. Garage Slab	✓	5-16-03	[illegible]
Pitomij	✓	6-6-03	[illegible]

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Finals and certificate of occupancy required			
Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			

Other inspections

Re-Inspections

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV 11-26-01

02611

27

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1007 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

*****NOTICE*****

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 020.1349

JOB ADDRESS: 400 Sunset Point Dr West Union

NATURE OF WORK: new townhome Constr.

USE OF BUILDING: residence

OWNER: Keowee Townhouses LLC TELEPHONE #:

CONTRACTOR: Bostic Bros. Constr. TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

Garage slab ✓ 4-4-03 BW

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing			
Slab	OK	11-6	MOP

Pour no concrete until above has been signed

Rich slab	OK	11-7	MOP
Elect Underground			
Plumbing Underground	OK	11-6	MOP
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric	OK	3-6	MOP
Rough-in plumbing	OK	3-6	MOP
Rough HVAC	OK	3-6	MOP
Rough gas			
Framing	✓	7-18-03	BR

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc: Crawl Exam	✓	8-8-03	BS

INSPECTION TYPE	APPROVED	DATE	INSPECTOR

Finals and certificate of occupancy required

Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			

Other inspections

Re-Inspections

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV 11-26-01

02612

28

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1007 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201351

JOB ADDRESS: 402 Sunset Point Dr West Union

NATURE OF WORK: new Townhome Constr

USE OF BUILDING: residence

OWNER: Keowee Townhouses LLC. TELEPHONE #:

CONTRACTOR: Bostic Bros. Const. TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday

Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

GARAGE SLAB OK 4-24-03 DRH

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing			
Slab	OK	11-7	[illegible]

Pour no concrete until above has been signed

Back Porch slab OK 11-27 [illegible]

Elect Underground			
Plumbing Underground	OK	11-7	[illegible]
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric	OK	3-6	[illegible]
Rough-in plumbing	OK	3-6	[illegible]
Rough HVAC	OK	3-6	[illegible]
Rough gas			
Framing	✓	7-18-03	[illegible]

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc. Garage Framing	✓	8-1-03	[illegible]

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Finals and certificate of occupancy required			
Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			
Other inspections			
Re-inspections			

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV 11-26-01

02613

29

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1007 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201355

JOB ADDRESS: 404 Sunset Point Dr West Union SC

NATURE OF WORK: new Town home Construction

USE OF BUILDING: residence

OWNER: Keowee Townhouses LLC TELEPHONE #:

CONTRACTOR: Bostic Bros. Const. TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

Garage slab OK 4-24-03 DRH

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing			
Slab	OK	11-7	MSP

Pour no concrete until above has been signed

porch slab	OK	11-27	MSP
Elect Underground			
Plumbing Underground	OK	11-7	MSP
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric	OK	3-6	MSP
Rough-in plumbing	OK	3-6	MSP
Rough HVAC	OK	3-6	MSP
Rough gas			
Framing	✓	7-18-03	[illegible]

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc. Gray Frame	✓	8-6-03	[illegible]

INSPECTION TYPE	APPROVED	DATE	INSPECTOR

Finals and certificate of occupancy required

Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			

Other inspections

Re-Inspections

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV 11-26-

02614

BUILDING PERMITS

PERMIT #: 05-01057 MASTER PERMIT #: 05-01057

DATE ISSUED 06/09/05

:OJECT #: 05- ANJ REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: SUNSET POINTE DR 410 WEST UNION SC 29696

LOT #:

SUBDIVISION: THE TOWNHOMES ON KEOWEE LOT 30 BLK #:

OWNER NAME: IMK DEVELOPMENT CO LLC PHONE: ( )-

ADDRESS: 770 PELHAM RD STE 200

CITY: GREENVILLE STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS PHONE: ( )-

ADDRESS: 6 MILAN DR

CITY: GREENVILLE STATE: SC ZIP: 29609

ENGINEER:

DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE SC 29615

WORK: COMPLETE TOWNHOME FROM FOUNDATION STAGE/REF # 02-01356

DESC:

VALUATION: 83,592.56	FEES DUE: 396.00 FEES PAID: 396.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 2,423 FIRE ZONE: Y OCCUP TYPE: R2 USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

* * * * * NOTICE * * * * *

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED, OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Matthew [illegible] 6/9/05

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

[illegible] 6/9/05

(APPROVED BY) DATE

02615

31

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1007 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201357

JOB ADDRESS: 412 Sunset Point Dr West Union

NATURE OF WORK: new townhome Construction

USE OF BUILDING: residence

OWNER: Keowee Townhouses LLC TELEPHONE #:

CONTRACTOR: Bostic Bros. Const. TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing			
Slab	✓	11-19-03	[illegible]
Pour no concrete until above has been signed			
Garage Monolithic	OK	5-30-03	DRH
Elect Underground			
Plumbing Underground	✓	11-19-03	[illegible]
Mech. Underground			
Gas/duct Underground			
Do not pour floor until above has been signed			
Rough-in electric			
Rough-in plumbing			
Rough HVAC			
Rough gas			
Framing			
No Wallboard, Insulation or Exterior Siding shall be installed until above is signed			
Misc.			

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Finals and certificate of occupancy required			
Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			
Other inspections			
Re-inspections			

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV 11-26-01

02616

3.2

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1007 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201358

JOB ADDRESS: 414 Sunset Point Dr West Union

NATURE OF WORK: New townhome Constr.

USE OF BUILDING: residence

OWNER: Keowee Townhouses LLC TELEPHONE #:

CONTRACTOR: Bostic Bros. Constr. TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing			
Slab	✓	11-19-03	

Pour no concrete until above has been signed

Garage Monolithic OK 5-30-03 DRH

Elect Underground			
Plumbing Underground	✓	11-19-03	
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric			
Rough-in plumbing			
Rough HVAC			
Rough gas			
Framing			

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc.			

INSPECTION TYPE	APPROVED	DATE	INSPECTOR

Finals and certificate of occupancy required

Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			

Other inspections

Re-Inspections

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV 11-26-01

02617

33

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1007 TO SCHEDULE INSPECTION

24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201359

JOB ADDRESS: 416 Sunset Point Dr West Union

NATURE OF WORK: new townhome Constr.

USE OF BUILDING: residence

OWNER: Keowee Townhouses LLC TELEPHONE #:

CONTRACTOR: Bostic Bros. Constr. TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing			
Slab			

Pour no concrete until above has been signed

Garage monolithic OK 5-30-03 - DRH

Elect Underground			
Plumbing Underground			
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric			
Rough-in plumbing			
Rough HVAC			
Rough gas			
Framing			

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc. Garage Fram	✓	8-6-03	[illegible]

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Finals and certificate of occupancy required			
Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			
Other inspections			
Re-Inspections			

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV: 11-7

02618

34

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1007 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201360

JOB ADDRESS: 418 Sunset Point Dr West Union

NATURE OF WORK: new town home Constr.

USE OF BUILDING: residence

OWNER: Keowee Townhouses LLC TELEPHONE #:

CONTRACTOR: Bostic Bros Constr. TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing		1-16	
Slab		1-9	

Pour no concrete until above has been signed

Elect Underground			
Plumbing Underground		1-9	
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric			
Rough-in plumbing			
Rough HVAC			
Rough gas			
Framing			

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc. Gas Test		5-14-02	
11 Framing		8-6-03	

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Finals and certificate of occupancy required			
Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			
Other inspections			
Re-Inspections			

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV: 11-26-01

02619

35

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1007 TO SCHEDULE INSPECTION

24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201361

JOB ADDRESS: 420 Sunset Point Dr West Union

NATURE OF WORK: new townhome Constr.

USE OF BUILDING: residence

OWNER: Keowee Townhouses LLC TELEPHONE #:

CONTRACTOR: Bostic Bros Constr. TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday	Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing	OK	1-16	[illegible]
Slab	OK	1-9	[illegible]

Pour no concrete until above has been signed

Elect Underground			
Plumbing Underground	OK	1-8	[illegible]
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric			
Rough-in plumbing			
Rough HVAC			
Rough gas			
Framing			

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc. gas ckl.	✓	9-14-03	[illegible]
" Framing	✓	8-6-03	[illegible]

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Finals and certificate of occupancy required			
Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			
Other Inspections			
Re-Inspections			

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV. 11-26-0

02620

BUILDING PERMITS

PERMIT #: 02-01362 MASTER PERMIT #: 02-01362

DATE ISSUED 08/21/02

PROJECT #: 02- AYW REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: SUNSET POINT DR 422 WEST UNION SC 29696

LOT #:

SUBDIVISION: TOWNHOMES ON KEOWEE LOT 36 BLK #:

OWNER NAME: KEOWEE TOWNHOUSES LLC PHONE: (864)-877-2505
ADDRESS: PO BOX 6666
CITY: GREENVILLE STATE: SC ZIP: 29606

CONTRACTOR: BOSTIC BROTHERS CONSTRUCTION PHONE: (336)-387-7800
ADDRESS: PO BOX 7939
CITY: GREENSBORO STATE: NC ZIP: 27417

ENGINEER:
DESIGNER:

PROP. USE: PO BOX 6666 GREENVILLE SC 29606

WORK: NEW TOWNHOME CONSTRUCTION
DESC:

VALUATION: 98,910.00	FEES DUE: 456.00 FEES PAID: 456.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 2,175 FIRE ZONE: Y OCCUP TYPE: R3 USE ZONE: CONST TYPE: VIU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

* * * * * NOTICE * * * * *

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_____ 8 / 22 / 02
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

_____ 8 / 21 / 02
(APPROVED BY) DATE

Plaintiff's Produced Documents Oconee County Building Dept. FOIA Response 0410

02621

BUILDING PERMITS

PERMIT #: 02-01363

MASTER PERMIT #: 02-01363

DATE ISSUED 08/21/02

PROJECT #: 02- AYX

REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: SUNSET POINT DR 424 WEST UNION SC 29696

SUBDIVISION: TOWNHOMES ON KEOWEE LOT 37

LOT #:
BLK #:

OWNER NAME: KEOWEE TOWNHOUSES LLC
ADDRESS: PO BOX 6666
CITY: GREENVILLE
PHONE: (864)-877-2505
STATE: SC ZIP: 29606

CONTRACTOR: BOSTIC BROTHERS CONSTRUCTION
ADDRESS: PO BOX 7939
CITY: GREENSBORO
PHONE: (336)-387-7800
STATE: NC ZIP: 27417

ENGINEER:
DESIGNER:

PROP. USE: PO BOX 6666 GREENVILLE SC 29606

WORK DESC: NEW TOWNHOME CONSTRUCTION

VALUATION: 98,910.00	FEES DUE: 456.00 FEES PAID: 456.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 2,175 FIRE ZONE: Y OCCUP TYPE: R3 USE ZONE: CONST TYPE: VIU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

* * * * * NOTICE * * * * *

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) 8/27/02 DATE

(APPROVED BY) 8/21/02 DATE

10-07-03
MET w/ Pepe -
THIS INVOICE IS APPROVED.
PROCESS FOR PAYMENT.

Jose S. Nino
7319 Ledbetter Rd
Climax, NC 27233

Invoice

Date	Invoice #
1/24/2003	394

Bill To	Ship To
Bostic Brothers Construction, Inc. PO Box 7939 Greensboro, NC 27417	Lake Keowee (At Clemson) Oconee County Seneca, SC

P.O. No.	Terms	Due Date	Project
1002025-032	Net 10th	2/10/2003	

Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
Nails-Building #01	2,000.00			4	500.00	100.00%	100.00%	2,000.00
Nails-Building #02	3,500.00			7	500.00	100.00%	100.00%	3,500.00
Nails-Building #03	2,000.00			4	500.00	100.00%	100.00%	2,000.00
Nails-Building #04	3,000.00			6	500.00	100.00%	100.00%	3,000.00
Nails-Building #05	2,500.00			5	500.00	100.00%	100.00%	2,500.00
Nails-Building #06	1,500.00			3	500.00	100.00%	100.00%	1,500.00
Nails-Building #07	2,000.00			0	500.00	0.00%	0.00%	0.00
Nails-Building #08	2,000.00			4	500.00	100.00%	100.00%	2,000.00
Basement Floor Walls-Building #02	2,599.45			7,427	0.35	100.00%	100.00%	2,599.45
Basement Floor Walls-Building #03	1,432.55			4,093	0.35	100.00%	100.00%	1,432.55
Basement Floor Walls-Building #04	2,125.90			6,074	0.35	100.00%	100.00%	2,125.90
Basement Floor Walls-Building #05	1,536.50			4,390	0.35	100.00%	100.00%	1,536.50
Basement Floor Walls-Building #06	1,137.85			3,251	0.35	100.00%	100.00%	1,137.85
Basement Floor Walls-Building #08	1,357.65			3,879	0.35	100.00%	100.00%	1,357.65
1st Floor Walls Labor-Building #01	2,080.80			4,624	0.45	100.00%	100.00%	2,080.80
1st Floor Walls Labor-Building #02	3,726.90			8,282	0.45	100.00%	100.00%	3,726.90
1st Floor Walls Labor-Building #03	2,049.30			4,554	0.45	100.00%	100.00%	2,049.30
1st Floor Walls Labor-Building #04	3,022.20			6,716	0.45	100.00%	100.00%	3,022.20

Draw #01

Total	
Payments/Credits	
Balance Due	

PLAINTIFF'S EXHIBIT 11 10-30-13

02623

Jose S. Nino
7319 Ledbetter Rd
Climax, NC 27233

Invoice

Date	Invoice #
1/24/2003	394

Bill To	Ship To
Bostic Brothers Construction, Inc. P.O Box 7939 Greensboro, NC 27417	Lake Keowee (At Clemson) Oconee County Seneca, SC

P.O. No.	Terms	Due Date	Project
1002025-032	Net 10th	2/10/2003	

Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
1st Floor Walls Labor-Building #05	2,785.50			6,190	0.45	100.00%	100.00%	2,785.50
1st Floor Walls Labor-Building #06	1,646.10			3,658	0.45	100.00%	100.00%	1,646.10
1st Floor Walls Labor-Building #07	2,215.80			0	0.45	0.00%	0.00%	0.00
1st Floor Walls Labor-Building #08	1,914.30			4,254	0.45	100.00%	100.00%	1,914.30
2nd Floor Walls Labor-Building #01	1,607.85			3,573	0.45	100.00%	100.00%	1,607.85
2nd Floor Walls Labor-Building #02	2,819.25			6,265	0.45	100.00%	100.00%	2,819.25
2nd Floor Walls Labor-Building #03	1,654.65			3,677	0.45	100.00%	100.00%	1,654.65
2nd Floor Walls Labor-Building #04	2,470.50			5,490	0.45	100.00%	100.00%	2,470.50
2nd Floor Walls Labor-Building #05	1,956.60			4,348	0.45	100.00%	100.00%	1,956.60
2nd Floor Walls Labor-Building #06	1,211.40			2,692	0.45	100.00%	100.00%	1,211.40
2nd Floor Walls Labor-Building #07	1,584.00			0	0.45	0.00%	0.00%	0.00
2nd Floor Walls Labor-Building #08	1,678.50			3,730	0.45	100.00%	100.00%	1,678.50
1st Floor System Labor-Building #02	4,555.10			8,282	0.55	100.00%	100.00%	4,555.10
1st Floor System Labor-Building #03	2,504.70			4,554	0.55	100.00%	100.00%	2,504.70
Draw #01								

Total	
Payments/Credits	
Balance Due	

02624

Jose S. Nino
7319 Ledbetter Rd
Climax, NC 27233

Invoice

Date	Invoice #
1/24/2003	394

Bill To	Ship To
Bostic Brothers Construction, Inc. PO Box 7939 Greensboro, NC 27417	Lake Keowee (At Clemson) Oconee County Seneca, SC

P.O. No.	Terms	Due Date	Project
1002025-032	Net 10th	2/10/2003	

Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
1st Floor System Labor-Building #04	3,693.80			6,716	0.55	100.00%	100.00%	3,693.80
1st Floor System Labor-Building #05	3,404.50			6,190	0.55	100.00%	100.00%	3,404.50
1st Floor System Labor-Building #06	2,011.90			3,658	0.55	100.00%	100.00%	2,011.90
1st Floor System Labor-Building #08	2,339.70			4,254	0.55	100.00%	100.00%	2,339.70
2nd Floor System Labor-Building #01	1,965.15			3,573	0.55	100.00%	100.00%	1,965.15
2nd Floor System Labor-Building #02	3,445.75			6,265	0.55	100.00%	100.00%	3,445.75
2nd Floor System Labor-Building #03	2,022.35			3,677	0.55	100.00%	100.00%	2,022.35
2nd Floor System Labor-Building #04	3,019.50			5,490	0.55	100.00%	100.00%	3,019.50
2nd Floor System Labor-Building #05	2,391.40			4,348	0.55	100.00%	100.00%	2,391.40
2nd Floor System Labor-Building #06	1,480.60			2,692	0.55	100.00%	100.00%	1,480.60
2nd Floor System Labor-Building #07	1,936.00			0	0.55	0.00%	0.00%	0.00
2nd Floor System Labor-Building #08	2,051.50			3,730	0.55	100.00%	100.00%	2,051.50
Roof System Labor-Building #01	3,504.15			5,391	0.65	100.00%	100.00%	3,504.15
Roof System Labor-Building #02	6,217.25			9,565	0.65	100.00%	100.00%	6,217.25
Roof System Labor-Building #03	3,462.55			5,327	0.65	100.00%	100.00%	3,462.55
Roof System Labor-Building #04	5,144.10			7,914	0.65	100.00%	100.00%	5,144.10
Draw #01								

Total	
Payments/Credits	
Balance Due	

02625

Jose S. Nino
7319 Ledbetter Rd
Climax, NC 27233

Nash to get w/ Keith on Monday

Invoice

Date	Invoice #
1/24/2003	394

Bill To	Ship To
Bostic Brothers Construction, Inc. PO Box 7939 Greensboro, NC 27417	Lake Keowee (At Clemson) Oconee County Seneca, SC

P.O. No.	Terms	Due Date	Project
1002025-032	Net 10th	2/10/2003	

Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
Roof System Labor-Building #05	4,577.30			7,042	0.65	100.00%	100.00%	4,577.30
Roof System Labor-Building #06	2,713.10			4,174	0.65	100.00%	100.00%	2,713.10
Roof System Labor-Building #07	3,645.20			0	0.65	0.00%	0.00%	0.00
Roof System Labor-Building #08	3,321.50			5,110	0.65	100.00%	100.00%	3,321.50
Punch Labor-Building #01	1,639.40			8,197	0.20	100.00%	100.00%	1,639.40
Punch Labor-Building #02	4,394.80			21,974	0.20	100.00%	100.00%	4,394.80
Punch Labor-Building #03	2,464.80			12,324	0.20	100.00%	100.00%	2,464.80
Punch Labor-Building #04	3,656.00			18,280	0.20	100.00%	100.00%	3,656.00
Punch Labor-Building #05	2,985.60			14,928	0.20	100.00%	100.00%	2,985.60
Punch Labor-Building #06	1,920.20			9,601	0.20	100.00%	100.00%	1,920.20
Punch Labor-Building #07	1,688.80			0	0.20	0.00%	0.00%	0.00
Punch Labor-Building #08	2,372.60			11,863	0.20	100.00%	100.00%	2,372.60
Set Stairs-Building #01	1,840.00			4	460.00	100.00%	100.00%	1,840.00
Set Stairs-Building #02	6,440.00			14	460.00	100.00%	100.00%	6,440.00
Set Stairs-Building #03	3,680.00			8	460.00	100.00%	100.00%	3,680.00
Set Stairs-Building #04	5,520.00			12	460.00	100.00%	100.00%	5,520.00
Set Stairs-Building #05	4,600.00			10	460.00	100.00%	100.00%	4,600.00
Set Stairs-Building #06	2,760.00			6	460.00	100.00%	100.00%	2,760.00
Set Stairs-Building #07	1,840.00			0	460.00	0.00%	0.00%	0.00
Set Stairs-Building #08	3,680.00			8	460.00	100.00%	100.00%	3,680.00
Exterior Sheathing Labor-Building #01	640.00			160	4.00	100.00%	100.00%	640.00
Exterior Sheathing Labor-Building #02	1,120.00			280	4.00	100.00%	100.00%	1,120.00
Exterior Sheathing Labor-Building #03	640.00			160	4.00	100.00%	100.00%	640.00
Exterior Sheathing Labor-Building #04	960.00			240	4.00	100.00%	100.00%	960.00
Draw #01								

Total	
Payments/Credits	
Balance Due	

02626

2760

Jose S. Nino
7319 Ledbetter Rd
Climax, NC 27233

Invoice

Date	Invoice #
1/24/2003	394

Bill To	Ship To
Bostic Brothers Construction, Inc. PO Box 7939 Greensboro, NC 27417	Lake Keowee (At Clemson) Oconee County Seneca, SC

P.O. No.	Terms	Due Date	Project
1002025-032	Net 10th	2/10/2003	

Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
Exterior Sheathing Labor-Building #05	800.00			200	4.00	100.00%	100.00%	800.00
Exterior Sheathing Labor-Building #06	480.00			120	4.00	100.00%	100.00%	480.00
Exterior Sheathing Labor-Building #07	640.00			0	4.00	0.00%	0.00%	0.00
Exterior Sheathing Labor-Building #08	640.00			160	4.00	100.00%	100.00%	640.00
Patios PT Labor-Building #02	3,582.00			2,388	1.50	100.00%	100.00%	3,582.00
Patios PT Labor-Building #03	2,052.00			1,368	1.50	100.00%	100.00%	2,052.00
Patios PT Labor-Building #04	3,060.00			2,040	1.50	100.00%	100.00%	3,060.00
Patios PT Labor-Building #05	2,556.00			1,704	1.50	100.00%	100.00%	2,556.00
Patios PT Labor-Building #06	1,548.00			1,032	1.50	100.00%	100.00%	1,548.00
Patios PT Labor-Building #08	2,034.00			1,356	1.50	100.00%	100.00%	2,034.00
Travel-Building #01	400.00			4	100.00	100.00%	100.00%	400.00
Travel-Building #02	700.00			7	100.00	100.00%	100.00%	700.00
Travel-Building #03	400.00			4	100.00	100.00%	100.00%	400.00
Travel-Building #04	600.00			6	100.00	100.00%	100.00%	600.00
Travel-Building #05	500.00			5	100.00	100.00%	100.00%	500.00
Travel-Building #06	300.00			3	100.00	100.00%	100.00%	300.00
Travel-Building #07	400.00			0	100.00	0.00%	0.00%	0.00
Travel-Building #08	400.00			4	100.00	100.00%	100.00%	400.00

Draw #01

Total	$192,505.05
Payments/Credits	$-173,071.65
Balance Due	$19,433.40

Approved
MK - 10-7-03

02627

Jose S. Nino
7319 Ledbetter Rd
Climax, NC 27233

Invoice

Date	Invoice #
4/25/2003	432

Bill To	Ship To
Bostic Brothers Construction, Inc. PO Box 7939 Greensboro, NC 27417	Lake Keowee (At Clemson) Oconee County Seneca, SC

P.O. No.	Terms	Due Date	Project
1002025-032	Net 10th	5/10/2003	

Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
Nails-Building #01	2,000.00	2,000.00	100.00%	0	500.00	0.00%	100.00%	0.00
Nails-Building #02	3,500.00	3,500.00	100.00%	0	500.00	0.00%	100.00%	0.00
Nails-Building #03	2,000.00	2,000.00	100.00%	0	500.00	0.00%	100.00%	0.00
Nails-Building #04	3,000.00	3,000.00	100.00%	0	500.00	0.00%	100.00%	0.00
Nails-Building #05	2,500.00	2,500.00	100.00%	0	500.00	0.00%	100.00%	0.00
Nails-Building #06	1,500.00	1,500.00	100.00%	0	500.00	0.00%	100.00%	0.00
Nails-Building #07	2,000.00			4	500.00	100.00%	100.00%	2,000.00
Nails-Building #08	2,000.00	2,000.00	100.00%	0	500.00	0.00%	100.00%	0.00
Basement Floor Walls-Building #02	2,599.45	2,599.45	100.00%	0	0.35	0.00%	100.00%	0.00
Basement Floor Walls-Building #03	1,432.55	1,432.55	100.00%	0	0.35	0.00%	100.00%	0.00
Basement Floor Walls-Building #04	2,125.90	2,125.90	100.00%	0	0.35	0.00%	100.00%	0.00
Basement Floor Walls-Building #05	1,536.50	1,536.50	100.00%	0	0.35	0.00%	100.00%	0.00
Basement Floor Walls-Building #06	1,137.85	1,137.85	100.00%	0	0.35	0.00%	100.00%	0.00
Basement Floor Walls-Building #08	1,357.65	1,357.65	100.00%	0	0.35	0.00%	100.00%	0.00
1st Floor Walls Labor-Building #01	2,080.80	2,080.80	100.00%	0	0.45	0.00%	100.00%	0.00
1st Floor Walls Labor-Building #02	3,726.90	3,726.90	100.00%	0	0.45	0.00%	100.00%	0.00
1st Floor Walls Labor-Building #03	2,049.30	2,049.30	100.00%	0	0.45	0.00%	100.00%	0.00
1st Floor Walls Labor-Building #04	3,022.20	3,022.20	100.00%	0	0.45	0.00%	100.00%	0.00

FINAL

BATCH JCB

RECEIVED
APR 25 2003
JOE GSO

APR 21

Total	
Payments/Credits	
Balance Due	

02628

Jose S. Nino
7319 Ledbetter Rd
Climax, NC 27233

Invoice

Date	Invoice #
4/25/2003	432

Bill To	Ship To
Bostic Brothers Construction, Inc. PO Box 7939 Greensboro, NC 27417	Lake Keowee (At Clemson) Oconee County Seneca, SC

P.O. No.	Terms	Due Date	Project
1002025-032	Net 10th	5/10/2003	

Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
1st Floor Walls Labor-Building #05	2,785.50	2,785.50	100.00%	0	0.45	0.00%	100.00%	0.00
1st Floor Walls Labor-Building #06	1,646.10	1,646.10	100.00%	0	0.45	0.00%	100.00%	0.00
1st Floor Walls Labor-Building #07	2,215.80			4,924	0.45	100.00%	100.00%	2,215.80
1st Floor Walls Labor-Building #08	1,914.30	1,914.30	100.00%	0	0.45	0.00%	100.00%	0.00
2nd Floor Walls Labor-Building #01	1,607.85	1,607.85	100.00%	0	0.45	0.00%	100.00%	0.00
2nd Floor Walls Labor-Building #02	2,819.25	2,819.25	100.00%	0	0.45	0.00%	100.00%	0.00
2nd Floor Walls Labor-Building #03	1,654.65	1,654.65	100.00%	0	0.45	0.00%	100.00%	0.00
2nd Floor Walls Labor-Building #04	2,470.50	2,470.50	100.00%	0	0.45	0.00%	100.00%	0.00
2nd Floor Walls Labor-Building #05	1,956.60	1,956.60	100.00%	0	0.45	0.00%	100.00%	0.00
2nd Floor Walls Labor-Building #06	1,211.40	1,211.40	100.00%	0	0.45	0.00%	100.00%	0.00
2nd Floor Walls Labor-Building #07	1,584.00			3,520	0.45	100.00%	100.00%	1,584.00
2nd Floor Walls Labor-Building #08	1,678.50	1,678.50	100.00%	0	0.45	0.00%	100.00%	0.00
1st Floor System Labor-Building #02	4,555.10	4,555.10	100.00%	0	0.55	0.00%	100.00%	0.00
1st Floor System Labor-Building #03	2,504.70	2,504.70	100.00%	0	0.55	0.00%	100.00%	0.00

Total	
Payments/Credits	
Balance Due	

02629

Jose S. Nino
7319 Ledbetter Rd
Climax, NC 27233

Invoice

Date	Invoice #
4/25/2003	432

Bill To	Ship To
Bostic Brothers Construction, Inc. PO Box 7939 Greensboro, NC 27417	Lake Keowee (At Clemson) Oconee County Seneca, SC

P.O. No.	Terms	Due Date	Project
1002025-032	Net 10th	5/10/2003	

Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
1st Floor System Labor-Building #04	3,693.80	3,693.80	100.00%	0	0.55	0.00%	100.00%	0.00
1st Floor System Labor-Building #05	3,404.50	3,404.50	100.00%	0	0.55	0.00%	100.00%	0.00
1st Floor System Labor-Building #06	2,011.90	2,011.90	100.00%	0	0.55	0.00%	100.00%	0.00
1st Floor System Labor-Building #08	2,339.70	2,339.70	100.00%	0	0.55	0.00%	100.00%	0.00
2nd Floor System Labor-Building #01	1,965.15	1,965.15	100.00%	0	0.55	0.00%	100.00%	0.00
2nd Floor System Labor-Building #02	3,445.75	3,445.75	100.00%	0	0.55	0.00%	100.00%	0.00
2nd Floor System Labor-Building #03	2,022.35	2,022.35	100.00%	0	0.55	0.00%	100.00%	0.00
2nd Floor System Labor-Building #04	3,019.50	3,019.50	100.00%	0	0.55	0.00%	100.00%	0.00
2nd Floor System Labor-Building #05	2,391.40	2,391.40	100.00%	0	0.55	0.00%	100.00%	0.00
2nd Floor System Labor-Building #06	1,480.60	1,480.60	100.00%	0	0.55	0.00%	100.00%	0.00
2nd Floor System Labor-Building #07	1,936.00			3,520	0.55	100.00%	100.00%	1,936.00
2nd Floor System Labor-Building #08	2,051.50	2,051.50	100.00%	0	0.55	0.00%	100.00%	0.00
Roof System Labor-Building #01	3,504.15	3,504.15	100.00%	0	0.65	0.00%	100.00%	0.00
Roof System Labor-Building #02	6,217.25	6,217.25	100.00%	0	0.65	0.00%	100.00%	0.00
Roof System Labor-Building #03	3,462.55	3,462.55	100.00%	0	0.65	0.00%	100.00%	0.00
Roof System Labor-Building #04	5,144.10	5,144.10	100.00%	0	0.65	0.00%	100.00%	0.00

Total	
Payments/Credits	
Balance Due	

02630

Jose S. Nino
7319 Ledbetter Rd
Climax, NC 27233

Invoice

Date	Invoice #
4/25/2003	432

Bill To	Ship To
Bostic Brothers Construction, Inc. PO Box 7939 Greensboro, NC 27417	Lake Keowee (At Clemson) Oconee County Seneca, SC

P.O. No.	Terms	Due Date	Project
1002025-032	Net 10th	5/10/2003	

Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
Roof System Labor-Building #05	4,577.30	4,577.30	100.00%	0	0.65	0.00%	100.00%	0.00
Roof System Labor-Building #06	2,713.10	2,713.10	100.00%	0	0.65	0.00%	100.00%	0.00
Roof System Labor-Building #07	3,645.20			5,608	0.65	100.00%	100.00%	3,645.20
Roof System Labor-Building #08	3,321.50	3,321.50	100.00%	0	0.65	0.00%	100.00%	0.00
Punch Labor-Building #01	1,639.40	1,639.40	100.00%	0	0.20	0.00%	100.00%	0.00
Punch Labor-Building #02	4,394.80	4,394.80	100.00%	0	0.20	0.00%	100.00%	0.00
Punch Labor-Building #03	2,464.80	2,464.80	100.00%	0	0.20	0.00%	100.00%	0.00
Punch Labor-Building #04	3,656.00	3,656.00	100.00%	0	0.20	0.00%	100.00%	0.00
Punch Labor-Building #05	2,985.60	2,985.60	100.00%	0	0.20	0.00%	100.00%	0.00
Punch Labor-Building #06	1,920.20	1,920.20	100.00%	0	0.20	0.00%	100.00%	0.00
Punch Labor-Building #07	1,688.80			8,444	0.20	100.00%	100.00%	1,688.80
Punch Labor-Building #08	2,372.60	2,372.60	100.00%	0	0.20	0.00%	100.00%	0.00
Set StairsBuilding #01	1,840.00	1,840.00	100.00%	0	460.00	0.00%	100.00%	0.00
Set Stairs-Building #02	6,440.00	6,440.00	100.00%	0	460.00	0.00%	100.00%	0.00
Set Stairs-Building #03	3,680.00	3,680.00	100.00%	0	460.00	0.00%	100.00%	0.00
Set Stairs-Building #04	5,520.00	5,520.00	100.00%	0	460.00	0.00%	100.00%	0.00
Set Stairs-Building #05	4,600.00	4,600.00	100.00%	0	460.00	0.00%	100.00%	0.00
Set Stairs-Building #06	2,760.00	2,760.00	100.00%	0	460.00	0.00%	100.00%	0.00
Set Stairs-Building #07	1,840.00			4	460.00	100.00%	100.00%	1,840.00
Set Stairs-Building #08	3,680.00	3,680.00	100.00%	0	460.00	0.00%	100.00%	0.00
Exterior Sheathing Labor-Building #01	640.00	640.00	100.00%	0	4.00	0.00%	100.00%	0.00
Exterior Sheathing Labor-Building #02	1,120.00	1,120.00	100.00%	0	4.00	0.00%	100.00%	0.00
Exterior Sheathing Labor-Building #03	640.00	640.00	100.00%	0	4.00	0.00%	100.00%	0.00
Exterior Sheathing Labor-Building #04	960.00	960.00	100.00%	0	4.00	0.00%	100.00%	0.00

Total	
Payments/Credits	
Balance Due	

02631

Jose S. Nino
7319 Ledbetter Rd
Climax, NC 27233

Invoice

Date	Invoice #
4/25/2003	432

Bill To	Ship To
Bostic Brothers Construction, Inc. PO Box 7939 Greensboro, NC 27417	Lake Keowee (At Clemson) Oconee County Seneca, SC

P.O. No.	Terms	Due Date	Project
1002025-032	Net 10th	5/10/2003	

Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
Exterior Sheathing Labor-Building #05	800.00	800.00	100.00%	0	4.00	0.00%	100.00%	0.00
Exterior Sheathing Labor-Building #06	480.00	480.00	100.00%	0	4.00	0.00%	100.00%	0.00
Exterior Sheathing Labor-Building #07	640.00			160	4.00	100.00%	100.00%	640.00
Exterior Sheathing Labor-Building #08	640.00	640.00	100.00%	0	4.00	0.00%	100.00%	0.00
Patios PT Labor-Building #02	3,582.00	3,582.00	100.00%	0	1.50	0.00%	100.00%	0.00
Patios PT Labor-Building #03	2,052.00	2,052.00	100.00%	0	1.50	0.00%	100.00%	0.00
Patios PT Labor-Building #04	3,060.00	3,060.00	100.00%	0	1.50	0.00%	100.00%	0.00
Patios PT Labor-Building #05	2,556.00	2,556.00	100.00%	0	1.50	0.00%	100.00%	0.00
Patios PT Labor-Building #06	1,548.00	1,548.00	100.00%	0	1.50	0.00%	100.00%	0.00
Patios PT Labor-Building #08	2,034.00	2,034.00	100.00%	0	1.50	0.00%	100.00%	0.00
Travel-Building #01	400.00	400.00	100.00%	0	100.00	0.00%	100.00%	0.00
Travel-Building #02	700.00	700.00	100.00%	0	100.00	0.00%	100.00%	0.00
Travel-Building #03	400.00	400.00	100.00%	0	100.00	0.00%	100.00%	0.00
Travel-Building #04	600.00	600.00	100.00%	0	100.00	0.00%	100.00%	0.00
Travel-Building #05	500.00	500.00	100.00%	0	100.00	0.00%	100.00%	0.00
Travel-Building #06	300.00	300.00	100.00%	0	100.00	0.00%	100.00%	0.00
Travel-Building #07	400.00			4	100.00	100.00%	100.00%	400.00
Travel-Building #08	400.00	400.00	100.00%	0	100.00	0.00%	100.00%	0.00

Total	$15,949.80
Payments/Credits	$0.00
Balance Due	$15,949.80

02632

Jose S. Nino

7319 Ledbetter Rd
Climax, NC 27233

Invoice

Date	Invoice #
4/25/2003	433

Bill To
Bostic Brothers Construction, Inc. PO Box 7939 Greensboro, NC 27417 Lake Keowee

P.O. No.	Terms	Project
1002025-032	Net 10th	

Quantity	Description	Rate	Amount
1,090	Install sheetrock for fireproofing in all 7 buildings	11.50	12,535.00
		Total	$12,535.00

RECEIVED
APR 25 2003
JOE CSC

BATCH 100
APR 21

02633

Bowie Brothers Construction Inc.
Operator: TRA

INVOICE APPROVAL FORM

PO # 50,000 =

Page 1
System Date: 01-24-03

PROJECT: 10-02-025 Lake Keowee
VENDOR ID: JOSNIS
VENDOR NAME: JOSE NINO

APPROVED BY:

INVOICE: 394
AMOUNT: ~~7292,505.06~~ ~~173,071.65~~ 170444.25
DATE: 01-24-2003

BATCH: JCB0127

123,071.65

PO No.	Ln	Description	Job	Phase	SC	Qty	Unit Cost	Ext Cost	Remarks	Prev Pd	Retainer	Paid	Balance Due
1002021-033	1	Walls - Bldg #1	10-02-025	06-1125	M	4	500.00	2,000.00		2,000.00			2000.00
	2	Walls - Bldg #2	10-02-025	06-1125	M	7	500.00	3,500.00		3,500.00			3500.00
	3	Walls - Bldg #3	10-02-025	06-1125	M	4	500.00	2,000.00		2,000.00			2000.00
	4	Walls - Bldg #4	10-02-025	06-1125	M	6	500.00	3,000.00		3,000.00			3000.00
	5	Walls - Bldg #5	10-02-025	06-1125	M	5	500.00	2,500.00		2,500.00			2500.00
	6	Walls - Bldg #6	10-02-025	06-1125	M	3	500.00	1,500.00		1,500.00			1500.00
	7	Walls - Bldg #7	10-02-025	06-1125	M	4	500.00	2,000.00		2,000.00			
	8	Walls - Bldg #8	10-02-025	06-1125	M	4	500.00	2,000.00		2,000.00			2000.00
	9	Basement Flr Walls Bldg #2	10-02-025	06-1125	S	7,427	.35	2,599.45		2,599.45			2599.45
	10	Basement Flr Walls Bldg #3	10-02-025	06-1125	S	4,093	.35	1,432.55		1,432.55			1432.55
	11	Basement Flr Walls Bldg #4	10-02-025	06-1125	S	6,074	.35	2,125.90		2,125.90			2125.90
	12	Basement Flr Walls Bldg #5	10-02-025	06-1125	S	4,390	.35	1,536.50		1,536.50			1536.50
	13	Basement Flr Walls Bldg #6	10-02-025	06-1125	S	3,251	.35	1,137.85		1,137.85			1137.85
	14	Basement Flr Walls Bldg #8	10-02-025	06-1125	S	3,878	.35	1,357.65		1,357.65			1357.65
	15	1st Floor Walls Bldg #1	10-02-025	06-1125	S	4,624	.45	2,080.80		2,080.80			2080.80
	16	1st Floor Walls Bldg #2	10-02-025	06-1125	S	8,282	.45	3,726.90		3,726.90			3726.90
	17	1st Floor Walls Bldg #3	10-02-025	06-1125	S	4,554	.45	2,049.30		2,049.30			2049.30
	18	1st Floor Walls Bldg #4	10-02-025	06-1125	S	6,716	.45	3,022.20		3,022.20			3022.20
	19	1st Floor Walls Bldg #5	10-02-025	06-1125	S	6,190	.45	2,785.50		2,785.50			2785.50
	20	1st Floor Walls Bldg #6	10-02-025	06-1125	S	3,658	.45	1,646.10		1,646.10			1646.10
	21	1st Floor Walls Bldg #7	10-02-025	06-1125	S	4,924	.45	2,215.80		2,215.80			
	22	1st Floor Walls Bldg #8	10-02-025	06-1125	S	4,254	.45	1,914.30		1,914.30			1914.30
	23	2nd Floor Walls Bldg #1	10-02-025	06-1125	S	3,573	.45	1,607.85		1,607.85			1607.85
	24	2nd Floor Walls Bldg #2	10-02-025	06-1125	S	6,263	.45	2,819.25		2,819.25			2819.25
	25	2nd Floor Walls Bldg #3	10-02-025	06-1125	S	3,677	.45	1,654.65		1,654.65			1654.65
	26	2nd Floor Walls Bldg #4	10-02-025	06-1125	S	5,490	.45	2,470.50		2,470.50			2470.50
	27	2nd Floor Walls Bldg #5	10-02-025	06-1125	S	4,348	.45	1,956.60		1,956.60			1956.60
	28	2nd Floor Walls Bldg #6	10-02-025	06-1125	S	2,692	.45	1,211.40		1,211.40			1211.40
	29	2nd Floor Walls Bldg #7	10-02-025	06-1125	S	3,530	.45	1,588.50		1,588.50			
	30	2nd Floor Walls Bldg #8	10-02-025	06-1125	S	3,728	.45	1,678.50		1,678.50			1678.50
	31	1st Floor System Bldg #2	10-02-025	06-1125	S	8,282	.55	4,555.10		4,555.10			4555.10
	32	1st Floor System Bldg #3	10-02-025	06-1125	S	4,554	.55	2,504.70		2,504.70			2504.70

PLAINTIFF'S EXHIBIT 12 10-31-12

02634

Bostic Brothers Construction Inc.
Operator: JOA

INVOICE APPROVAL FORM

System Date: 01-28-03

PROJECT: 10-02-025 Lake Keowee
VENDOR ID: JOSNIN
VENDOR NAME: JOSE NINO

INVOICE: 354
AMOUNT: $192,505.05
DATE: 01-24-2003
BATCH:

APPROVED BY: _____

IN NO.	LN	DESCRIPTION	JOB	SUB	CO	CST	UNITS	UNIT	COST	PR SCH	DEDUCTION	NTWK AT	RETAINAGE	PAID	PAYMENT	CHK	TAX
1097133-222	33	1st Floor System Bldg #4	10-02-025		06-1125	S	6,716	.55		3,693.80		3,693.80					3693.80
	34	1st Floor System Bldg #5	10-02-025		06-1125	S	6,190	.55		3,404.50		3,404.50					3404.50
	35	1st Floor System Bldg #6	10-02-025		06-1125	S	3,658	.55		2,011.90		2,011.90					2011.90
	36	1st Floor System Bldg #8	10-02-025		06-1125	S	4,254	.55		2,339.70		2,339.70					2339.70
	37	2nd Floor System Bldg #1	10-02-025		06-1125	S	3,573	.55		1,965.15		1,965.15					1965.15
	38	2nd Floor System Bldg #2	10-02-025		06-1125	S	6,255	.55		3,445.75		3,445.75					3445.75
	39	2nd Floor System Bldg #3	10-02-025		06-1125	S	3,677	.55		2,022.35		2,022.35					2022.35
	40	2nd Floor System Bldg #4	10-02-025		06-1125	S	5,490	.55		3,019.50		3,019.50					3019.50
	41	2nd Floor System Bldg #5	10-02-025		06-1125	S	4,348	.55		2,391.40		2,391.40					2391.40
	42	2nd Floor System Bldg #6	10-02-025		06-1125	S	2,692	.55		1,480.60		1,480.60					1480.60
	43	2nd Floor System Bldg #7	10-02-025		06-1125	S	3,520	.55		1,936.00		1,936.00					
	44	2nd Floor System Bldg #8	10-02-025		06-1125	S	3,730	.55		2,051.50		2,051.50					2051.50
	45	Roof System Bldg #1	10-02-025		06-1125	S	5,391	.65		3,504.15		3,504.15					3504.15
	46	Roof System Bldg #2	10-02-025		06-1125	S	9,565	.65		6,217.25		6,217.25					6217.25
	47	Roof System Bldg #3	10-02-025		06-1125	S	5,327	.65		3,462.55		3,462.55					3462.55
	48	Roof System Bldg #4	10-02-025		06-1125	S	7,914	.65		5,144.10		5,144.10					5144.10
	49	Roof System Bldg #5	10-02-025		06-1125	S	7,042	.65		4,577.30		4,577.30					4577.30
	50	Roof System Bldg #6	10-02-025		06-1125	S	4,174	.65		2,713.10		2,713.10					2713.10
	51	Roof System Bldg #7	10-02-025		06-1125	S	5,608	.65		3,645.20		3,645.20					
	52	Roof System Bldg #8	10-02-025		06-1125	S	5,110	.65		3,321.50		3,321.50					3321.50
	53	Punch Labor Bldg #1	10-02-025		06-1125	S	8,197	.20		1,639.40		1,639.40					1639.40
	54	Punch Labor Bldg #2	10-02-025		06-1125	S	21,974	.20		4,394.80		4,394.80					4394.80
	55	Punch Labor Bldg #3	10-02-025		06-1125	S	12,324	.20		2,464.80		2,464.80					2464.80
	56	Punch Labor Bldg #4	10-02-025		06-1125	S	18,280	.20		3,656.00		3,656.00					3656.00
	57	Punch Labor Bldg #5	10-02-025		06-1125	S	14,928	.20		2,985.60		2,985.60					2985.60
	58	Punch Labor Bldg #6	10-02-025		06-1125	S	9,601	.20		1,920.20		1,920.20					1920.20
	59	Punch Labor Bldg #7	10-02-025		06-1125	S	8,444	.20		1,688.80		1,688.80					
	60	Punch Labor Bldg #8	10-02-025		06-1125	S	11,863	.20		2,372.60		2,372.60					2372.60
	61	Set Stairs Bldg #1	10-02-025		06-1125	S	4	460.00		1,840.00		1,840.00					1840.00
	62	Set Stairs Bldg #2	10-02-025		06-1125	S	14	460.00		6,440.00		6,440.00					6440.00
	63	Set Stairs Bldg #3	10-02-025		06-1125	S	8	460.00		3,680.00		3,680.00					3680.00
	64	Set Stairs Bldg #4	10-02-025		06-1125	S	12	460.00		5,520.00		5,520.00					5520.00

NOT APPROVED

02635

Beatie Brothers Construction Inc.
Operator: TMA

INVOICE APPROVAL FORM

System Date: 01-21-03

PROJECT: 10-02-025 Lake Keowee
VENDOR ID: JOSNIN
VENDOR NAME: JOSE NINO

INVOICE: 394
AMOUNT: $193,509.05
DATE: 01-24-2003

BATCH:

APPROVED BY: _____

PO No.	Ln	Description	Job	Phase	St	Qty	Unit Price	Ext Amt	Retainage	Prior Amt	Retainage	Paid	Prior Amt	Net	Inv
1002020-112	65	Set Stairs Bldg #5	10-02-025	06-1125	S	29	460.00	4,680.00		4,680.00					4680.00
	66	Set Stairs Bldg #6	10-02-025	06-1125	S	6	460.00	2,760.00		2,760.00					2760.00
	67	Set Stairs Bldg #7	10-02-025	06-1125	S	4	460.00	1,840.00		1,840.00					
	68	Set Stairs Bldg #8	10-02-025	06-1125	S	8	460.00	3,680.00		3,680.00					3680.00
	69	Exterior Sheathing Bldg #1	10-02-025	06-1125	S	160	4.00	640.00		640.00					640.00
	70	Exterior Sheathing Bldg #1	10-02-025	06-1125	S	280	4.00	1,120.00		1,120.00					1120.00
	71	Exterior Sheathing Bldg #2	10-02-025	06-1125	S	160	4.00	640.00		640.00					640.00
	72	Exterior Sheathing Bldg #4	10-02-025	06-1125	S	240	4.00	960.00		960.00					960.00
	73	Exterior Sheathing Bldg #5	10-02-025	06-1125	S	200	4.00	800.00		800.00					800.00
	74	Exterior Sheathing Bldg #6	10-02-025	06-1125	S	120	4.00	480.00		480.00					480.00
	75	Exterior Sheathing Bldg #7	10-02-025	06-1125	S	160	4.00	640.00		640.00					
	76	Exterior Sheathing Bldg #8	10-02-025	06-1125	S	160	4.00	640.00		640.00					640.00
	77	Patios Bldg #2	10-02-025	06-1125	S	2,188	1.50	3,582.00		3,582.00					3582.00
	78	Patios Bldg #3	10-02-025	06-1125	S	1,368	1.50	2,052.00		2,052.00					2052.00
	79	Patios Bldg #4	10-02-025	06-1125	S	2,040	1.50	3,060.00		3,060.00					3060.00
	80	Patios Bldg #5	10-02-025	06-1125	S	1,704	1.50	2,556.00		2,556.00					2556.00
	81	Patios Bldg #6	10-02-025	06-1125	S	1,032	1.50	1,548.00		1,548.00					1548.00
	82	Patios Bldg #8	10-02-025	06-1125	S	1,356	1.50	2,034.00		2,034.00					2034.00
	83	Travel Bldg #1	10-02-025	06-1125	S	4	100.00	400.00		400.00					400.00
	84	Travel Bldg #2	10-02-025	06-1125	S	7	100.00	700.00		700.00					700.00
	85	Travel Bldg #3	10-02-025	06-1125	S	4	100.00	400.00		400.00					400.00
	86	Travel Bldg #4	10-02-025	06-1125	S	6	100.00	600.00		600.00					600.00
	87	Travel Bldg #5	10-02-025	06-1125	S	5	100.00	500.00		500.00					500.00
	88	Travel Bldg #6	10-02-025	06-1125	S	3	100.00	300.00		300.00					300.00
	89	Travel Bldg #7	10-02-025	06-1125	S	4	100.00	400.00		400.00					
	90	Travel Bldg #8	10-02-025	06-1125	S	4	100.00	400.00		400.00					400.00
								193,454.05	.00	193,454.05	.00	.00			

TOTAL:

02636

Lincoln Brothers Construction Inc.
Operator: TMA

INVOICE APPROVAL FORM

PROJECT: 10-02-025 Lake Knowen
VENDOR ID: JOSHIN
VENDOR NAME: JOSE NINO

INVOICE: 234
AMOUNT: $192,505.05
DATE: 01-24-2003

BATCH:

APPROVED BY: _____

PO	CO	LN	Description	JOB	WORK	SC	SUC	INVOICE	DATE	CHKT	PO	CHK	Description	CHK	PO	Retainage	Paid	Payment	Ret	Net
												208,454.85		.00	208,454.85	.00	.00			

Report Totals:

THIS INVOICE: 192,505.05
REMAINING PO BALANCE: 15,949.80

1. PO Executed
2. Unexpired Ins. Cert. on File
3. Warranty Received
4. C.O. Executed
5. Previous Payments compared w/ controls
6. Interim Lien Waiver
7. Final Lien Waiver

192505.05

02637

Bowie Brothers Construction Inc.
Operator: TMA

INVOICE APPROVAL FORM

Page 1
System Date: 04-23-03

PROJECT: 10-02-025 Lake Elsinore
VENDOR ID: JOSWIN
VENDOR NAME: JOSE NINO

INVOICE: 432
AMOUNT: $15,969.00
DATE: 04-25-2003

CHECK: JCB0421

APPROVED BY: OK SS/RM

CS NO.	LN	DESCRIPTION	JOB	WORK	GL	COD	DOCUM	RATE	COST	TX	AMT	DUE	DA	RETAINED	DATE	REMAR	CHK	TAX
1003035-032	1	Nails - Bldg #1	10-02-025		06-1125	M	4	500.00	2,000.00		2,000.00				2,000.00			
	2	Nails - Bldg #2	10-02-025		06-1125	M	7	500.00	3,500.00		3,500.00				3,500.00			
	3	Nails - Bldg #3	10-02-025		06-1125	M	4	500.00	2,000.00		2,000.00				2,000.00			
	4	Nails - Bldg #4	10-02-025		06-1125	M	6	500.00	3,000.00		3,000.00				3,000.00			
	5	Nails - Bldg #5	10-02-025		06-1125	M	5	500.00	2,500.00		2,500.00				2,500.00			
	6	Nails - Bldg #6	10-02-025		06-1125	M	3	500.00	1,500.00		1,500.00				1,500.00			
	7	Nails - Bldg #7	10-02-025		06-1125	M	4	500.00	2,000.00			2,000.00						2000.00
	8	Nails - Bldg #8	10-02-025		06-1125	M	4	500.00	2,000.00		2,000.00				2,000.00			
	9	Basement Flr Walls Bldg #2	10-02-025		06-1125	S	7,427	.35	2,599.45		2,599.45				2,599.45			
	10	Basement Flr Walls Bldg #3	10-02-025		06-1125	S	4,093	.35	1,432.55		1,432.55				1,432.55			
	11	Basement Flr Walls Bldg #4	10-02-025		06-1125	S	6,094	.35	2,125.90		2,125.90				2,125.90			
	12	Basement Flr Walls Bldg #5	10-02-025		06-1125	S	4,390	.35	1,536.50		1,536.50				1,536.50			
	13	Basement Flr Walls Bldg #6	10-02-025		06-1125	S	3,251	.35	1,137.85		1,137.85				1,137.85			
	14	Basement Flr Walls Bldg #8	10-02-025		06-1125	S	3,879	.35	1,357.65		1,357.65				1,357.65			
	15	1st Floor Walls Bldg #1	10-02-025		06-1125	S	4,634	.45	2,085.30		2,085.30				2,085.30			
	16	1st Floor Walls Bldg #2	10-02-025		06-1125	S	8,283	.45	3,726.90		3,726.90				3,726.90			
	17	1st Floor Walls Bldg #3	10-02-025		06-1125	S	4,554	.45	2,049.30		2,049.30				2,049.30			
	18	1st Floor Walls Bldg #4	10-02-025		06-1125	S	6,716	.45	3,022.20		3,022.20				3,022.20			
	19	1st Floor Walls Bldg #5	10-02-025		06-1125	S	6,190	.45	2,785.50		2,785.50				2,785.50			
	20	1st Floor Walls Bldg #6	10-02-025		06-1125	S	3,698	.45	1,664.10		1,664.10				1,664.10			
	21	1st Floor Walls Bldg #7	10-02-025		06-1125	S	4,924	.45	2,215.80			2,215.80						2215.80
	22	1st Floor Walls Bldg #8	10-02-025		06-1125	S	4,254	.45	1,914.30		1,914.30				1,914.30			
	23	2nd Floor Walls Bldg #1	10-02-025		06-1125	S	3,593	.45	1,607.85		1,607.85				1,607.85			
	24	2nd Floor Walls Bldg #2	10-02-025		06-1125	S	6,265	.45	2,819.25		2,819.25				2,819.25			
	25	2nd Floor Walls Bldg #3	10-02-025		06-1125	S	3,677	.45	1,654.65		1,654.65				1,654.65			
	26	2nd Floor Walls Bldg #4	10-02-025		06-1125	S	5,490	.45	2,470.50		2,470.50				2,470.50			
	27	2nd Floor Walls Bldg #5	10-02-025		06-1125	S	4,348	.45	1,956.60		1,956.60				1,956.60			
	28	2nd Floor Walls Bldg #6	10-02-025		06-1125	S	2,692	.45	1,211.40		1,211.40				1,211.40			
	29	2nd Floor Walls Bldg #7	10-02-025		06-1125	S	3,528	.45	1,584.00			1,584.00						1584.00
	30	2nd Floor Walls Bldg #8	10-02-025		06-1125	S	3,730	.45	1,678.50		1,678.50				1,678.50			
	31	1st Floor System Bldg #2	10-02-025		06-1125	S	8,282	.55	4,555.10		4,555.10				4,555.10			
	32	1st Floor System Bldg #3	10-02-025		06-1125	S	4,554	.55	2,504.70		2,504.70				2,504.70			

RECEIVED
MAY 06 2003
JOE GSO

ENTERED
MAY 08 2003
JOE GSO

02638

Bostic Brothers Construction Inc.
Operator: IMA

INVOICE APPROVAL FORM

PROJECT: 10-02-025 Lake Keowee
VENDOR ID: JOSMIN
VENDOR NAME: JOSE MINO

INVOICE: 432
AMOUNT: $15,949.80
DATE: 04-25-2003

BATCH:

APPROVED BY: _____

PO	PO LN	LN	DESCRIPTION	JOB	REQ	CO	SEQ	UNITS	UNIT	COST	PO AMT	REMAINING	COST	PO	PAYMENT	PAID	PERCENT	AMT	CHG
10CM02-012		33	1st Floor System Bldg #4	10-02-025		06-1125	S	6,715		.55	3,693.80	3,693.80				3,693.80			
		34	1st Floor System Bldg #5	10-02-025		06-1125	S	6,190		.55	3,404.50	3,404.50				3,404.50			
		35	1st Floor System Bldg #6	10-02-025		06-1125	S	3,638		.55	2,011.90	2,011.90				2,011.90			
		36	1st Floor System Bldg #8	10-02-025		06-1125	S	4,234		.55	2,329.70	2,329.70				2,329.70			
		37	2nd Floor System Bldg #1	10-02-025		06-1125	S	3,573		.55	1,965.15	1,965.15				1,965.15			
		38	2nd Floor System Bldg #2	10-02-025		06-1125	S	6,265		.55	3,445.75	3,445.75				3,445.75			
		39	2nd Floor System Bldg #3	10-02-025		06-1125	S	3,677		.55	2,022.35	2,022.35				2,022.35			
		40	2nd Floor System Bldg #4	10-02-025		06-1125	S	5,490		.55	3,019.50	3,019.50				3,019.50			
		41	2nd Floor System Bldg #5	10-02-025		06-1125	S	4,368		.55	2,391.40	2,391.40				2,391.40			
		42	2nd Floor System Bldg #6	10-02-025		06-1125	S	2,682		.55	1,480.60	1,480.60				1,480.60			
		43	2nd Floor System Bldg #7	10-02-025		06-1125	S	3,520		.55	1,936.00		1,936.00					1936.00	
		44	2nd Floor System Bldg #8	10-02-025		06-1125	S	3,730		.55	2,051.50	2,051.50				2,051.50			
		45	Roof System Bldg #1	10-02-025		06-1125	S	5,391		.65	3,504.15	3,504.15				3,504.15			
		46	Roof System Bldg #2	10-02-025		06-1125	S	9,565		.65	6,217.25	6,217.25				6,217.25			
		47	Roof System Bldg #3	10-02-025		06-1125	S	5,327		.65	3,462.55	3,462.55				3,462.55			
		48	Roof System Bldg #4	10-02-025		06-1125	S	7,934		.65	5,156.10	5,156.10				5,156.10			
		49	Roof System Bldg #5	10-02-025		06-1125	S	7,042		.65	4,577.30	4,577.30				4,577.30			
		50	Roof System Bldg #6	10-02-025		06-1125	S	4,176		.65	2,714.10	2,714.10				2,714.10			
		51	Roof System Bldg #7	10-02-025		06-1125	S	5,608		.65	3,645.20		3,645.20					3645.20	
		52	Roof System Bldg #8	10-02-025		06-1125	S	5,110		.65	3,321.50	3,321.50				3,321.50			
		53	Punch Labor Bldg #1	10-02-025		06-1125	S	8,197		.20	1,639.40		1,639.40						
		54	Punch Labor Bldg #2	10-02-025		06-1125	S	21,974		.20	4,394.80		4,394.80						
		55	Punch Labor Bldg #3	10-02-025		06-1125	S	12,324		.20	2,464.80		2,464.80						
		56	Punch Labor Bldg #4	10-02-025		06-1125	S	18,280		.20	3,656.00		3,656.00						
		57	Punch Labor Bldg #5	10-02-025		06-1125	S	14,925		.20	2,985.00		2,985.00						
		58	Punch Labor Bldg #6	10-02-025		06-1125	S	9,601		.20	1,920.20		1,920.20						
		59	Punch Labor Bldg #7	10-02-025		06-1125	S	8,444		.20	1,688.80		1,688.80					1688.80	
		60	Punch Labor Bldg #8	10-02-025		06-1125	S	11,863		.20	2,372.60		2,372.60						
		61	Set Stairs Bldg #1	10-02-025		06-1125	S	4		460.00	1,840.00	1,840.00				1,840.00			
		62	Set Stairs Bldg #2	10-02-025		06-1125	S	14		460.00	6,440.00	6,440.00				6,440.00			
		63	Set Stairs Bldg #3	10-02-025		06-1125	S	8		460.00	3,680.00	3,680.00				3,680.00			
		64	Set Stairs Bldg #4	10-02-025		06-1125	S	12		460.00	5,520.00	5,520.00				5,520.00			

02639

Basile Brothers Construction Inc.
Operator: TMA

INVOICE APPROVAL FORM

System Date: 06-28-03

PROJECT: 10-02-025 Lake Renee
VENDOR ID#: JOSHIN
VENDOR NAME: JOSE HIRO

INVOICE: 432
AMOUNT: $15,949.50
DATE: 04-25-2003

BATCH:

APPROVED BY: _____

IN	PO	LN	DESCRIPTION	JOB	PHASE	CO	CAT	QUOTE	UNIT	UNIT	PO	NET	EXPENSE	OTHER	PO	BALANCE	PAID	RETAIN	DEC	PCS
1003625-022		65	Set Stairs Bldg #5	10-02-025		06-1125	S	10		460.00		4,600.00	4,600.00				4,600.00			
		66	Set Stairs Bldg #6	10-02-025		06-1125	S	6		450.00		2,700.00	2,700.00				2,700.00			
		67	Set Stairs Bldg #7	10-02-025		06-1125	S	4		460.00		1,840.00	-		1,840.00					1840.00
		68	Set Stairs Bldg #8	10-02-025		06-1125	S	8		460.00		3,680.00	3,680.00				3,680.00			
		69	Exterior Sheathing Bldg #1	10-02-025		06-1125	S	160		4.00		640.00	640.00				640.00			
		70	Exterior Sheathing Bldg #2	10-02-025		06-1125	S	280		4.00		1,120.00	1,120.00				1,120.00			
		71	Exterior Sheathing Bldg #3	10-02-025		06-1125	S	160		4.00		640.00	640.00				640.00			
		72	Exterior Sheathing Bldg #4	10-02-025		06-1125	S	240		4.00		960.00	960.00				960.00			
		73	Exterior Sheathing Bldg #5	10-02-025		06-1125	S	200		4.00		800.00	800.00				800.00			
		74	Exterior Sheathing Bldg #6	10-02-025		06-1125	S	120		4.00		480.00	480.00				480.00			
		75	Exterior Sheathing Bldg #7	10-02-025		06-1125	S	160		4.00		640.00			640.00					640.00
		76	Exterior Sheathing Bldg #8	10-02-025		06-1125	S	160		4.00		640.00	640.00				640.00			
		77	Patios Bldg #2	10-02-025		06-1125	S	2,388		1.50		3,582.00	3,582.00				3,582.00			
		78	Patios Bldg #3	10-02-025		06-1125	S	1,368		1.50		2,052.00	2,052.00				2,052.00			
		79	Patios Bldg #4	10-02-025		06-1125	S	2,040		1.50		3,060.00	3,060.00				3,060.00			
		80	Patios Bldg #5	10-02-025		06-1125	S	1,704		1.50		2,556.00	2,556.00				2,556.00			
		81	Patios Bldg #6	10-02-025		06-1125	S	1,032		1.50		1,548.00	1,548.00				1,548.00			
		82	Patios Bldg #8	10-02-025		06-1125	S	1,356		1.50		2,034.00	2,034.00				2,034.00			
		83	Travel Bldg #1	10-02-025		06-1125	S	4		100.00		400.00	400.00				400.00			
		84	Travel Bldg #2	10-02-025		06-1125	S	7		100.00		700.00	700.00				700.00			
		85	Travel Bldg #3	10-02-025		06-1125	S	4		100.00		400.00	400.00				400.00			
		86	Travel Bldg #4	10-02-025		06-1125	S	6		100.00		600.00	600.00				600.00			
		87	Travel Bldg #5	10-02-025		06-1125	S	5		100.00		500.00	500.00				500.00			
		88	Travel Bldg #6	10-02-025		06-1125	S	3		100.00		300.00	300.00				300.00			
		89	Travel Bldg #7	10-02-025		06-1125	S	4		100.00		400.00			400.00					400.00
		90	Travel Bldg #8	10-02-025		06-1125	S	4		100.00		400.00	400.00				400.00			
												208,454.88	173,071.63		35,383.20	.00	173,071.63			

TOTAL:

02640

Pettis Brothers Construction Inc.
Operator: KMG

INVOICE APPROVAL FORM

System Date: 06-30-03

PROJECT: 16-02-925 Lake Ramona
VENDOR ID: JOSHIN
VENDOR NAME: JOSE ZINO

APPROVED BY: _____

INVOICE: 432
AMOUNT: $15,949.00
DATE: 04-25-2003

BATCH:

PO	PO	PO	DESCRIPTION	JOB	PHASE	PO	COST	PHASE	TYPE	CODE	PO	EXT	INVOICE	DUE	PO	INVOICE	PAID	PAYMENT	EXT	CHK
													200,454.85	173,071.65	35,383.28	.00	173,071.65			
														THIS INVOICE	15,949.00					
													SUMMARY	PO BALANCE:	19,433.48					

Report Totals:

1. PO Executed
2. Unexpired Ins. Cert. on File
3. Warranty Received
4. C.O. Executed
5. Previous Payments compared w/ contracts
6. Interim Lien Waiver
7. Final Lien Waiver

02641

Seattle Northern Construction Inc.
Operator: TMA

INVOICE APPROVAL FORM

System Date: 04-25-03

PROJECT: 17-27-025 Lake Meadows
VENDOR ID: JOSNIN
VENDOR NAME: JOSE NINO

INVOICE: 433
AMOUNT: $12,535.00
DATE: 04-25-2003

BATCH:

APPROVED BY: _____

PO	Ln	LN	DESCRIPTION	JOB	PHASE	CC	CST	UNITS	UNIT COST	PO AMT	INVOICED	PREV PD	RETAINER	PAID	RATIO	AMT	CHG
1003025-033		1	Nails - Bldg #1	10-02-025		06-1125	M	6	500.00	3,000.00	3,000.00			3,000.00			
		2	Nails - Bldg #2	10-02-025		06-1125	M	7	500.00	3,500.00	3,500.00			3,500.00			
		3	Nails - Bldg #3	10-02-025		06-1125	M	4	500.00	2,000.00	2,000.00			2,000.00			
		4	Nails - Bldg #4	10-02-025		06-1125	M	6	500.00	3,000.00	3,000.00			3,000.00			
		5	Nails - Bldg #5	10-02-025		06-1125	M	5	500.00	2,500.00	2,500.00			2,500.00			
		6	Nails - Bldg #6	10-02-025		06-1125	M	3	500.00	1,500.00	1,500.00			1,500.00			
		7	Nails - Bldg #7	10-02-025		06-1125	M	4	500.00	2,000.00		2,000.00					
		8	Nails - Bldg #8	10-02-025		06-1125	M	4	500.00	2,000.00	2,000.00			2,000.00			
		9	Basement Flr Walls Bldg #2	10-02-025		06-1125	S	7,437	.35	2,599.45	2,599.45			2,599.45			
		10	Basement Flr Walls Bldg #3	10-02-025		06-1125	S	4,033	.36	1,452.55	1,452.55			1,452.55			
		11	Basement Flr Walls Bldg #4	10-02-025		06-1125	S	6,074	.35	2,125.90	2,125.90			2,125.90			
		12	Basement Flr Walls Bldg #5	10-02-025		06-1125	S	4,390	.35	1,536.50	1,536.50			1,536.50			
		13	Basement Flr Walls Bldg #6	10-02-025		06-1125	S	3,251	.35	1,137.85	1,137.85			1,137.85			
		14	Basement Flr Walls Bldg #8	10-02-025		06-1125	S	3,879	.35	1,357.65	1,357.65			1,357.65			
		15	1st Floor Walls Bldg #1	10-02-025		06-1125	S	4,624	.45	2,080.80	2,080.80			2,080.80			
		16	1st Floor Walls Bldg #2	10-02-025		06-1125	S	8,282	.45	3,726.90	3,726.90			3,726.90			
		17	1st Floor Walls Bldg #3	10-02-025		06-1125	S	4,554	.45	2,049.30	2,049.30			2,049.30			
		18	1st Floor Walls Bldg #4	10-02-025		06-1125	S	6,716	.45	3,022.20	3,022.20			3,022.20			
		19	1st Floor Walls Bldg #5	10-02-025		06-1125	S	6,190	.45	2,785.50	2,785.50			2,785.50			
		20	1st Floor Walls Bldg #6	10-02-025		06-1125	S	3,658	.45	1,646.10	1,646.10			1,646.10			
		21	1st Floor Walls Bldg #7	10-02-025		06-1125	S	4,924	.45	2,215.80		2,215.80					
		22	1st Floor Walls Bldg #8	10-02-025		06-1125	S	4,254	.45	1,914.30	1,914.30			1,914.30			
		23	2nd Floor Walls Bldg #1	10-02-025		06-1125	S	3,571	.45	1,607.85	1,607.85			1,607.85			
		24	2nd Floor Walls Bldg #2	10-02-025		06-1125	S	6,263	.45	2,819.25	2,819.25			2,819.25			
		25	2nd Floor Walls Bldg #3	10-02-025		06-1125	S	3,677	.45	1,654.65	1,654.65			1,654.65			
		26	2nd Floor Walls Bldg #4	10-02-025		06-1125	S	5,490	.45	2,470.50	2,470.50			2,470.50			
		27	2nd Floor Walls Bldg #5	10-02-025		06-1125	S	4,348	.45	1,956.60	1,956.60			1,956.60			
		28	2nd Floor Walls Bldg #6	10-02-025		06-1125	S	2,692	.45	1,211.40	1,211.40			1,211.40			
		29	2nd Floor Walls Bldg #7	10-02-025		06-1125	S	3,520	.45	1,584.00		1,584.00					
		30	2nd Floor Walls Bldg #8	10-02-025		06-1125	S	3,730	.45	1,678.50	1,678.50			1,678.50			
		31	1st Floor System Bldg #2	10-02-025		06-1125	S	8,282	.55	4,555.10	4,555.10			4,555.10			
		32	1st Floor System Bldg #3	10-02-025		06-1125	S	4,554	.55	2,504.70	2,504.70			2,504.70			

02642

Ecorio Brothers Construction Inc.
Operator: DOA

INVOICE APPROVAL FORM

System Date: 04-28-03

PROJECT: 10-02-025 Lake Kunnen
VENDOR ID: JOSEMIP
VENDOR NAME: JOSE MIMO

INVOICE: 433
AMOUNT: $12,525.00
DATE: 04-25-2003
BATCH:

APPROVED BY: _____

PO No.	No	Description	GL	Bldg	CO	Cat	Units	Unit Cost	Ext Amt	Amount	Cost Id	Retainage	Paid	Prepaid	Ext	Tax
1002025-033	33	1st Floor System Bldg #4	10-02-025		06-1125	S	6,715	.55	3,693.25	3,693.25			3,693.25			
	34	1st Floor System Bldg #5	10-02-025		06-1125	S	6,190	.55	3,404.50	3,404.50			3,404.50			
	35	1st Floor System Bldg #6	10-02-025		06-1125	S	3,638	.55	2,011.90	2,011.90			2,011.90			
	36	1st Floor System Bldg #8	10-02-025		06-1125	S	4,264	.55	2,339.70	2,339.70			2,339.70			
	37	2nd Floor System Bldg #1	10-02-025		06-1125	S	3,573	.55	1,965.15	1,965.15			1,965.15			
	38	2nd Floor System Bldg #2	10-02-025		06-1125	S	6,265	.55	3,445.75	3,445.75			3,445.75			
	39	2nd Floor System Bldg #3	10-02-025		06-1125	S	3,677	.55	2,022.35	2,022.35			2,022.35			
	40	2nd Floor System Bldg #4	10-02-025		06-1125	S	5,490	.55	3,019.50	3,019.50			3,019.50			
	41	2nd Floor System Bldg #5	10-02-025		06-1125	S	4,348	.55	2,391.40	2,391.40			2,391.40			
	42	2nd Floor System Bldg #6	10-02-025		06-1125	S	2,692	.55	1,480.60	1,480.60			1,480.60			
	43	2nd Floor System Bldg #7	10-02-025		06-1125	S	3,520	.55	1,936.00		1,936.00					
	44	2nd Floor System Bldg #8	10-02-025		06-1125	S	3,730	.55	2,051.50	2,051.50			2,051.50			
	45	Roof System Bldg #1	10-02-025		06-1125	S	5,391	.65	3,504.15	3,504.15			3,504.15			
	46	Roof System Bldg #2	10-02-025		06-1125	S	9,565	.65	6,217.25	6,217.25			6,217.25			
	47	Roof System Bldg #3	10-02-025		06-1125	S	5,327	.65	3,463.55	3,463.55			3,463.55			
	48	Roof System Bldg #4	10-02-025		06-1125	S	7,914	.65	5,144.10	5,144.10			5,144.10			
	49	Roof System Bldg #5	10-02-025		06-1125	S	7,042	.65	4,577.30	4,577.30			4,577.30			
	50	Roof System Bldg #6	10-02-025		06-1125	S	4,374	.65	2,713.10	2,713.10			2,713.10			
	51	Roof System Bldg #7	10-02-025		06-1125	S	5,698	.65	3,545.20		3,545.20					
	52	Roof System Bldg #8	10-02-025		06-1125	S	5,110	.65	3,321.50	3,321.50			3,321.50			
	53	Punch Labor Bldg #1	10-02-025		06-1125	S	8,297	.20	1,659.40		1,659.40					
	54	Punch Labor Bldg #2	10-02-025		06-1125	S	21,974	.20	4,394.80		4,394.80					
	55	Punch Labor Bldg #3	10-02-025		06-1125	S	12,324	.20	2,464.80		2,464.80					
	56	Punch Labor Bldg #4	10-02-025		06-1125	S	18,280	.20	3,656.00		3,656.00					
	57	Punch Labor Bldg #5	10-02-025		06-1125	S	14,928	.20	2,985.60		2,985.60					
	58	Punch Labor Bldg #6	10-02-025		06-1125	S	9,601	.20	1,920.20		1,920.20					
	59	Punch Labor Bldg #7	10-02-025		06-1125	S	8,444	.20	1,688.80		1,688.80					
	60	Punch Labor Bldg #8	10-02-025		06-1125	S	11,863	.20	2,372.60		2,372.60					
	61	Set Stairs Bldg #1	10-02-025		06-1125	S	4	460.00	1,840.00	1,840.00			1,840.00			
	62	Set Stairs Bldg #2	10-02-025		06-1125	S	14	460.00	6,440.00	6,440.00			6,440.00			
	63	Set Stairs Bldg #3	10-02-025		06-1125	S	8	460.00	3,680.00	3,680.00			3,680.00			
	64	Set Stairs Bldg #4	10-02-025		06-1125	S	12	460.00	5,520.00	5,520.00			5,520.00			

02643

Rostic Brothers Construction Inc.
Operator: TMS

INVOICE APPROVAL FORM

PROJECT: 10-02-025 Lake Keowee
VENDOR ID: JOSEIN
VENDOR NAME: JOSE NINO

INVOICE: 433
AMOUNT: $13,515.00
DATE: 04-25-2003
BATCH:

APPROVED BY: _____

PO No.	LN	DESCRIPTION	JOB	PHASE	CO	CAT	WORK	RATE	UNIT	PR PCT	INVOICE	UNIT PR	RETAINER	PAID	PAYMT	CAT	PCS
10031035-032	65	Set Stairs Bldg #5	10-02-025		06-1125	S	10	460.00	4,600.00		4,600.00			4,600.00			
	66	Set Stairs Bldg #6	10-02-025		06-1125	S	6	460.00	2,760.00		2,760.00			2,760.00			
	67	Set Stairs Bldg #7	10-02-025		06-1125	S	4	460.00	1,840.00			1,840.00					
	68	Set Stairs Bldg #8	10-02-025		06-1125	S	8	460.00	3,680.00		3,680.00			3,680.00			
	69	Exterior Sheathing Bldg #1	10-02-025		06-1125	S	160	4.00	640.00		640.00			640.00			
	70	Exterior Sheathing Bldg #2	10-02-025		06-1125	S	280	4.00	1,120.00		1,120.00			1,120.00			
	71	Exterior Sheathing Bldg #3	10-02-025		06-1125	S	160	4.00	640.00		640.00			640.00			
	72	Exterior Sheathing Bldg #4	10-02-025		06-1125	S	240	4.00	960.00		960.00			960.00			
	73	Exterior Sheathing Bldg #5	10-02-025		06-1125	S	200	4.00	800.00		800.00			800.00			
	74	Exterior Sheathing Bldg #6	10-02-025		06-1125	S	120	4.00	480.00		480.00			480.00			
	75	Exterior Sheathing Bldg #7	10-02-025		06-1125	S	160	4.00	640.00			640.00					
	76	Exterior Sheathing Bldg #8	10-02-025		06-1125	S	160	4.00	640.00		640.00			640.00			
	77	Patios Bldg #2	10-02-025		06-1125	S	2,388	1.50	3,582.00		3,582.00			3,582.00			
	78	Patios Bldg #3	10-02-025		06-1125	S	1,368	1.50	2,052.00		2,052.00			2,052.00			
	79	Patios Bldg #4	10-02-025		06-1125	S	2,040	1.50	3,060.00		3,060.00			3,060.00			
	80	Patios Bldg #5	10-02-025		06-1125	S	1,704	1.50	2,556.00		2,556.00			2,556.00			
	81	Patios Bldg #6	10-02-025		06-1125	S	1,032	1.50	1,548.00		1,548.00			1,548.00			
	82	Patios Bldg #8	10-02-025		06-1125	S	1,356	1.50	2,034.00		2,034.00			2,034.00			
	83	Travel Bldg #1	10-02-025		06-1125	S	4	100.00	400.00		400.00			400.00			
	84	Travel Bldg #2	10-02-025		06-1125	S	7	100.00	700.00		700.00			700.00			
	85	Travel Bldg #3	10-02-025		06-1125	S	4	100.00	400.00		400.00			400.00			
	86	Travel Bldg #4	10-02-025		06-1125	S	6	100.00	600.00		600.00			600.00			
	87	Travel Bldg #5	10-02-025		06-1125	S	5	100.00	500.00		500.00			500.00			
	88	Travel Bldg #6	10-02-025		06-1125	S	3	100.00	300.00		300.00			300.00			
	89	Travel Bldg #7	10-02-025		06-1125	S	4	100.00	400.00			400.00					
	90	Travel Bldg #8	10-02-025		06-1125	S	4	100.00	400.00		400.00			400.00			
								TOTAL:	288,434.85		173,071.65	35,393.20	.00	173,071.65			

02644

Bostic Brothers Construction Inc.
Operator: DDA

INVOICE APPROVAL FORM

System Date: 04-28-03

PROJECT: 16-02-025 Lake Knotts
VENDOR ID: JOSMIS
VENDOR NAME: JOSE MIRO

INVOICE: 432
AMOUNT: $12,535.00
DATE: 04-25-2003

BATCH:

APPROVED BY: _____

PO No.	LN	DESCRIPTION	SEC	BLDG	SQ	CAT	PHASE	PROC	COST	PO AMT	PAYMENTS	THIS PO	RETAINED	DATE	PAYMENT	AMT	TAX
										200,454.15	173,071.65	35,383.20	.00	173,071.65			
Report Totals:											THIS INVOICE:	12,535.00					
										REMAINING	PO BALANCE:	22,847.20					

1. PO Executed
2. Unexpired Ins. Cert. on File
3. Warranty Received
4. C.O. Executed
5. Previous Payments compared w/ controls
6. Interim Lien Waiver
7. Final Lien Waiver

02645

350649

#7

Lake Keowee

NAME	SHIP TO
E.E.J. Gerardo Jaramillo	Lake Keowee
ADDRESS: 4100 US Hwy 29 N Lot #180	ADDRESS
CITY, STATE, ZIP: Greensboro, NC 27405	CITY, STATE, ZIP: Seneca, SC

ORDER NUMBER	DEPARTMENT	SALESPERSON	WHEN SHIP	TERMS	HOW SHIP	DATE
						12/12/02

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	BLDG #1 Framing & Labor		
3	Cut sheerrock on party walls were seperate units		
1	Frame interior walls & doors for shower 3rd floor		
2	Remove & relocate wall in R/R		
53	Change dimension on all the doors		
2	Remove interior wall by stair way		
1	Remove one closet		
1	Remove & relocate interior wall		
1	Frame one closet		
2	Add wall for shower in R/R		
4	Remove & relocate all the doors on stair way 1st floor		
3	Add headers on regular doors 80x83	ENTERED	
2	Remove & relocate A/C units & frame door opening	DEC 17 2002	
2	Frame two walls for bathtub 2nd floor	JOE GSO	
3	Frame sunlight in roof	RECEIVED	
	Frame 2x6 walls for back shower		
2	Add 2x4 wall for toilet	DEC 17 2002	

BUYER:

JOE GSO

KEEP THIS SLIP FOR REFERENCE

PLAINTIFF'S EXHIBIT 13 10-30-13

02646

NAME	SHIP TO
E.J. Suerardo Jaramillo	Lake Keowee
ADDRESS: 4100 US Hwy 29 N Lot #180	ADDRESS
CITY, STATE, ZIP: Greensboro, N.C. 27405	CITY, STATE, ZIP: Seneca, SC

ORDER NUMBER	DEPARTMENT	SALESPERSON	WHEN SHIP	TERMS	HOW SHIP	DATE
						12/10/02

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	BLDG #1 framing & Labor		
2	Frame 2x4 wall for tub feeding		
8	Cut bottom of the windows that were framed wrong.		
2	Remove & Relocate wall on washer & dryer room.		
92	Install columns. Put red heads 5/8 x 5"		
200	5/8 x 5" Red head		
60	Metal straps		
	House wrapping 734 X 18		
	Pop Out		
	~~$1,748~~		
	$1,392.00		
	~~PRO 12-16-02~~		
	$13,212.00		
	OK		
	Code All		
BUYER	10-02-026	06130-S	

KEEP THIS SLIP FOR REFERENCE

OK TO ADD
PER KEITH McCONLOCHIE

02647

177981

PURCHASE ORDER #1002025-164

TO: E.E.S Everardo Saramillo	SHIP TO: Lake Keowee
ADDRESS: 4100 US Hwy 29 N lot 180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
8-30-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		B2 dg # 1,2,3,4,5,6,8		
2				
3		framing & porch		
4	2	Mens		
5	10	days	$155.00	$1,550.00
6				
7		total Order		
8				
9				
10				
11				
12		RECEIVED		
13		BATCH EUL		
14		SEP 2 2003		
15		AUG 2 1 2003		
16		LISA 650		
17				
18				
19				
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

131 ORIGINAL

02648

177994

PURCHASE ORDER #1002025-146

TO	SHIP TO
E.E.'s Everardo Saramillo	Lake Keowee
ADDRESS: 4100 US Hwy 29 N lot 180	ADDRESS
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
9-06-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg # 1,2,3,4,5,6,8		
2				
3		Framing & porch		
4	24	days	$155.00	$3,720.00
5				
6		total Order		
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20		BATCH		
21		SPD 211		
22		9 2003		

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

adams 131

ORIGINAL

02649

177998

PURCHASE ORDER #1002025-164

TO: E.E.S Everardo Saramillo	SHIP TO: Lake Keowee
ADDRESS: 4100 US Hwy 29 N lot 180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
9-18-03					

	QUANTITY	DESCRIPTION	PRICE		AMOUNT
1		Bldg # 1,2,3,4,5,6,8			
2					
3		framing & punch			
4	24	days	$155.00		$3,720
5	4	Men's			
6		total Order			
7					
		~~BOSTIC GSO~~			
9					
10		SEP 16 2003			
11					
12		~~REC'D TAG~~			
13					
14		~~RECEIVED~~ ~~BATCH LJL~~			
15		SEP 16 2003 SEP 15 2003			
16					
17		~~LISA GSO~~			
18					
19					
20					
21					
22					

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

pdamr
131

ORIGINAL

02650

178113

PURCHASE ORDER #1002025-164

TO: E.E.S Everardo Saramillo	SHIP TO: Lake Keowee
ADDRESS: 4100 US Hwy 29 N lot 180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
9-21-03					

	QUANTITY	DESCRIPTION	PRICE		AMOUNT
1		Bldg #1,2,3,4,5,6,8			
2					
3		framing & porch			
4	20	days	$155.00		$3,100
5	4	Mens this week			
6					
7		total Order			
8					
9					
10					
11					
12					
13		RECEIVED BATCH LJL			
14		SEP 23 2003 SEP 23 2003			
15					
16		LISA CSB			
17					
18					
19					
20					
21					
22					

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

ORIGINAL

02651

178119

PURCHASE ORDER #1002025-164

TO	SHIP TO
E.E.S Everardo Saramillo	Lake Kiowee
ADDRESS: 4100 US Hwy 29 N° lot 180	ADDRESS
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
9-27-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg # 1,2,3,4,5,6,8		
2				
3		Framing & punch		
4	12	days	$ 155	$ 1,860
5				
6				
7		total Order		
8				
9				
10				
11				
12				
13		BATCH LJL		
14		SEP 29 2003		
15		RECEIVED		
16				
17		SEP 29 2003		
18		LISA ESP		
19				
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

adamsr
u131

ORIGINAL

02652

178124

#1002025-418
#1002025-417
#1002025-412

PURCHASE ORDER

TO: E.E.J. Evernardo Jaramillo	SHIP TO: Lake Kiowee
ADDRESS: 4100 US Hwy 29 N. Lot #180	ADDRESS:
CITY, STATE, ZIP: GREENSBORO N.C. 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
10-2-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg. SW		
2				
3	128	Fencing & gates - lift station	$10.00	$1,280.00
4				
5				
6		Bldg #20		
7				
8	2490	Millwork Labor cost code 062200	$0.65	$1,618.50
9				
10				
11		Bldg #21		
12				
13	2490	Millwork Labor Cost code 062200	$0.65	$1,618.50
14				
15		Total Order		$4,517.00
16				
17				
18		RECEIVED	BATCH LIL	
19		OCT 6 2003	OCT 6 2003	
20				
21		LISA BSU.		
22				

IMPORTANT

- PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.
- PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

ORIGINAL

02653

178126

PURCHASE ORDER #1002025-411

TO: E.E.J. Everardo Saramillo	SHIP TO: Lake Kiowee
ADDRESS: 4100 US Hwy 29 N lot 180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C. 27405	CITY, STATE, ZIP: S.C.

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
10-2-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg #99		
2	1,683	Cedar Railing Labor	$ 4.00	$ 6,732.00
3				
4				
5		Bldg #99 DATCH LJH		
6	33	Screen porch Labor OCT 6 2003	$ 150.00	$ 4,950.00
7				
8				
9		Bldg #99		
10	33	Screen Door - Hang	$ 20.00	$ 660.00
11				
12				
13		Bldg #99		
14	594	HVAC Fencing	$ 10.00	$ 5,940.00
15				18,282.00
16				
17				
18		RECEIVED		
19				
20		OCT 6 2003		
21		LISA 650		
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

ORIGINAL

02654

178134

PURCHASE ORDER #1002025-164

TO: E.E.S Everardo Saranillo	SHIP TO: Lake Kiowee
ADDRESS: 4600 US Hwy 29 N lot 180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
10-2-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg 1,2,3,4,5,6,8		
2				
3		Framing & punch		
4	12	days	$155.00	$1,860.00
5				
6		Total Order		
7				
8				
10				
11				
12				
13				
14				
15		BATCH LJL		
16		RECEIVED OCT 6 2003		
17				
18		OCT 6 2003		
19				
20		LISA GSO		
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

adams .31

ORIGINAL

02655

178135

PURCHASE ORDER

#1002025-425
#1002025-424
#1002025-423
#1002025-422

TO: E.E.S Everardo Jaramillo	SHIP TO: Lake Keowee
ADDRESS: 4100 US Hwy 29 N lot 180	ADDRESS: 464 Ebenezer Rd
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: West Union S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
10-2-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg #12		
2	2,186	Millwork Labor	$ 0.65	$1,420.90
3				
4				
5		Bldg #13		
6	2,390	Millwork Labor	$ 0.65	$1,553.50
7		BATCH 111		
		OCT 6 2003		
9		Bldg #14		
10	2,490	Millwork Labor	$ 0.65	$1,618.50
11				
12				
13		Bldg #15		
14	2,490	Millwork Labor	$ 0.65	$1,618.50
15				
16		Total Order →		$6,211.40
17				
18		RECEIVED		
19				
20		OCT 6 2003		
21				
22		LISA BSO		

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

ORIGINAL

02656

178136

PURCHASE ORDER

#100 2025-429
#100 2025-428
#100 2025-427
#100 2025-426

TO	SHIP TO
E.E.S Everardo Jaramillo	Lake Keowee
ADDRESS: 4100 US Hwy 29 N lot 180	ADDRESS: 464 Ebenezer Rd.
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: West Union S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
10-2-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg #22		
2	2390	Millwork Labor	$ 0.65	$1553.50
3	1265	Millwork Labor Basement	$ 0.65	$ 822.25
4				
5				
6		Bldg #23		
7	2390	Millwork Labor	$ 0.65	$ 1553.50
	1265	Millwork Labor Basement	$ 0.65	$ 822.25
9				
10				
11		Bldg #24		
12	2490	Millwork Labor BATCH LJL	$ 0.65	$ 1,618.50
13				
14		OCT 6 2003		
15		Bldg #25		
16	2490	Millwork Labor	$ 0.65	$1,618.50
17		RECEIVED		$7,988.50
18		Total Order		
19		OCT 6 2003		
20		USA USD		
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

ORIGINAL

02657

178137

PURCHASE ORDER #1002025-434

TO	SHIP TO
E.E.S. Everardo Zaramillo	Lake Keowee
ADDRESS: 4100 US Hwy 29 N lot 180	ADDRESS: 464 Ebenezer Rd
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: West Union S.C.

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
10-2-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		BLDG # 36		
2	896	millwork Labor - Basement	$0.65	$582.40
3				
4		total order		
5				
6				
7				
8				
9				
10				
11				
12				
13		BATCH L.H.		
14		OCT 6 2003		
15				
16		RECEIVED		
17				
18		OCT 6 2003		
19		LISA SSO		
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

adams
a131

ORIGINAL

02658

178143

PURCHASE ORDER #1002025-164

TO: E.E.S Everardo Saramillo	SHIP TO: Lake Kiowee
ADDRESS: 4100 US Hwy 29 N lot 180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
10-11-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg #1,2,3,4,5,6,8		
2				
3		Framing & porch		
4	12	days	$155.00	$1,860.00
5				
6		total Order →		
7				
8				
9				
10				
11				
12				
13				
14		BATCH	LJL	
15		RECEIVED	OCT 18 2003	
16		OCT 13 2003		
17				
18		LISA		
19		SSO		
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

adams 131

ORIGINAL

02659

154352

PURCHASE ORDER #100 2025-164

TO	SHIP TO
E.E.S Everardo Saramillo	Lake Klowee
ADDRESS: 4100 US Hwy 29 N. tot 180	ADDRESS
CITY, STATE, ZIP: Greensboro NC 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
10-18-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg #1,2,3,4,5,6,8		
2				
3		Framing & punch		
4	10	days	$155.00	$1550
5		Total Order		
6				
7				
8				
9				
10				
11				
12				
13		RECEIVED		
14				
15		OCT 2 4 2003	BATCH LJL	
16				
17		LISA GSO	OCT 27 2003	
18				
19				
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

Adams 8131

ORIGINAL

02660

154355

PURCHASE ORDER 100-2025-164

TO	SHIP TO
E.E.J. Everardo Jaramillo	lake Kiowee
ADDRESS: 4100 US Hwy 29 N lot 180	ADDRESS
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S. C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
10-25-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg #1,2,3,4,5,6,8		
2				
3		Framing & punch		
4	10	days	$155.00	$1550
5		Total Order		
6				
7				
8				
9				
10				
11				
12		RECEIVED	BATCH LJL	
13			OCT 27 2003	
14		OCT 27 2003		
15		LISA GSO		
16				
17				
18				
19				
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

ORIGINAL

6131

02661

154364

PURCHASE ORDER #1002025-164

TO	SHIP TO
E.E.S Everardo Saramillo	Lake Krowee
ADDRESS: 4600 US Hwy 29 N lot 180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
10-31-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg # 1,2,3,4,5,6,8		
2				
3		Framing & punch		
4	10	days		
5			$ 155.00	$ 1,550
6		total Order		
7				
8				
9				
10				
11				
12				
13		RECEIVED		
14		NOV 3 2003		
15		LISA GSD BATCH LJL		
16				
17		OCT 27 2003		
18				
19				
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

8131 ORIGINAL

02662

154386

PURCHASE ORDER #1002025-412

TO	SHIP TO
E.E.J. Everardo Jaramillo	Lake Kiowee
ADDRESS: 4100 US Hwy 29 N/of 180	ADDRESS
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
11-08-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg #1 thru #33		
2				
3		2nd & final punch		
4	33	units	$215.00	$7,095.00
5	270	hours	20	5400
6		Total Order		
7				
8				
9				
10				
11				
12				
13		BATCH L.L.		
14		NOV 10 2003		
15				
16				
17		RECEIVED		
18				
19		NOV 1 1 2003		
20				
21		LISA SSD		
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

sdsrov
31

ORIGINAL

02663

154375

PURCHASE ORDER

#1002025-430
#1002025-433
#1002025-432
#1002025-431

TO: E.E. Everardo Jaramillo	SHIP TO: Lake Kiowee
ADDRESS: 4100 US Hwy 29 N. lot 180	ADDRESS:
CITY, STATE, ZIP: Greensboro NC 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
10-08-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg #27		
2	2390	Millwork labor	$ 0.65	$ 1553.50
3				
4				
5		Bldg #28		
6	2490	Millwork labor	$ 0.65	$ 1618.50
7				
8				
9		Bldg #29		
10	2490	Millwork labor	$ 0.65	$ 1618.50
11				$ 4,790.50
12				
13		Bldg #26		
14	2390	Millwork labor	$ 0.65	$ 1553.50
15				
16		Total Order		$ 6,344.00
17				
18				
19				
20				
21				
22				

ENTERED USA
NOV 10 2003
GSQ
BATCH 111
OCT 27 2003

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

edams
131

ORIGINAL

02664

154374

PURCHASE ORDER #1002025-164

TO: E.E.J. Everardo Jaramillo	SHIP TO: Lake Kiowee
ADDRESS: 4100 US Hwy 29 N. Ste 180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C. 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
08-03					

	QUANTITY	DESCRIPTION	PRICE		UNIT
1		Bldg #1,2,3,4,5,6,8			
2					
3		Framing & punch			
4	10	days	$155.00		$1,550.00
5					
6		Total Order			
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					

BATCH
ENTERED OCT 27 2003
NOV 1 2003
USA

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

ORIGINAL

02665

154387

PURCHASE ORDER #1002025-164

TO: E & S Everardo Jaramillo	SHIP TO: Lake Keowee
ADDRESS: 4100 US Hwy 29 N / Ot 180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
11-17-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg # 1,2,3,4,5,6,8		
2				
3		Framing & punch		
4	10	days	$155	$1550
5		Total Order		
6				
7				
8				
9				
10				
11				
12		RECEIVED		
13			BATCH	LIL
14		NOV 17 2003	NOV 17 2003	
15		LISA GSO		
16				
17				
18				
19				
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

ORIGINAL

02666

154394

PURCHASE ORDER #1002025-533

TO	SHIP TO
E.C. Everardo Jaramillo	Lake Keowee
ADDRESS: 4400 US Hwy 29 N - Lot #180	ADDRESS: 464 Ebenezer Rd
CITY, STATE, ZIP: Greensboro N.C. 27405	CITY, STATE, ZIP: West Union S. C.

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
11-12-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1	1683.00	Blade # 99 064300 cost code		
2				
3	1683.00	Cedar Rail Labor	$6.00	$10,098.00
4				
5				
6		total ORDER		
7				
8				
9				
10				
11		RECEIVED		
12				
13		NOV 17 2003 BATCH LJL		
14				
15		LISA GSD NOV 17 2003		
16				
17				
18				
19				
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

ndamar
31

ORIGINAL

02667

154395

PURCHASE ORDER #1002025-164

TO: E.E.S Everardo Jaramillo	SHIP TO: Lake Kiowee
ADDRESS: 4100 US Hwy 29 W lot 180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C. 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
11-22-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg # 1,2,3,4,5,6,8		
2	6	days	$ 155.00	$ 930.00
3				
4		Total Order		
5				
6				
7				
8				
9				
10				
11				
12				
13		RECEIVED		
14		NOV 24 2003		
15		LISA GSO		
16				
17		BATCH LBC		
18			ENTERED LBC	
19		NOV 24	NOV 25	
20				
21			GSO	
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND: _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

ORIGINAL

02668

167405

PURCHASE ORDER #1002025-164

TO: E.E.J. Everardo Jaramillo	SHIP TO: Lake Keowee
ADDRESS: 4100 US Hwy 29 N lot 180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
11-29-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg # 1,2,3,4,5,6,8		
2				
3		Framing & punch		
4	9	days	$155.00	$1395
5				
6		Total Order		
7				
8				
9				
10		DATE JEU BATCH LJL		
11				
12		DEC 1 2003		
13				
14		RECEIVED		
15		DEC 1 2003		
16				
17		LISA GSU		
18				
19				
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

131

ORIGINAL

02669

167419

PURCHASE ORDER #1002025-164

TO: E.E.S Everardo Saramillo	SHIP TO: Lake Kiowee
ADDRESS: 4100 US Hwy 29 N lot #180	ADDRESS:
CITY, STATE, ZIP: Greensboro NC 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
12-05-03					

	QUANTITY	DESCRIPTION	PRICE		UNIT
1		Bldg #1,2,3,4,5,6,8			
2					
3		Framing & punch			
4	10	days	$ 155.00		$ 1550.00
5		total Order			
6					
7					
8					
9					
10					
11					
12					
13					
14					
15		RECEIVED			
16		DEC 9 2003			
17					
18		LISA 650			
19					
20					
21					
22					

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

v131 ORIGINAL

BATCH
JCB1208

02670

167432

PURCHASE ORDER #1002025-582

TO: E.E.S Everardo Saramillo	SHIP TO: Lake Keowee
ADDRESS: 4100 US Hwy 29 N lot 180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: West Union S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
12-12-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg #22		
2				
3	1	Repair patch panel	$ 100.00	$ 100.00
4				
5				
6				
7	1	Bldg #2		
8				
9	1	Repair 6 port splitter CATV	$ 75.00	$ 75.00
10				$ 175.00
11		Order		
12				
13				
14		BATCH DNL		
15				
16		DEC 16		
17				
18				
19				
20				
21				
22				

RECEIVED DEC 16 2003 LISA GSO

ENTERED NICKI DEC 16 2003 GSO

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

ORIGINAL

02671

167428

PURCHASE ORDER #1002025-164

TO	SHIP TO
E.E.S Everardo Saramillo	Lake Keowee
ADDRESS: 4100 US Hwy 29 N Lot 180	ADDRESS
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
12-12-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg # 1,2,3,4,5,6,8		
2				
3		Final punch & cleanout		
4	10	days	$155.00	$1,550.00
5		Introbalt Order		
6				
7				
8				
9				
10				
11		RECEIVED		
12		DEC 16 2003	ENTERED NICKI	
13	BATCH DNI			
14	DEC 15	LISA 650	DEC 16 2003	
15			650	
16				
17				
18				
19				
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

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PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

adams
o131

ORIGINAL

02672

167435

PURCHASE ORDER #1002025-164

TO	SHIP TO
E.E.S Everardo Jaramillo	Lake Kiowee
ADDRESS: 4100 US Hwy 29 N lot 180	ADDRESS
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
12-20-03					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg # 1,2,3,4,5,6,8		
2				
3		Final punch & Cleanout		
4	10 days		$155.00	$1,550.00
5		total order		
6				
7				
8				
9				
10				
11				
12				
13				
14		RECEIVED	BATCH DNL	ENTERED NICK
15				
16		DEC 22 2003	DEC 22	DEC 22 2003
17				
18		LISA GSO		GREENSBORO
19				
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

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PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

ORIGINAL

02673

480011

PURCHASE ORDER #1002025-164

TO: E E S Everardo Jaramillo	SHIP TO: Lake Kiowee
ADDRESS: 4100 US Hwy 29 N lot 180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S. C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
12-3-04					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg # 1,2,3,4,5,6,8		
2				
3		Final punch & Labor		
4	10	days		
5			$155.00	$1,550.00
6		Total Order		
7				
8				
9				
10				
11				
12		RECEIVED		
13				
14		JAN 6 2004		
15		ENTERED NICKI		
16		LISA - GSO		
17		BATCH DNL JAN 06 2004		
18		DEC 29 GREENSBORO		
19				
20				
21				
22				

IMPORTANT

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PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

6131 ORIGINAL

02674

480024

PURCHASE ORDER #1002025-582

TO: E.E.J Everardo Jaramillo	SHIP TO: Lake Keowee
ADDRESS: 4100 US Hwy 29 N Lot #180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
1-10-04					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1	18	Bldg #3 drops & trim	$ 16.00	$ 288.00
2				
3				
4	18	Bldg #4 drops & trim	$ 16.00	$ 288.00
5				
6				
7	18	Bldg #5 drops & trim	$ 16.00	$ 288.00
8				
9				
10	17	Bldg #6 drops & trim	$ 16.00	$ 272.00
11				
12				
13	17	Bldg #8 drops & trim	$ 16.00	$ 272.00
14				$1408.00
15		Total Order →		
16				
17		RECEIVED		
18				
19		JAN 12 2004 BATCH DNL		
20		LISA GSD		
21		DEC 29		
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

adams
a131

ORIGINAL

02675

480021

PURCHASE ORDER #1002025-164

TO	SHIP TO
E.E.S Everardo Saramillo	Lake Kiowee
ADDRESS: 6600 US Hwy 29 N lot 180	ADDRESS
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOB
1-10-04					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg # 1,2,3,4,5,6,8		
2				
3		Final punch & Cleanout		
4	10	days		
5		total Order	$ 155	$ 1550
6				
7				
8				
9				
10				
11				
12		RECEIVED		
13		JAN 1 2 2004	BATCH DNL	
14				
15		LISA OSD	DEC 2 6	
16				
17				
18				
19				
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

adorne

131

ORIGINAL

02676

480027

PURCHASE ORDER #1002025 – 582

TO	SHIP TO
E.F.S Everardo Saracillo	Lake Keowee
ADDRESS: 4100 US Hwy 29 N lot 180	ADDRESS:
CITY, STATE, ZIP: Greensboro NC 274050	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
1-17-04					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg # 1,2,3,4,5,6,8		
2				
3		Final punch & Clean out		
4	6	days	$155.00	$ 930.00
5		Expences		$ 100.00
6		Total Order →		$ 1030.00
7				
8				
9		DEV 7034		
10				
11		CRO: 0 P 004		
12				
13		RECEIVED BATCH DNI		
14				
15		JAN 1 9 2004 JAN 19		
16		LISA GSD		
17				
18				
19				
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

8131 ORIGINAL

02677

167354

PURCHASE ORDER #1002025-582

TO	SHIP TO
E&S Everardo Jaramillo	Lake Keowee
ADDRESS: 4100 US Hwy 29 N lot 180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
2-07-04					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1				
2		Service CALL L.K. ~~Carolina~~ Keowee		
3		Locate All Underground Fa		
4		calle Silence Alarm in FACP		
5	2	techs @ $20/hr. Drive time (4hrs.		$ 160.00
6	2	techs @ $50/hr. troubleshotting (4hrs.		$ 400.00
7				$ 560.00
		total Order		
8				
9				
10				
11				
12				
13				
14		RECEIVED		
15		FEB 9 2004		
16		LISA GSO		
17				
18				
19				
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT:

ORIGINAL

02678

167360

PURCHASE ORDER #1002025-582

TO: E.E.S Eveardo Jaramillo	SHIP TO: Lake Krowee
ADDRESS: 4100 US Hwy 29 N lot 180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO./OR DEPT.	FOR
2-14-04					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg # 1,2,3,4,5 6,7,8		
2				
3		final punch & Clean out		
4	12	days	$155.00	$1860.00
5	6	days	$115.00	$690.00
6		total Order →		$2,550
7				
8				
9				
10				
11		BATCH		
12		FEB 16 2004		
13		RECEIVED		
14				
15		FEB 10 2004		
16		LISA GSD		
17				
18				
19				
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

8131 ORIGINAL

02679

446304

PURCHASE ORDER #1002025-582

TO: E.E.S. Everardo Jaramillo	SHIP TO: Lake Kiowee
ADDRESS: 4100 US Hwy 29 N lot #180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
2-21-04					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg # 1,2,3,4,5,6,7,8		
2				
3		Final punch		
4	12	days	$ 155.00	$ 1,860.00
5				
6				
7				
		Clean out & Labor		
9	6	days	$ 115.00	$ 690.00
10				
11		Total Order		$ 2,550.00
12				
13				
14				
15				
16		RECEIVED		
17				
18		~~FEB 23 2004~~ DATCH LL		
19		LISA BSO FEB 23 2004		
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

ORIGINAL

02680

446314

PURCHASE ORDER #1002025-582

TO: E.E.S Everardo Saramillo	SHIP TO: Lake Keowee
ADDRESS: 4100 US Hwy 29 N lot #180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
9-29-04					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg # 1,2,3,4,5,6,7,8		
2				
3		Final punch		
4	10	days	$ 155.00	$ 1,550.00
5				
6				
7				
8		Clean out & labor		
9	5	days	$ 115.00	$ 575.00
10				
11		Total Order		$2,125
12				
13				
14		RECEIVED		
15		BATCH LUL		
16		MAR 1 2004		
17		LISA CSU MAR 1 2004		
18				
19				
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT:

Adams 8131

ORIGINAL

02681

446318

PURCHASE ORDER #1002025-582

TO: E.E.S Everardo Saramillo	SHIP TO: Lake Kiowee
ADDRESS: 4100 US Hwy 29 N lot 180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
3-6-04					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1.		Bldg #1,2,3,4,5,6,7,8		
2.				
3.		Final punch		
4	10	days	$155.00	$1,550.00
5		~~BATCH LH~~		
6.		MAR 8 2004		
7				
8.				
9.		Clean out & Labor		
10	11	days	$115.00	$1,265.00
11		Total Order →		2,815.00
12				
13.		RECEIVED		
14				
15		MAR 8 2004		
16		LISA GSD		
17				
18				
19.				
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

adamar
8131

ORIGINAL

02682

446326

PURCHASE ORDER #1002025-582

TO	SHIP TO
E.E.S Everardo Saramillo	Lake Krowee
ADDRESS: 4100 US Hwy 29 N lot #180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
3-13-04					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg # 1,2,3,4,5,6,7,8		
2				
3		Final punch		
4	6	days	$ 155.00	$ 930.00
5				
6				
7		Espences	$	$ 125.00
8				$1055
9		pvc total Order →		
10				
11				
12				
13				
14		RECEIVED		
15				
16		MAR 1 6 2004 BATCH LJL		
17		LISA GSD MAR 1 5 2004		
18				
19				
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

8131 ORIGINAL

02683

167371

PURCHASE ORDER #1002025-582

TO: EE's Everardo Saramillo	SHIP TO: Lake Kiowee
ADDRESS: 4100 US Hwy 29 N lot 180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
5-8-04					

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg # 1,2,3,4,5,6,7,8		
2				
3		Final porch clean out		
4	20	days		
5		Total Order	$155	$3,100
6				
7				
8				
9				
10				
11			RECEIVED	
12			MAY 11 2004	
13		BATCH JCD	DHA	
14		MAY 10	G.B.O	
15				
16				
17				
18				
19				
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

adwar

o131

ORIGINAL

02684

154370

PURCHASE ORDER #1002025-289

TO: E.E.J. Everardo Jaramillo	SHIP TO: Lake Kiowee
ADDRESS: 2400 US Hwy 29 N Lot #180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C.

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg # GARAGE		
2		1-2-3-4-5-6-7-8-9-10-11-12-12-13		
3		14-15-16-17-18-19-20-21-22-23-24-25-26		
4		27-28-29-30-31-32-33		
5	10164		$0.12	$1219.68
6				
		TOTAL ORDER		
9				
10				
11			BATCH	11
12				
13			OCT 27 2003	
14				
15				
16		RECEIVED		
17		NOV 3 2003		
18				
19		LISA GSD		
20				
21				
22				

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

8131 ORIGINAL

02685

178125

#100 2025 – 416
#100 2025 – 415
#100 2025 – 414
#100 2025 – 413

PURCHASE ORDER

TO: E.E.J Everardo Jaramillo	SHIP TO: Lake Keowee
ADDRESS: 4100 Us Hwy 29 N lot 180	ADDRESS:
CITY, STATE, ZIP: Greensboro N.C 27405	CITY, STATE, ZIP: S.C

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOB

	QUANTITY	DESCRIPTION	PRICE	UNIT
1		Bldg #16		
2				
3	2490	Millwork Labor cost code 062200	$ 0.65	$ 1,618.50
4				
5				
6		Bldg #17		
7				
8	2186	Millwork Labor cost code 062200	$ 0.65	$ 1420.90
9				
10				
11		Bldg #18		
12				
13	2390	Millwork Labor cost code 062200	$ 0.65	$ 1553.50
14				
15				
16		Bldg #19		
17				
18	2186	Millwork Labor cost code 062200	$ 0.65	$ 1,420.90
19		Bldg #19		
20	896	Millwork Labor Basement	$ 0.65	$ 582.40
21				$ 6,596.20
22		Total Order		

IMPORTANT

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES - PACKAGING, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND _____ COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING.

PURCHASING AGENT

pdzmx
131

ORIGINAL

02686

Project/Job LAKE KEOWEE Batch # LJL0831

Vendor: EVEJAR Inv No: 177981

Inv Date: 8-30-03 Amount: $ 1550.00

Description:

Payment Date: Disc: $ Disc Date

Approved By: Retainage: %

PO (Item)	Job	Bldg	Cost Code	Cat	Pre Tax $	Tax $
	10-02-025	1	170500	S		221.42
		2				221.43
		3				221.43
	RECEIVED	4				221.43
	SEP 0 9 2003	5			ENTERED LBC	221.43
		6			SEP 0 9	221.43
	LORI	GSO8				221.43
					GSO	

PLAINTIFF'S EXHIBIT 14 10-30-03

02687

Project/Job LAKE KEOWEE Batch # LJL09091

Vendor: EVEJAR Inv No: 177994

Inv Date: 9-6-03 Amount: $ 3720.00

Description:

Payment Date: Disc: $ Disc Date

Approved By: Pat Nash 9-10-03 2:51 pm Verbal approval

Retainage: %

PO (Item)	Job	Bldg	Cost Code	Cat	Pre Tax $	Tax $
	10-02-025	1	170500	5		531.42
		2				531.43
		3				531.43
		4				531.43
RECEIVER		5			ENTERED LBC	531.43
SEP 10 2003		6			SEP 10	531.43
LDR		8				531.43
	GSO				GSO	

02688

Project/Job: LAKE KEOWEE

Batch # 1JL 0915

Vendor: EVEJAR

Inv No: 177998

Inv Date: 9-13-03

Amount: $ 3720.00

Description:

Payment Date:

Disc: $

Disc Date

Approved By: MO

Retainage: %

PO (Item)	Job	Bldg	Cost Code	Gal	Pre Tax $	Tax $
	10-02-025	1	170500	S		531.43
		2				531.43
		3				531.43
		4				531.43
RECEIVED		5		ENTERED LISA		531.43
		6		SEP 24 2003		531.43
SEP 24 2003		8				531.42
LISA	GSO				GSO	

02689

Project/Job LAKE KEOWEE Batch # LJLD922

Vendor: FYETAR Inv No: 178113

Inv Date: 9-21-03 Amount: $ 3100.00

Description:

Payment Date: Disc: $ Disc Date

Approved By: Verified 9/25/03

Retainage: %

PO (Item)	Job	Bldg	Cost Code	Cat	Pre Tax $	Pay $
	10-02-025	1	170500	5	442.85	—
		2		1	442.85	—
		3			442.86	ENTERED LISA
		4			442.86	SEP 25 2003
RECEIVED		5			442.86	— GSU
SEP 25 2003		6			442.86	—
		8			442.86	—
LISA	GSU					

02690

Project/Job: LAKE KEOWEE

Batch # 13L0929

Vendor: EVEJAR

Inv No: 178119

Inv Date: 9-27-03

Amount: $ 1860.00

Description:

Payment Date:

Disc: $

Disc Date

Approved By:

Retainage: %

PO (Item)	Job	Bldg	Cost Code	Cat	Inv Amt	Tax $
	10-02-025	1	170500	5	2165.72	—
		2			2165.72	—
		3			2165.72	—
		4			2165.71	—
		5			2165.71	—
RECEIVED		6			2165.71	—
		8			2165.71	ENTERED LISA
OCT 3 2003						OCT 6 2003
LISA	GSO					GSO

02691

Dostie Centurc
Operator: DMJ

INVOICE APPR

Page 1
System Date: 10-07-03

PROJECT: 10-02-025 Lake Zenova
VENDOR ID: EVEJAR
VENDOR NAME: EVERARDO JARAMILLO

INVOICE: 178124
AMOUNT: $4,517.90
DATE: 10-02-2003

BATCH: LJL 1006

APPROVED BY:

PO PO.	LN	DESCRIPTION	JOB	BLDG	SC	CSC	UNITS	PRICE	QUOT	PO AMT	INVOICED	THIS PO	RETAINED	PAID	PAYING AMT	DAE
1002025-012	1	Fencing & Gates - Lift Stn	10-02-025	SW	02-8300	S	64	10.00		640.00		640.00			640.00	
	2	Fencing & Gates - Lift Stn	10-02-025	SW	02-8300	S	64	10.00		640.00		640.00			640.00	
										1,280.00	.00	1,280.00	.00	.00		
								TOTAL:								
1002025-017	1	Millwork Labor	10-02-025	20	05-2200	S	2,490	.65		1,618.50		1,618.50			1618.50	
										1,618.50	.00	1,618.50	.00	.00		
								TOTAL:								
1002025-018	1	Millwork Labor	10-02-025	21	05-2200	S	2,490	.65		1,618.50		1,618.50			1618.50	
										1,618.50	.00	1,618.50	.00	.00		
								TOTAL:								
											.00	4,517.00	.00	.00		
										4,517.00						

Report Totals:

THIS INVOICE: 4,517.00
REMAINING PO BALANCE:

1. PO Executed
2. Unexpired Ins. Cert. on File
3. Warranty Received
4. C.O. Executed
5. Previous Payments compared w/ controls
6. Interim Lien Waiver
7. Final Lien Waiver

ENTERED LISA
OCT 7 2003
GSO

RECEIVED
OCT 7 2003
LISA GSO

02692

Pacific Construction
Operator: KMD

INVOICE NUMBER ABC

Page 1
System Date: 10-07-03

PROJECT: 10-02-025 Lake Keowee
VENDOR ID: EVERJAR
VENDOR NAME: EVERARDO JARAMILLO

INVOICE#: 178125
AMOUNT: $6,596.20
DATE: 10-02-2003

BATCH: 3 1001

APPROVED BY:

PO NO.	LN	DESCRIPTION	JOB	PHASE	CC	CAT	UNITS	UNIT	PCT	NO AMT	DISCOUNT	DUE	PAY	RETAINAGE	PAID	CHECK	DAT	VER
1002025-413	1	Millwork Labor	10-02-025	16	05-2200	S	2,490		.65	1,618.50		1,618.50						1618.50
									TOTAL:	1,618.50	.00	1,618.50	.00		.00			
1002025-414	1	Millwork Labor	10-02-025	17	05-2200	S	2,186		.65	1,420.90		1,420.90						1420.90
									TOTAL:	1,420.90	.00	1,420.90	.00		.00			
1002025-415	1	Millwork Labor	10-02-025	18	05-2200	S	2,390		.65	1,553.50		1,553.50						1553.50
									TOTAL:	1,553.50	.00	1,553.50	.00		.00			
1002025-416	1	Millwork Labor	10-02-025	19	05-2200	S	2,186		.65	1,420.90		1,420.90						1420.90
	2	Millwork Labor - Basement	10-02-025	19	05-2200	S	896		.65	582.40		582.40						582.40
										2,003.30	.00	2,003.30	.00		.00			
									TOTAL:		.00	6,596.20	.00		.00			
										6,596.20								

Report Totals:

THIS INVOICE: 6,596.20

OUTSTANDING PO BALANCE:

1. PO Executed
2. Unexpired Ins. Cert. on File
3. Warranty Received
4. C.O. Executed
5. Previous Payments compared w/ controls
6. Interim Lien Waiver
7. Final Lien Waiver

ENTERED LISA
OCT 7 2003
GSQ

02693

Bozzie Construct.
Operator: DN

INVOICE APPR JE

Page 1
System Date: 10-07-03

PROJECT: 10-02-025 Lake Keowee
VENDOR ID: EVEJAR
VENDOR NAME: EVERARDO JARAMILLO

INVOICE: 178126
AMOUNT: $18,282.00
DATE: 10-02-2003

BATCH: LSL 1006

APPROVED BY:

PO NO.	LN	DESCRIPTION	DTE	PROJ	PC	CAT	UNITS	UNIT COST	PO AMT	APPROVED	NOW DUE	RETAINED	PAID	PARTIAL	COT	TAX
1003025-111	1	Cedar Railing Labor	10-02-025	99	06-4300	S	1,683	4.00	6,732.00		6,732.00			6732.00		
	2	Screen Porch Labor	10-02-025	99	06-4300	S	33	150.00	4,950.00		4,950.00			4950.00		
	3	Screen Door - Hang	10-02-025	99	06-4300	S	33	20.00	660.00		660.00			660.00		
	4	HVAC Fencing	10-02-025	99	06-4300	S	594	10.00	5,940.00		5,940.00			5940.00		
									18,282.00	.00	18,282.00	.00	.00			
								TOTAL:		.00	18,282.00	.00	.00			
									18,282.00							

Report Totals:

THIS INVOICE: 18,282.00
REMAINING TO BALANCE:

1. PO Executed
2. Unexpired Ins. Cert. on File
3. Warranty Received
4. C.O. Executed
5. Previous Payments compared w/ controls
6. Interim Lien Waiver
7. Final Lien Waiver

ENTERED LISA
OCT 7 2003
GSO

RECEIVED
OCT 7 2003
LISA GSO

02694

Project/Job LAKE KEOWEE Batch # LJL 1006

Vendor: EVEJAR Inv No: 178134

Inv Date: 10-2-03 *Amount:* $ 1860.00

Description:

Payment Date: Disc: $ Disc Date

Approved By: MO

Retainage: %

PO (Item)	Job	Bldg	Cost Code	Act	Pre Tax	Tax
	10-02-025	1	170500	5	265.71	—
		2			265.71	—
		3			265.72	—
		4			265.72	—
RECEIVED		5	ENTERED LISA		265.72	—
		6			265.72	—
OCT 7 2003		8	OCT 7 2003	✓	265.73	—
LISA	GSO		GSO			

02695

Desie Construct
Operator: TGI

INVOICE APVR

Page 1
System Date: 10-07-03

PROJECT: 10-02-025 Lake Kenneth
VENDOR ID: EVEJAR
VENDOR NAME: EVERARDO JARAMILLO

INVOICE: 178135
AMOUNT: $6,211.40
DATE: 10-02-2003

BATCH: LJL1006

APPROVED BY:

PO NO.	LN	DESCRIPTION	JOB	LOC	CC	CAT	HRS	COST	%	AMT	INVOICE	APVD	PO	RETAINED	PAID	PARTIAL	AMT	TAX
1002025-432	1	Millwork Labor	10-02-025	12	06-2200	S	2,186		.65	1,420.90			1,420.90				1420.90	
										1,420.90	.00		1,420.90	.00	.00			
						TOTAL:												
1002025-431	1	Millwork Labor	10-02-025	13	06-2200	S	2,390		.65	1,553.50			1,553.50				1553.50	
										1,553.50	.00		1,553.50	.00	.00			
						TOTAL:												
1002025-434	1	Millwork Labor	10-02-025	14	06-2200	S	2,490		.65	1,618.50			1,618.50				1618.50	
										1,618.50	.00		1,618.50	.00	.00			
						TOTAL:												
1002025-435	1	Millwork Labor	10-02-025	15	06-2200	S	2,490		.65	1,618.50			1,618.50				1618.50	
										1,618.50	.00		1,618.50	.00	.00			
						TOTAL:												
											.00		6,211.40	.00	.00			
										6,211.40								

Report Totals:

THIS INVOICE: 6,211.40
REMAINING TO BALANCE:

1. PO Executed
2. Unexpired Ins. Cert. on File
3. Warranty Received
4. C.O. Executed
5. Previous Payments compared w/ Soptrak
6. Interim Lien Waiver
7. Final Lien Waiver

RECEIVED
OCT 7 2003
LISA 650

ENTERED LISA
OCT 7 2003
650

02696

Gonzic Construct
Operator: TVM

INVOICE APPR AM

Page 1
System Date: 10-07-03

PROJECT: 20-02-025 Lake Keowee
VENDOR ID: EVEJAR
VENDOR NAME: EVERARDO JARAMILLO

INVOICE#: 170236
AMOUNT: $7,988.50
DATE: 10-02-2003

BATCH: LJL1006

APPROVED BY:

PO No.	LN	DESCRIPTION	DATE	PERD	JC	CAT	UNITS	UNIT	CAT	PO AMT	INVOICED	STAT	PO	REVISED	PAID	PRIVAS	AMT	TYP
1002025-426	1	Millwork Labor	10-02-025	22	06-2200	S	2,390	.65		1,553.50			1,553.50			1553.50		
	2	Millwork Labor - Basement	10-02-025	22	06-2200	S	1,265	.65		822.25			822.25			822.25		
										2,375.75	.00		2,375.75	.00	.00			
								TOTAL:										
1002025-427	1	Millwork Labor	10-02-025	23	06-2200	S	2,390	.65		1,553.50			1,553.50			1553.50		
	2	Millwork Labor - Basement	10-02-025	23	06-2200	S	1,265	.65		822.25			822.25			822.25		
										2,375.75	.00		2,375.75	.00	.00			
								TOTAL:										
1002025-428	1	Millwork Labor	10-02-025	24	06-2200	S	2,490	.65		1,618.50			1,618.50			1618.50		
										1,618.50	.00		1,618.50	.00	.00			
								TOTAL:										
1002025-429	1	Millwork Labor	10-02-025	25	06-2200	S	2,490	.65		1,618.50			1,618.50			1618.50		
										1,618.50	.00		1,618.50	.00	.00			
								TOTAL:			.00		7,988.50	.00	.00			
										7,988.50								

Report Totals:

THIS INVOICE: 7,988.50

REMAINING PO BALANCE:

1. PO Executed
2. Unexpired Ins. Cert. on File
3. Warranty Received
4. C.O. Executed
5. Previous Payments compared w/ controls
6. Interim Lien Waiver
7. Final Lien Waiver

RECEIVED
OCT 7 2003
LISA GSO

ENTERED LISA
OCT 7 2003
GSO

02697

Seattle Construction
Operator: [illegible]

INVOICE APPR: OK

System Dt. [illegible] Page 1

PROJECT: 10-02-025 Lake Ketchum
VENDOR ID: EVEJAR
VENDOR NAME: EVERARDO JARAMILLO

APPROVED BY: [signature]

INVOICE: 178137
AMOUNT: $582.40
DATE: 10-02-2003

BATCH: LSL 1006

PO No.	Ln	Description	Job	Phase	CC	Acct	Units	Rate	Ext	Amount	Sales Tax	Retainage	Paid	Previous	Amt	Tax
1002025-434	1	Millwork Labor - Basement	10-02-025	36	06-2200	S	896	.65	582.40		582.40			582.40		
									582.40	.00	582.40	.00	.00			
						TOTAL:				.00	582.40	.00	.00			
									582.40							

Report Totals:

THIS INVOICE: 582.40
REMAINING PO BALANCE:

1. PO Executed ☐
2. Unexpired Ins. Cert. on File ☐
3. Warranty Received ☐
4. C.O. Executed ☐
5. Previous Payments compared w/ controls ☐
6. Interim Lien Waiver ☐
7. Final Lien Waiver ☐

RECEIVED
OCT 7 2003
LISA GSD

ENTERED LISA
OCT 7 2003
GSD

02698

Project/Job LAKE KEOWEE Batch # LJL 1013

Vendor: EVETAR Inv No: 178143

Inv Date: 10-11-03 *Amount:* $ 18600.00

Description:

Payment Date: Disc: $ Disc Date

Approved By: Retainage: %

PO (Item)	Job	Bldg	Cost Code	Cat	Pre Tax $	Tax $
	10-02-025	1	170500	S		265.71
		2				265.71
		3				265.71
		4				265.71
		5				265.71
RECEIVED		6			ENTERED LISA	265.71
OCT 2 0 2003		8			OCT 2 2 2003	265.70
LISA	GSO				GSO	

02699

Project/Job LAKE KEOWEE Batch # LJL 1027

Vendor: EVETAR Inv No: 154352

Inv Date: 10-18-03 Amount: $ 1550.00

Description:

Payment Date: Disc: $ Disc Date

Approved By: Retainage: %

PO (Item)	Job	Bldg	Cost Code	Cat	Pr. Tax $	Tax $
	10-02-025	1	170500	S	—	221.42
		2			—	221.43
		3			—	221.43
		4			—	221.43
RECEIVED		5			—	221.43
NOV 3	2003	6		ENTERED LISA		221.43
		8		NOV 4 2003		221.43
LISA	650					
				650		

02700

Project/Job LAKE KEOWEE Batch # LJL1027

Vendor: EVEJAR Inv.No: 154355

Inv.Date: 10-25-03 *Amount:* $ 1550.00

Description:

Payment Date: Disc: $ Disc Date

Approved By: MD Retainage: %

PO (Item)	Job	Bldg	Cost Code	Cat	Pre-Tax	Tax
	10-02-025	1	170500	5	—	221.42
		2			—	221.43
		3			—	221.43
		4			—	221.43
RECEIVED		5		ENTERED LISA		221.43
		6				221.43
NOV 3 2003		8		NOV 4 2003		221.43
LISA	GSD			GSD		

02701

Project/Job LAKE KEOWEE

Batch # LTL1027

Vendor: EVETAR

Inv No: 154370

Inv Date: 10-27-03

Amount: $ 1219.68

Description:

Payment Date:

Disc: $

Disc Date

Approved By: MO

Retainage: %

PO (Item)	Job	Bldg	Cost Code	Cat	Pre Tax $	Tax $
	10-02-025	99	170500	S		1219.68
			2			
				ENTERED LISA		
RECEIVED				NOV 4 2003		
NOV 3	2003				GSD	
LISA	GSD					

02702

Project/Job LAKE KEOWEE

Batch # LJL1027

Vendor: EVEJAR

Inv No: 1543164

Inv Date: 10-31-03

Amount: $ 1550.00

Description:

Payment Date:

Disc: $

Disc Date

Approved By: MO

Retainage: %

PO/Item	Job	Bldg	Cost Code	Cat	Pre Tax	Tax
	10-02-025	1	170500	5	221.42	—
		2			221.43	—
		3			221.43	—
		4			221.43	—
RECEIVED		5	ENTERED LISA		221.43	—
		6			221.43	—
NOV 5 2003		8	NOV 4 2003		221.43	—
LISA	GSO		GSO			

02703

Project/Job LAKE KEOWEE Batch # LJL1027

Vendor: EVETAR Inv No: 154374

Inv Date: 11-8-03 *Amount:* $ 1550.00

Description:

Payment Date: Disc: $ Disc Date

Approved By: MO Retainage: %

PO (Item)	Job	Bldg	Cost Code	Cat	Pre-Tax $	Tax $
	10-02-025	1	170500	5		221.43
		2				221.43
		3				221.43
		4				221.43
	RECEIVED	5	ENTERED		LBC	221.43
		6				221.43
	NOV 18 2003	8	NOV 18			221.42
	LORI GSO		GSO			

02704

Double Checkers
Operator: TMT

INVOICE APP. JBA

PROJECT: 10-02-025 Lake Keowee
VENDOR ID: EVEJAR
VENDOR NAME: EVERARDO JARAMILLO

APPROVED BY: MD

INVOICE: 154375
AMOUNT: $6,344.00
DATE: 11-03-2003

Process Date: 11-13-03
Page 2

BATCH: LJL1027

PO No.	Ln	Description	Job	Phase	Co	Cat	Units	Price	Unit	Ext Amt	Retainage	Net	Paid	Check Amt
1002025-430	1	Millwork Labor	10-02-025	26	06-2200	S	2,390	.65		1,553.50		1,553.50		1553.50
									TOTAL:	1,553.50	.00	1,553.50	.00 .00	
1002025-431	1	Millwork Labor	10-02-025	27	06-2200	S	2,390	.65		1,553.50		1,553.50		1553.50
									TOTAL:	1,553.50	.00	1,553.50	.00 .00	
1002025-432	1	Millwork Labor	10-02-025	28	06-2200	S	2,490	.65		1,618.50		1,618.50		1618.50
									TOTAL:	1,618.50	.00	1,618.50	.00 .00	
1002025-433	1	Millwork Labor	10-02-025	29	06-2200	S	2,490	.65		1,618.50		1,618.50		1618.50
									TOTAL:	1,618.50	.00	1,618.50	.00 .00	
									TOTAL:		.00	6,344.00	.00 .00	

Report Totals: 6,344.00

THIS INVOICE: 6,344.00

REMAINING PO BALANCE:

1. PO Executed
2. Unexpired Ins. Cert. on File
3. Warranty Received
4. C.O. Executed
5. Previous Payments compared w/ controls
6. Interim Lien Waiver
7. Final Lien Waiver

RECEIVED
NOV 18 2003
LORI GSO

ENTERED LBC
NOV 18
GSO

02705

Project/Job LAKE KEOWEE Batch # LJL1117

Vendor: EVEJAR Inv No: 154387

Inv Date: 11-15-03 Amount: $ 1550.00

Description:

Payment Date: Disc: $ Disc Date

Approved By: MD Retainage: %

PO (Item)	Job	Bid	Cost Code	Cat	Pre Tax $	Tax $
	10-02-025	1	170500	5		221.43
		2				221.43
		3				221.43
RECEIVED	DNL	4			ENTERED LISA	221.43
NOV 13 2003		5			NOV 19 2003	221.43
		6				221.43
GSD		8			GSD	221.42

02706

Rostin Construc
Operator: ZRH

INVOICE REC

System Da. 11-18-03
Page 1

PROJECT: 10-02-025 Lake Keowee
VENDOR ID: EVELRB
VENDOR NAME: EVERARDO BARRETTO

INVOICE: 254394
AMOUNT: $10,098.00
DATE: 11-16-2003

DATEN: LJ 4117

APPROVED BY: MO

1082025-333	1	Cedar Rail Labor	10-02-025	99	06-4390	S	1,683		6.00	10,098.00		10,098.00						10098.00		
										10,098.00	.00	10,098.00	.00	.00						
								TOTAL			.00	10,098.00	.00	.00						
										10,098.00										

Report Totals:

THIS INVOICE: 10,098.00
REMAINING BY BALANCE:

1. PO Executed
2. Cheapired Ins. Cert. on File
3. Warranty Received
4. C.O. Executed
5. Previous Payments compared w/ controls
6. Interim Lien Waiver
7. Final Lien Waiver

ENTERED LISA
NOV 20 2003
GSB

RECEIVED DNL
NOV 18 2003
GSB

02707

Project/Job LAKE KEOWEE Batch # LBC1124

Vendor: EVEJAR Inv No: 154395

Inv Date: 11-22-03 Amount: $ 930.00

Description:

Payment Date: Disc: $ Disc Date

Approved By: MD

Retainage: %

PO (Item)	Job	Bldg	Cost Code	Cat	Pre-Tax $	Tax $
	10-02-025	OH	017100	O		930.00
RECEIVED				ENTERED LBC		
DEC 1 2003				DEC 0 9		
LISA GSO					GSO	

02708

Project/Job LAKE KEOWEE Batch # LSL1201

Vendor: EVEJAR Inv No: 167405

Inv Date: 11-29-03 Amount: $ 1395.00

Description:

Payment Date: Disc: $ Disc Date

Approved By: MD

Retainage: %

PO (Item)	Job	Bldg	Cost Code	Cat	Pre-Tax $	Tax $
	10-02-025	1	170500	S		199.29
		2				199.29
		3				199.29
		4				199.29
RECEIVED		5			ENTERED LISA	199.28
DEC 1 2003		6				199.28
LISA	GSG	8			DEC 2 2003	199.28
					GSG	

02709

Project/Job LAKE KEOWEE Batch # JCB1208

Vendor: EVEJAR Inv No: 167419

Inv Date: 12-5-03 Amount: $ 1550.00

Description:

Payment Date: Disc: $ Disc Date

Approved By: M Duggins Verbal 12-16-03 Retainage: %

PO (Item)	Job	Bldg	Cost Code	Cat	Pre Tax $	Tax $
	10-02-025	1	170500	S		221.43
		2				221.43
		3				221.43
		4				221.43
		5			ENTERED LISA	221.43
		6				221.43
		8			DEC 16 2003	221.42
					GSO	

02710

Project/Job LAKE KEOWEE Batch # DNL1215

Vendor: EVEJAR Inv No: 1167428

Inv Date: 12-12-03 Amount: $ 1550.00

Description:

Payment Date: Disc: $ Disc Date

Approved By: Retainage: %

PO (Item)	Job	Bldg	Cost Code	Cat	Pre-Tax $	Tax $
	10-02-025	1	170500	S		221.43
		2				221.43
		3				221.43
		4				221.43
	RECEIVED	5		ENTERED NICK!		221.43
		6				221.43
	DEC 17 2003	8		DEC 17 2003		221.42
LISA	GSO				GSO	

02711

Project/Job LAKE KEOWEE Batch # DNL 1215

Vendor: EVEJAR Inv No: 167432

Inv Date: 12-12-03 *Amount:* $ 175.00

Description:

Payment Date: Disc: $ Disc Date

Approved By:

Retainage: %

PO (Item)	Job	Bldg	Cost Code	Cat	Pre-Tax $	Tax $
	10-02-025	22	170500	5		100.00
		2	↓	↓		75.00
RECEIVED			ENTERED NICKI			
DEC 17 2003			DEC 17 2003			
LISA	GSO			GSO		

02712

Project/Job LAKE KEOWEE

Batch # LJL0209

Vendor: EVEJAR

Inv No: 167354

Inv Date: 2-7-04

Amount: $ 560.00

Description:

Payment Date:

Disc: $

Disc Date

Approved By: MO

Retainage: %

PO (Item)	Job	Bldg	Cost Code	Cat	Pre Tax $	Tax $
	10-02-025	1	168120	S		93.33
		2				93.33
		3				93.33
		4				93.33
		5				93.34
RECEIVED		6				93.34
FEB 10 2004				ENTERED LISA		
				FEB 10 2004		
	GSO				GSO	

02713

Project/Job LAKE KEOWEE Batch # LJL 0209

Vendor: EVEJAR Inv No: 314203

Inv Date: 2-7-04 *Amount:* $ 2080.00

Description:

Payment Date: Disc: $ Disc Date

Approved By: [illegible]

Retainage: %

PO (Item)	Job	Bldg	Cost Code	Cat	Pre Tax $	Tax $
	10-02-025	OH	019600	O		2080.00
			ENTERED LISA			
		RECEIVED		FEB 10 2004		
		FEB 10 2004		GSO		
		LISA	GSO			

02714

Project/Job LAKE KEOWEE Batch # LJL0216

Vendor: EVEJAR Inv No: 1607360

Inv Date: 2-14-04 Amount: $ 2550.00

Description:

Payment Date: Disc: $ Disc Date

Approved By: Retainage: %

PO (Item)	Job	Bldg	Cost Code	Cat	Pre Tax $	Tax $
	10-02-025	1	170500	S		364.28
		2				364.28
		3				364.28
RECEIVED		4	ENTERED LISA			364.29
FEB 17 2004		5	FEB 17 2004			364.29
LISA	650	6	650			364.29
		7				364.29

02715

Project/Job LAKE KEOWEE Batch # LJL0301

Vendor: EVETJAR Inv No: 446314

Inv Date: 2-28-04 *Amount:* $ 2125.00

Description:

Payment Date: Disc: $ Disc Date

Approved By: Retainage: %

PO (Item)	Job	Bldg	Cost Code	Cat	Pre Tax $	Tax $
	10-02-025	OH	017100	O		2125.00
RECEIVED						
				ENTERED LISA		
MAR	2 2004					
LISA	GSO			MAR	2 2004	
					GSO	

02716

02717

Bostic Brothers Construction

EVERARDO JARAMILLO

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
12-12-02	350649	LK	13212.00	.00	13212.00
CHECK DATE 12-20-02	CHECK NUMBER 24778	TOTAL >	13212.00	.00	13212.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

PLAINTIFF'S EXHIBIT 15 10-30-13

02718

Bostic Construction Inc.

EVERARDO JARAMILLO

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
8-30-03	177981	LK	1550.00	.00	1550.00
8-30-03	177982	LSII	1035.00	.00	1035.00
8-30-03	177983	CPL	2885.00	.00	2885.00
8-30-03	177984	RR	2555.00	.00	2555.00
8-30-03	177985	LC	3760.00	.00	3760.00
8-30-03	177986	GP	920.00	.00	920.00
9-06-03	177989	GP	2040.00	.00	2040.00
9-06-03	177990	LC	1860.00	.00	1860.00
9-06-03	177991	RR	2435.00	.00	2435.00
9-06-03	177992	CPL	2310.00	.00	2310.00
9-06-03	177993	LSII	3260.64	.00	3260.64
9-06-03	177994	LK	3720.00	.00	3720.00
9-06-03	177995	CPL	4050.00	.00	4050.00
CHECK DATE 9-11-03	CHECK NUMBER 29015	TOTAL >	32380.64	.00	32380.64

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

02719

Bostic Construction Inc.

EVERARDO JARAMILLO

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
		See Attached			
CHECK DATE 10-09-03	CHECK NUMBER 29484	TOTAL >	78819.50	.00	78819.50

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

02720

Bostic Construction Inc. Accounts Payable 10-09-2003 Page 1
Extended Check Stub

10-09-03 BBC-OPER 29484
EVEJAR EVERARDO JARAMILLO

Date	Invoice	Description	Amount	Discount	Net
9-27-03	177988	CCC	1262.00	.00	1262.00
9-13-03	178105	BR SHORT PAY	3620.00	.00	3620.00
9-21-03	178115	GVII	2040.00	.00	2040.00
9-21-03	178116	LSII	690.00	.00	690.00
9-27-03	178117	LSII	1240.00	.00	1240.00
9-27-03	178118	LC	1780.00	.00	1780.00
9-27-03	178119	LK	1860.00	.00	1860.00
9-27-03	178120	RR	2515.00	.00	2515.00
9-27-03	178121	GP	2760.00	.00	2760.00
9-27-03	178122	CCC	1499.00	.00	1499.00
9-27-03	178123	CCC	250.00	.00	250.00
10-02-03	178124	LK	4517.00	.00	4517.00
10-02-03	178125	LK	6596.20	.00	6596.20
10-02-03	178126	LK	18282.00	.00	18282.00
10-02-03	178127	RC	1025.00	.00	1025.00
10-02-03	178128	GP	2310.00	.00	2310.00
10-02-03	178129	CPL	4456.00	.00	4456.00
10-02-03	178131	LSII	1240.00	.00	1240.00
10-02-03	178132	RR	2515.00	.00	2515.00
10-02-03	178133	LC	1720.00	.00	1720.00
10-02-03	178134	LK	1860.00	.00	1860.00
10-02-03	178135	LK	6211.40	.00	6211.40
10-02-03	178136	LK	7988.50	.00	7988.50
10-02-03	178137	LK	582.40	.00	582.40
10-09-03	29484		78819.50	.00	78819.50

02721

Bostic Construction Inc.

EVERARDO JARAMILLO

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
10-11-03	178138	LSII	1150.00	.00	1150.00
10-11-03	178139	GP	3275.00	.00	3275.00
10-11-03	178140	RR	2595.00	.00	2595.00
10-11-03	178141	LC	640.00	.00	640.00
10-11-03	178142	CPL	1267.56	.00	1267.56
10-11-03	178143	LK	1860.00	.00	1860.00
10-11-03	178145	CPL	2110.00	.00	2110.00
10-11-03	178146	BR	4980.00	.00	4980.00
10-11-03	178147	GP	4350.00	.00	4350.00
10-11-03	178148	GVII	2025.00	.00	2025.00
CHECK DATE 10-23-03	CHECK NUMBER 29748	TOTAL >	24252.56	.00	24252.56

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

/Bostic Construction Inc. Accounts Payable 11-06-2003 Page 1
Extended Check Stub

-06-03 BBC-OPER 29986
EVEJAR EVERARDO JARAMILLO

Date	Invoice	Description	Amount	Discount	Net
10-18-03	154351	GP	2310.00	.00	2310.00
10-18-03	154352	LK	1550.00	.00	1550.00
10-18-03	154353	CPL	2400.00	.00	2400.00
10-25-03	154354	GP	2700.00	.00	2700.00
10-25-03	154355	LK	1550.00	.00	1550.00
10-25-03	154356	RR	2555.00	.00	2555.00
10-25-03	154357	CPL	2460.00	.00	2460.00
10-25-03	154360	MRII	4045.16	.00	4045.16
10-25-03	154361	MRII	1798.90	.00	1798.90
10-25-03	154362	CPL	1200.00	.00	1200.00
10-25-03	154363	CPL	200.00	.00	200.00
10-31-03	154364	LK	1550.00	.00	1550.00
10-31-03	154365	GP	2310.00	.00	2310.00
10-31-03	154366	CPL	2080.00	.00	2080.00
10-31-03	154367	CPL	880.00	.00	880.00
10-31-03	154368	BR	555.00	.00	555.00
10-31-03	154370	LK	1219.68	.00	1219.68
10-18-03	178149	RR	2595.00	.00	2595.00
10-18-03	178150	LSII	690.00	.00	690.00
10-09-03	BC-5024366	CPL BC ABC SUP	40.76-	.00	40.76-
11-06-03	29986		34607.98	.00	34607.98

02722

Bostic Construction Inc.

EVERARDO JARAMILLO

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
		See Attached			
CHECK DATE 11-20-03	CHECK NUMBER 30328	TOTAL>	65776.64	.00	65776.64

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

02723

Bostic Construction Inc. Accounts Payable 11-20-2003 Page 1
Extended Check Stub

1-20-03 BBC-OPER 30328
EVEJAR EVERARDO JARAMILLO

Date	Invoice	Description	Amount	Discount	Net
11-05-03	154369	LKII	600.00	.00	600.00
11-05-03	154372	MRII	1710.00	.00	1710.00
11-03-03	154373	LKII	11519.64	.00	11519.64
11-08-03	154374	LK	1550.00	.00	1550.00
11-08-03	154375	LK	6344.00	.00	6344.00
11-08-03	154377	RRII	1920.00	.00	1920.00
11-08-03	154378	CPL	2120.00	.00	2120.00
11-08-03	154379	GP	2500.00	.00	2500.00
11-08-03	154380	LC	450.00	.00	450.00
11-08-03	154381	LSII	460.00	.00	460.00
11-08-03	154382	GVII	460.00	.00	460.00
11-08-03	154383	GP	800.00	.00	800.00
11-08-03	154384	GVII	2460.00	.00	2460.00
11-08-03	154385	SQ	1610.00	.00	1610.00
11-15-03	154387	LK	1550.00	.00	1550.00
11-15-03	154388	RRII	1825.00	.00	1825.00
11-15-03	154389	CPL	3460.00	.00	3460.00
11-15-03	154390	GP	2770.00	.00	2770.00
11-15-03	154391	GVII	2350.00	.00	2350.00
11-15-03	154392	SQ	2760.00	.00	2760.00
11-15-03	154393	SQ	460.00	.00	460.00
11-16-03	154394	LK	10098.00	.00	10098.00
10-11-03	178144	RRII	6000.00	.00	6000.00
11-20-03	30328		65776.64	.00	65776.64

02724

Bostic Construction Inc.

EVERARDO JARAMILLO

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
		See Attached			
CHECK DATE 12-04-03	CHECK NUMBER 30484	TOTAL >	30795.00	.00	30795.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

02725

Bostic Construction Inc. Accounts Payable Extended Check Stub 12-04-2003 Page 1

12-04-03 BBC-OPER 30484
EVEJAR EVERARDO JARAMILLO

Date	Invoice	Description	Amount	Discount	Net
11-22-03	154395	LK	930.00	.00	930.00
11-22-03	154397	CPL	1200.00	.00	1200.00
11-22-03	154398	GP	3000.00	.00	3000.00
11-22-03	154399	LSII	2120.00	.00	2120.00
11-22-03	154400	SQ	2990.00	.00	2990.00
11-22-03	167402	GV	1000.00	.00	1000.00
11-22-03	167403	BR	1500.00	.00	1500.00
11-22-03	167404	RRII	4800.00	.00	4800.00
11-29-03	167405	LK	1395.00	.00	1395.00
11-29-03	167406	CPL	1560.00	.00	1560.00
11-29-03	167407	CPL	1750.00	.00	1750.00
11-29-03	167408	GP	2300.00	.00	2300.00
11-29-03	167409	GVII	920.00	.00	920.00
11-29-03	167410	SQ	2500.00	.00	2500.00
11-29-03	167411	CVG	550.00	.00	550.00
11-29-03	167412	RC	2280.00	.00	2280.00
12-04-03	30484		30795.00	.00	30795.00

02726

Bostic Construction Inc.

EVERARDO JARAMILLO

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
		See Attached			
CHECK DATE 12-19-03	CHECK NUMBER 30792	TOTAL >	52813.60	.00	52813.60

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

02727

Bostic Construction Inc. Accounts Payable 12-19-2003 Page 1
Extended Check Stub

2-19-03 BBC-OPER 30792
EVEJAR EVERARDO JARAMILLO

Date	Invoice	Description	Amount	Discount	Net
12-05-03	167414	BR	450.00	.00	450.00
12-06-03	167415	SQ	2760.00	.00	2760.00
12-05-03	167416	GP	2300.00	.00	2300.00
12-05-03	167417	CPL	1280.00	.00	1280.00
12-05-03	167418	GVII	1150.00	.00	1150.00
12-05-03	167419	LK	1550.00	.00	1550.00
12-05-03	167420	LSII	1120.00	.00	1120.00
12-09-03	167423	RC	150.00	.00	150.00
12-12-03	167424	SQ	20418.60	.00	20418.60
12-12-03	167427	SQ	2760.00	.00	2760.00
12-12-03	167428	LK	1550.00	.00	1550.00
12-12-03	167429	GP	3270.00	.00	3270.00
12-12-03	167430	LSII	1240.00	.00	1240.00
12-12-03	167431	GV	690.00	.00	690.00
12-12-03	167432	LK	175.00	.00	175.00
12-12-03	167433	SQ	11950.00	.00	11950.00
12-19-03	30792		52813.60	.00	52813.60

02728

Bostic Construction Inc.

EVERARDO JARAMILLO

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	REDUCTION	BALANCE
11-08-03	154386	LK	5400.00	.00	5400.00
12-20-03	167435	LK	1550.00	.00	1550.00
12-20-03	167436	GP	2760.00	.00	2760.00
12-20-03	167437	SQ	3220.00	.00	3220.00
12-20-03	167438	GVII	1150.00	.00	1150.00
12-20-03	167439	CPL	2390.00	.00	2390.00

CHECK DATE	1-05-04	CHECK NUMBER	30985	TOTAL >	16470.00	.00	16470.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

02729

Bostic Construction Inc.

Accounts Payable
Extended Check Stub

1-30-2004 Page 1

1-30-04 BBC-OPER 31527
EVEJAR EVERARDO JARAMILLO

Date	Invoice	Description	Amount	Discount	Net
12-31-03	480013	GP	750.00	.00	750.00
12-31-03	480014	LSII	1200.00	.00	1200.00
12-31-03	480015	SQ	1450.00	.00	1450.00
12-31-03	480016	NCCU	1150.00	.00	1150.00
1-10-04	480018	CPL	2310.00	.00	2310.00
1-10-04	480019	GVII	460.00	.00	460.00
1-10-04	480020	SQ	2500.00	.00	2500.00
1-10-04	480021	LK	1550.00	.00	1550.00
1-10-04	480022	GP	2300.00	.00	2300.00
1-10-04	480023	NCCU	2070.00	.00	2070.00
1-10-04	480024	LK	1408.00	.00	1408.00
1-10-04	480025	BR	960.00	.00	960.00
1-17-04	480027	LK	1030.00	.00	1030.00
1-17-04	480028	GP	1725.00	.00	1725.00
1-17-04	480029	CPL	2015.00	.00	2015.00
1-17-04	480030	SQ	2310.00	.00	2310.00
1-17-04	480031	NCCU	2300.00	.00	2300.00
1-30-04	31527		27488.00	.00	27488.00

02730

Bostic Construction Inc.

EVERARDO JARAMILLO

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
2-07-04	167353	NCCU	22214.84	.00	22214.84
2-07-04	167354	LK	560.00	.00	560.00
2-07-04	167355	BR	260.00	.00	260.00
2-07-04	167356	CPL	800.00	.00	800.00
1-17-04	480033	RRII	3920.00	.00	3920.00

CHECK DATE	3-22-04	CHECK NUMBER	32328	TOTAL >	27754.84	.00	27754.84

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

02731

Bostic Construction Inc.

EVERARDO JARAMILLO

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
1-24-04	480035	NCCU	2070.00	.00	2070.00
1-24-04	480036	SQ	1897.50	.00	1897.50
1-24-04	480037	CPL	2700.00	.00	2700.00
1-24-04	480038	GP	1725.00	.00	1725.00
1-24-04	480039	LK	1030.00	.00	1030.00
1-24-04	480040	NCCU	2900.00	.00	2900.00
1-31-04	480043	GP	1380.00	.00	1380.00
1-31-04	480044	LK	875.00	.00	875.00
1-31-04	480045	NCCU	1840.00	.00	1840.00
1-31-04	480046	CPL	1880.00	.00	1880.00
1-31-04	480047	SQ	1725.00	.00	1725.00
1-31-04	480048	SQ	2880.00	.00	2880.00
CHECK DATE 4-07-04	CHECK NUMBER 32611	TOTAL >	22902.50	.00	22902.50

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

02732

Bostic Construction Inc.

EVERARDO JARAMILLO

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
2-07-04	314201	NCCU	2530.00	.00	2530.00
2-07-04	314203	LK	2080.00	.00	2080.00
2-07-04	314204	GP	2130.00	.00	2130.00
2-07-04	314205	SQ	3220.00	.00	3220.00
2-07-04	314206	SQ	2550.00	.00	2550.00
2-07-04	314207	CPL	2905.00	.00	2905.00
2-07-04	314208	NCCU	690.00	.00	690.00
2-07-04	480050	NCCU	1536.00	.00	1536.00
CHECK DATE 4-16-04	CHECK NUMBER 32910	TOTAL:>	17641.00	.00	17641.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

02733

Bostic Construction Inc.

EVERARDO JARAMILLO

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
2-14-04	167357	SQ	4830.00	.00	4830.00
2-14-04	167358	CPL	3410.00	.00	3410.00
2-14-04	167359	GP	2665.00	.00	2665.00
2-14-04	167360	LK	2550.00	.00	2550.00
2-14-04	167361	NCCU	4485.00	.00	4485.00

CHECK DATE	4-23-04	CHECK NUMBER	32977	TOTAL >	17940.00	:00	17940.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

02734

Bostic Construction Inc.

EVERARDO JARAMILLO

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
3-06-04	446317	GP	2030.00	.00	2030.00
3-06-04	446318	LK	2815.00	.00	2815.00
3-06-04	446319	NCCU	3105.00	.00	3105.00
3-06-04	446320	CPL	3310.00	.00	3310.00
3-06-04	446321	SQ	3450.00	.00	3450.00
3-06-04	446322	CPL	690.00	.00	690.00
3-06-04	446323	SQ	5080.00	.00	5080.00
CHECK DATE 5-13-04	CHECK NUMBER	50273	TOTAL > 20480.00	.00	20480.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

02735

Bostic Construction Inc. Accounts Payable 6-04-2004 Page 1
Extended CheckStub

6-04-04 BBCBB&T 50382
EVEJAR EVERARDO JARAMILLO

Date	Invoice	Description	Amount	Discount	Net
3-27-04	279453	RRII	1245.00	.00	1245.00
3-13-04	446324	CPL	3370.00	.00	3370.00
3-13-04	446325	NCCU	2070.00	.00	2070.00
3-13-04	446326	LK	1055.00	.00	1055.00
3-13-04	446327	GP	2090.00	.00	2090.00
3-13-04	446333	CPL	6195.12	.00	6195.12
3-13-04	446334	NCCU	1920.00	.00	1920.00
3-13-04	446335	CPL	3300.00	.00	3300.00
3-27-04	446336	SQ	2450.00	.00	2450.00
3-16-04	446338	NCCU	2746.80	.00	2746.80
3-20-04	446339	GP	2050.00	.00	2050.00
3-20-04	446341	CPL	3270.00	.00	3270.00
3-20-04	446342	NCCU	2070.00	.00	2070.00
3-20-04	446343	SQ	4025.00	.00	4025.00
3-20-04	446344	RRII	1245.00	.00	1245.00
3-20-04	446345	NCCU	1380.00	.00	1380.00
3-28-04	446346	SQ	3105.00	.00	3105.00
3-27-04	446347	SQ	1380.00	.00	1380.00
3-27-04	446348	NCCU	2415.00	.00	2415.00
3-27-04	446349	CPL	2885.00	.00	2885.00
3-27-04	446350	GP	1475.00	.00	1475.00
4-02-04	BC-5096543	CPL-BC- ABC SUPPLY	991.94-	.00	991.94-
4-22-04	BC-5106304	CPL - BC-ABC SUPPLY	371.28-	.00	371.28-
4-28-04	BC-5108162	CPL - BC-ABC SUPPLY	371.28-	.00	371.28-
6-04-04	50382		50007.42	.00	50007.42

02736

Bostic Construction Inc.

EVERARDO JARAMILLO

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
5-08-04	167371	LK	3100.00	.00	3100.00
5-08-04	167372	GP	1120.00	.00	1120.00
5-08-04	167373	SQ	2415.00	.00	2415.00
5-08-04	167374	NCCU	2750.00	.00	2750.00
5-10-04	167375	CPEIU	17412.40	.00	17412.40
5-10-04	167376	CPWKU	17780.16	.00	17780.16
CHECK DATE 7-16-04	CHECK NUMBER 50864	TOTAL >	44577.56	.00	44577.56

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

02737

BUILDING PERMITS

PERMIT #: 05-01033 MASTER PERMIT #: 05-01033

DATE ISSUED 06/09/05

PROJECT #: 05- AML REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: BLUE WATER WAY 326 WEST UNION SC 29696

SUBDIVISION: THE TOWNHOMES ON KEOWEE LOT 2 LOT #: BLK #:

OWNER NAME: IMK DEVELOPMENT CO LLC PHONE: ( )- -
ADDRESS: 770 PELHAM RD STE 200
CITY: GREENVILLE STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS PHONE: ( )- -
ADDRESS: 6 MILAN DR
CITY: GREENVILLE STATE: SC ZIP: 29609

ENGINEER:
DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE SC 29615

WORK: COMPLETE TOWNHOME FROM R-IN STAGE/REF 02-01318
DESC:

VALUATION: 40,803.30	FEES DUE: 210.00 FEES PAID: 210.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 2,466 FIRE ZONE: Y OCCUP TYPE: R2 USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

***** NOTICE *****

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I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE 6,9,05

(APPROVED BY) DATE 6,9,05

PLAINTIFF'S EXHIBIT 16 10-30-13

Plaintiff's Produced Documents Oconee County Building Dept. FOIA Response 0014
02738

BUILDING PERMITS

PERMIT #: 05-01034

MASTER PERMIT #: 05-01034

DATE ISSUED 06/09/05

PROJECT #: 05- AMM

REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: BLUE WATER WAY 324 WEST UNION SC 29696

SUBDIVISION: THE TOWNHOMES ON KEOWEE LOT 3

LOT #:
BLK #:

OWNER NAME: IHK DEVELOPMENT CO LLC
ADDRESS: 770 PELHAM RD STE 200
CITY: GREENVILLE

PHONE: ( )-

STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS
ADDRESS: 6 MILAN DR
CITY: GREENVILLE

PHONE: ( )-

STATE: SC ZIP: 29609

ENGINEER:
DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE SC 29615

WORK: COMPLETE TOWNHOME FROM R-IN STAGE/REF 02-01319
DESC:

VALUATION: 43,112.53	FEES DUE: 220.00 FEES PAID: 220.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 2,411 FIRE ZONE: Y OCCUP TYPE: R2 USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) 6/9/05 DATE

(APPROVED BY) 6/9/05 DATE

BUILDING PERMITS

PERMIT #: 05-01035 MASTER PERMIT #: 05-01035

DATE ISSUED 06/09/05

PROJECT #: 05- AMN REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: BLUE WATER WAY 322 WEST UNION SC 29696

SUBDIVISION: THE TOWNHOMES ON KEOWEE LOT 4 LOT #: BLK #:

OWNER NAME: IMK DEVELOPMENT CO LLC PHONE: ( )- -
ADDRESS: 770 PELHAM RD STE 200
CITY: GREENVILLE STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS PHONE: ( )- -
ADDRESS: 6 MILAN DR
CITY: GREENVILLE STATE: SC ZIP: 29609

ENGINEER:
DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE SC 29615

WORK DESC: COMPLETE TOWNHOME FROM R-IN STAGE/REF #02-01320

VALUATION:	64,641.98	FEES DUE:	320.00
		FEES PAID:	320.00

SPECIAL CONDITIONS: _____	WORK CLASS: SFH	SQ. FTG: 3,701
	FIRE ZONE: Y	OCCUP TYPE: R2
	USE ZONE:	CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) 6/9/05 DATE

(APPROVED BY) 6/9/05 DATE

BUILDING PERMITS

PERMIT #: 05-01036 MASTER PERMIT #: 05-01036

DATE ISSUED 06/09/05

PROJECT #: 05- ANO REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: BLUE WATER WAY 321 WEST UNION SC 29696

LOT #:

SUBDIVISION: THE TOWNHOMES ON KEOWEE LOT 12 BLK #:

OWNER NAME: IHK DEVELOPMENT CO LLC PHONE: ( )- -

ADDRESS: 770 PELHAM RD STE 200

CITY: GREENVILLE STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS PHONE: ( )- -

ADDRESS: 6 MILAN DR

CITY: GREENVILLE STATE: SC ZIP: 29609

ENGINEER:

DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE SC 29615

WORK: COMPLETE TOWNHOME FROM R-IN STAGE/REF # 02-01329

DESC:

VALUATION: 53,193.20	FEES DUE: 276.00 FEES PAID: 276.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 3,071 FIRE ZONE: Y OCCUP TYPE: R2 USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

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Mark W. Hall 6/9/05

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

Debbie Spearman 6/9/05

(APPROVED BY) DATE

PERMIT #: 05-01037 BUILDING PERMITS

PROJECT #: 05- AMP DATE ISSUED 06/09/05 MASTER PERMIT #: 05-01037

OCONEE COUNTY REF #: _____

PROJECT ADDRESS: BLUE WATER WAY 319 WEST UNION SC 29696

SUBDIVISION: THE TOWNHOMES ON KEOWEE LOT 13 LOT #: BLK #:

OWNER NAME: IMK DEVELOPMENT CO LLC
ADDRESS: 770 PELHAM RD STE 200 PHONE: ( )- -
CITY: GREENVILLE STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS
ADDRESS: 6 MILAN DR PHONE: ( )- -
CITY: GREENVILLE STATE: SC ZIP: 29609

ENGINEER:
DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE SC 29615

WORK DESC: COMPLETE TOWNHOME FROM R-IN STAGE/REF # 02-01330

VALUATION: 65,575.08	FEES DUE: 324.00 FEES PAID: 324.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 3,731 FIRE ZONE: Y OCCUP TYPE: R2 USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

***** NOTICE *****

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Martha W. Marick 6/9/05
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

Jerri Foreman 6/9/05
(APPROVED BY) DATE

BUILDING PERMITS

PERMIT #: 05-01039 MASTER PERMIT #: 05-01039

DATE ISSUED 06/09/05

PROJECT #: 05- AMR REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: BLUE WATER WAY 317 WEST UNION SC 29696

LOT #:

SUBDIVISION: THE TOWNHOMES ON KEOWEE LOT 14 BLK #:

OWNER NAME: IMK DEVELOPMENT CO LLC PHONE: ( )- -

ADDRESS: 770 PELHAM RD STE 200

CITY: GREENVILLE STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS PHONE: ( )- -

ADDRESS: 6 MILAN DR

CITY: GREENVILLE STATE: SC ZIP: 29609

ENGINEER:

DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE SC 29615

WORK: COMPLETE TOWNHOME FROM R-IN STAGE/REF # 02-01331

DESC:

VALUATION: 64,641.75	FEES DUE: 320.00 FEES PAID: 320.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 3,701 FIRE ZONE: Y OCCUP TYPE: R2 USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

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_____ ___/___/___

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

_____ 6/9/05

(APPROVED BY) DATE

BUILDING PERMITS

PERMIT #: 05-01040

MASTER PERMIT #: 05-01040

DATE ISSUED 06/09/05

PROJECT #: 05- AMS

REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: BLUE WATER WAY 315 WEST UNION SC 29696

SUBDIVISION: THE TOWNHOMES ON KEOWEE LOT 15

LOT #:
BLK #:

OWNER NAME: IMK DEVELOPMENT CO LLC
ADDRESS: 770 PELHAM RD STE 200
CITY: GREENVILLE

PHONE: ( )- -

STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS
ADDRESS: 6 MILAN DR
CITY: GREENVILLE

PHONE: ( )- -

STATE: SC ZIP: 29609

ENGINEER:
DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE SC 29615

WORK: COMPLETE TOWNHOME FROM R-IN STAGE/REF # 02-01332
DESC:

VALUATION: 64,641.75	FEES DUE: 320.00 FEES PAID: 320.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 3,701 FIRE ZONE: Y OCCUP TYPE: R2 USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

* * * * * NOTICE * * * * *

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Martin W. Marick — 6,9,05
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

John Freeman — 6,9,05
(APPROVED BY) DATE

BUILDING PERMITS

PERMIT #: 05-01041 MASTER PERMIT #: 05-01041

DATE ISSUED 06/09/05

PROJECT #: 05- AHT REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: HIDDEN SHORES LN 230 WEST UNION SC 29696

LOT #:

SUBDIVISION: THE TOWNHOMES ON KEOWEE LOT 16 BLK #:

OWNER NAME: INK DEVELOPMENT CO LLC PHONE: ( )- -
ADDRESS: 770 PELHAM RD STE 200
CITY: GREENVILLE STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS PHONE: ( )- -
ADDRESS: 6 MILAN DR
CITY: GREENVILLE STATE: SC ZIP: 29609

ENGINEER:
DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE SC 29615

WORK DESC: COMPLETE TOWNHOME FROM ROUGH-IN STAGE/REF # 02-01334

VALUATION: 64,641.75	FEES DUE: 320.00 FEES PAID: 320.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 3,701 FIRE ZONE: T OCCUP TYPE: R2 USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

***** NOTICE *****

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Martha [illegible] 6,9,05
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

Jodi [illegible] 6,9,05
(APPROVED BY) DATE

BUILDING PERMITS

PERMIT #: 05-01049 MASTER PERMIT #: 05-01049

DATE ISSUED 06/09/05

PROJECT #: 05- AHB REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: HIDDEN SHORES LN 228 WEST UNION SC 29696

SUBDIVISION: THE TOWNHOMES OF KEOWEE LOT 17 LOT #: BLK #:

OWNER NAME: IHK DEVELOPMENT CO LLC PHONE: ( )- -
ADDRESS: 770 PELHAM RD STE 200
CITY: GREENVILLE STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS PHONE: ( )- -
ADDRESS: 6 MILAN DR
CITY: GREENVILLE STATE: SC ZIP: 29609

ENGINEER:
DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE SC 29696

WORK DESC: COMPLETE TOWNHOME FROM R-1N STAGE/REF 0201335

VALUATION: 53,193.20	FEES DUE: 276.00 FEES PAID: 276.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 3,071 FIRE ZONE: Y OCCUP TYPE: R2 USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

***** NOTICE *****

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Martha W Ar 6/9/05
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

Terri Spearman 6/9/05
(APPROVED BY) DATE

PERMIT #: 05-01050 BUILDING PERMITS

PROJECT #: 05- ANC DATE ISSUED 06/09/05 MASTER PERMIT #: 05-01050

OCONEE COUNTY REF #:

PROJECT ADDRESS: HIDDEN SHORES LN 228 WEST UNION SC 29696

SUBDIVISION: THE TOWNHOMES OF KEOWEE LOT 20 LOT #:

BLK #:

OWNER NAME: IHK DEVELOPMENT CO LLC

ADDRESS: 770 PELHAM RD STE 200 PHONE: ( )- -

CITY: GREENVILLE STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS

ADDRESS: 6 MILAN DR PHONE: ( )- -

CITY: GREENVILLE STATE: SC ZIP: 29609

ENGINEER:

DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE SC 29615

WORK DESC: COMPLETE TOWNHOME FROM R-IN STAGE/REF # 02-01338

VALUATION: 64,641.98

FEES DUE: 320.00

FEES PAID: 320.00

SPECIAL CONDITIONS:

WORK CLASS: SFH SQ. FTG: 3,701

FIRE ZONE: Y OCCUP TYPE: R2

USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY | PLANS CHECKED BY | APPROVED FOR ISSUANCE BY

***** NOTICE *****

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) 6/9/05 DATE

(APPROVED BY) 6/9/05 DATE

BUILDING PERMITS

PERMIT #: 05-01051

MASTER PERMIT #: 05-01051

DATE ISSUED 06/09/05

PROJECT #: 05- AND

REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: HIDDEN SHORES LN 223 WEST UNION SC 29696

SUBDIVISION: THE TOWNHOMES OF KEOWEE LOT 24

LOT #:
BLK #:

OWNER NAME: IMK DEVELOPMENT CO LLC
ADDRESS: 770 PELHAM RD STE 200
CITY: GREENVILLE
PHONE: ( )- -
STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS
ADDRESS: 6 MILAN DR
CITY: GREENVILLE
PHONE: ( )- -
STATE: SC ZIP: 29609

ENGINEER:
DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE

WORK DESC: COMPLETE TOWNHOME FROM R-1N STAGE/REF # 02-01346

VALUATION: 64,641.98	FEES DUE: 320.00 FEES PAID: 320.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 3,701 FIRE ZONE: Y OCCUP TYPE: R2 USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) 6,9,05 DATE

(APPROVED BY) 6,9,05 DATE

PERMIT #: 05-01052

BUILDING PERMITS

PROJECT #: 05- ANE

DATE ISSUED 06/09/05

MASTER PERMIT #: 05-01052

OCONEE COUNTY

REF #: _____

PROJECT ADDRESS: HIDDEN SHORES LN 225 WEST UNION SC 29696

SUBDIVISION: THE TOWNHOMES OF KEOWEE LOT 25

LOT #:
BLK #:

OWNER NAME: IMK DEVELOPMENT CO LLC
ADDRESS: 770 PELHAM RD STE 200
CITY: GREENVILLE

PHONE: ( )- -

STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS
ADDRESS: 6 MILAN DR
CITY: GREENVILLE

PHONE: ( )- -

STATE: SC ZIP: 29609

ENGINEER:
DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE

WORK DESC: COMPLETE TOWNHOME FROM R-IN STAGE/REF # 02-01347

VALUATION: 64,641.98	FEES DUE: 320.00 FEES PAID: 320.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 3,701 FIRE ZONE: Y OCCUP TYPE: R2 USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

* * * * * NOTICE * * * * *

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Martha W. Marick — 6.9.05
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

Terri Sherman — 6.9.05
(APPROVED BY) DATE

BUILDING PERMITS

PERMIT #: 05-01053

MASTER PERMIT #: 05-01053

DATE ISSUED 06/09/05

PROJECT #: 05- ANF

REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: HIDDEN SHORES LN 227 WEST UNION SC 29696

SUBDIVISION: THE TOWNHOMES ON KEOWEE LOT 26

LOT #:
BLK #:

OWNER NAME: IMK DEVELOPMENT CO LLC
ADDRESS: 770 PELHAM RD STE 200
CITY: GREENVILLE
PHONE: ( )- -
STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS
ADDRESS: 6 MILAN DR
CITY: GREENVILLE
PHONE: ( )- -
STATE: SC ZIP: 29609

ENGINEER:
DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE SC 29615

WORK: COMPLETE TOWNHOME FROM R-IN STAGE/REF # 02-01348
DESC:

VALUATION: 65,575.08	FEES DUE: 324.00 FEES PAID: 324.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 3,731 FIRE ZONE: Y OCCUP TYPE: R2 USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

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Martha W. Ann 6,9,05
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

Deri Zellmer 6,9,05
(APPROVED BY) DATE

BUILDING PERMITS

PERMIT #: 05-01054 MASTER PERMIT #: 05-01054

DATE ISSUED 06/09/05

PROJECT #: 05- ANG REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: SUNSET POINTE DR 400 WEST UNION SC 29696

LOT #:

SUBDIVISION: THE TOWNHOMES ON KEOWEE LOT 27 BLK #:

OWNER NAME: IMK DEVELOPMENT CO LLC PHONE: ( )- -
ADDRESS: 770 PELHAM RD STE 200
CITY: GREENVILLE STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS PHONE: ( )- -
ADDRESS: 6 MILAN DR
CITY: GREENVILLE STATE: SC ZIP: 29609

ENGINEER:
DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE SC 29615

WORK: COMPLETE TOWNHOME FROM R-IN STAGE/REF # 02-01349
DESC:

VALUATION: 65,575.08	FEES DUE: 324.00 FEES PAID: 324.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 3,731 FIRE ZONE: Y OCCUP TYPE: R2 USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

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Matthew W [illegible] 6/9/05
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

[illegible] 6/9/05
(APPROVED BY) DATE

PERMIT #: 05-01055

BUILDING PERMITS

PROJECT #: 05- ANH

DATE ISSUED 06/09/05

MASTER PERMIT #: 05-01055

OCONEE COUNTY

REF #: _____

PROJECT ADDRESS: SUNSET POINTE DR 402 WEST UNION SC 29696

SUBDIVISION: THE TOWNHOMES ON KEOWEE LOT 28

LOT #:
BLK #:

OWNER NAME: IMK DEVELOPMENT CO LLC
ADDRESS: 770 PELHAM RD STE 200
CITY: GREENVILLE

PHONE: ( )- .

STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS
ADDRESS: 6 MILAN DR
CITY: GREENVILLE

PHONE: ( )- .

STATE: SC ZIP: 29609

ENGINEER:
DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE

WORK DESC: COMPLETE TOWNHOME FROM R-IN STAGE/REF # 02-01351

VALUATION: 64,641.98	FEES DUE: 320.00 FEES PAID: 320.00
SPECIAL CONDITIONS:	WORK CLASS: SFH SQ. FTG: 3,701 FIRE ZONE: Y OCCUP TYPE: R2 USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

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Martha H. [illegible] 6/9/05
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

[illegible] 6/9/05
(APPROVED BY) DATE

BUILDING PERMITS

PERMIT #: 05-01056

MASTER PERMIT #: 05-01056

DATE ISSUED 06/09/05

PROJECT #: 05- ANI

REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: SUNSET POINTE DR 404 WEST UNION SC 29696

SUBDIVISION: THE TOWNHOMES ON KEOWEE LOT 29

LOT #:
BLK #:

OWNER NAME: IHK DEVELOPMENT CO LLC
ADDRESS: 770 PELHAM RD STE 200
CITY: GREENVILLE
STATE: SC ZIP: 29615
PHONE: ( )- -

CONTRACTOR: MARICK HOME BUILDERS
ADDRESS: 6 MILAN DR
CITY: GREENVILLE
STATE: SC ZIP: 29609
PHONE: ( )- -

ENGINEER:
DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE

WORK DESC: COMPLETE TOWNHOME FROM R-IN STAGE/REF # 02-01355

VALUATION: 64,641.98

FEES DUE: 320.00
FEES PAID: 320.00

SPECIAL CONDITIONS: _____

WORK CLASS: SFH
FIRE ZONE: Y
USE ZONE:
SQ. FTG: 3,701
OCCUP TYPE: R2
CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) — DATE 6/9/05

(APPROVED BY) — DATE 6/9/05

BUILDING PERMITS

PERMIT #: 05-01057 MASTER PERMIT #: 05-01057

DATE ISSUED 06/09/05

PROJECT #: 05- ANJ REF #:

OCONEE COUNTY

PROJECT ADDRESS: SUNSET POINTE DR 410 WEST UNION SC 29696

SUBDIVISION: THE TOWNHOMES ON KEOWEE LOT 30 LOT #: BLK #:

OWNER NAME: IMK DEVELOPMENT CO LLC PHONE: ( )-
ADDRESS: 770 PELHAM RD STE 200
CITY: GREENVILLE STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS PHONE: ( )-
ADDRESS: 6 MILAN DR
CITY: GREENVILLE STATE: SC ZIP: 29609

ENGINEER:
DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE SC 29615

WORK DESC: COMPLETE TOWNHOME FROM FOUNDATION STAGE/REF # 02-01356

VALUATION: 83,592.56	FEES DUE: 396.00 FEES PAID: 396.00
SPECIAL CONDITIONS:	WORK CLASS: SFH SQ. FTG: 2,423 FIRE ZONE: Y OCCUP TYPE: R2 USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

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Matthew W [illegible] 6,9,05
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

[illegible] 6,9,05
(APPROVED BY) DATE

BUILDING PERMITS

PERMIT #: 05-01058 MASTER PERMIT #: 05-01058

DATE ISSUED 06/09/05

PROJECT #: 05- ANK REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: SUNSET POINTE DR 412 WEST UNION SC 29696

LOT #:

SUBDIVISION: THE TOWNHOMES ON KEOWEE LOT 31 BLK #:

OWNER NAME: IMK DEVELOPMENT CO LLC PHONE: ( )- -

ADDRESS: 770 PELHAM RD STE 200

CITY: GREENVILLE STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS PHONE: ( )- -

ADDRESS: 6 MILAN DR

CITY: GREENVILLE STATE: SC ZIP: 29609

ENGINEER:

DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE SC 29615

WORK DESC: COMPLETE TOWNHOME FROM FOUNDATION STAGE/REF # 02-01357

VALUATION: 84,563.40	FEES DUE: 400.00 FEES PAID: 400.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFR SQ. FTG: 2,449 FIRE ZONE: Y OCCUP TYPE: R2 USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

***** NOTICE *****

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_____ 6,9,05

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

_____ 6,9,05

(APPROVED BY) DATE

BUILDING PERMITS

PERMIT #: 05-01059 MASTER PERMIT #: 05-01059

DATE ISSUED 06/09/05

PROJECT #: 05- ANL REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: SUNSET POINTE DR 414 WEST UNION SC 29696

SUBDIVISION: THE TOWNHOMES ON KEOWEE LOT 32 LOT #: BLK #:

OWNER NAME: IHK DEVELOPMENT CO LLC PHONE: ( )- -
ADDRESS: 770 PELHAM RD STE 200
CITY: GREENVILLE STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS PHONE: ( )- -
ADDRESS: 6 MILAN DR
CITY: GREENVILLE STATE: SC ZIP: 29609

ENGINEER:
DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE SC 29615

WORK: COMPLETE TOWNHOME FROM FOUNDATION STAGE/REF # 02-01358
DESC:

VALUATION: 83,592.56	FEES DUE: 396.00 FEES PAID: 396.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 2,423 FIRE ZONE: Y OCCUP TYPE: R2 USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

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Martha W A 6/9/05
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

Shari Zollmann 6/9/05
(APPROVED BY) DATE

BUILDING PERMITS

PERMIT #: 05-01060 MASTER PERMIT #: 05-01060

DATE ISSUED 06/09/05

PROJECT #: 05- ANN REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: SUNSET POINTE DR 416 WEST UNION SC 29696

LOT #:

SUBDIVISION: THE TOWNHOMES ON KEOWEE LOT 33 BLK #:

OWNER NAME: IMK DEVELOPMENT CO LLC PHONE: ( )- -
ADDRESS: 770 PELHAM RD STE 200
CITY: GREENVILLE STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS PHONE: ( )- -
ADDRESS: 6 MILAN DR
CITY: GREENVILLE STATE: SC ZIP: 29609

ENGINEER:
DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE SC 29615

WORK: COMPLETE TOWNHOME FROM FOUNDATION STAGE/REF # 02-01359
DESC:

VALUATION: 84,563.40	FEES DUE: 400.00 FEES PAID: 400.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 2,449 FIRE ZONE: Y OCCUP TYPE: R2 USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

* * * * * NOTICE * * * * *

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) 6,9,05 DATE

(APPROVED BY) 6,9,05 DATE

BUILDING PERMITS

PERMIT #: 05-01061 MASTER PERMIT #: 05-01061

DATE ISSUED 06/09/05

PROJECT #: 05- ANN REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: SUNSET POINTE DR 418 WEST UNION SC 29696

SUBDIVISION: THE TOWNHOMES ON KEOWEE LOT 34 LOT #: BLK #:

OWNER NAME: IMK DEVELOPMENT CO LLC PHONE: ( )- -
ADDRESS: 770 PELHAM RD STE 200
CITY: GREENVILLE STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS PHONE: ( )- -
ADDRESS: 6 MILAN DR
CITY: GREENVILLE STATE: SC ZIP: 29609

ENGINEER:
DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE SC 29615

WORK: COMPLETE TOWNHOME FROM R-IN STAGE/REF # 02-01360
DESC:

VALUATION: 65,575.08	FEES DUE: 324.00 FEES PAID: 324.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 3,731 FIRE ZONE: Y OCCUP TYPE: R2 USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

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Martha W. Marick 6/9/05
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

[illegible] 6/9/05
(APPROVED BY) DATE

BUILDING PERMITS

PERMIT #: 05-01062 MASTER PERMIT #: 05-01062

DATE ISSUED 06/09/05

PROJECT #: 05- ANO REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: SUNSET POINTE DR 420 WEST UNION SC 29696

LOT #:

SUBDIVISION: THE TOWNHOMES ON KEOWEE LOT 35 BLK #:

OWNER NAME: IMK DEVELOPMENT CO LLC PHONE: ( )- -

ADDRESS: 770 PELHAM RD STE 200

CITY: GREENVILLE STATE: SC ZIP: 29615

CONTRACTOR: HARICK HOME BUILDERS PHONE: ( )- -

ADDRESS: 6 MILAN DR

CITY: GREENVILLE STATE: SC ZIP: 29609

ENGINEER:

DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE SC 29615

WORK: COMPLETE TOWNHOME FROM R-IN STAGE/REF # 02-01361

DESC:

VALUATION: 64,641.98	FEES DUE: 320.00 FEES PAID: 320.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFH SQ. FTG: 3,701 FIRE ZONE: Y OCCUP TYPE: R2 USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

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_____ 6,9,05

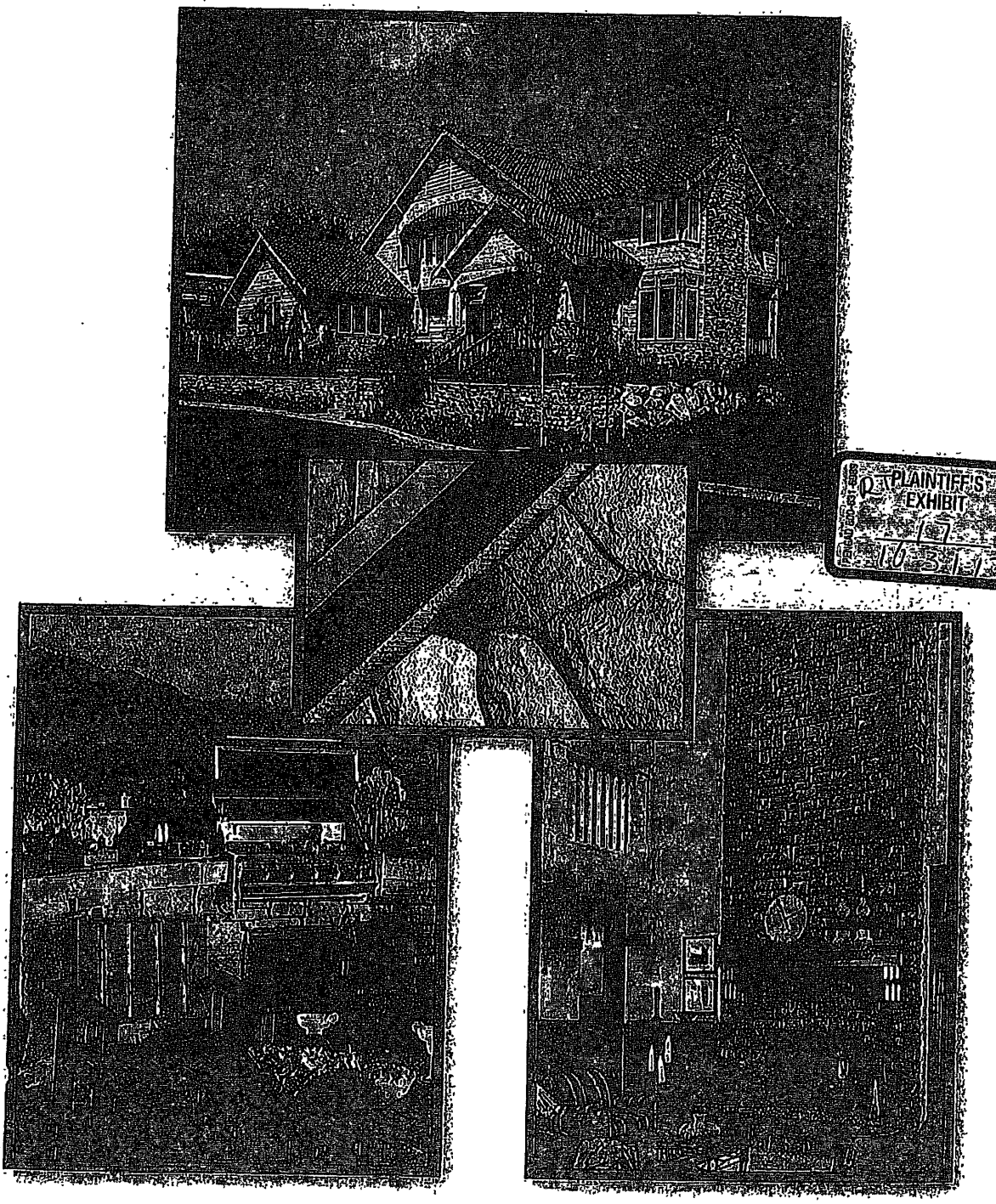
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

_____ 6,9,05

(APPROVED BY) DATE

CULTURED STONE®

Manufacturer's Installation Instructions



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CULTURED STONE®

Manufacturer's Installation Instructions

Cultured Brick® Products Installation Instructions are available separately from your Dealer.

Building Code requirements vary from area to area. Check with local authorities for Building Code requirements in your area. Carefully read all installation instructions before proceeding with your Cultured Stone® products application. Observe safety precautions. Cultured Stone® products are covered by a 50-Year Limited Warranty when installed in accordance with the Manufacturer's Installation Instructions. See warranty on page 8.

Estimating Stone Required

Determine the amount of Cultured Stone® products needed by measuring the area to be covered. Measure the length times the height to arrive at the square footage of flat stone needed. Subtract square footage for window and door openings. Measure the linear feet of outside corners to determine the amount of corner pieces needed. One linear foot of corner pieces covers approximately 3/4 of a square foot of flat area. Subtract the flat area covered by the linear feet of corner pieces from the square footage of flat stone required. You may wish to obtain some extra stone to allow for cutting and trimming.

Tools Required

(Choose the tools required for your installation - see page 7 for illustrations and appropriate use.)

Hammer or Staple Gun • Wheelbarrow & Hoe • Hock & Trowel • Mason's Trowel • Margin Trowel • Masonry, Circular, Table Saw or Grinder with Carborundum or Diamond Blade • Wide Mouth Nippers or Hatchet • Safety Glasses/Dust Mask • Level • Metal Jointing Tool or Wood Stick • Grout Bag • Whisk Broom

Sundry Material Requirements

A. MORTAR COMPONENTS
1. Premixed: Type N premixed mortar, or mortar mixed as per Table #2 on page 3.
2. Mortar color: Iron oxide color (if desired).

B. WEATHER-RESISTANT BARRIER
Depending on local building code requirements, barrier shall be equal to U.B.C. Standard No. 14-1 for Kraft waterproof building paper or asphalt saturated rag felt or ASTM D 226, Type 1, No. 15 felt. Note: Weather-resistant barrier must be used on all exterior and interior mortar applications except for those over masonry, concrete or stucco.

C. METAL LATH
1. Minimum 2.5 lb. expanded metal lath (diamond mesh) galvanized. Black metal lath (rust inhibitive) may be used on interior applications.
2. or 18 gauge galvanized woven wire mesh.
3. For metal buildings & open stud construction - minimum 3.4 lb. 3/8" rib expanded galvanized metal lath.
4. or other code accepted mesh or lath.

D. FASTENERS
1. Galvanized nails, staples, concrete nails.
2. United States Gypsum Company's 1-1/4" type S-12 Pancake Head Super Tite screws. (Used for installation to metal surfaces.)

E. MASONRY SEALER
1. Silane based breather type sealer (if required).

Surface Preparation for Mortar Installations

Using the chart below, determine the correct surface preparation for your installation.

TABLE 1

WALL SURFACE	INTERIOR & EXTERIOR PREPARATION REQUIRED
Rigid Backwall Wallboard Plywood Paneling Wall Sheathing Concrete Board Polystyrene Insulation Board installed over a rigid backwall	Cover sheathing with a breather type weather resistant barrier, lap joints 4" shingle fashion. Then, in accordance with local building code, lap and install lath or mesh using galvanized nails or staples 6" on center vertically, penetrating studs a minimum of 1". Continuously wrap weather-resistant barrier and metal lath a minimum of 16" around all outside and inside corners. (Fig. 1).
Clean & Untreated Concrete Masonry Stucco	No preparation needed. Examine newly poured concrete closely to ensure that its finished surface contains no release agents (form oil). If it does contain form oil, etch surface with muriatic acid, rinse thoroughly and/or score with a wire brush (Fig.3).
Dirty, Painted or Sealed Concrete, Masonry or Stucco	Sandblast or waterblast to original surface (remove sandblasting dust by washing) or securely attach lath.
Metal Buildings	Lap and install paperbacked 3/8" rib expanded metal lath to metal cladding supports of 20 ga. to 12 ga. using United States Gypsum Company's 1-1/4" type S-12 Pancake Head Super Tite screws. Screws must penetrate 3/8" beyond the inside face of metal surface. Screws are to be installed on centers equal to 1 screw/sq. ft. and shall not exceed 6" on center in one direction. Apply 1/2" to 3/4" scratch coat and allow to dry 48 hours (Fig.4).
Open Studs Polystyrene Insulation Board Installed Over Open Studs	Lap and install paperbacked metal lath to studs using nails which penetrate a minimum of 1" at 4" on center. Apply 1/2" to 3/4" scratch coat and allow to dry 48 hours (Fig. 2).

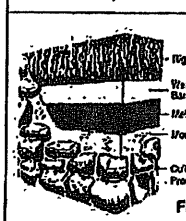

Figure 1

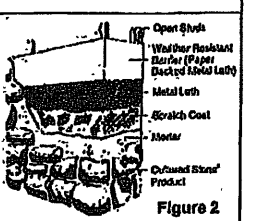

Figure 2

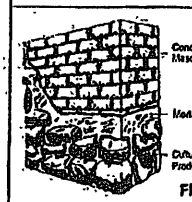

Figure 3

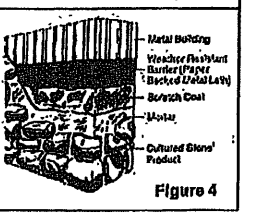

Figure 4

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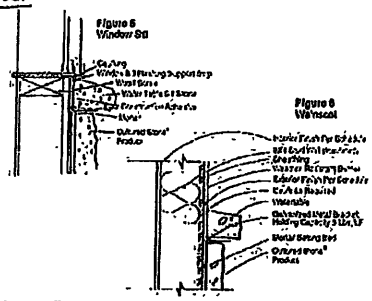
Watertable/Sill Installations

Watertable/Sills provide a transition piece between a stone wainscot and other exterior finishes and for water runoff. They can also be used as a window sill.
Install using galvanized metal support brackets or support strip fastened with galvanized nails or screws penetrating studs 1" at a minimum of 16" O.C. Caulk and flash top of Watertable/Sill as required.



Installing Stone At Ground Level

Keep the finished edge of the Cultured Stone® product a minimum of 4" above grade. Use a 2" X 4" leveling strip (straight-edge) (Figure 7).
This will:
- Provide a means of drainage
- Avoid possible staining of the stone by soils containing alkali or other minerals
- Achieve the look of natural stone that has been installed on a footing or foundation

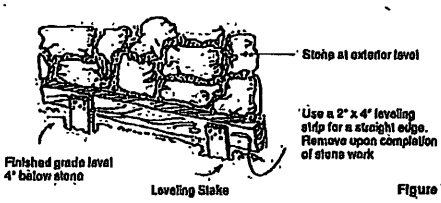


Figure 7

Prepare Your Work Area

Spread Cultured Stone® wall veneer out at the job site so you have a good variety of sizes, shapes, and colors to choose from. Plan for some variety and contrast in the overall design. Use small stones next to large ones, heavy-textured pieces next to smooth, thick stones next to thinner ones. Mixing Cultured Stone® wall veneer from different boxes during application will allow you to achieve a desirable balance of stones on your finished project.

Mortar

NOTE: WEATHER CONDITIONS
If stone is being applied in hot or dry weather, the back of each piece should be moistened with a fine spray of water or a wet brush to adequately prevent excessive absorption of moisture from the mortar. If being installed over concrete, masonry or scratch coat substrate, the substrate surface area should also be dampened before applying mortar.

Applications should be protected from temperatures below freezing as mortar will not set up properly under such conditions. Do not use antifreeze compounds to lower the freezing point of mortar.

A. MIXING MORTAR/GROUT
Using Premixed Type N mortar or components from Table 2, mix to a firm, moist consistency. Mortar that is too dry and crumbly will not provide proper bond. Mortar that is too wet will be weak and messy.

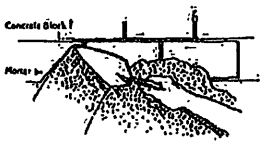
TABLE 2 Proportions for Mortar

Mortar Type	Parts By Volume			
	Portland Cement or Blended Cement	Masonry Cement Type N	Hydrated Lime or Lime Putty	Aggregate
N	1	--	1	4-1/2 to 6
	--	1	--	2-1/4 to 3

B. MORTAR COLOR
Tinting mortar complements the color of the stone being installed. Example: use tan mortar with earthtone stones. This will greatly enhance the appearance of the finished installation. Regular mortars can be tinted to complement your Cultured Stone® product using iron oxide pigments available from your dealer.

C. APPLYING MORTAR TO PREPARED SURFACE AREA
Using a plasterer's or mason's trowel (Figures 8 and 9), apply mortar 1/2" to 3/4" thick to prepared surface area. Do not spread more than a workable area (5 to 10 sq. ft.) so that mortar will not "set up" before stone is applied.

Figure 8 Applying mortar using a plasterer's trowel



Applying mortar using a mason's trowel Figure 9

Applying Cultured Stone® Products

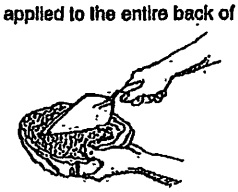
See page 5 for additional instructions concerning Pro-Fit Ledgestone®, Carolina Ledgestone & European Castle Stone.

A. STARTING POINT
Apply mortar and stone working from the bottom up or most stones can also be applied from the top down. Working from the top down may help avoid splashing previously applied stone with dripping mortar. Ledgestone types should be installed from the bottom up.

B. JOINT WIDTH
In order to obtain the most natural look, joints should be as narrow as possible, average should not exceed 1/2" in width. An attractive look can also be achieved by fitting stones tightly together if desired.

C. SETTING THE STONES
Press each stone into the mortar setting bed firmly enough to squeeze some mortar out around the stone's edges. Apply pressure to the stone to ensure a good bond. Ensure complete coverage between the mortar bed and back surface of the stone. Mortar may also be applied to the entire back of the stone (Figure 10).

Figure 10
Mortar applied to the entire back of the stone



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Care must be taken to avoid smearing mortar on surface of stone. Accidental smears should be removed using a whisk broom only after mortar has become crumbly.

D. INSTALL CORNER PIECES FIRST
If your application requires corner pieces, apply those first. Notice that the corner pieces have a long and a short leg. Alternate these in opposite directions (Figure 11).

Figure 11
Applying corners - alternating long and short legs in the opposite directions

E. INSTALL FLAT PIECES
After the corner pieces are in place, flat pieces are applied working toward the wall center (Figure 12).

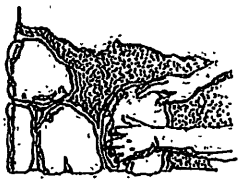

Figure 12
Applying flat pieces

F. KEEP YOUR MORTAR JOINTS CONSISTENT
Place the individual stones close together creating uniform joints between them. Cut and trim as required to achieve consistent width in the mortar joints. Then trim and fit small pieces into any remaining voids (Figure 13).

Figure 13
Position large pieces first, then trim and fit in smaller pieces

G. CUTTING AND TRIMMING
Stones can be cut and shaped for fit. Use wide mouth nippers or a hatchet (Figures 14 and 15). (Refer to page 2 - Tools Required). Some broken stones may be found in the box. These also may be used in filling gaps between large stones. For best finished appearance, coat cut or broken edges with mortar. If possible, position cut edges up when they are above eye level, down when below eye level. Always use safety glasses when cutting and trimming.

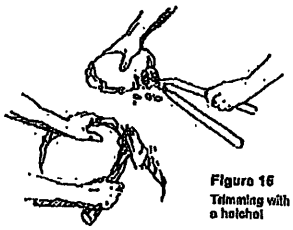

Figure 14
Trimming with wide mouth nippers

Figure 15
Trimming with a hatchet

NOTES:

LEVEL AND PLUMB JOINT LINES
When applying Cobblefield®, Castle Stone, Limestone or Ledgestone, endeavor to maintain level and plumb joint lines. Also, long rectangular pieces will look most natural if applied horizontally.

RIVER ROCK & STREAM STONE
When applying River Rock or Stream Stone, plan the placement of stones to minimize trimming and cutting to maintain the natural looking rounded shapes.

LEDGESTONE TYPES
When applying Ledgestone types keep joints as small as possible to maintain a natural look and install from the bottom up. Strike joints deeply being careful not to expose the back edge of stones.

See page 5 for additional instructions regarding Pro-Fit Ledgestone®, Carolina Ledgestone, and European Castle Stone.

Grouting and Finishing Joints

A. GROUTING JOINTS
If additional mortar is required, use a grout bag to fill in joints (Figure 16). Care must be taken to avoid smearing mortar on surface of stone. Accidental smears should be removed only after mortar has become crumbly using a whisk broom or dry bristle brush. Never use a wet brush or wire brush.

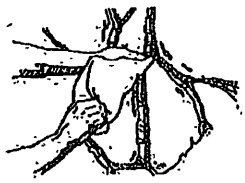

Figure 16
Grouting joints

B. FINISHING JOINTS
When the mortar joints have become firm or thumb-print dry (setting time will vary depending on wall surface and climatic conditions), they should be pointed up with a wood stick or metal jointing tool. Rake out excess mortar, compact and seal edges around stones (Figure 17).
Careful attention to proper and even jointing will result in a professional looking finish.

Figure 17
Finishing the job

C. CLEANING FINISHED JOB
At the end of the work day, or when mortar is sufficiently set up, the finished job should be broomed or brushed to remove loose mortar and to clean the face of the stone. A wet brush should never be used to treat the mortar joints as this will cause staining that will be difficult, or impossible, to remove. Do not use acid or acid base products.

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Additional Instructions For Pro-Fit Ledgestone®, Carolina Ledgestone, and European Castle Stone

FIT THE JOINTS TIGHTLY
Install all these products with tight-fitted (mortarless) joints. Generally components should be placed butting each other and aligned for level and plumb. When installing with mortar, the backs of all these components must be wet. They should be noticeably damp, but free from surface water. Mortar must be tinted to match the color of the stone you are installing to help conceal the joint lines.

A. STARTING POINT
Products are applied starting from the bottom (first course) and working up. Start each course with the appropriate Ledgestone component or European Castle Stone. Continue horizontally and complete each course before starting the next. If required, cut the appropriate size component to fit at the end or top of the finish area (Figure 20). Frequently check the installation for level and alignment.

B. INSTALL CORNER PIECES FIRST
If your application requires corner pieces, start by installing a corner piece first followed by the adjoining flat pieces. Notice that the corner pieces have a long and short leg. Alternate these in opposite directions (Figure 18).

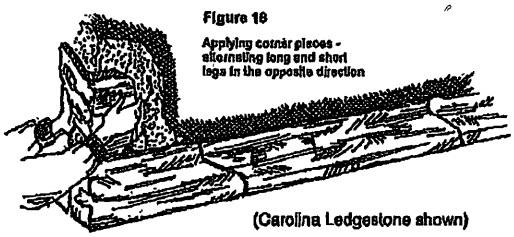

Figure 18
Applying corner pieces - alternating long and short legs in the opposite direction
(Carolina Ledgestone shown)

C. SETTING THE STONES
Press each stone into the mortar setting bed firmly enough to squeeze some mortar out around the mortar groove at the back edge of component. Apply pressure to the component to ensure a good bond. Check for level and plumb. Mortar may also be applied to the entire back of the stone.

D. INSTALL FLAT PIECES
After the first corner piece is in place, the adjoining flat pieces of each course or pattern are applied. Using a trowel, strike off the excess mortar around the edges of the component prior to placing the next component. This will allow the next adjacent component to fit tightly (see Figure 19). **Choose the correct length component to ensure that vertical joints do not line up.**

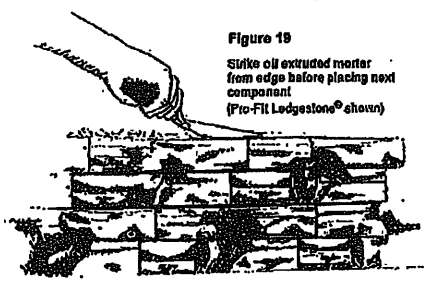

Figure 19
Strike off extruded mortar from edge before placing next component
(Pro-Fit Ledgestone® shown)

G. CUTTING AND TRIMMING
Vertical or horizontal cuts can be made using a table saw, circular saw or small grinder equipped with a dry cutting diamond or carborundum blade (See Figure 20).

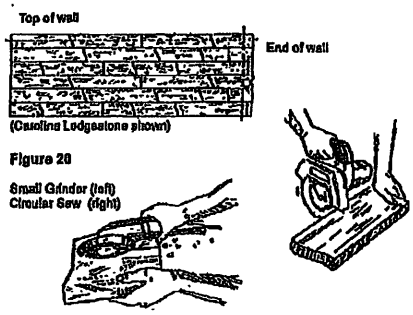

Figure 20
Small Grinder (left)
Circular Saw (right)

Cutting should be done outside as some dust will occur. **SAFETY GLASSES AND A DUST MASK SHOULD ALWAYS BE WORN WHEN CUTTING ANY CULTURED STONE® PRODUCTS.** Stones can also be cut and shaped using wide-mouth nippers or a hatchet.

ADDITIONAL INFORMATION ON CUTTING AND FITTING

Finished Edges - Place finished edges at exposed areas.

Cut Edges - Place cut edges within courses.

FINISHING JOINTS

The design simplicity of Pro-Fit Ledgestone®, Carolina Ledgestone, and European Castle Stone allows for easy installation of components and provides a finished mortar-less joint between the stones. This reduces the time required for cutting, grouting and jointing.

SURFACE CLEANING
Care must be taken to avoid smearing mortar on the surface of components. Accidental smears should be removed with a whisk broom or dry bristle brush only after mortar has become crumbly. **Do not use a wet brush or a wire brush.** Careful attention to proper jointing will result in a professional looking finish. **Do not use acid or acid base products.**

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Installing Hearthstones

Hearthstones are not recommended or warranted for exterior use or as a surface area subject to foot traffic. Terra Craft® Pavers are available from your dealer for patios, walkways, and driveways.

A. PLACE MORTAR
Place mortar 3/4" deep in 3-inch wide strips 1 inch apart on prepared surface (Figure 21).

Figure 21
Placing Mortar for Hearthstone Installation

B. INSTALL HEARTHSTONES
Place the first Hearthstone on to the mortar bed and level (Figure 22). Place adjacent Hearthstones, aligning and leveling with the first piece.

If joints need additional mortar, fill joints using a grout bag. Tool and finish joints following previous instructions under "Grouting and Finishing Joints". Ensure Hearthstones are set in a complete bed of mortar.

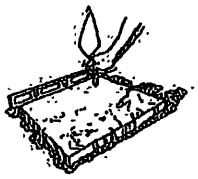


Figure 22
Placing Hearthstone

C. CUTTING AND TRIMMING HEARTHSTONES
Hearthstones can be cut as required using a circular saw fitted with a carborundum or diamond blade or using a mason's brick or tile saw. Place finished edges at exposed areas.

NOTES: HEARTHSTONE INSTALLATION

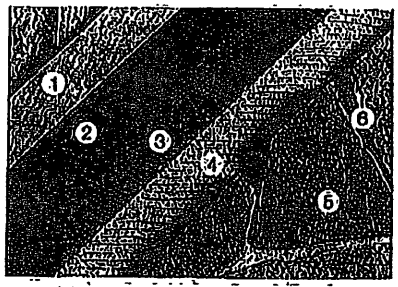
U.L. LISTED
Cultured Stone® and hearth products are made from noncombustible materials (U.L. Listing #209T). They are listed by Underwriters Laboratories, Inc. for use as floor protectors and wall shields with stoves and on fireplace hearths. If complying to U.L. Listing, mortar joints must not exceed 1/2" in width and the mortar must be even with the top of the hearth surface.

RAISED HEARTH
Do not cantilever or extend Hearthstones more than 1-1/2" beyond direct support. When grouting the extended portion of a cantilevered Hearthstone, bring the grout to the front edge. Push a long galvanized nail horizontally into the grout to add support, then cover the nail with mortar.

SEALING FIREPLACES/HEARTHS
If desired, sealing the Cultured Stone® facing or hearth of a fireplace installation will assist in the removal of smoke and soot stains should they occur.

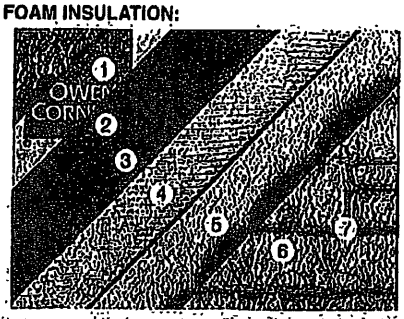
Typical Installations:

WOOD FRAME:



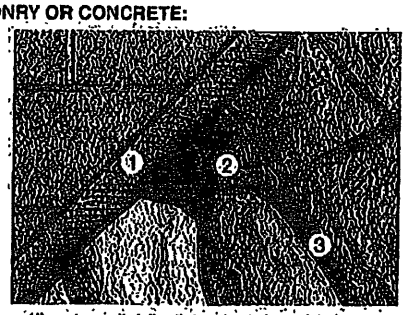
In sequence: (1) sheathing, (2) weather-resistant barrier, (3) galvanized metal lath, (4) mortar, (5) Cultured Stone, (6) mortar joint.

RIGID FOAM INSULATION:



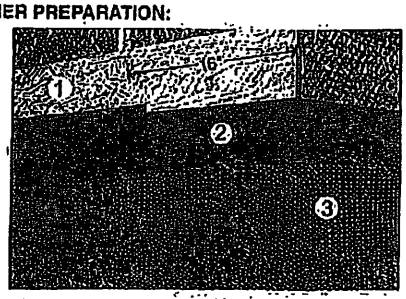
In sequence: (1) rigid foam insulation, (2) weather-resistant barrier, (3) metal lath, (4) scratch coat, (5) mortar setting bed, (6) Cultured Stone, (7) mortar joint.

MASONRY OR CONCRETE:



In sequence: (1) mortar applied directly to unfreated, unpainted masonry, concrete or stucco, (2) Cultured Stone, (3) mortar joint.

CORNER PREPARATION:



Weather-resistant barrier and galvanized metal lath must continuously lap a minimum of 16" beyond outside and inside corners. Lap materials 4" on horizontal and vertical joints. (1) wall substrate, (2) weather-resistant barrier, (3) metal lath.

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General Information

CLEANING
Dirt etc. may be removed by using a strong solution of granulated soap or detergent and water with a bristle brush. **Do not use a wire brush as it will cause damage to the surface.** Rinse immediately with fresh water. For help with serious cleaning problems, contact your local dealer. **Do not attempt to clean using acid or acid containing products. Do not clean with high pressure power washer.**

SALT AND DE-ICING CHEMICALS
Because all concrete and masonry is vulnerable to damage by salt, Cultured Stone® products are not warranted against damage incurred from salt or other chemicals used to remove snow or ice. Do not use de-icing chemicals on areas immediately adjacent to a Cultured Stone® application.

SCUFFING
Scuffing occurs on all natural stone. Occasionally some scuffing will occur on the surface of Cultured Stone® products. This can enhance the natural appearance of your Cultured Stone® installation. Some scuff marks can be removed by cleaning as described above.

EFFLORESCENCE
Efflorescence is a water-soluble salt that is deposited on the surface of stucco, concrete, brick and other masonry products by the evaporation of water that has penetrated the wall. On rare occasions efflorescence will occur on Cultured Stone® products. To remove efflorescence, allow the stone to dry thoroughly, then scrub vigorously with a stiff bristle brush and clean water. Rinse thoroughly - do not use a wire brush. For more difficult efflorescence problems, scrub thoroughly with a solution of 1 part white household vinegar to 5 parts water. Rinse thoroughly. For unusually difficult cleaning problems contact your local Cultured Stone® dealer.

SWIMMING POOLS
Cultured Stone® products should not be used below water level as in swimming pool liners. Chlorine and other chemicals may discolor the Cultured Stone® products and other masonry materials.

Incorporate Good Building Practices

BUILDING CODE REQUIREMENTS
Building Code requirements vary from area to area. Check with local authorities for Building Code requirements in your area. Carefully read all installation instructions before proceeding with your Cultured Stone® application.

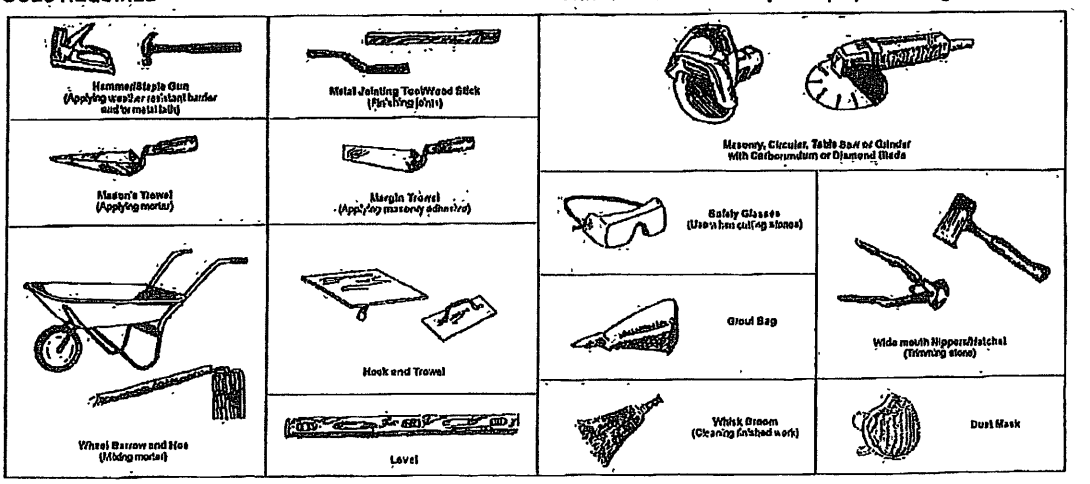
EXTERIOR APPLICATIONS
Make sure that the application of Cultured Stone® products and the structure they are being applied to incorporate good building practices.
Rigid, corrosion-resistant flashing shall be installed at all wall penetrations. Flashing type and locations shall be in accordance with the requirements of the applicable building code. On exterior applications, the incorrect installation or absence of flashing, cant strips, gutters and downspouts may result in diversion of water run-off onto finished surface areas. Masonry and other building products subjected to these conditions may develop staining, and when combined with severe freeze-thaw conditions, may eventually cause surface damage. The application of Cultured Stone® products under these conditions is not recommended.

CAPPING OFF THE EXPOSED TOP OF EXTERIOR WALLS
To achieve a finished architectural look on horizontal or sloping top areas of exterior walls, piers, retaining walls, or other surfaces, the use of Cultured Stone® Capstones or a poured-in-place concrete cap must be used to provide adequate run-off protection to the wall areas. Caps should extend approximately 1" to 2" beyond the finished stone surface. Cultured Stone® corner pieces or flat pieces must not be used to cap walls.

RETAINING WALLS
All retaining walls must be water-proofed at the fill side. Wall construction should incorporate proper use of granular back fill and provisions for good drainage. A continuous longitudinal drain along the back of the wall set in drain rock is recommended.

CHIMNEY CAP
All chimney chases must be capped with a one-piece cap that extends 1" - 2" beyond the finished stone surface to prevent water from entering the wall system. Chimney or chase construction should incorporate proper flashing.

TOOLS REQUIRED



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Code Acceptances, Reports And Listings

Tested or listed by Underwriters Laboratories, Inc., City of Los Angeles RR23744, HUD Materials Release No. 691c, Texas Dept. of Insurance Product Evaluation EC-21, ICBO Report ER-5749, National Evaluation Service NER-358 (showing acceptability to 2000 International Building Code, 2000 International Residential Code, BOCA National Building Code/1999, 1999 Standard Building Code and 1997 Uniform Building Code) and Ontario BMEC Authorization #01-04-256.

Trademarks and Patents

"Cultured Stone®," "Cultured Stone Veneer®," "Cultured Brick®," "Stucco-O-Stone®," "Pro-Fit®," "Pro-Fit Ledgestone®," "Cobblefield®," "Desert Blend®," "Glacier®," "California Drift®," "C.S.V.®" and "StoneCAD®" are registered trademarks of Cultured Stone - A Division of Owens Corning.

Cultured Stone® 50-Year Limited Warranty

Cultured Stone® products are covered for a period of 50 years from the date of purchase when used on a structure which conforms to local building codes and when installed in accordance with the manufacturer's instructions. Cultured Stone - A Division of Owens Corning will repair or provide, free-of-charge, new materials to replace any determined to be defective. This warranty is limited to the original purchaser and may not be transferred to any subsequent owner

This warranty does not cover damage resulting from:

- Settlement of the building or other wall movement.
- Contact with chemicals or paint.
- Discoloration due to airborne contaminants.
- Staining or oxidation.

This warranty covers only manufacturing defects in Cultured Stone® manufactured stone products. Cultured Stone - A Division of Owens Corning is not responsible for labor costs incurred in removal and replacement of defective products. Hearthstones are not warranted for use on the ground or as a surface area subject to foot traffic.

AUTHORIZED DEALER:

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International Residential Code™

for One- and Two-Family Dwellings

ICC
INTERNATIONAL CODE COUNCIL®

2000

PLAINTIFF'S EXHIBIT 10
158
10-31-03

CHAPTER 9
ROOF ASSEMBLIES

SECTION R901
GENERAL

R901.1 Scope. The provisions of this chapter shall govern the design, materials, construction and quality of roof assemblies.

SECTION R902
ROOF CLASSIFICATION

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. Class A, B or C roofing shall be installed in areas designated by law as requiring their use or when the edge of the roof is less than 3 feet (914 mm) from a property line. Classes A, B and C roofing required to be listed by this section shall be tested in accordance with UL 790 or ASTM E 108. Roof assemblies with coverings of brick, masonry, slate, clay or concrete roof tile, exposed concrete roof deck, ferrous or copper shingles or sheets, and metal sheets and shingles, shall be considered Class A roof coverings.

R902.2 Wood shingles and shakes. When testing wood shingles and shakes in accordance with ASTM E 108 (including the rain test) and ASTM D 2898, the fire tests shall include the intermittent flame test, spread of flame test, burning brand test and flying brand test; additionally, at the conclusion of the rain test, test panels shall be subjected to the intermittent flame test, burning brand test and flying brand test.

R902.2.1 Fire-retardant-treated shingles and shakes. Fire-retardant-treated wood shakes and shingles shall be treated by impregnation with chemicals by the full-cell vacuum-pressure process, in accordance with AWPA C1. Each bundle shall be marked to identify the manufactured unit and the manufacturer, and shall also be labeled to identify the classification of the material in accordance with the testing required in Section R902.2, the treating company and the quality control agency.

SECTION R903
WEATHER PROTECTION

R903.1 General. Roof decks shall be covered with approved roof coverings secured to the building or structure in accordance with the provisions of this chapter. Roof assemblies shall be designed and installed in accordance with this code and the approved manufacturer's installation instructions such that the roof assembly shall serve to protect the building or structure.

R903.2 Flashing. Flashings shall be installed in such a manner as to prevent moisture entering the wall through the joints in the coping, through moisture permeable material, at intersections with the roof plane or at parapet wall penetrations.

R903.2.1 Locations. Flashings shall be installed at wall and roof intersections; wherever there is a change in roof slope or direction; and around roof openings. Where flashing is of metal, the metal shall be corrosion-resistant with a thickness of not be less than 0.019 inch (No. 26 galvanized sheet).

R903.3 Coping. Parapet walls shall be properly coped with noncombustible, weatherproof materials of a width no less than the thickness of the parapet wall.

R903.4 Roof drainage. Unless roofs are sloped to drain over roof edges, roof drains shall be installed at each low point of the roof. Where required for roof drainage, scuppers shall be placed level with the roof surface in a wall or parapet. The scupper shall be located as determined by the roof slope and contributing roof area.

R903.4.1 Overflow drains and scuppers. Where roof drains are required, overflow drains having the same size as the roof drains shall be installed with the inlet flow line located 2 inches (51 mm) above the low point of the roof, or overflow scuppers having three times the size of the roof drains and having a minimum opening height of 4 inches (102 mm) may be installed in the adjacent parapet walls with the inlet flow located 2 inches (51 mm) above the low point of the adjacent roof. The installation and sizing of overflow drains, leaders and conductors shall comply with the *International Plumbing Code*.

Overflow drains shall discharge to an approved location and shall not be connected to roof drain lines.

SECTION R904
MATERIALS

R904.1 Scope. The requirements set forth in this section shall apply to the application of roof covering materials specified herein. Roof assemblies shall be applied in accordance with this chapter and the manufacturer's installation instructions. Installation of roof assemblies shall comply with the applicable provisions of Section R905.

R904.2 Compatibility of materials. Roof assemblies shall be of materials that are compatible with each other and with the building or structure to which the materials are applied.

R904.3 Material specifications and physical characteristics. Roof covering materials shall conform to the applicable standards listed in this chapter. In the absence of applicable standards or where materials are of questionable suitability, testing by an approved testing agency shall be required by the building offical to determine the character, quality and limitations of application of the materials.

R904.4 Product identification. Roof covering materials shall be delivered in packages bearing the manufacturer's identifying marks and approved testing agency labels when required. Bulk shipments of materials shall be accompanied with the same information issued in the form of a certificate or on a bill of lading by the manufacturer.

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SECTION R905
REQUIREMENTS FOR ROOF COVERINGS

R905.1 Roof covering application. Roof coverings shall be applied in accordance with the applicable provisions of this section and the manufacturer's installation instructions.

R905.2 Asphalt shingles. The installation of asphalt shingles shall comply with the provisions of this section.

R905.2.1 Sheathing requirements. Asphalt shingles shall be fastened to solidly sheathed decks.

R905.2.2 Slope. Asphalt shingles shall only be used on roof slopes of two units vertical in 12 units horizontal (2:12) or greater. For roof slopes from two units vertical in 12 units horizontal (2:12) up to four units vertical in 12 units horizontal (4:12), double underlayment application is required in accordance with Section R905.2.7.

R905.2.3 Underlayment. Unless otherwise noted, required underlayment shall conform with ASTM D 226, Type I, or ASTM D 4869, Type I.

Self-adhering polymer modified bitumen sheet shall comply with ASTM D 1970.

R905.2.4 Asphalt shingles. Asphalt shingles shall have self-seal strips or be interlocking, and comply with ASTM D 225 or D 3462.

R905.2.5 Fasteners. Fasteners for asphalt shingles shall be galvanized steel, stainless steel, aluminum or copper roofing nails, minimum 12 gage [0.105 inch (2.67 mm)] shank with a minimum $^3/_8$-inch (9.5 mm) diameter head, ASTM F 1667, of a length to penetrate through the roofing materials and a minimum of $^3/_4$ inch (19.1 mm) into the roof sheathing. Where the roof sheathing is less than $^3/_4$ inch (19.1 mm) thick, the fasteners shall penetrate through the sheathing. Fasteners shall comply with ASTM F 1667.

R905.2.6 Attachment. Asphalt shingles shall have the minimum number of fasteners required by the manufacturer. For normal application, asphalt shingles shall be secured to the roof with not less than four fasteners per strip shingle or two fasteners per individual shingle. Where the roof slope exceeds 20 units vertical in 12 units horizontal (20:12), special methods of fastening are required.

Exception: Asphalt strip shingles shall have a minimum of six fasteners per shingle where the roof is in one of the following categories:

1. The basic wind speed per Figure R301.2(4) is 110 miles per hour (177 km/h) or greater and the eave is 20 feet (6096 mm) or higher above grade.
2. The basic wind speed per Figure R301.2(4) is 120 miles per hour (193 km/h) or greater.
3. Special wind zones per Figure R301.2(4).

R905.2.7 Underlayment application. For roof slopes from two units vertical in 12 units horizontal (17-percent slope), up to four units vertical in 12 units horizontal (33-percent slope), underlayment shall be two layers applied in the following manner. Apply a 19-inch (483 mm) strip of underlayment felt parallel with and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply 36-inch-wide (914 mm) sheets of underlayment, overlapping successive sheets 19 inches (483 mm), and fastened sufficiently to hold in place. For roof slopes of four units vertical in 12 units horizontal (33-percent slope) or greater, underlayment shall be one layer applied in the following manner. Underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches (51 mm), fastened sufficiently to hold in place. End laps shall be offset by 6 feet (1829 mm).

R905.2.7.1 Ice protection. In areas where the average daily temperature in January is 25°F (-4°C) or less, an ice barrier that consists of a least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches (610 mm) inside the exterior wall line of the building.

R905.2.7.2 Underlayment and high wind. Underlayment applied in areas subject to high winds [greater than 110 mph (177km/h) per Figure R301.2(4)] shall be applied with corrosion-resistant fasteners in accordance with manufacturer's installation instructions. Fasteners are to be applied along the overlap not farther apart than 36 inches (914 mm) on center.

R905.2.8 Flashing. Flashing for asphalt shingles shall comply with this section.

R905.2.8.1 Base and cap flashing. Base and cap flashing shall be installed in accordance with manufacturer's installation instructions. Base flashing shall be of either corrosion-resistant metal of minimum nominal 0.019-inch (0.483 mm) thickness or mineral surface roll roofing weighing a minimum of 77 pounds per 100 square feet (3.76 kg/m^2). Cap flashing shall be corrosion-resistant metal of minimum nominal 0.019-inch (0.483 mm) thickness.

R905.2.8.2 Valleys. Valley linings shall be installed in accordance with manufacturer's installation instructions before applying shingles. Valley linings of the following types shall be permitted:

1. For open valley (valley lining exposed) lined with metal, the valley lining shall be at least 24 inches (610 mm) wide and of any of the corrosion-resistant metals in Table R905.2.8.2.
2. For open valleys, valley lining of two plies of mineral surface roll roofing, complying with ASTM D 249, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer a minimum of 36 inches (914 mm) wide.
3. For closed valleys (valley covered with shingles), valley lining of one ply of smooth roll roofing complying with ASTM D 224 Type II or Type III and at least 36 inches (914 mm) wide or valley lining as described in Items 1 and 2 above shall be permitted. Specialty underlayment complying with ASTM D 1970 may be used in lieu of the lining material.

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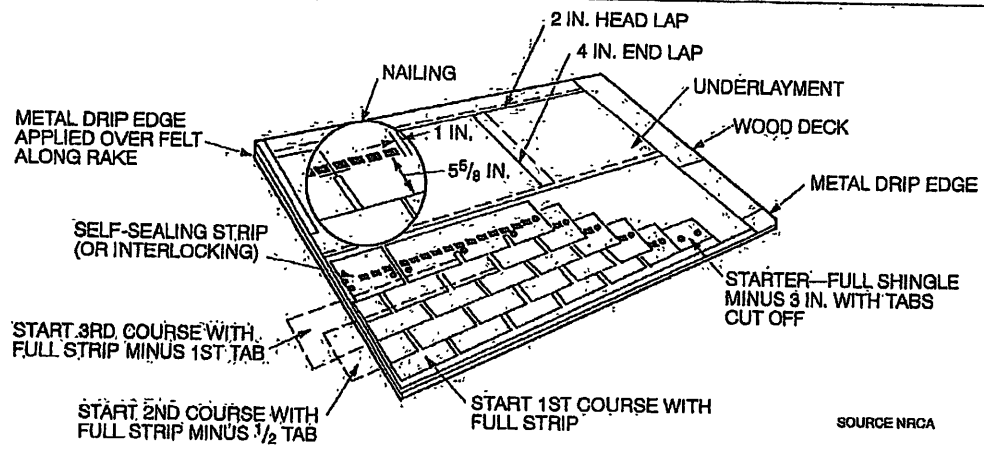
roof sheathing is less than $^3/_4$ inch (19.1 mm) thick, the fasteners shall penetrate through the sheathing. Fasteners shall comply with ASTM F 1667.

❖ Roofing nails must be of a corrosion-resistant material, specified in this section as either galvanized steel, stainless steel, aluminum, or copper. A roofing nail must have a minimum 12 gage shank with a head at least $^3/_8$ inch (9.5 mm) in diameter. To provide the necessary holding power, roofing nails must penetrate the roof sheathing a minimum of $^3/_4$ inch (19.1 mm). For roof sheathing having a thickness less than $^3/_4$ inch (19.1 mm), the nails must penetrate completely through the sheathing. The material specification standard for roofing nails is ASTM F 1667.

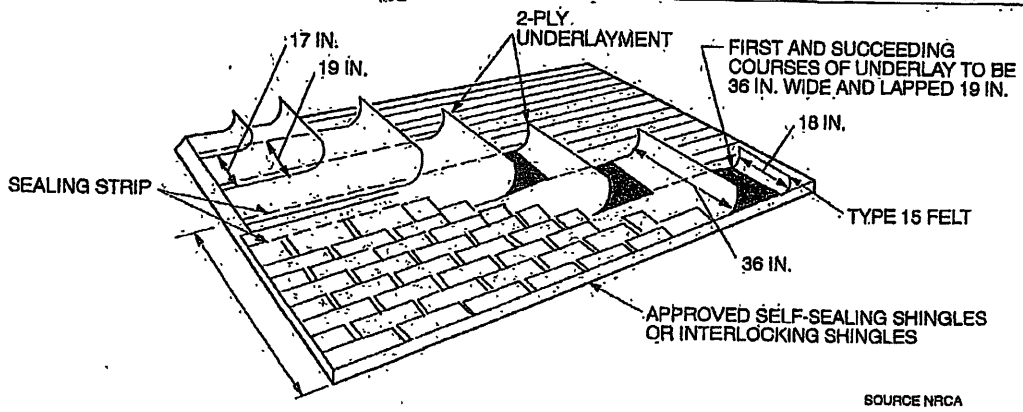
R905.2.6 Attachment. Asphalt shingles shall have the minimum number of fasteners required by the manufacturer. For



THREE-TAB, SQUARE BUTT STRIPS—CUTOUTS ARE CENTERED OVER THE TABS IN THE COURSE BELOW

For SI: 1 inch = 25.4 mm.

Figure R905.2.2(1)
ASPHALT ROOFING SHINGLES APPLICATION HIGH SLOPE (4:12 MINIMUM)



NOTE: IN AREAS WHERE AVERAGE DAILY TEMPERATURE IN JANUARY IS 25°F OR LESS, FELT PLIES OF UNDERLAYMENT SHOULD BE CEMENTED UP FROM EAVES FAR ENOUGH TO OVERLIE A POINT 24 IN. INSIDE THE INSIDE WALL LINE OF THE BUILDING.

For SI: 1 inch = 25.4 mm.

Figure R905.2.2(2)
APPLICATION OF ASPHALT SHINGLE SLOPES BETWEEN 2:12 AND 4:12

R905.2.8.3 Crickets and saddles. A cricket or saddle shall be installed on the ridge side of any chimney greater than 30 inches (762 mm) wide. Cricket or saddle coverings shall be sheet metal or of the same material as the roof covering.

❖ Where a chimney is more than 30 inches (762 mm) wide, a cricket or saddle must be installed on the ridge side of the chimney to divert water away from the chimney penetration of the roof. A chimney of such width creates the potential for standing water that, despite appropriate flashing, can be detrimental to the roof's performance.

R905.2.8.4 Sidewall flashing. Flashing against a vertical sidewall shall be by the step-flashing method.

❖ Step flashing must be used to flash along the intersection of a roof and a vertical sidewall. Commentary Figure R905.2.8.4 shows an example of flashing at a side wall.

R905.2.8.5 Other flashing. Flashing against a vertical front wall, as well as soil stack, vent pipe and chimney flashing, shall be applied according to asphalt shingle manufacturer's printed instructions.

❖ The installation of flashing at vertical roof penetrations such as chimneys, soil stacks, and vent pipes must be in conformance with the instructions provided by the asphalt shingle manufacturer. Commentary Figure R905.2.8.5 shows an example of chimney flashing.

R905.3 Clay and concrete tile. The installation of clay and concrete shall comply with the provisions of this section. Clay roof tile shall comply with ASTM C1167.

❖ This section addresses both concrete tile and clay tile. The specifications for clay roof tiles must be in conformance with ASTM C 1167. Commentary Figure R905.3 depicts several examples of clay and concrete roof tile.

R905.3.1 Deck requirements. Concrete and clay tile shall be installed only over solid sheathing or spaced structural sheathing boards.

❖ Both solid sheathing and spaced structural sheathing boards are permitted as a base for the installation of clay or concrete roof tile.

R905.3.2 Deck slope. Clay and concrete roof tile shall be installed on roof slopes of two and one-half units vertical in 12 units horizontal ($2^1/_2$:12) or greater. For roof slopes from two and one-half units vertical in 12 units horizontal ($2^1/_2$:12) to four units vertical in 12 units horizontal (4:12), double underlayment application is required in accordance with Section R905.3.3.

❖ To keep the roof covering weathertight and promote proper drainage, clay and concrete tile cannot be installed on a roof having a slope of less than $2^1/_2$:12. The application of two layers of underlayment is mandated on roofs of 4:12 and less. The provisions of Section R905.3.3 address the full requirements for underlayment on concrete or clay tile roofs.

R905.3.3 Underlayment. Unless otherwise noted, required underlayment shall conform with ASTM D 226, Type II, ASTM D 2626, Type I; or ASTM D 249 mineral surfaced roll roofing.

❖ The code recognizes three types of underlayment for use with clay or concrete tile roof covering: asphalt

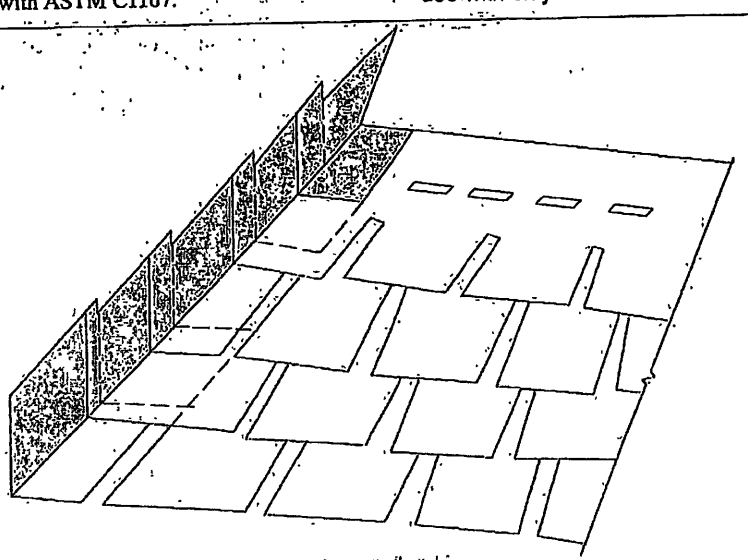


Figure 905.2.8.4
FLASHING AT SIDE WALL

3. Required bearing widths.
4. Design loads as applicable.
   4.1. Top chord live load (including snow loads).
   4.2. Top chord dead load.
   4.3. Bottom chord live load.
   4.4. Bottom chord dead load.
   4.5. Concentrated loads and their points of application.
   4.6. Controlling wind and earthquake loads.
5. Adjustments to lumber and joint connector design values for conditions of use.
6. Each reaction force and direction.
7. Joint connector type and description (e.g., size, thickness or gauge) and the dimensioned location of each joint connector except where symmetrically located relative to the joint interface.
8. Lumber size, species and grade for each member.
9. Connection requirements for:
   9.1. Truss to truss girder.
   9.2. Truss ply to ply.
   9.3. Field splices.
10. Calculated deflection ratio and/or maximum description for live and total load.
11. Maximum axial compression forces in the truss members to enable the building designer to design the size, connections and anchorage of the permanent continuous lateral bracing. Forces shall be shown on the truss design drawing or on supplemental documents.
12. Required permanent truss member bracing location.

R802.10.2 Design. Wood trusses shall be designed in accordance with accepted engineering practice. The design and manufacture of metal plate connected wood trusses shall comply with ANSI/TPI 1. The truss design drawings shall be prepared by a registered professional where required by the statutes of the jurisdiction in which the project is to be constructed in accordance with Section R106.1.

R802.10.3 Bracing. Trusses shall be braced to prevent rotation and provide lateral stability in accordance with the requirements specified in the construction documents for the building and on the individual truss design drawings. In the absence of specific bracing requirements, trusses shall be braced in accordance with TPI/HIB.

R802.10.4 Alterations to trusses. Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional. Alterations resulting in the addition of load (e.g., HVAC equipment, water heater) that exceeds the design load for the truss shall not be permitted without verification that the truss is capable of supporting such additional loading.

R802.11 Roof tie-down. Roof assemblies subject to wind uplift pressures of 20 pounds per square foot (0.958 kN/m^2) or greater, as established in Table R301.2(2), adjusted for height and exposure per Table R301.2(3), shall have rafter or truss ties provided at bearing locations in accordance with Table R802.11. A continuous load path shall be provided to transmit the uplift forces from the rafter or truss ties to the foundation. Wind uplift pressure on roof assemblies shall be determined using an effective wind area of 100 square feet (9.3 m^2) and Zone 1 in Table R301.2(2).

TABLE R802.11
REQUIRED STRENGTH OF TRUSS OR RAFTER TIE-DOWN CONNECTIONS TO RESIST WIND UPLIFT FORCES[a,b,c,d]
(Pounds per tie-down connection)

DESIGN WIND LOAD (psf)[d]	TOTAL ROOF WIDTH INCLUDING OVERHANG (feet)				
	24	28	32	36	40
20	192	224	256	288	320
30	432	504	576	648	720
40	672	784	895	1,008	1,120
50	912	1,064	1,216	1,368	1,520
60	1,152	1,344	1,536	1,728	1,920

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kN/m^2, 1 pound = 0.454 kg.

a. Wind uplift forces are based on 24-inch spacing of roof trusses or rafters. For spacing other than 24 inches, forces shall be adjusted accordingly.

b. Interpolation is permitted for intermediate values of wind uplift pressures and roof widths.

c. The rated capacity of approved tie-down devices is permitted to include up to a 60-percent increase for wind effects where allowed by material specifications.

d. Figure R301.2(4) and Table R301.2(2) shall be used in determining the design wind load.

exceed 25 with an accompanying smoke-developed index not to exceed 450 when tested in accordance with ASTM E 84.

Exceptions:

1. When such materials are installed in concealed spaces, the flame-spread and smoke-developed limitations do not apply to the facings, provided that the facing is installed in substantial contact with the unexposed surface of the ceiling, floor or wall finish.
2. Cellulose loose-fill insulation, which is not spray applied, complying with the requirements of Section R320.3, shall only be required to meet the smoke-developed index of not more than 450.

R320.2 Loose-fill insulation. Loose-fill insulation materials that cannot be mounted in the ASTM E 84 apparatus without a screen or artificial supports shall have a flame-spread rating not to exceed 25 with an accompanying smoke-developed factor not to exceed 450 when tested in accordance with CAN/ULC-S102.2.

Exception: Cellulose loose-fill insulation shall not be required to comply with this test method provided that such insulation complies with the requirements of Section R320.3.

R320.3 Cellulose loose-fill insulation. Cellulose loose-fill insulation shall comply with CPSC 16 CFR, Parts 1209 and 1404. Each package of such insulating material shall be clearly labeled in accordance with CPSC 16 CFR, Parts 1209 and 1404.

R320.4 Exposed attic insulation. All exposed insulation materials installed on attic floors shall have a critical radiant flux not less than 0.12 watt per square centimeter.

R320.5 Testing. Tests for critical radiant flux shall be made in accordance with ASTM E 970.

SECTION R321
DWELLING UNIT SEPARATION

R321.1 Two-family dwellings. Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies of not less than 1-hour fire-resistive rating when tested in accordance with ASTM E 119. Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend to the underside of the roof sheathing.

Exception: A fire resistance rating of $^1/_2$ hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.

R321.1.1 Supporting construction. When floor assemblies are required to be fire-resistance-rated by Section R321.1, the supporting construction of such assemblies shall have an equal or greater fire-resistive rating.

R321.2 Townhouses. Each townhouse shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302 for exterior walls.

Exception: A common 2-hour fire-resistance-rated wall is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. Electrical installations shall be installed in accordance with Chapters 33 through 42. Penetrations of electrical outlet boxes shall be in accordance with Section R321.3.

R321.2.1 Continuity. The common wall for townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab and shall extend the full length of the common wall.

R321.2.2 Parapets. Parapets constructed in accordance with Section R321.2.3 shall be provided for townhouses as an extension of common exterior or walls in accordance with the following:

1. Where roof surfaces adjacent to the wall or walls are at the same elevation, the parapet shall extend not less than 30 inches (762 mm) above the roof surfaces.
2. Where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is not more than 30 inches (762 mm) above the lower roof, the parapet shall extend not less than 30 inches (762 mm) above the lower roof surface.

   Exception: A parapet is not required in the two cases above when the roof is covered with a minimum class C roof covering, and the roof decking or sheathing is of noncombustible materials or approved fire-retardant-treated wood for a distance of 4 feet (1219 mm) on each side of the wall or walls, or one layer of $^5/_8$-inch (15.9 mm) Type X gypsum board is installed directly beneath the roof decking or sheathing for a distance of 4 feet (1219 mm) on each side of the wall or walls.
3. A parapet is not required where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is more than 30 inches (762 mm) above the lower roof. The common wall construction from the lower roof to the underside of the higher roof deck shall not have less than a 1-hour fire-resistive rating. The wall shall be rated for exposure from both sides.

R321.2.3 Parapet construction. Parapets shall have the same fire-resistance rating as that required for the supporting wall or walls. On any side adjacent to a roof surface, the parapet shall have noncombustible faces for the uppermost 18 inches (457 mm), to include counterflashing and coping materials. Where the roof slopes toward a parapet at slopes greater than two units vertical in 12 units horizontal (16.7-percent slope), the parapet shall extend to the same height as any portion of the roof within a distance of 3 feet (914 mm), but in no case shall the height be less than 30 inches (762 mm).

R321.2.4 Structural independence. Each individual townhouse shall be structurally independent.

Exceptions:

1. Foundations supporting exterior walls or common walls.
2. Structural roof and wall sheathing from each unit may fasten to the common wall framing.

used, two fasteners shall be provided and shall be placed so that they are covered by the course above.

R702.6.2 Furring strips. Where furring strips are used, they shall be 1 inch by 2 inches or 1 inch by 3 inches (25.4 mm by 51 mm or 25.4 mm by 76 mm), spaced a distance on center equal to the desired exposure, and shall be attached to the wall by nailing through other wall material into the studs.

SECTION R703
EXTERIOR COVERING

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.8. The exterior wall envelope shall be designed and constructed in such a manner as to prevent the accumulation of water within the wall assembly by providing a water-resistive barrier behind the exterior veneer as required by Section R703.2.

R703.2 Weather-resistant sheathing paper. Asphalt-saturated felt free from holes and breaks, weighing not less tha pounds per 100 square feet (0.683 kg/m^2) and complying th ASTM D 226 or other approved weather-resistant material shall be applied over studs or sheathing of all exterior walls as required by Table R703.4. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm). Where joints occur, felt shall be lapped not less than 6 inches (152 mm).

Exception: Such felt or material is permitted to be omitted in the following situations:

1. In detached accessory buildings.
2. Under panel siding with shiplap joints or battens.
3. Under exterior wall finish materials as permitted in Table R703.4.
4. Under paperbacked stucco lath.

R703.3 Wood, hardboard and wood structural panel siding.

R703.3.1 Panel siding. Joints in wood, hardboard or wood structural panel siding shall be made as follows unless otherwise approved. Vertical joints in panel siding shall occur over framing members, unless wood or wood structural panel sheathing is used, and shall be shiplapped or covered with a batten. Horizontal joints in panel siding shall be lapped a minimum of 1 inch (25.4 mm) or shall be shiplapped or shall be flashed with Z-flashing and occur over solid blocking, wood or wood structural panel sheathing.

R703.3.2 Horizontal siding. Horizontal lap siding shall be lapped a minimum of 1 inch (25.4 mm), or 0.5 inch (12.7 mm) if rabbeted, and shall have the ends caulked, covered with a batten, or sealed and installed over a strip of flashing.

R703.4 Attachments. Unless specified otherwise, all wall coverings shall be securely fastened in accordance with Table R703.4 or with other approved aluminum, stainless steel, zinc-coated or other approved corrosion-resistive fasteners.

R703.5 Wood shakes and shingles. Wood shakes and shingles shall conform to CSSB "Grading Rules for Wood Shakes and Shingles."

R703.5.1 Application. Wood shakes or shingles shall be applied either single-course or double-course over nominal $^1/_2$-inch (12.7 mm) wood-based sheathing or to furring strips over $^1/_2$-inch (12.7 mm) nominal nonwood sheathing. A weather-resistant permeable membrane shall be provided over all sheathing, with horizontal overlaps in the membrane of not less than 2 inches (51 mm) and vertical overlaps of not less than 6 inches (152 mm). Where furring strips are used, they shall be 1 inch by 3 inches or 1 inch by 4 inches (25.4 mm by 76 mm or 25.4 mm by 102 mm) and shall be fastened horizontally to the studs with 7d or 8d box nails and shall be spaced a distance on center equal to the actual weather exposure of the shakes or shingles, not to exceed the maximum exposure specified in Table R703.5.2. The spacing between adjacent shingles to allow for expansion shall not exceed $^1/_4$ inch (6.4 mm), and between adjacent shakes, it shall not exceed $^1/_2$ inch (12.7 mm). The offset spacing between joints in adjacent courses shall be a minimum of 1$^1/_2$ inches (38 mm).

R703.5.2 Weather exposure. The maximum weather exposure for shakes and shingles shall not exceed that specified in Table R703.5.2.

R703.5.3 Attachment. Each shake or shingle shall be held in place by two hot-dipped zinc-coated, stainless steel, or aluminum nails or staples. The fasteners shall be long enough to penetrate the sheathing or furring strips by a minimum of $^1/_2$ inch (12.7 mm) and shall not be overdriven.

R703.5.3.1 Staple attachment. Staples shall not be less than 16 gage and shall have a crown width of not less than $^7/_{16}$ inch (11.1 mm), and the crown of the staples shall be parallel with the butt of the shake or shingle. In single-course application, the fasteners shall be concealed by the course above and shall be driven approximately 1 inch (25.4 mm) above the butt line of the succeeding course and $^3/_4$ inch (19.1 mm) from the edge. In double-course applications, the exposed shake or shingle shall be face-nailed with two casing nails, driven approximately 2 inches (51 mm) above the butt line and $^3/_4$ inch (19.1 mm) from each edge. In all applications, staples shall be concealed by the course above. With shingles wider than 8 inches (203 mm) two additional nails shall be required and shall be nailed approximately 1 inch (25.4 mm) apart near the center of the shingle.

R703.5.4 Bottom courses. The bottom courses shall be doubled.

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TABLE R703.4
WEATHER-RESISTANT SIDING ATTACHMENT AND MINIMUM THICKNESS[a,b,c,d,e,f,g,h,i,j,k,l,m,n,o,p,q,r]

SIDING MATERIAL		NOMINAL THICKNESS[a] (Inches)	JOINT TREATMENT	SHEATHING PAPER REQUIRED	TYPE OF SUPPORTS FOR THE SIDING MATERIAL AND FASTENERS[b,c,d]				
					Wood or wood structural panel sheathing	Fiberboard sheathing into stud	Gypsum sheathing into stud	Direct to studs	Number or spacing of fasteners
Horizontal aluminum[e]	Without insulation	0.019[f]	Lap	No	0.120 nail $1^1/_2$" long	0.120 nail 2" long	0.120 nail 2" long	Not allowed	Same as stud spacing
		0.024	Lap	No	0.120 nail $1^1/_2$" long	0.120 nail 2" long	0.120 nail 2" long	Not allowed	
	With insulation	0.019	Lap	No	0.120 nail $1^1/_2$" long	0.120 nail $2^1/_2$" long	0.120 nail $2^1/_2$" long	0.120 nail $1^1/_2$" long	
Brick veneer Concrete masonry veneer		2 2	Section R703	Yes (13)	See Section R703 and Figure R703.7[h]				
Hardboard[l] Panel siding-vertical		$^7/_{16}$	20	20	Note[o]	Note[o]	Note[o]	Note[o]	6" panel edges 12" inter. sup. (16)
Sliding vertical Hardboard[l] Lap-siding-horizontal		$^7/_{16}$	Note[o]	Note[o]	Note[q]	Note[q]	Note[q]	Note[q]	Same as stud spacing 2 per bearing
Steel[l]		29 ga.	Lap	No	0.113 nail $1^3/_4$" Staple-$1^3/_4$"	0.113 nail $2^3/_4$" Staple-$2^1/_2$"	0.113 nail $2^1/_2$" Staple-$2^1/_4$"	Not allowed	Same as stud spacing
Stone veneer		2	Section R703	Yes	See Section R703 and Figure R703.7				
Particleboard panels		$^3/_8$ - $^1/_2$	Note[g]	Note[g]	6d box nail	6d box nail	6d box nail	6d box nail, $^3/_8$ not allowed	6" panel edges 12" inter. sup.
		$^5/_8$	Note[g]	Note[g]	6d box nail	8d box nail	8d box nail	6d box nail	
Plywood panel[j] (exterior grade)		$^3/_8$	Note[g]	Note[g]	0.099 nail-2"	0.113 nail-$2^1/_2$"	0.099 nail-2"	0.099 nail-2"	6" on edges
Vinyl Siding[n]		0.035	Lap	No	0.120 nail $1^1/_2$" Staple-$1^3/_4$"	0.120 nail 2" Staple-$2^1/_2$"	0.120 nail 2" Staple-$2^1/_2$"	Not allowed	Same as stud spacing
Wood[k] Rustic, drop		$^3/_8$ Min	Lap	No	Fastener penetration into stud-1"			0.113 nail-$2^1/_2$" Staple-2"	Face nailing up to 6" widths, 1 nail per bearing; 8" widths and over, 2 nails per bearing
Shiplap		$^{19}/_{32}$ Average	Lap	No					
Bevel		$^7/_{16}$							
Butt tip		$^3/_{16}$	Lap	No					

For SI: 1 inch = 25.4 mm.

a. Based on stud spacing of 16 inches on center Where studs are spaced 24 inches, siding shall be applied to sheathing approved for that spacing.

b. Nail is a general description and shall be T-head, modified round head, or round head with smooth or deformed shanks.

c. Staples shall have a minimum crown width of $^7/_{16}$-inch outside diameter and be manufactured of minimum No. 16 gage wire.

d. Nails or staples shall be aluminum, galvanized, or rust-preventive coated and shall be driven into the studs for fiberboard or gypsum backing.

e. Aluminum nails shall be used to attach aluminum siding.

f. Aluminum (0.019 inch) shall be unbacked only when the maximum panel width is 10 inches and the maximum flat area is 8 inches. The tolerance for aluminum siding shall be +0.002 inch of the nominal dimension.

g. If boards or panels are applied over sheathing or a weather-resistant membrane, joints need not be treated. Otherwise, vertical joints shall occur at studs and be covered with battens or be lapped.

h. All attachments shall be coated with a corrosion-resistive coating.

i. Shall be of approved type.

j. Three-eighths-inch plywood shall not be applied directly to studs spaced greater than 16 inches on center when long dimension is parallel to studs. One-half-inch plywood shall not may be applied directly to studs spaced greater than 24 inches on center. The stud spacing shall not exceed the panel span rating provided by the manufacturer unless the panels are installed with the face grain perpendicular to studs or over sheathing approved for that stud spacing.

(continued)

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section. ICF foundation walls up to 8 feet (2438 mm) in height shall have a minimum of one continuous No. 4 horizontal reinforcing bar placed at 48 inches (1219 mm) on center with one bar located within 12 inches (305 mm) of the top of the wall story. ICF Foundation walls greater than 8 feet (2438 mm) in height shall have a minimum of one continuous No. 4 horizontal reinforcing bar placed at 36 inches (914 mm) on center with one bar located within 12 inches (305 mm) of the top of the wall story.

R404.4.6.3 Wall openings. Vertical wall reinforcement required by Section R404.4.2, R404.4.3 or R404.4.4 that is interrupted by wall openings shall have additional vertical reinforcement of the same size placed within 12 inches (305 mm) of each side of the opening.

R404.4.7 Foam plastic insulation. Foam plastic insulation in insulating concrete foam construction shall comply with this section.

R404.4.7.1 Material. Insulating concrete form material shall meet the surface burning characteristics of Section R318.1.1. A thermal barrier shall be provided on the building interior in accordance with Section R318.1.2.

R404.4.7.2 Termite hazards. In areas where hazard of termite damage is very heavy in accordance with Figure R301.2(6), foam plastic insulation shall be permitted below grade on foundation walls in accordance with one of the following conditions:

1. When in addition to the requirements in Section R324.1, an approved method of protecting the foam plastic and structure from subterranean termite damage is provided.
2. The structural members of walls, floors, ceilings and roofs are entirely of noncombustible materials or pressure preservatively treated wood.
3. On the interior side of basement walls.

R404.4.8 Foundation wall thickness based on walls supported. The thickness of ICF foundation walls shall not be less than the thickness of the wall supported above.

R404.4.9 Height above finished ground. ICF foundation walls shall extend above the finished ground adjacent to the foundation at all points a minimum of 4 inches (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere.

R404.4.10 Backfill placement. Backfill shall be placed in accordance with Section R404.1.7.

R404.4.11 Drainage and dampproofing/waterproofing. ICF foundation basements shall be drained and dampproofed/waterproofed in accordance with Sections R405 and R406.

SECTION R405
FOUNDATION DRAINAGE

R405.1 Concrete or masonry foundations. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least 1 foot (305 mm) beyond the outside edge of the footing and 6 inches (153 mm) above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2 inches (51 mm) of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches (153 mm) of the same material.

Exception: A drainage system is not required when the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group I Soils, as detailed in Table R405.1.

R405.2 Wood foundations. Wood foundations enclosing habitable or usable spaces located below grade shall be adequately drained in accordance with Sections R405.2.1 through R405.2.3.

R405.2.1 Base. A porous layer of gravel, crushed stone or coarse sand shall be placed to a minimum thickness of 4 inches (102 mm) under the basement floor. Provision shall be made for automatic draining of this layer and the gravel or crushed stone wall footings.

R405.2.2 Moisture barrier. A 6-mil-thick (0.15 mm) polyethylene moisture barrier shall be applied over the porous layer with the basement floor constructed over the polyethylene.

R405.2.3 Drainage system. In other than Group I soils, a sump shall be provided to drain the porous layer and footings. The sump shall be at least 24 inches (610 mm) in diameter or 20 inches square (0.0129 m^2), shall extend at least 24 inches (610 mm) below the bottom of the basement floor and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. The drainage system shall discharge into an approved sewer system or to daylight.

SECTION R406
FOUNDATION WATERPROOFING AND DAMPPROOFING

R406.1 Concrete and masonry foundation dampproofing. Except where required to be waterproofed by Section R406.1, foundation walls that retain earth and enclose habitable or usable spaces located below grade shall be dampproofed from the top of the footing to the finished grade. Masonry walls shall have not less than $^3/_8$ inch (9.5 mm) portland cement parging applied to the exterior of the wall. The parging shall be dampproofed with a bituminous coating, 3 pounds per square yard (1.63 kg/m^2) of acrylic modified cement, $^1/_8$-inch (3.2 mm) coat of surface-bonding mortar complying with ASTM C 887 or any material permitted for waterproofing in Section R406.2. Concrete walls shall be dampproofed by applying any one of the above listed dampproofing materials or any one of the waterproofing materials listed in Section R406.2 to the exterior of the wall.

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tive electrical continuity. Raceways and cable assemblies shall be mechanically secured to boxes, fittings cabinets and other enclosures.

Exceptions:

1. As provided in Section E3805.3.2 for nonmetallic boxes used with Type NM cable.
2. Short sections of raceway used to provide cable assemblies with support or protection against physical damage.

E3804.2 Mechanical continuity—raceways and cables. Metal or nonmetallic raceways, cable armors and cable sheaths shall be continuous between cabinets, boxes, fittings or other enclosures or outlets.

Exception: Short sections of raceway used to provide cable assemblies with support or protection against physical damage.

E3804.3 Securing and supporting. Raceways, cable assemblies, boxes, cabinets and fittings shall be securely fastened in place.

E3804.4 Raceways as means of support. Raceways shall be used as a means of support for other raceways, cables or nonelectric equipment only under the following conditions:

1. Where the raceway or means of support is identified for the purpose; or
2. Where the raceway contains power supply conductors for electrically controlled equipment and is used to support Class 2 circuit conductors or cables that are solely for the purpose of connection to the control circuits of the equipment served by such raceway; or
3. Where the raceway is used to support boxes or conduit bodies in accordance with Sections E3806.8.4 and E3806.8.5.

E3804.5 Raceway installations. Raceways shall be installed complete between outlet, junction or splicing points prior to the installation of conductors.

E3804.6 Conduit and tubing fill. The maximum number of conductors installed in conduit or tubing shall be in accordance with Tables E3804.6(1) through E3804.6(10).

E3804.7 Air handling—stud cavity and joist spaces. Where wiring methods having a nonmetallic covering pass through stud cavities and joist spaces used for air handling, such wiring shall pass through such spaces perpendicular to the long dimension of the spaces.

SECTION E3805
BOXES, CONDUIT BODIES AND FITTINGS

E3805.1 Box, conduit body or fitting—where required. A box or conduit body shall be installed at each conductor splice point, outlet, switch point, junction point and pull point except as otherwise permitted in Sections E3805.1.1 through E3805.1.7.

Fittings and connectors shall be used only with the specific wiring methods for which they are are designed and listed.

E3805.1.1 Equipment. An integral junction box or wiring compartment that is part of listed equipment shall be permitted to serve as a box or conduit body.

E3805.1.2 Protection. A box or conduit body shall not be required where cables enter or exit from conduit or tubing that is used to provide cable support or protection against physical damage. A fitting shall be provided on the end(s) of the conduit or tubing to protect the cable from abrasion.

E3805.1.3 Integral enclosure. A wiring device with integral enclosure identified for the use, having brackets that securely fasten the device to walls or ceilings of conventional on-site frame construction, for use with nonmetallic sheathed cable, shall be permitted in lieu of a box or conduit body.

E3805.1.4 Fitting. A fitting identified for the use shall be permitted in lieu of a box or conduit body where such fitting is accessible after installation and does not contain spliced or terminated conductors.

E3805.1.5 Buried conductors. Splices and taps in buried conductors and cables shall not be required to be enclosed in a box or conduit body where installed in accordance with Section 3703.4.

E3805.1.6 Fixtures. Where a fixture is listed to be used as a raceway, a box or conduit body shall not be required for wiring installed therein.

E3805.1.7 Closed loop. Where a device identified and listed as suitable for installation without a box is used with a closed-loop power-distribution system, a box or conduit body shall not be required.

E3805.2 Metal boxes. All metal boxes shall be grounded.

E3805.3 Nonmetallic boxes. Nonmetallic boxes shall be used only with nonmetallic-sheathed cable and nonmetallic raceways.

Exceptions:

1. Where internal bonding means are provided between all entries, nonmetallic boxes shall be permitted to be used with metal raceways and metal-armored cables.
2. Where integral bonding means with a provision for attaching an equipment grounding jumper inside the box are provided between all threaded entries in nonmetallic boxes listed for the purpose, nonmetallic boxes shall be permitted to be used with metal raceways and metal-armored cables.

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TABLE E3902.1.2
RECEPTACLE RATINGS FOR VARIOUS SIZE MULTIOUTLET CIRCUITS

CIRCUIT RATING (amperes)	RECEPTACLE RATING (amperes)
15	15
20	15 or 20
30	30
40	40 or 50
50	50

E3902.2 Grounding type. Receptacles installed on 15- and 20-ampere-rated branch circuits shall be of the grounding type.

E3902.3 CO/ALR receptacles. Receptacles rated at 20 amperes or less and directly connected to aluminum conductors shall be marked CO/ALR.

E3902.4 Faceplates. Metal faceplates shall be grounded.

E3902.5 Position of receptacle faces. After installation, receptacle faces shall be flush with or project from faceplates of insulating material and shall project a minimum of 0.015 inch (0.381 mm) from metal faceplates. Faceplates shall be installed so as to completely cover the opening and seat against the mounting surface.

E3902.6 Receptacle mounted in boxes. Receptacles mounted in boxes that are set back of the wall surface shall be installed so that the mounting yoke or strap of the receptacle is held rigidly at the surface of the wall. Receptacles mounted in boxes that are flush with the wall surface or project therefrom shall be so installed that the mounting yoke or strap is seated against the box or raised cover.

E3902.7 Receptacles mounted on covers. Receptacles mounted to and supported by a cover shall be secured by more than one screw or shall be a device assembly or box cover listed and identified for securing by a single screw.

E3902.8 Damp locations. A receptacle installed outdoors in a location protected from the weather or in other damp locations shall have an enclosure for the receptacle that is weatherproof when the receptacle cover(s) is closed and an attachment plug cap is not inserted. An installation suitable for wet locations shall also be considered suitable for damp locations. A receptacle shall be considered to be in a location protected from the weather where located under roofed open porches, canopies and similar structures and not subject to rain or water runoff.

E3902.9 Wet locations. Where a receptacle is installed in a wet location and where the product intended to be plugged into it is not attended while in use, the receptacle shall have an enclosure that is weatherproof both when the attachment plug cap is inserted and when it is removed. Where a receptacle is installed in a wet location and where the product intended to be plugged into it will be attended while in use, the receptacle shall have an enclosure that is weatherproof when the attachment plug cap is removed.

E3902.10 Bathtub and shower space. A receptacle shall not be installed within a bathtub or shower space.

E3902.11 Flush mounting with faceplate. In damp or wet locations, the enclosure for a receptacle installed in an outlet box flush-mounted on a wall surface shall be made weatherproof by means of a weatherproof faceplate assembly that provides a water-tight connection between the plate and the wall surface.

E3902.12 Outdoor installation. A receptacle outlet installed outdoors shall be located so that water accumulation is not likely to contact the outlet cover or plate.

SECTION E3903
FIXTURES

E3903.1 Energized parts. Fixtures, lampholders, lamps and receptacles shall not have energized parts normally exposed to contact.

E3903.2 Fixtures near combustible material. Fixtures shall be installed so that combustible material will not be subjected to temperatures in excess of 90°C (194°F).

E3903.3 Exposed conductive parts. The exposed conductive parts of lighting fixtures and equipment directly wired or attached to outlets shall be grounded. Lamp tie wires, mounting screws, clips and decorative bands on glass spaced at least 1.5 inches (38 mm) from lamp terminals shall not be required to be grounded.

E3903.4 Screw-shell type. Lampholders of the screw-shell type shall be installed for use as lampholders only.

E3903.5 Recessed incandescent fixtures. Recessed incandescent fixtures shall have thermal protection and shall be listed as thermally protected.

Exceptions:

1. Thermal protection shall not be required in recessed fixtures listed for the purpose and installed in poured concrete.
2. Thermal protection shall not be required in recessed fixtures having design, construction, and thermal performance characteristics equivalent to that of thermally protected fixtures, and such fixtures are identified as inherently protected.

E3903.6 Thermal protection. The ballast of a fluorescent fixtures installed indoors shall have integral thermal protection. Replacement ballasts shall also have thermal protection integral with the ballast. A simple reactance ballast in a fluorescent fixture with straight tubular lamps shall not be required to be thermally protected.

E3903.7 High-intensity discharge fixtures. Recessed high-intensity fixtures designed to be installed in wall or ceiling cavities shall have thermal protection and be identified as thermally protected. Thermal protection shall not be required in recessed high-intensity fixtures having design, construction and thermal performance characteristics equivalent to that of thermally protected fixtures, and such fixtures are identified as inherently protected. Thermal protection shall not be required in recessed high-intensity discharge fixtures installed in and identified for use in poured concrete.

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Training Manual

Residential & Light Commercial Window and Door
Installation Training and Registration Program

Level RLC-1

PLAINTIFF'S EXHIBIT
19
10-31-13

$165.00

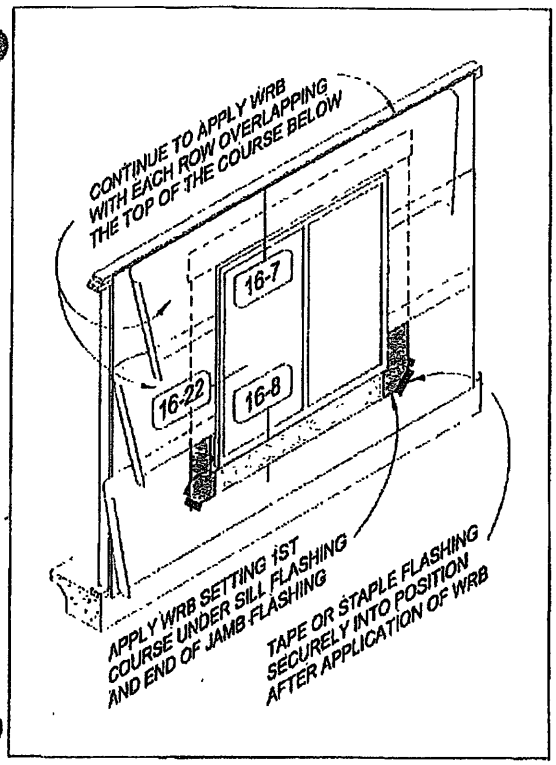


Figure 16-24 Apply Weather Resistant Barrier (Method "B")

2. Tuck the weather resistant barrier under the sill flashing and the loose ends of the jamb flashing.
3. Next, continue to apply the weather resistant barrier in weather-board fashion up and over the jamb flashing and the head flashing *(see Figure 16-24)*.

16.5 INSTALL WINDOW WITH MOUNTING FLANGE (METHOD "A1")

Window installation based on Method "A1" requires:

1. The weather resistant barrier to be applied <u>first</u> or before the window installation; and

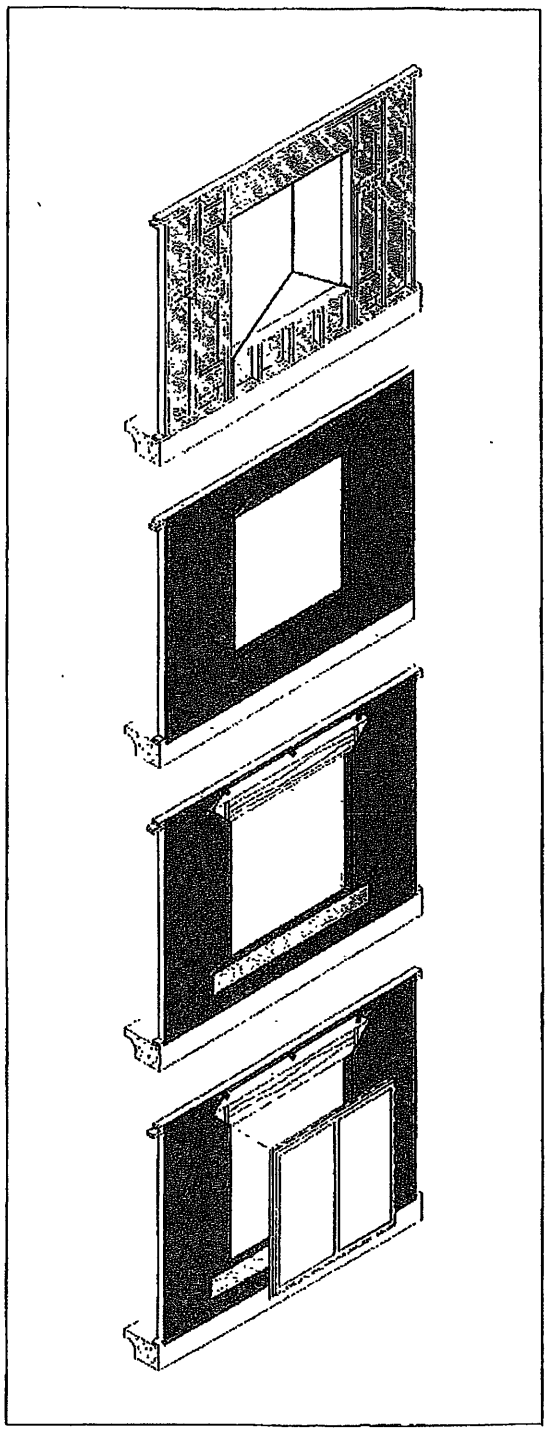


Figure 16-25a Install Window (Method A1)

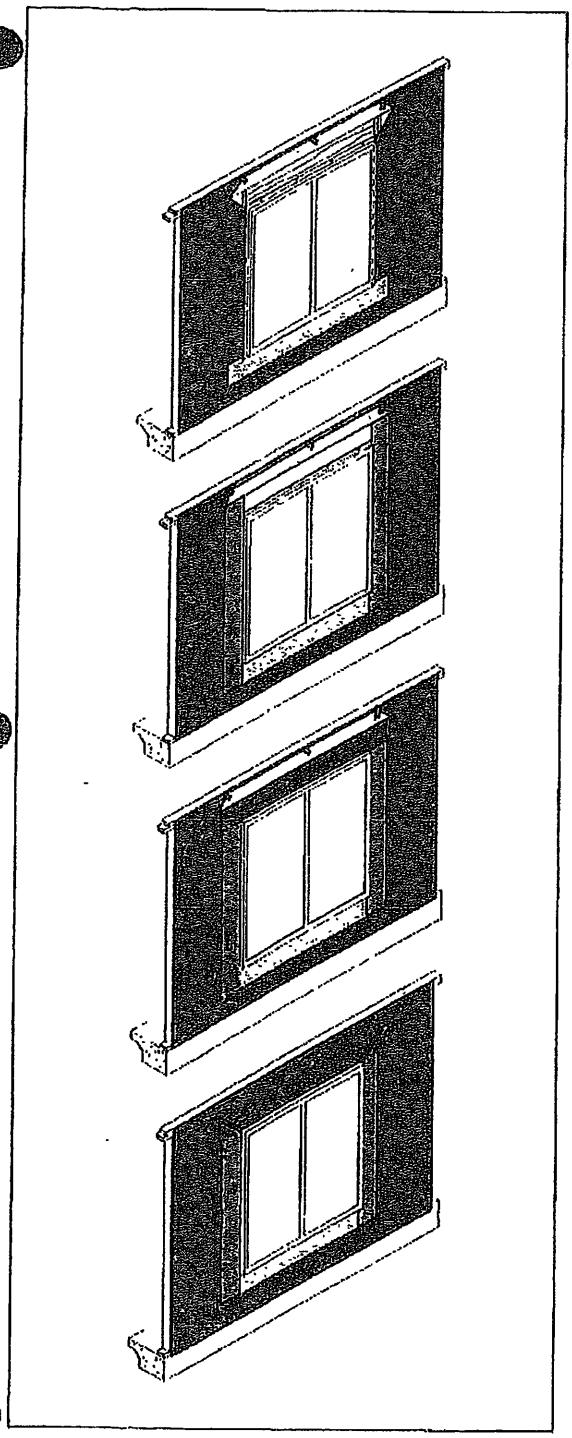


Figure 16-25b Install Window (Method A1)

2. The jamb and head flashing to be installed over the mounting flange or after window is installed *(see Figures 16-25a and 16-25b).*
   - **Note:** The application of the weather resistant barrier may be applied by trades other than the window installer. The contractor shall coordinate this work as required. Prior to window installation, modify the weather resistant barrier as outlined below.

16.5.1 Modify Weather Resistant Barrier (Method "A1")

Since the weather resistant barrier has already been installed, some modifications will be necessary. Modify the weather resistant barrier in the following manner:

1. When the weather resistant barrier covers the window opening, make a modified "I-Cut" in the barrier as shown in *Figure 16-26.*
2. Fold bottom and side flaps over and behind the interior sides of the rough framing.
3. Fasten flaps on interior with staples set every 12 to 16 inches *(see Figure 16-27).*
4. Measure for diagonal cuts at top of window corners for both building paper or house wrap. *(See Figure 16-28).*
   - Measure from the corner 9" up and 9" over and mark (45° diagonal).
   - Cut on the diagonal from marked point to the rough opening corner.
   - Measure and cut the other upper corner.
5. Gently raise the top edge of the weather resistant barrier and tape the corners and center to the barrier surface above. This will allow for later installation of the window and flashing.

BUILDING CODE SUMMARY

BUILDING CODE SUMMARY

Name of Project: Townhomes On Leonec
Adress:
Proposed Use: Single Family Townhouse

APLICABLE CODES :

International Residential Bldg Code 2000

IBC Plumbing :

IBC Mechanical :

NEC :

UL Ratings:

Party Walls: UL 309 Ea. Unit (Total 2 Hr)
Exterior Walls: UL 309 ± Similar to U 315

DATES

Issue:

08-14-02

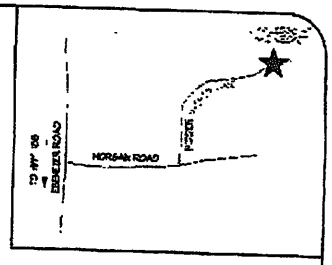
Revisions:

PENGAD 800-631-6989
PLAINTIFF'S EXHIBIT
230
02783

BUILDING CODE SUMMARY

SCHEDULE OF DRAWINGS

A-1	UNIT # 1 FLOOR PLANS & SHEDULES
A-1.1	UNIT # 1 BASEMENT OPTIONS
A-2	UNIT # 1 INTERIOR ELEVATIONS
A-3	UNIT # 1 FOUNDATION & FLOOR FRAMING PLANS
A-4	UNIT # 1 ROOF FRAMING PLANS
A-5	UNIT # 1 ELEVATIONS
A-6	UNIT # 1 BUILDING SECTIONS
A-7	TYPICAL WALL SECTIONS
A-8	TYPICAL DETAILS
A-8.1	GARAGE PLANS & ELEVATIONS WALL DETAILS
A-9	UNIT # 2 FLOOR PLANS & SHEDULES
A-9.1	UNIT # 2 BASEMENT OPTIONS
A-10	UNIT # 2 INTERIOR ELEVATIONS
A-11	UNIT # 2 FOUNDATION & FLOOR FRAMING PLANS
A-12	UNIT # 2 ROOF FRAMING PLANS
A-13	UNIT # 2 ELEVATIONS
A-14	UNIT # 2 BUILDING SECTIONS
A-15	UNIT # 3 FLOOR PLANS & SHEDULES
A-15.1	UNIT # 3 BASEMENT OPTIONS
A-16	UNIT # 3 INTERIOR ELEVATIONS
A-17	UNIT # 3 FOUNDATION & FLOOR FRAMING PLANS
A-18	UNIT # 3 ROOF FRAMING PLANS
A-19	UNIT # 3 ELEVATIONS
A-20	UNIT # 3 BUILDING SECTIONS



For Construction
3-17-06

OWNER
IMK DEVELOPMENT CO. LLC.
RICK THOENNES
501 BRIXTON CIRCLE
SIMPSONVILLE SOUTH CAROLINA 29681
(864) 232-5555

PROJECT NAME
STONELEDGE AT LAKE KEOWEE
WEST UNION SOUTH CAROLINA

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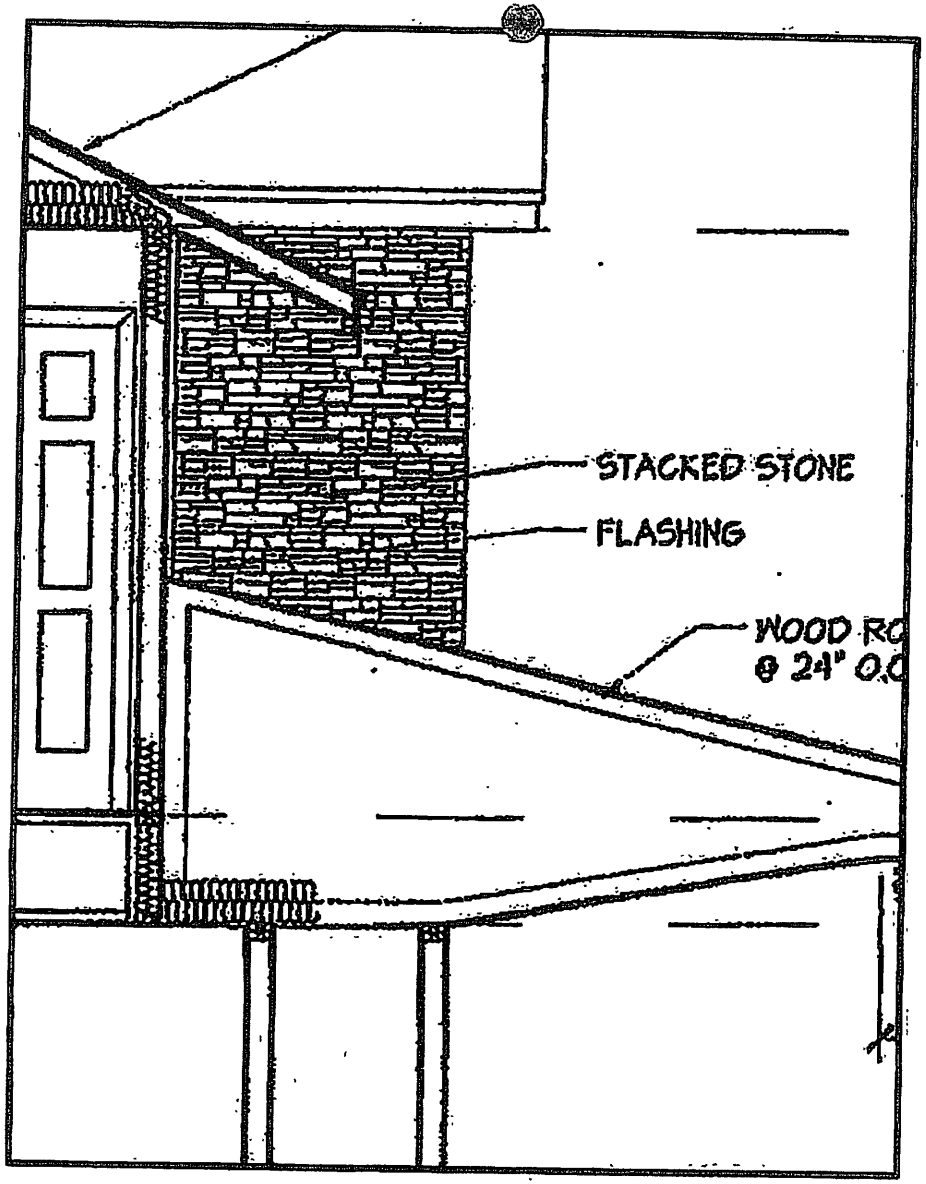

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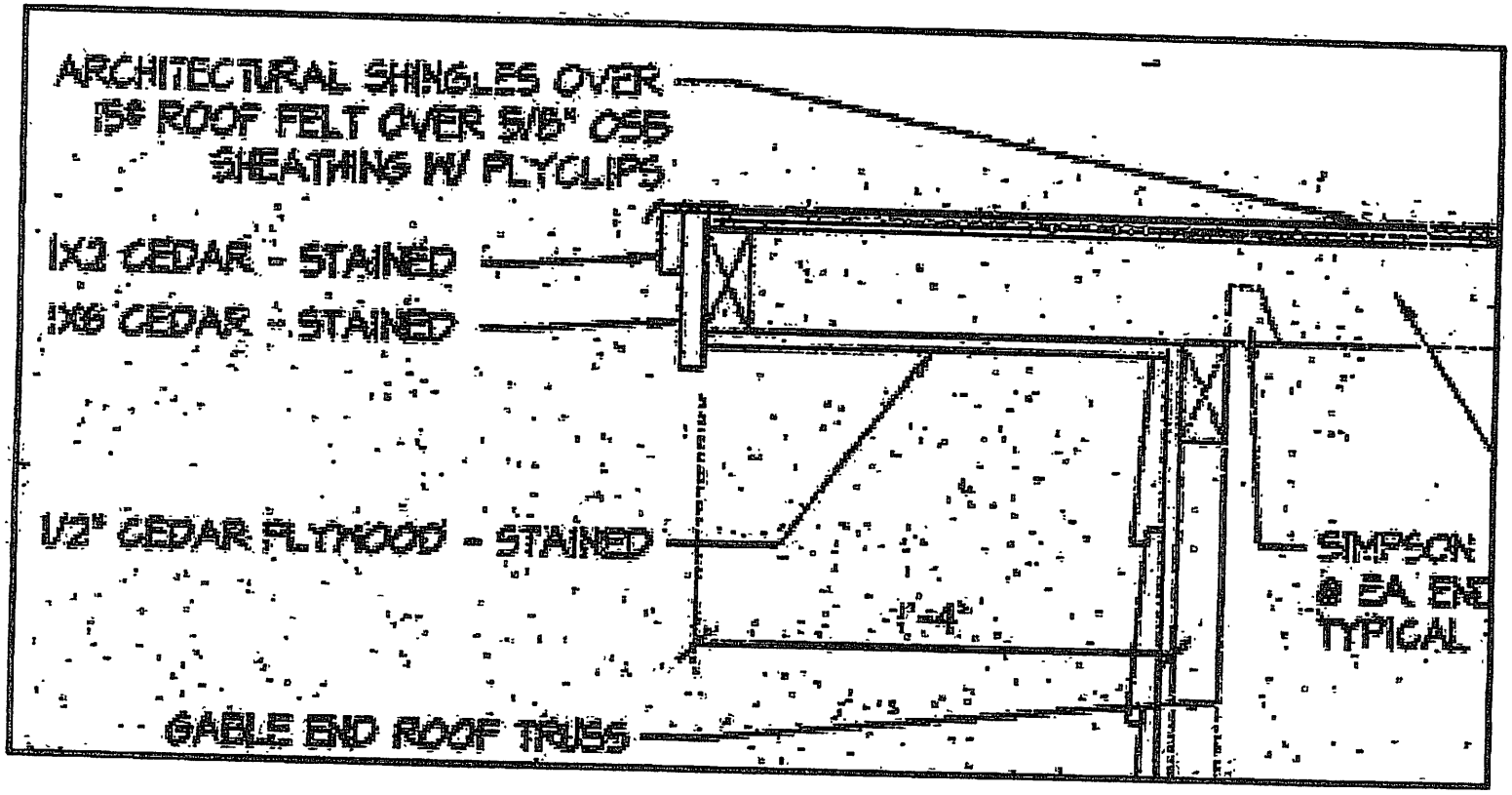
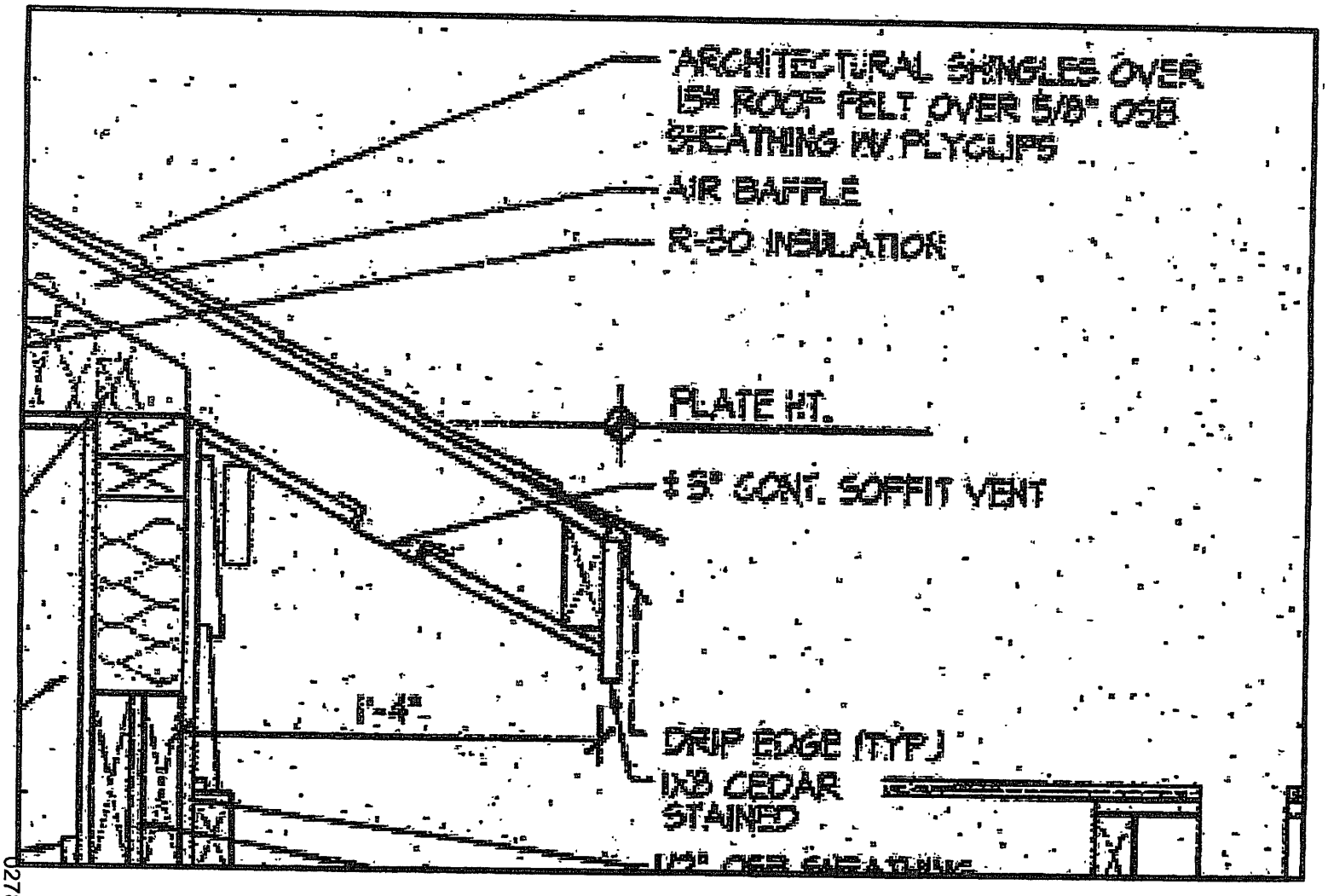
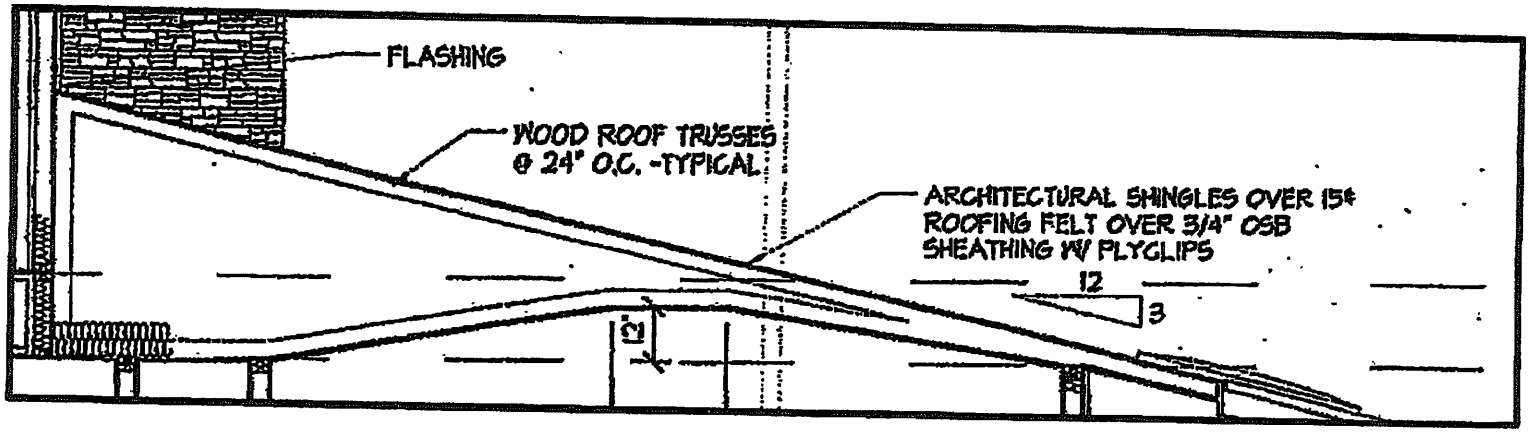

ARCHITECTURAL SHINGLES OVER
15# ROOF FELT OVER 5/8" OSB
SHEATHING W/ FLYCLIPS
1X3 CEDAR - STAINED
1X6 CEDAR - STAINED
1/2" CEDAR PLYWOOD - STAINED
GABLE END ROOF TRUSS
SIMPSON
@ EA END
TYPICAL

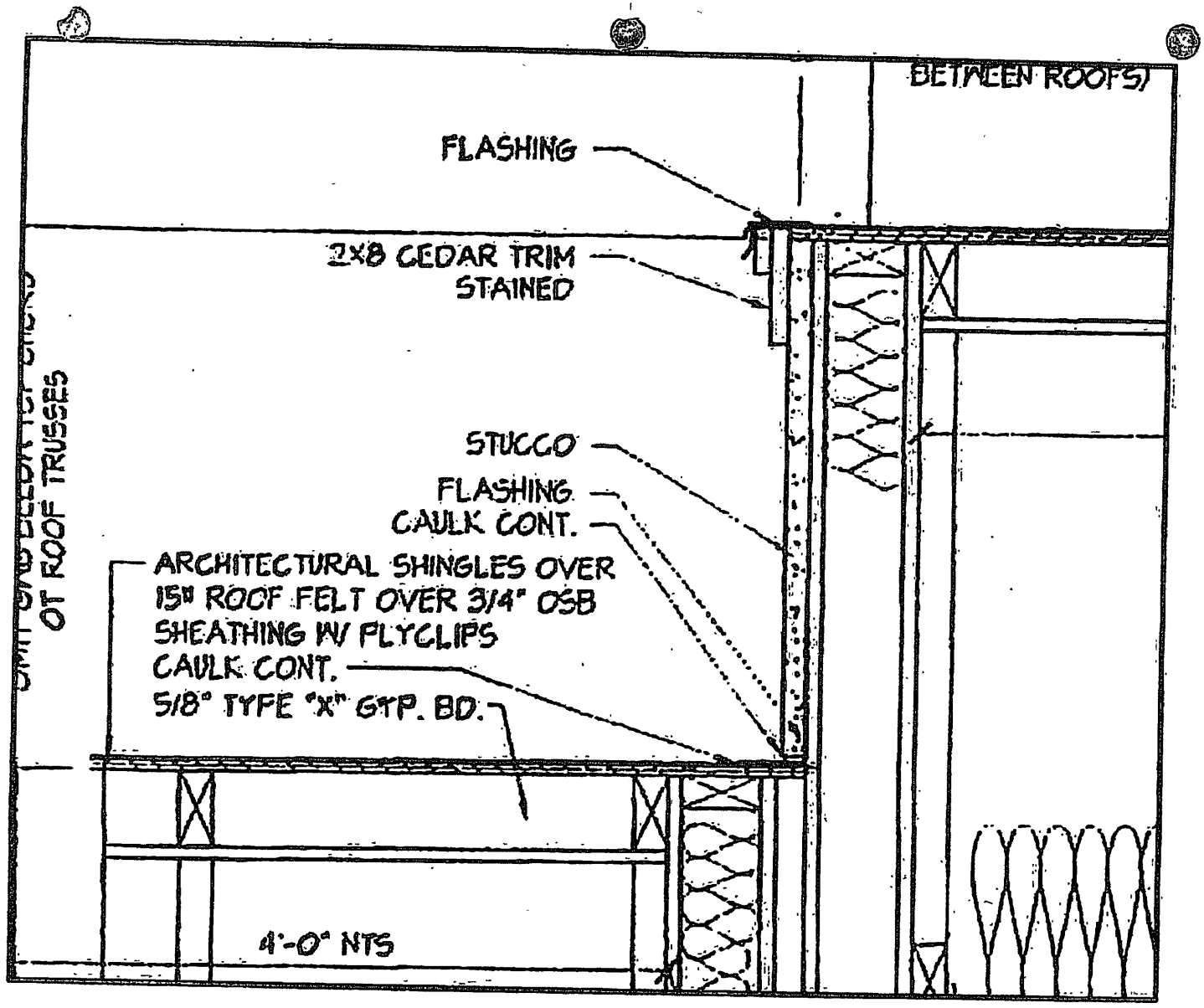
02786


ARCHITECTURAL SHINGLES OVER
15# ROOF FELT OVER 5/8" OSB
SHEATHING W/ PLYCLIPS
AIR BAFFLE
R-30 INSULATION
PLATE HT.
± 5" CONT. SOFFIT VENT
1'-4"
DRIP EDGE (TYP.)
1X8 CEDAR
STAINED

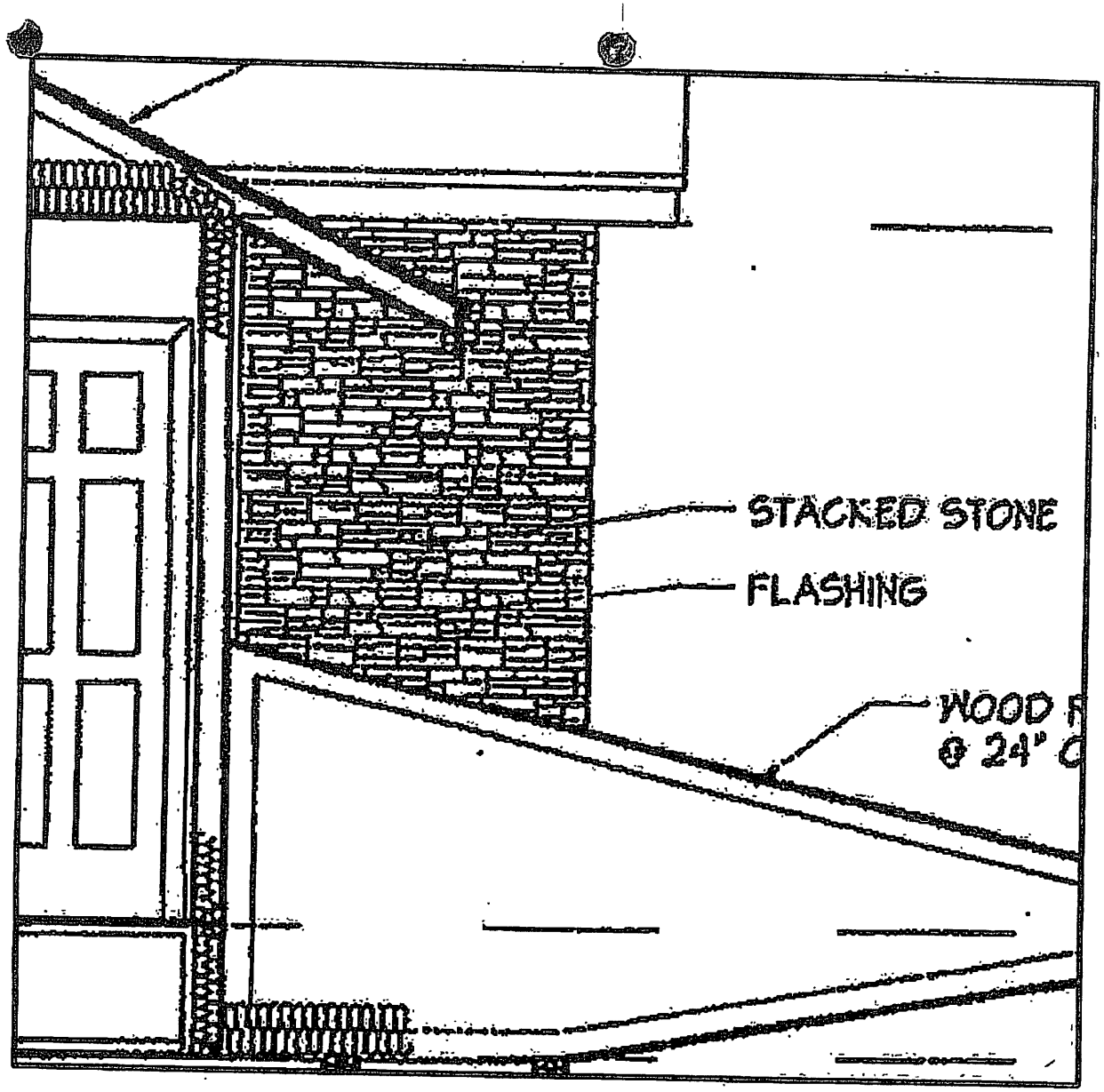
02787


FLASHING
WOOD ROOF TRUSSES
@ 24" O.C. -TYPICAL
ARCHITECTURAL SHINGLES OVER 15#
ROOFING FELT OVER 3/4" OSB
SHEATHING W/ PLYCLIPS
12
3

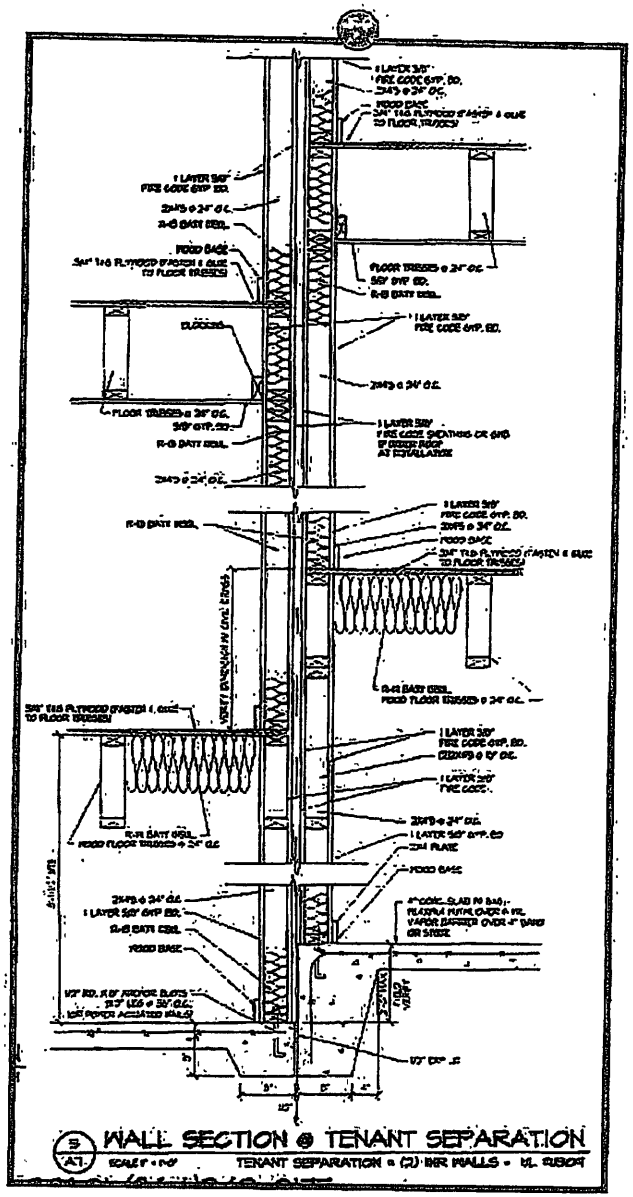
02788


BETWEEN ROOFS)
FLASHING
2X8 CEDAR TRIM
STAINED
OF ROOF TRUSSES
STUCCO
FLASHING
CAULK CONT.
ARCHITECTURAL SHINGLES OVER
15# ROOF FELT OVER 3/4" OSB
SHEATHING W/ PLYCLIPS
CAULK CONT.
5/8" TYPE "X" GYP. BD.
4'-0" NTS

02789



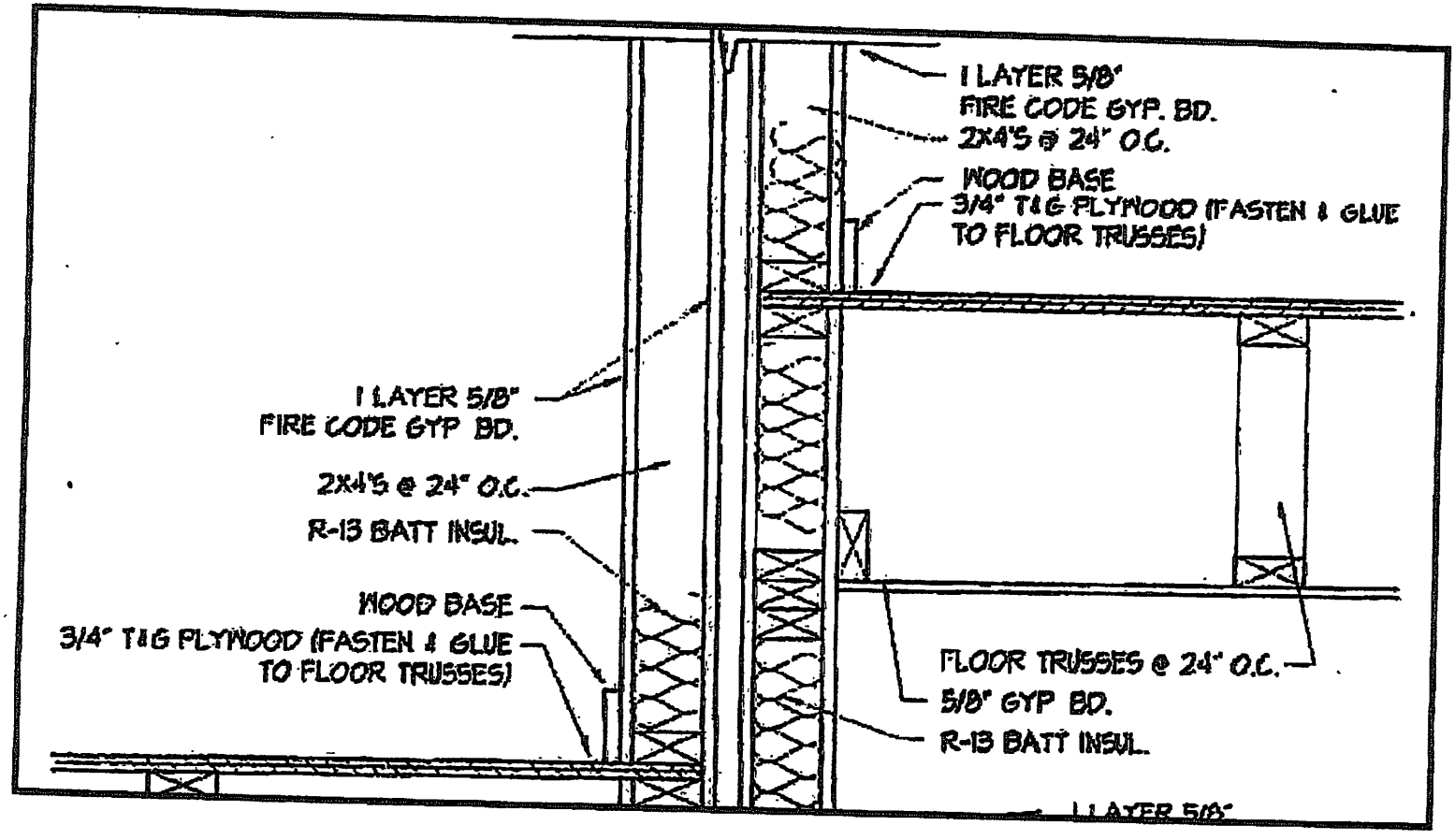
02790



5 / A1 WALL SECTION @ TENANT SEPARATION

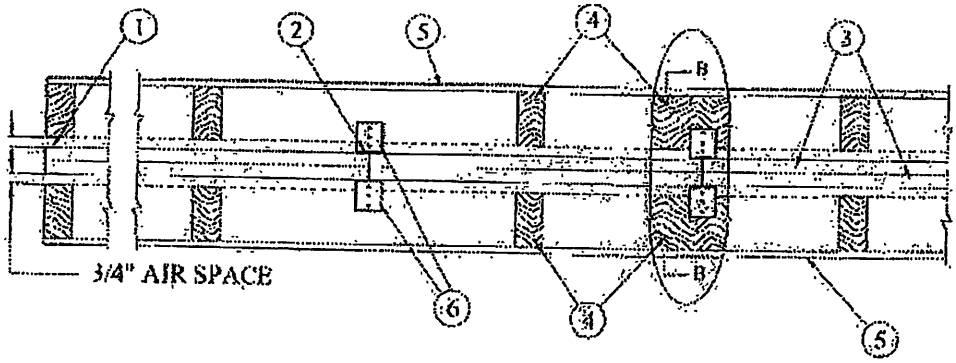
SCALE 1" = 1'-0" TENANT SEPARATION = (2) INR WALLS = 1HL RUBOR

02791


1 LAYER 5/8"
FIRE CODE GYP. BD.
2X4'S @ 24" O.C.
WOOD BASE
3/4" T&G PLYWOOD (FASTEN & GLUE
TO FLOOR TRUSSES)
1 LAYER 5/8"
FIRE CODE GYP BD.
2X4'S @ 24" O.C.
R-13 BATT INSUL.
WOOD BASE
3/4" T&G PLYWOOD (FASTEN & GLUE
TO FLOOR TRUSSES)
FLOOR TRUSSES @ 24" O.C.
5/8" GYP BD.
R-13 BATT INSUL.
1 LAYER 5/8"

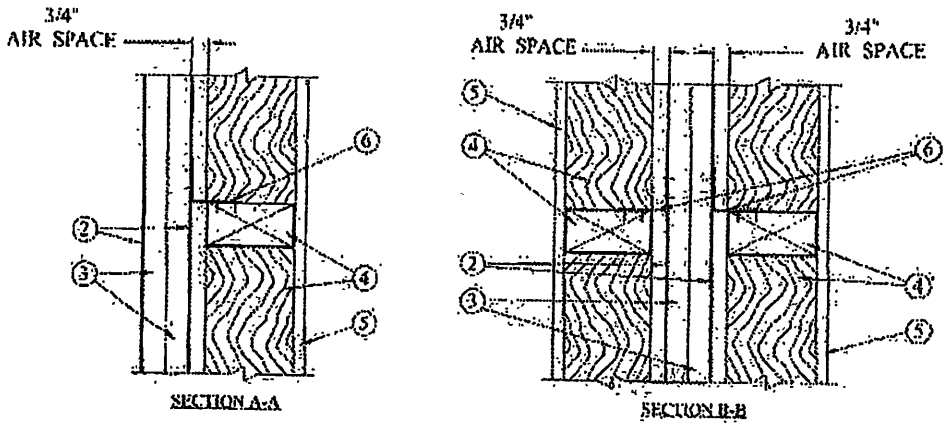
02792

TENANT WALL DIAGRAM NTS

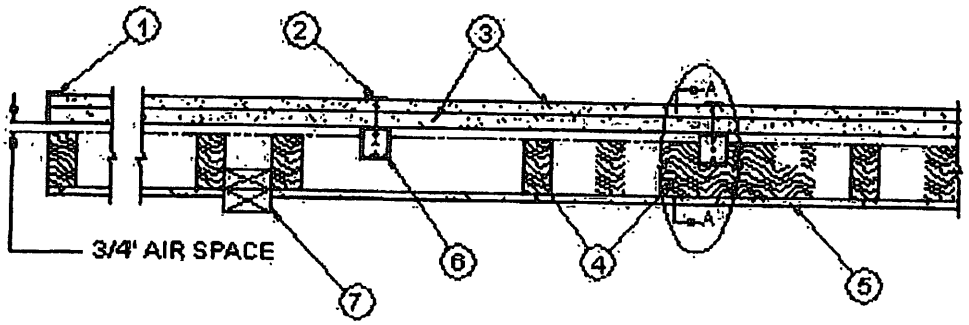


CONFIGURATION B

EXPOSED TO FIRE FROM EITHER SIDE



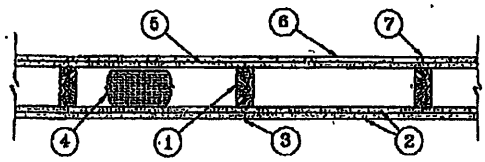
Configuration C

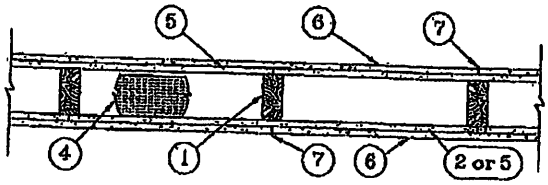


02794

FIRE RESISTANCE RATINGS - ANSI/UL263 (BXUV)—*Continued*

Design No. U308
Bearing Wall Rating—2 Hr





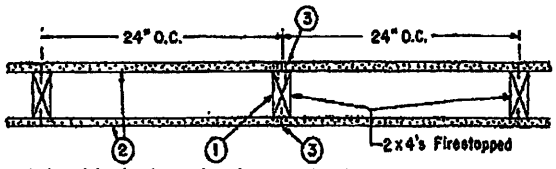
Alternate Construction

1. Wood Studs—Nom 2 by 4 in. spaced 16 in. OC, effectively cross-braced.
2. Wallboard, Gypsum*—5/8 in. thick, one or two layers (refer to illustrations) installed either vertically or horizontally. Base layer attached to studs and plates with 1-7/8 in. long 6d cement coated nails or 1-7/8 in. long Type S screws spaced 6 in. OC. Face layer attached to studs and plates over inner layer with 2-3/8 in. long 6d cement coated nails or 2-3/8 in. long Type S screws spaced 8 in OC. Vertical joints located over studs. All joints in face layer staggered with joints in base layer. When used in widths other than 48 in., wallboard to be installed horizontally.
   - Canadian Gypsum Co.—Type AR, C, IP-X1, IP-X2, SCX, WRC, or WRX
   - United States Gypsum Co.—Types AR, C, IP-X1, IP-X2, SCX, WRC, or WRX
   - Yeso Panamericano S.A. de C.V.—Types AR, C, IP-X1, IP-X2, SCX, WRC or WRX
3. Joints—When tapered edge wallboard is used, joints covered with joint compound and paper tape. An an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of wallboard. When square-edge wallboard is used, treatment of joints is optional.
4. Batts and Blankets*—Min 3 in. thick, mineral wool batts, friction fit between studs.
   - Thermafiber LLC—Type SAFB
5. Wallboard, Gypsum*—Gypsum sheathing, 5/8 in. thick, 4 ft wide, installed either vertically or horizontally. Attached to studs and plates with 1-7/8 in. long 6d cement coated nails or 1-7/8 in. long Type S screws spaced 6 in. OC. Gypsum sheathing fully covered with a weather resistive barrier.
   - Canadian Gypsum Co.—Type SHX
   - United States Gypsum Co.—Type SHX
   - Yeso Panamericano S.A. de C.V.—Type SHX
6. Cementitious Backer Units*—1/2 or 5/8 in. thick, installed either vertically or horizontaly over the weather resistive barrier applied over the gypsum sheathing, with vertical joints centered over studs. Attached to studs with 2-1/2 in. long Durock wood screws spaced 8 in. OC at the perimeter and in the field.
   - United States Gypsum Co.—Durock Exterior Cement Board, Durock Cement Board or Durock WMB (Water Managed Board)
7. Joints—Treated with USG Glass Fiber Tape and USG Exterior Basecoat.

*Bearing the UL Classification Marking

FIRE RESISTANCE RATINGS - ANSI/UL263 (BXUV)—*Continued*

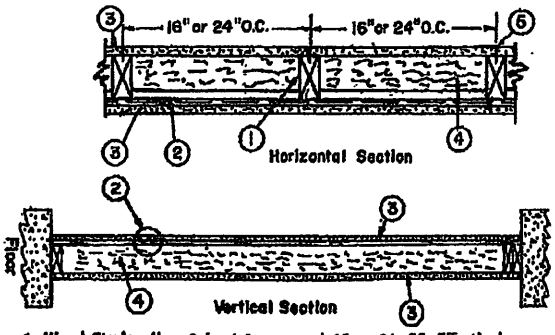
Design No. U309
Bearing Wall Rating—1 HR.
Finish Rating—27 Min.



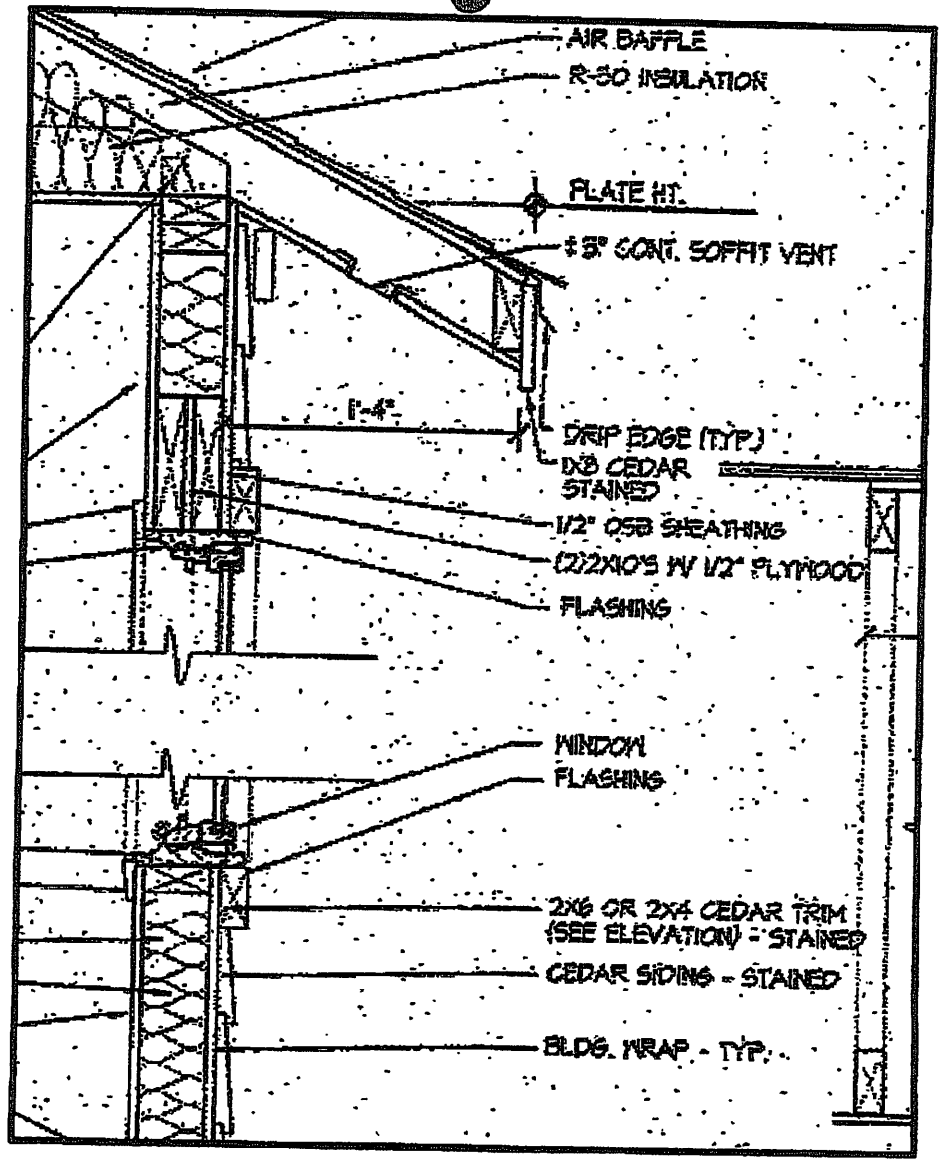
1. Wood Studs—Nom 2 by 4 in., spaced 24 in. OC effectively firestopped.
2. Wallboard, Gypsum*—5/8 in. thick, 4 ft wide, nailed to studs and bearing plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads spaced 7 in. OC.
   - American Gypsum Co.—Type AG-C.
   - Boral Gypsum Inc.—Type BG-C or DDN1.
   - Continental Gypsum Company—Types CG5-5, CG6-6, CG9-9, CG-C, CGTC-C.
   - G-P Gypsum Corp.—Types 5, 9, DGG, GPFS6.
   - Lafarge Gypsum, A Div. of Lafarge Corp.—Types LGFC6, LGFC-C.
   - National Gypsum Co., Charlotte, NC—Types FSW, FSW-G.
   - Pabco Gypsum Co.—Type C or PG-C.
   - Republic Gypsum Co.—Type RG-C.
   - Standard Gypsum Corp.—Type SG-C, SGC or SGC-G.
   - Temple-Inland Forest Products Corp.—Type TG-C.
3. Joints and Nailheads—Wallboard joints covered with paper tape and joint compound. Nailheads covered with joint compound. Gypsum plaster not more than 1/8 in. thick may be applied over the wallboard in addition to the specified joint treatment.
4. Batts and Blankets*—(Not Shown)—Optional glass fiber insulation.
   - Certainteed Corp.
   - Johns Manville International Inc.
   - Owens-Corning Fiberglas Corp.

*Bearing the UL Classification Marking

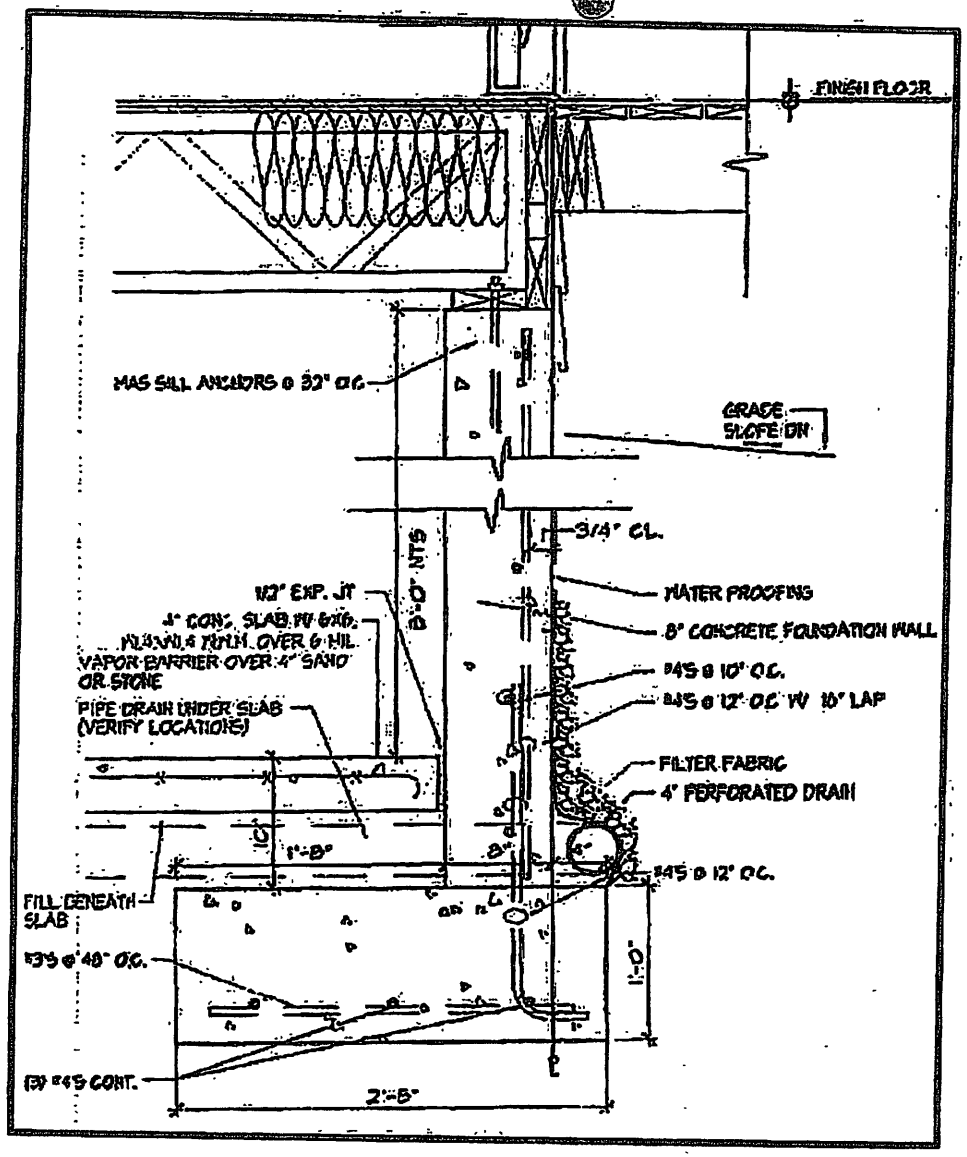
Design No. U311
Bearing Wall Rating—1 HR.
Finish Rating—23 Min.



1. Wood Studs—Nom 2 by 4 in., spaced 16 or 24. OC. Effectively cross braced.
2. Furring Channel—Resilient, 25 MSG galv steel. Furring channels spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws.
3. Wallboard, Gypsum*—5/8 in. thick, 4 ft wide. Screw attached one side to furring channels with 1 in. long, self-drilling, self-tapping steel screws spaced 12 in. OC, vertical joints located midway between studs and back blocked with furring channels, attached with 1 in. long, self-drilling, self-tapping screws, spaced 12 in. OC, along each edge. Wallboard attached other side to studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws spaced 12 in. OC, vertical joints located over studs.
   - American Gypsum Co.—Type AG-C.
   - Boral Gypsum Inc.—Type BG-C.
   - Canadian Gypsum Company—Type C or IP-X2.


AIR BAFFLE
R-30 INSULATION
PLATE HT.
± 3" CONT. SOFFIT VENT
1'-4"
DRIP EDGE (TYP.)
1X8 CEDAR STAINED
1/2" OSB SHEATHING
(2)2X10'S W/ 1/2" PLYWOOD
FLASHING
WINDOW
FLASHING
2X6 OR 2X4 CEDAR TRIM (SEE ELEVATION) - STAINED
CEDAR SIDING - STAINED
BLDG. WRAP - TYP.

02796


FINISH FLOOR
MAS SILL ANCHORS @ 32" O.C.
GRADE SLOPE DN
3/4" CL.
WATER PROOFING
8" CONCRETE FOUNDATION WALL
#4S @ 10" O.C.
#4S @ 12" O.C. W/ 10" LAP
FILTER FABRIC
4" PERFORATED DRAIN
#4S @ 12" O.C.
1/2" EXP. JT
4" CONC. SLAB W/ 6X6
VAPOR BARRIER OVER 4" SAND OR STONE
PIPE DRAIN UNDER SLAB (VERIFY LOCATIONS)
FILL BENEATH SLAB
#3S @ 48" O.C.
(3) #4S CONT.
8'-0" NTS
1'-8"
2'-8"
1'-0"

02797

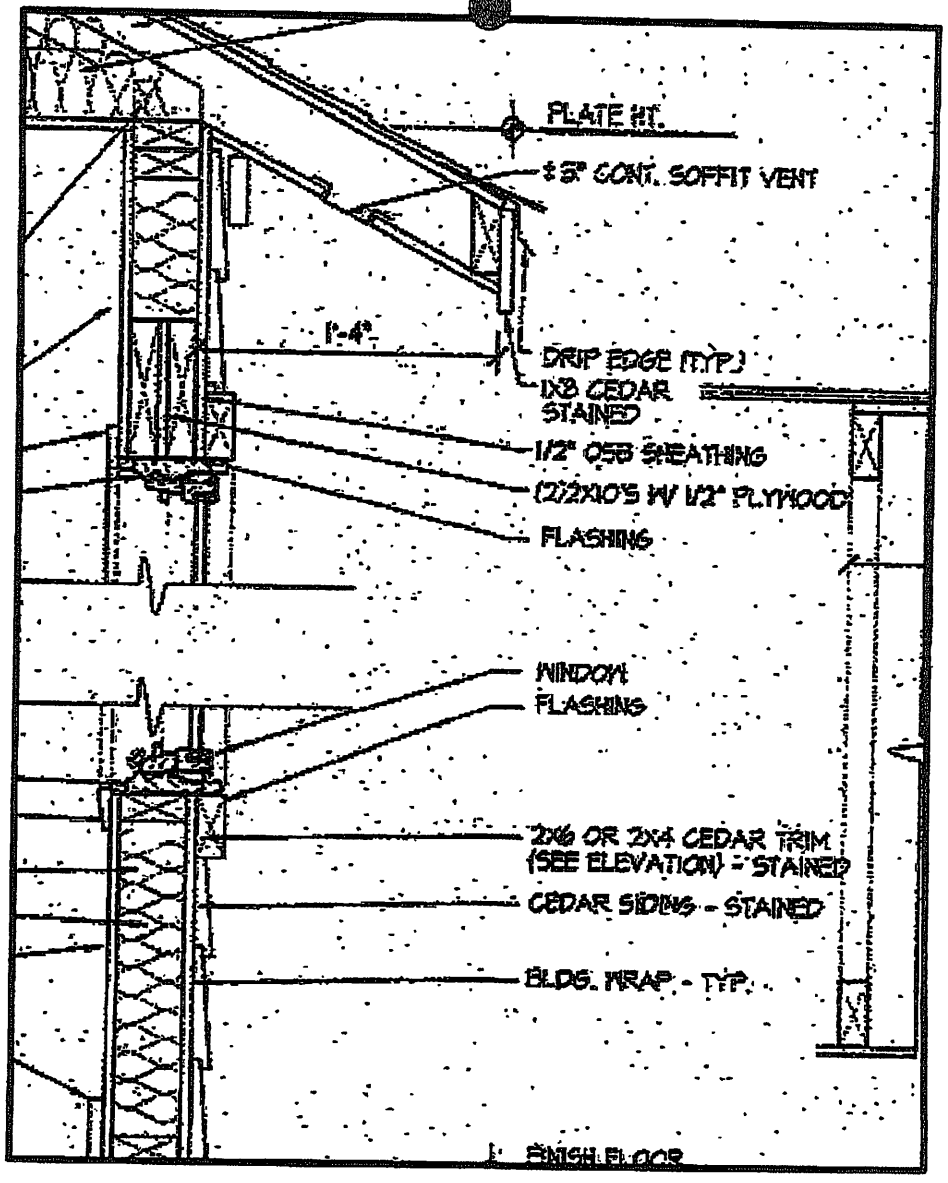
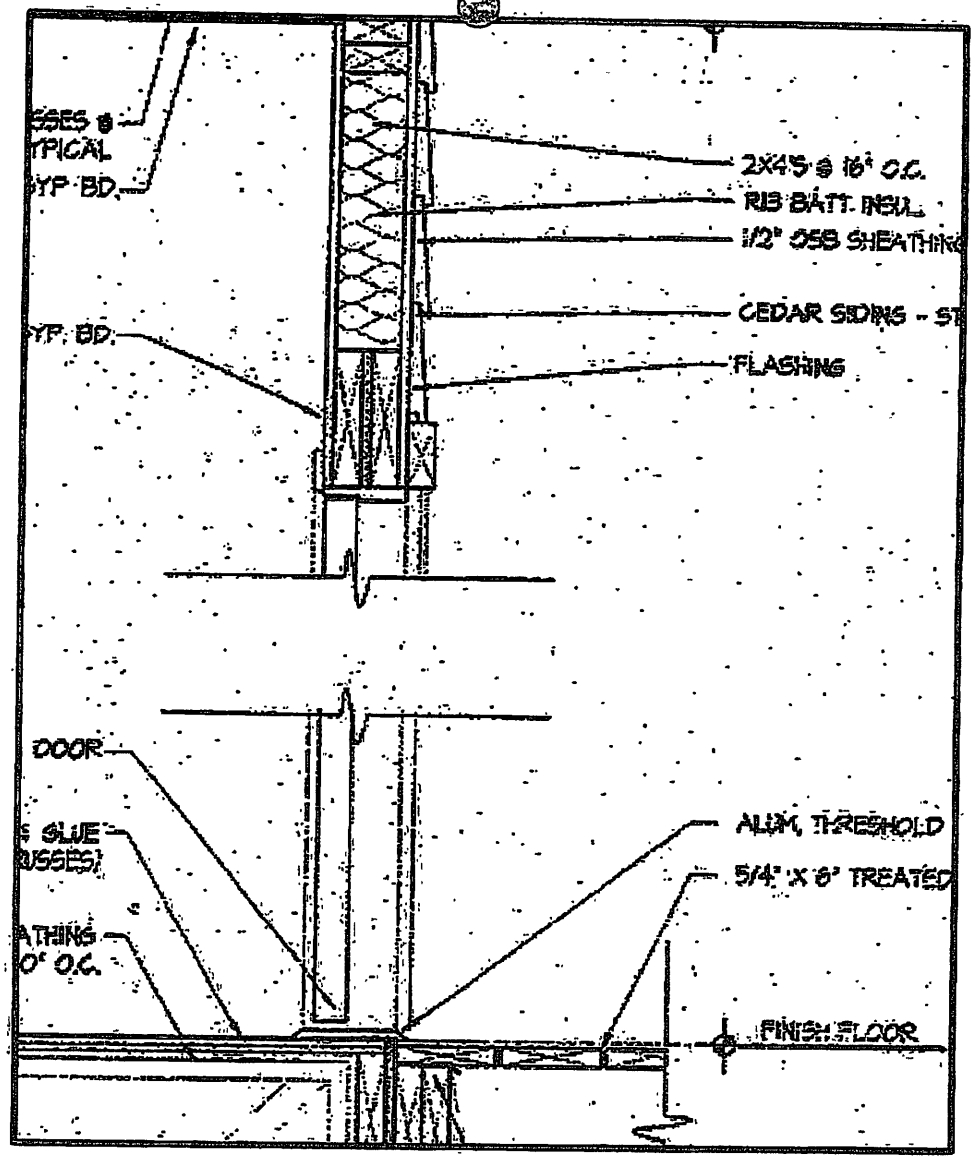
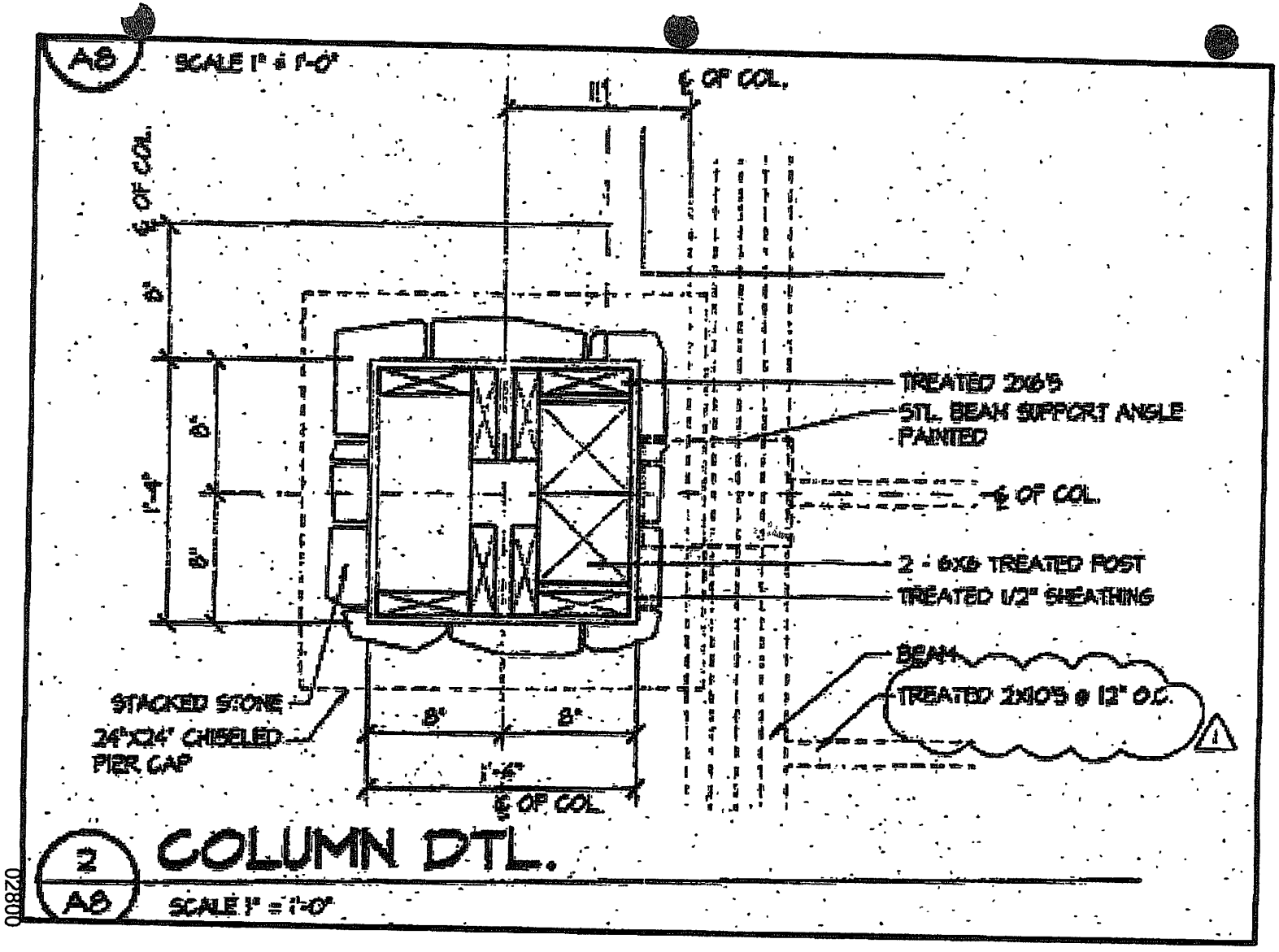


PLATE HT.
± 5" CONT. SOFFIT VENT
1'-4"
DRIP EDGE (TYP.)
1X8 CEDAR STAINED
1/2" OSB SHEATHING
(2)2X10'S W/ 1/2" PLYWOOD
FLASHING
WINDOW
FLASHING
2X6 OR 2X4 CEDAR TRIM (SEE ELEVATION) - STAINED
CEDAR SIDING - STAINED
BLDG. WRAP - TYP.
FINISH FLOOR

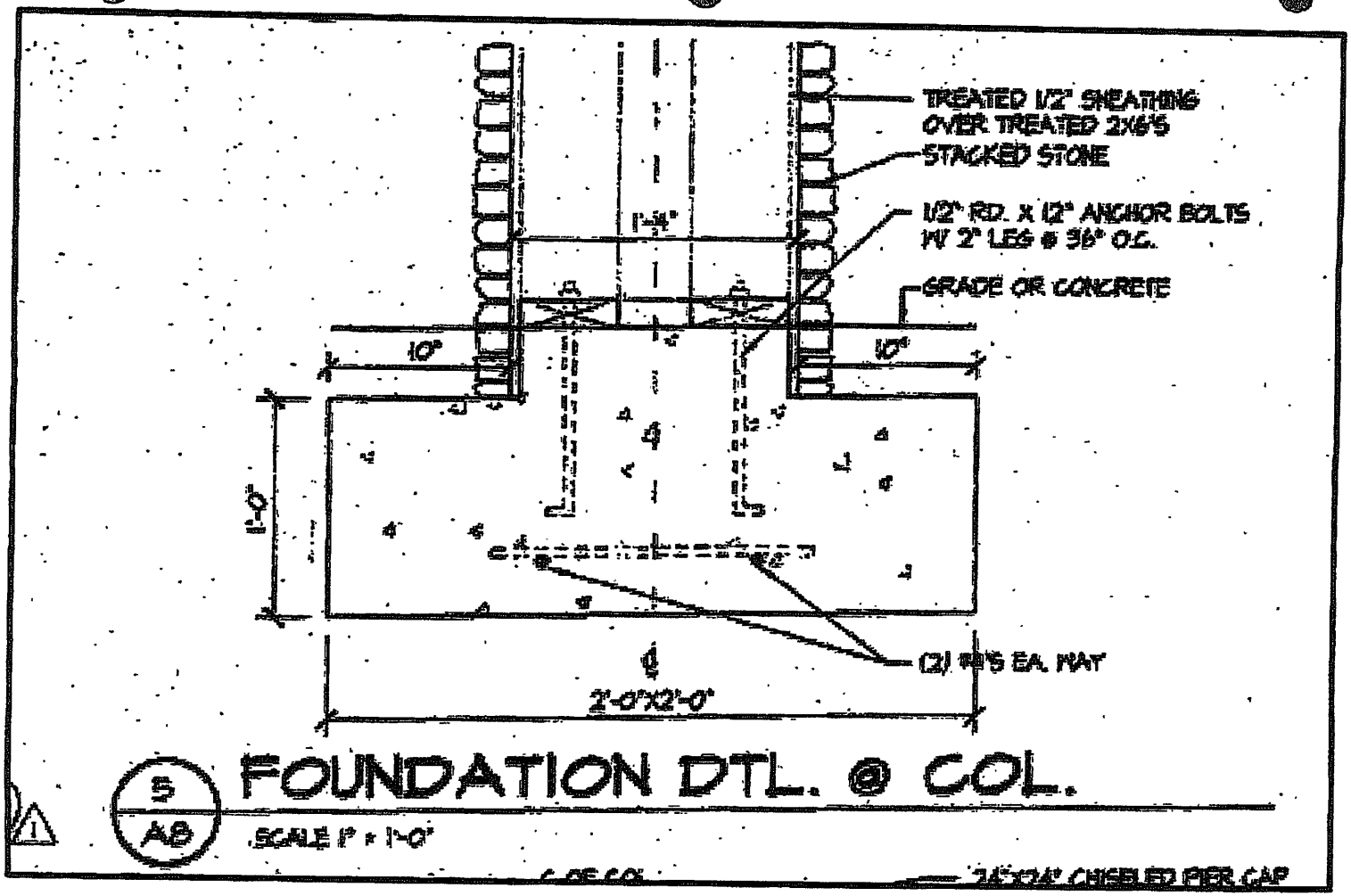
02798


ESSES @
TYPICAL
YP BD.
YP. BD.
DOOR
SLUE
USSES)
ATHING
0" O.C.
2X4'S @ 16" O.C.
RIB BATT. INSUL.
1/2" OSB SHEATHING
CEDAR SIDING - ST
FLASHING
ALUM. THRESHOLD
5/4" X 6" TREATED
FINISH FLOOR

02799


A8
SCALE 1" = 1'-0"
℄ OF COL.
℄ OF COL.
8"
8"
8"
1'-4"
TREATED 2X6'S
STL. BEAM SUPPORT ANGLE PAINTED
℄ OF COL.
2 - 6X6 TREATED POST
TREATED 1/2" SHEATHING
BEAM
TREATED 2X10'S @ 12" O.C.
STACKED STONE
24"X24" CHISELED PIER CAP
8"
8"
1'-6"
℄ OF COL.
2
A8
COLUMN DTL.
SCALE 1" = 1'-0"

02800


TREATED 1/2" SHEATHING
OVER TREATED 2X6'S
STACKED STONE
1/2" RD. X 12" ANCHOR BOLTS
W/ 2" LEG @ 36" O.C.
GRADE OR CONCRETE
1'-4"
10"
10"
1'-0"
(2) #4'S EA. WAY
2'-0"X2'-0"
5
A8
SCALE 1" = 1'-0"
FOUNDATION DTL. @ COL.
CHISELED PIER CAP

02801

3

OCONEE COUNTY

RESIDENTIAL BUILDING PERMIT

CALL (864) 718-1007 TO SCHEDULE INSPECTION — 24 HOURS IN ADVANCE FOR INSPECTIONS

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

PERMIT NO.: 0201319

JOB ADDRESS: 324 Blue Water Way West Union

NATURE OF WORK: new Townhome Const.

USE OF BUILDING: Residence

OWNER: Keowee Townhouses LLC — TELEPHONE #:

CONTRACTOR: Bostic Bros. — TELEPHONE #:

Failure to post this card is a code violation. Post at or near front of building and protect from weather.	Inspector's Office Hours are 7:00 a.m. - 8:30 a.m. & 4:30 p.m. - 5:00 p.m. Monday - Friday

Work shall not proceed until each stage of construction has been approved by the building codes department.	Specialty contractors are responsible for scheduling their own inspections.

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Footing	OK	10/1/2	[illegible]
Slab	OK	10/16	[illegible]

Floor no concrete until above has been signed

Elect Underground			
Plumbing Underground	OK	10-4	[illegible]
Mech. Underground			
Gas/duct Underground			

Do not pour floor until above has been signed

Rough-in electric	OK	1-29	[illegible]
Rough-in plumbing	OK	1-9	[illegible]
Rough HVAC	OK	3-3	[illegible]
Rough gas			
Framing			

No Wallboard, Insulation or Exterior Siding shall be installed until above is signed

Misc.	OK	1-9	[illegible]
Garage Rails	✓	7-19	[illegible]

INSPECTION TYPE	APPROVED	DATE	INSPECTOR
Final's and certificate of occupancy required			
Final building			
Final electric			
Final plumbing			
Final gas			
Final HVAC			
Final Fire			
Final zoning			
Final engineering			

Other Inspections

Re-Inspections

The inspection or permitting of any building shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy.

REV: 11-25-09

02802

PLAINTIFF'S EXHIBIT 21 10/31/13

BUILDING PERMITS

PERMIT #: 05-01034 MASTER PERMIT #: 05-01034

DATE ISSUED 06/09/05

PROJECT #: 05- AMK REF #: _____

OCONEE COUNTY

PROJECT ADDRESS: BLUE WATER WAY 324 WEST UNION SC 29696

SUBDIVISION: THE TOWNHOMES ON KEOWEE LOT 3 LOT #: BLK #:

OWNER NAME: INK DEVELOPMENT CO LLC PHONE: ( )- -
ADDRESS: 770 PELHAM RD STE 200
CITY: GREENVILLE STATE: SC ZIP: 29615

CONTRACTOR: MARICK HOME BUILDERS PHONE: ( )- -
ADDRESS: 6 MILAN DR
CITY: GREENVILLE STATE: SC ZIP: 29609

ENGINEER:
DESIGNER:

PROP. USE: 770 PELHAM RD STE 200 GREENVILLE SC 29615

WORK DESC: COMPLETE TOWNHOME FROM R-IN STAGE/REF 02-01319

VALUATION: 43,112.53	FEES DUE: 220.00 FEES PAID: 220.00
SPECIAL CONDITIONS: _____	WORK CLASS: SFR SQ. FTG: 2,411 FIRE ZONE: Y OCCUP TYPE: R2 USE ZONE: CONST TYPE: VU

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY

***** NOTICE *****

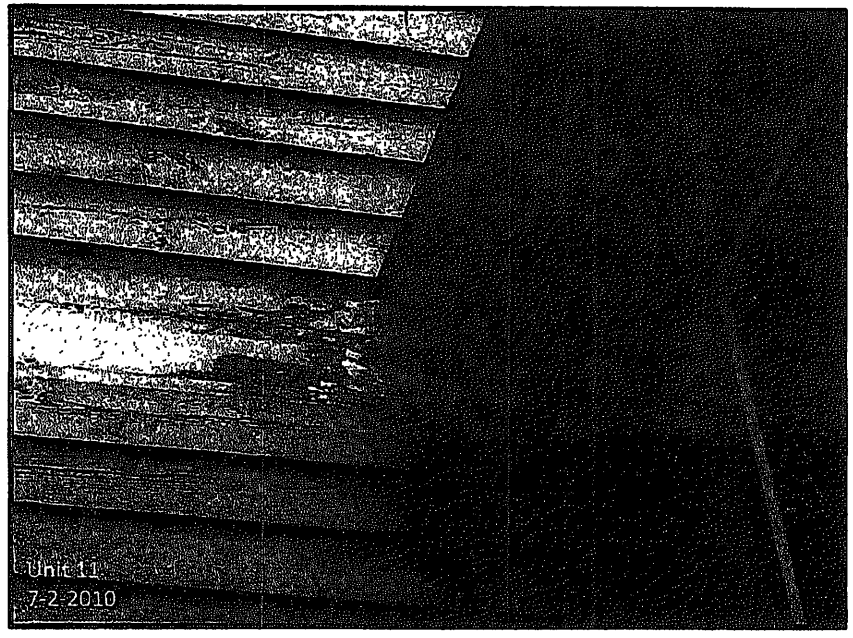
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED, OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) 6-9-05 DATE

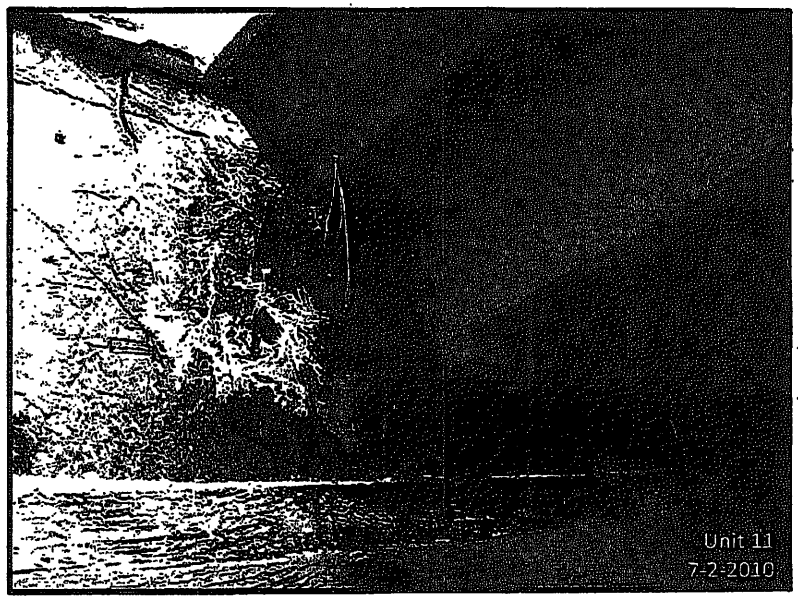
(APPROVED BY) 6-9-05 DATE

02803



PLAINTIFF'S
EXHIBIT
22
10-31-13

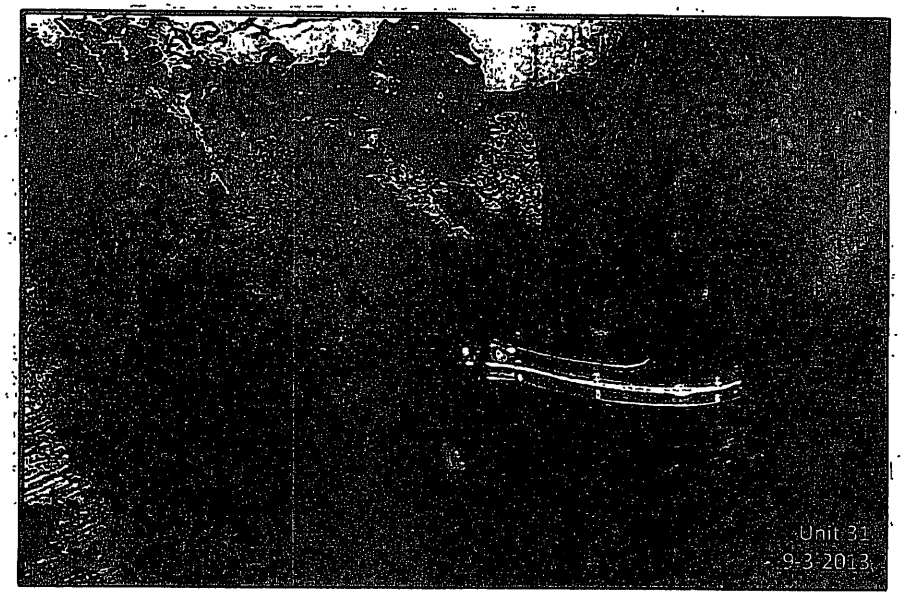
02804



02805

02806

Unit 3
9-3-2013



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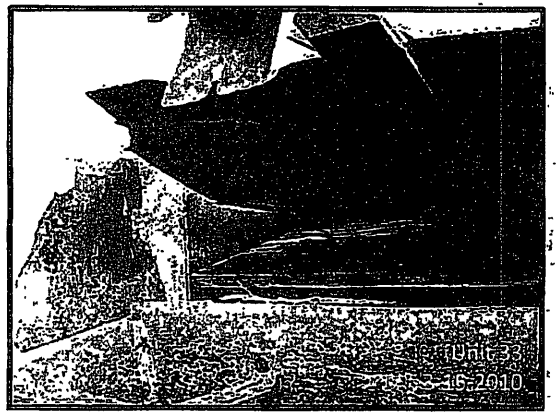

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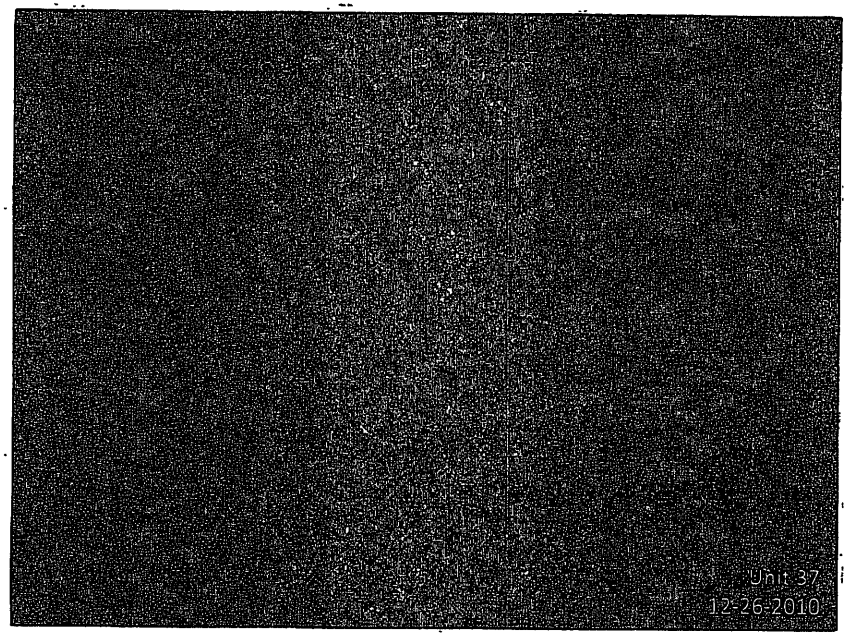
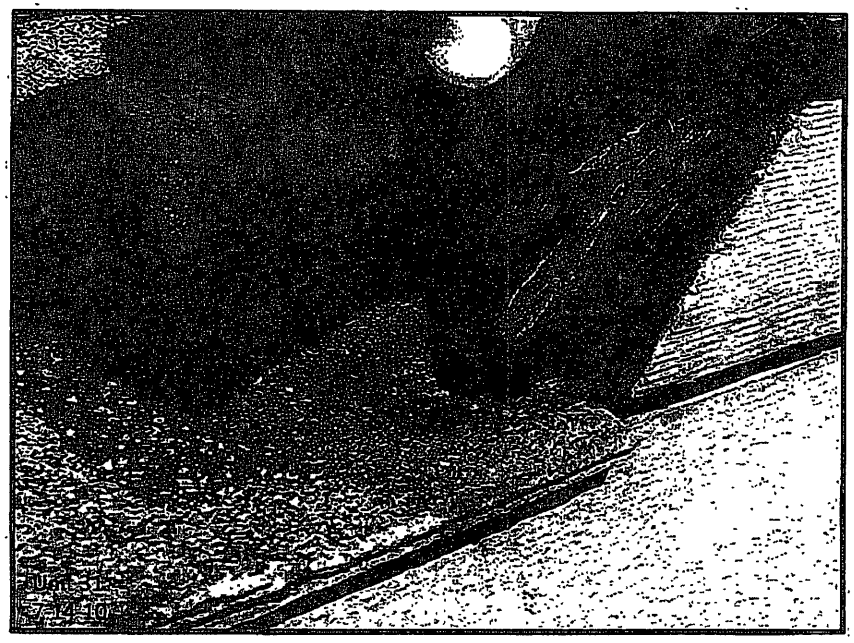
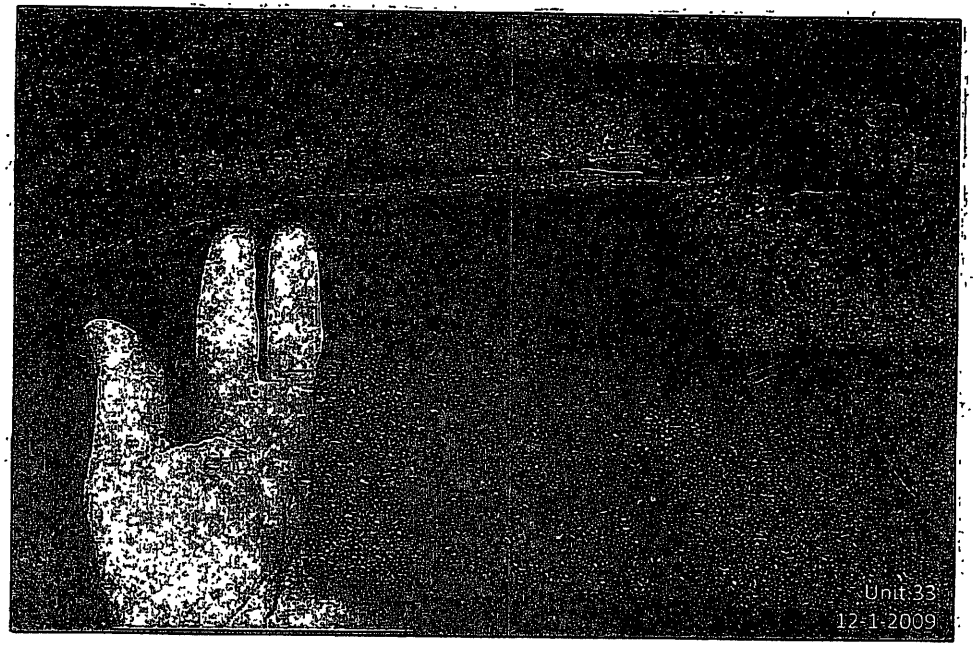


02810



02811



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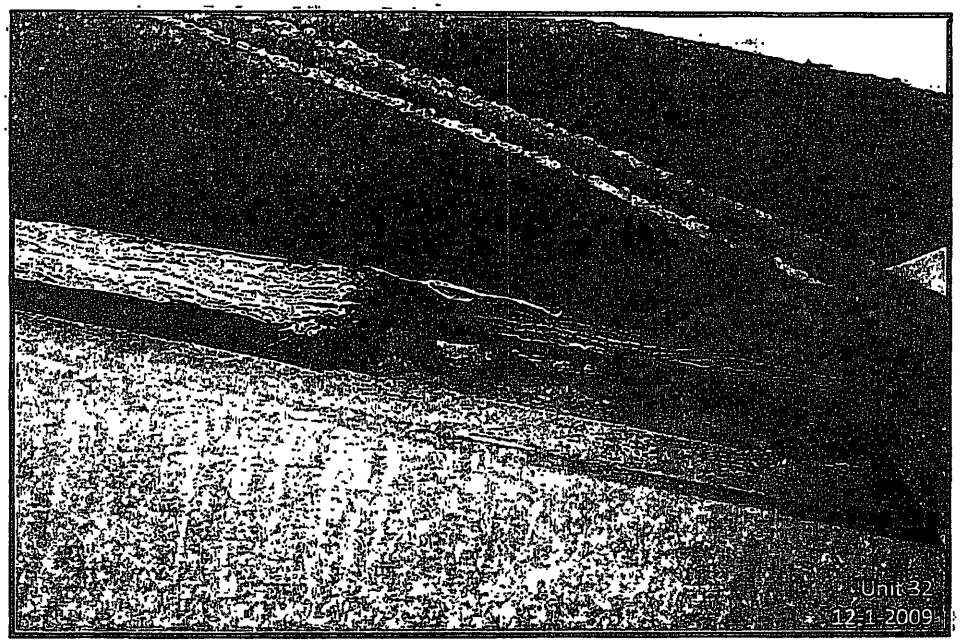

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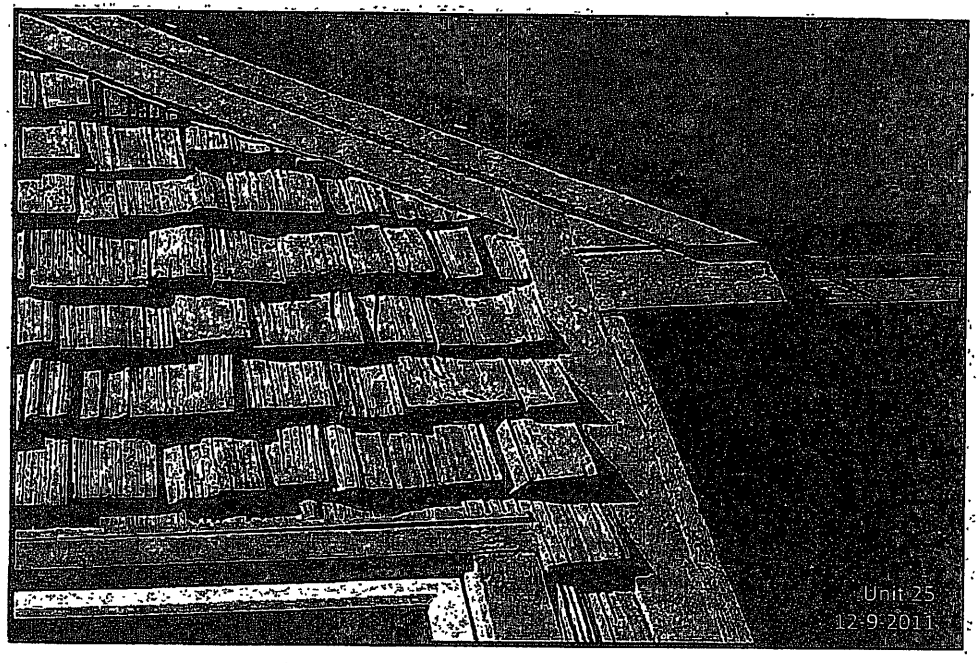

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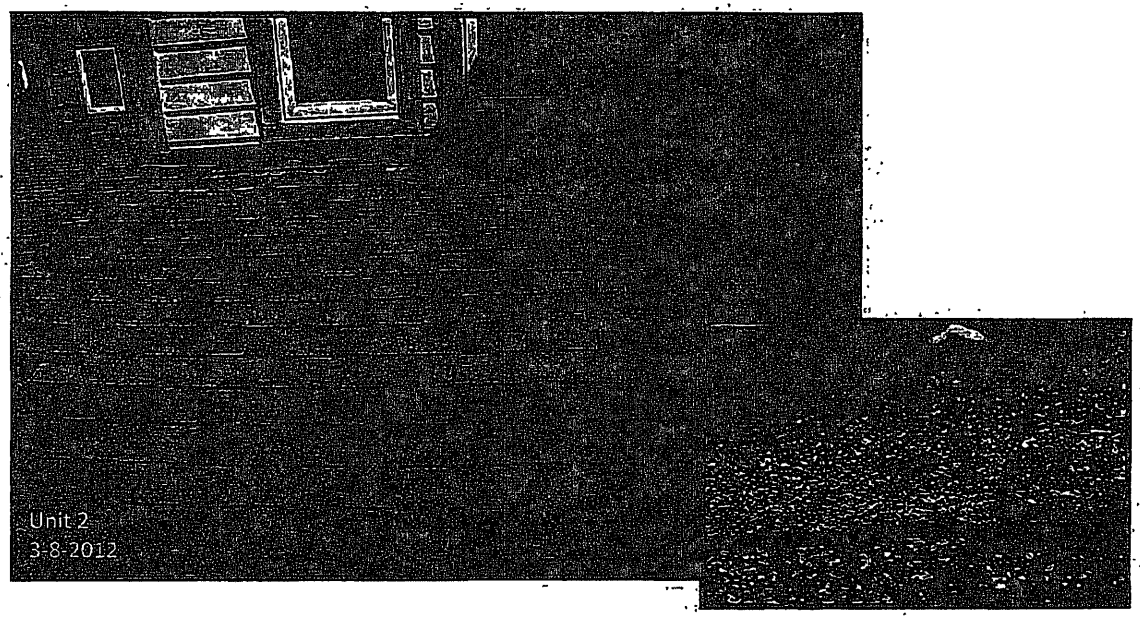
Unit 2
3-8-2012

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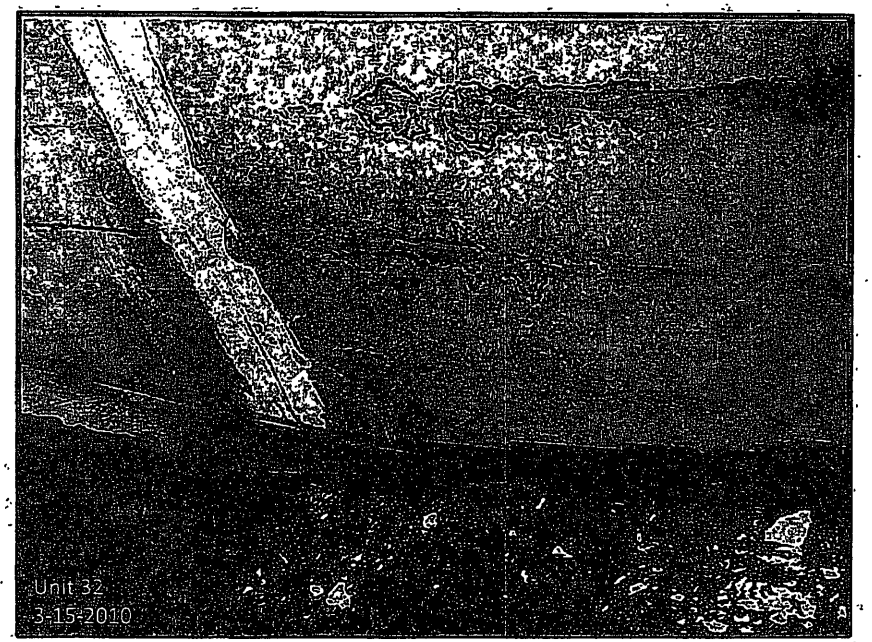

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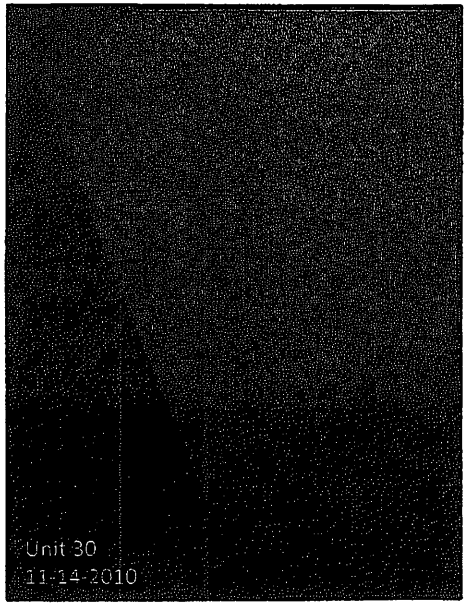

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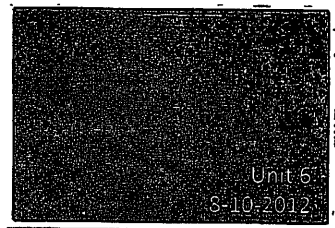

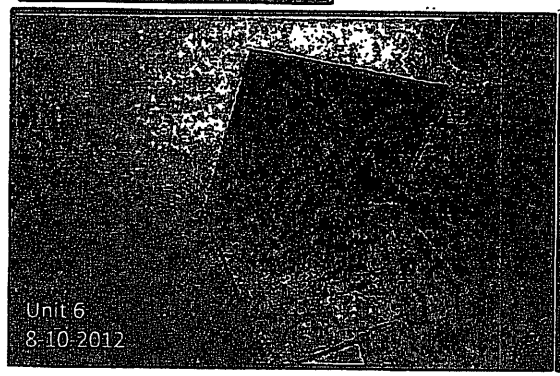

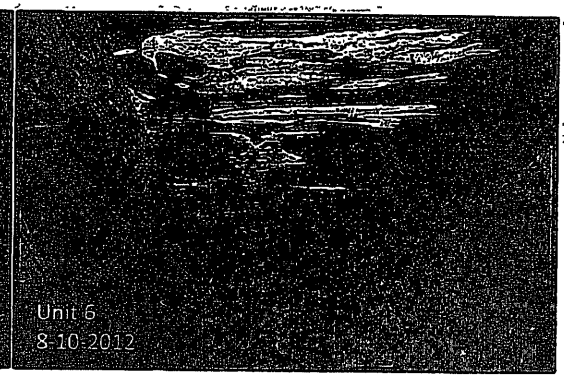

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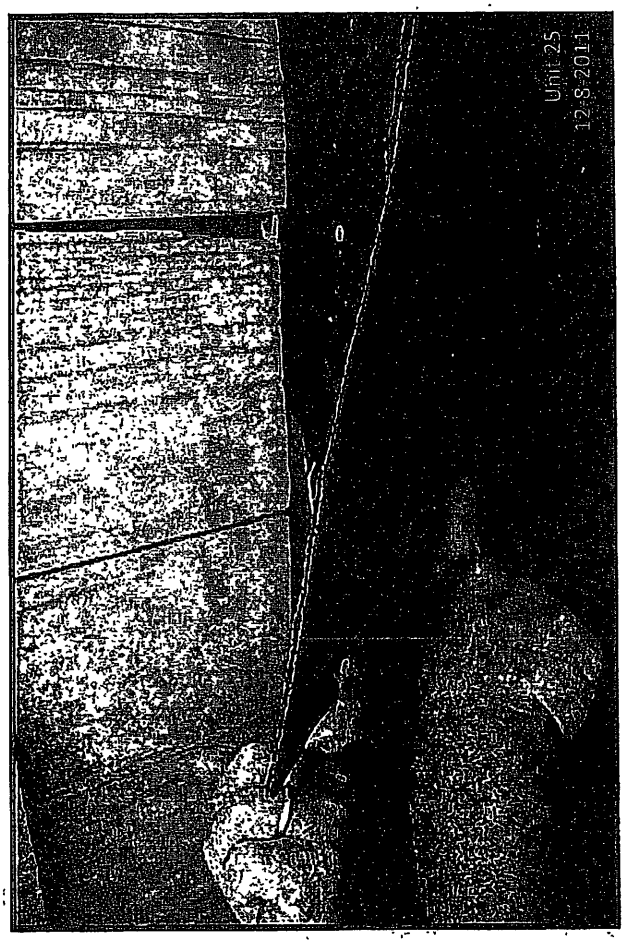

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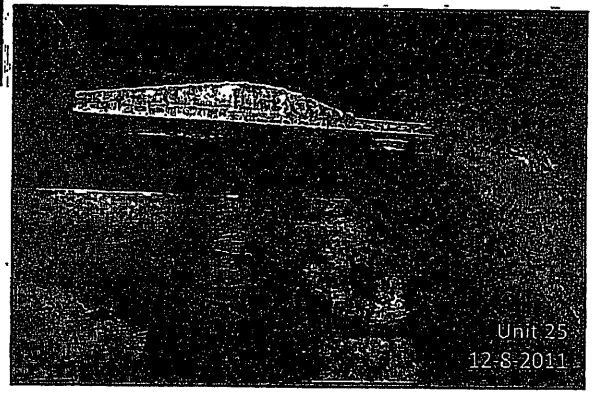

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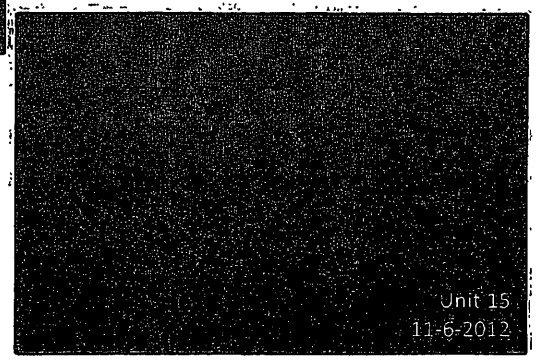

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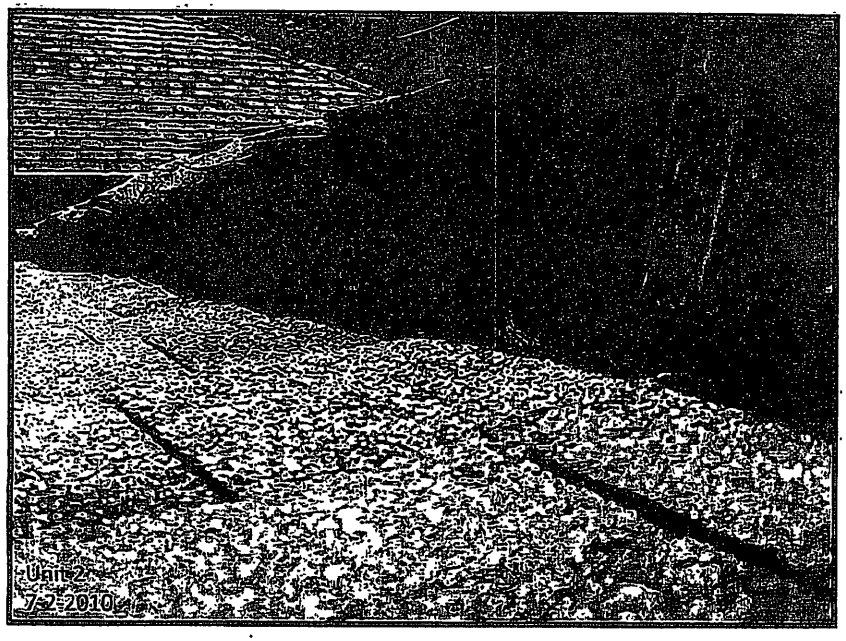

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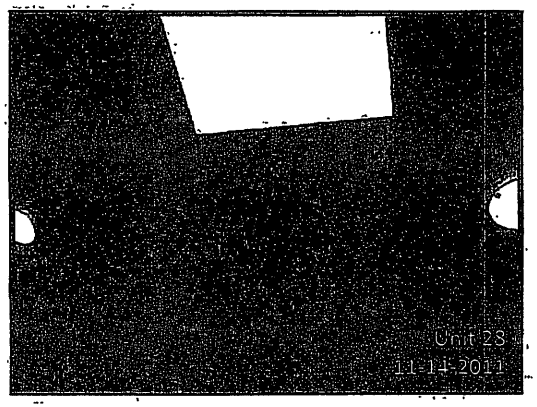

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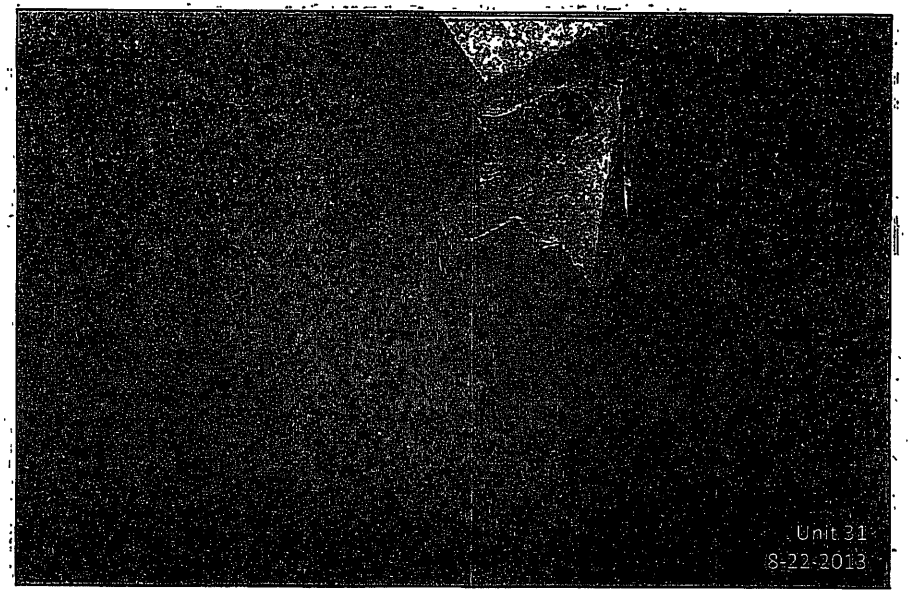

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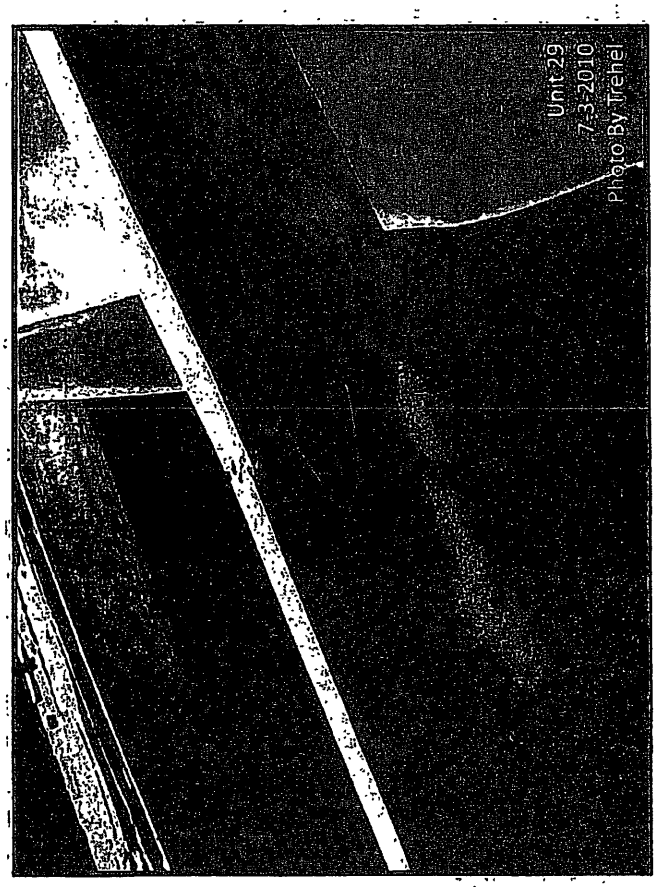

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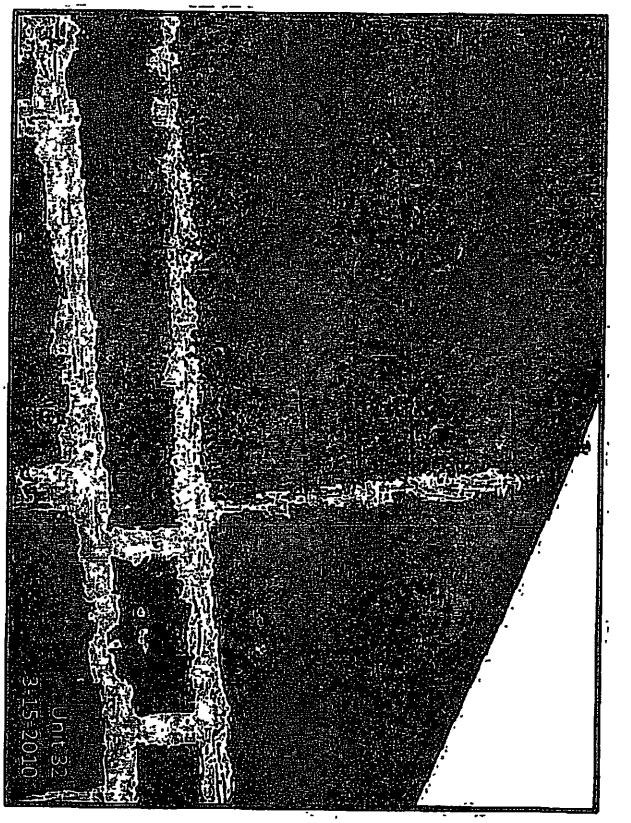

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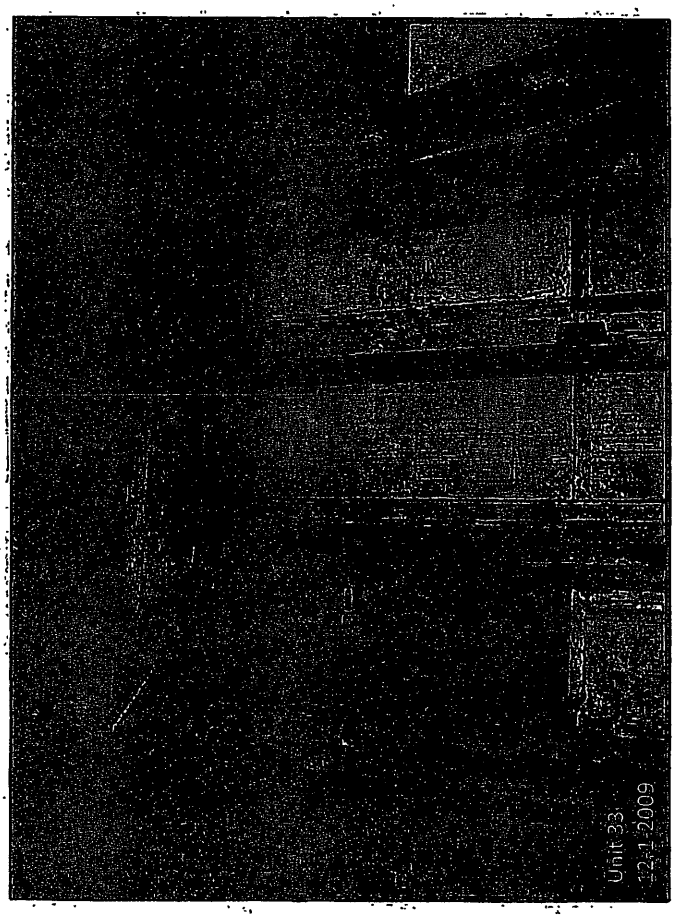

02829

Unit 11
7-2-2010

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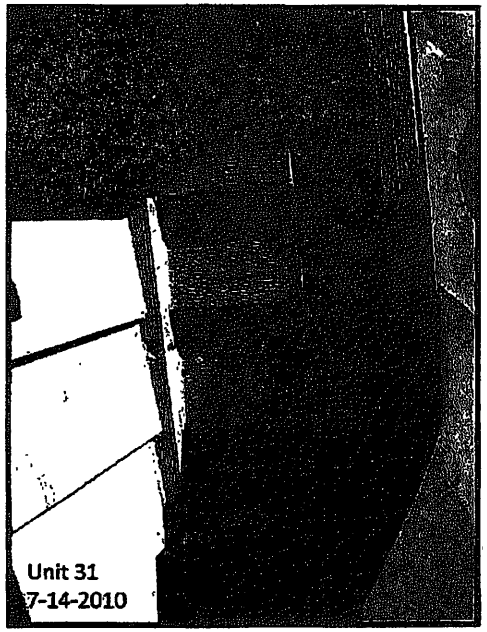
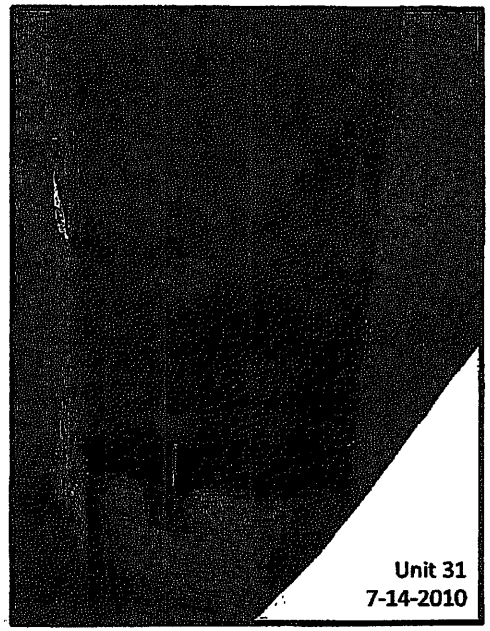
7-2-2010





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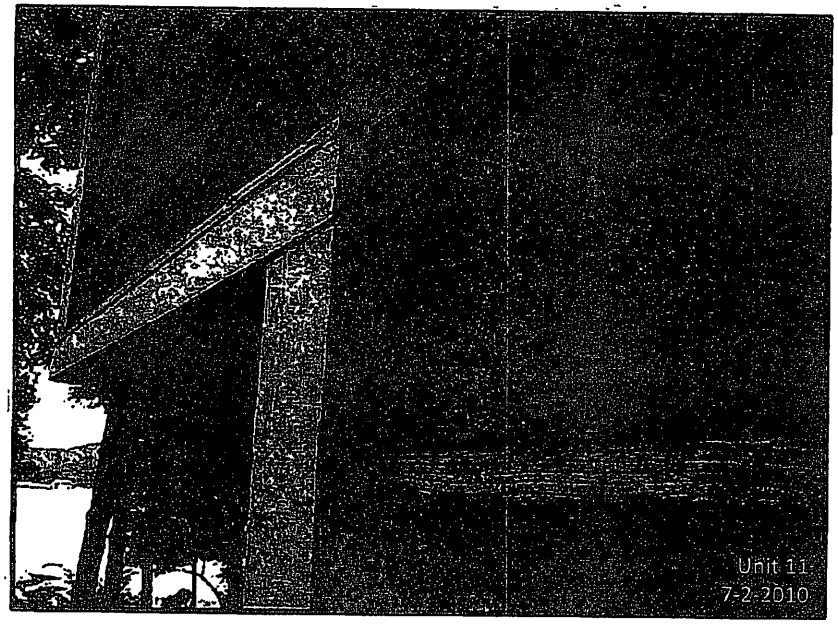

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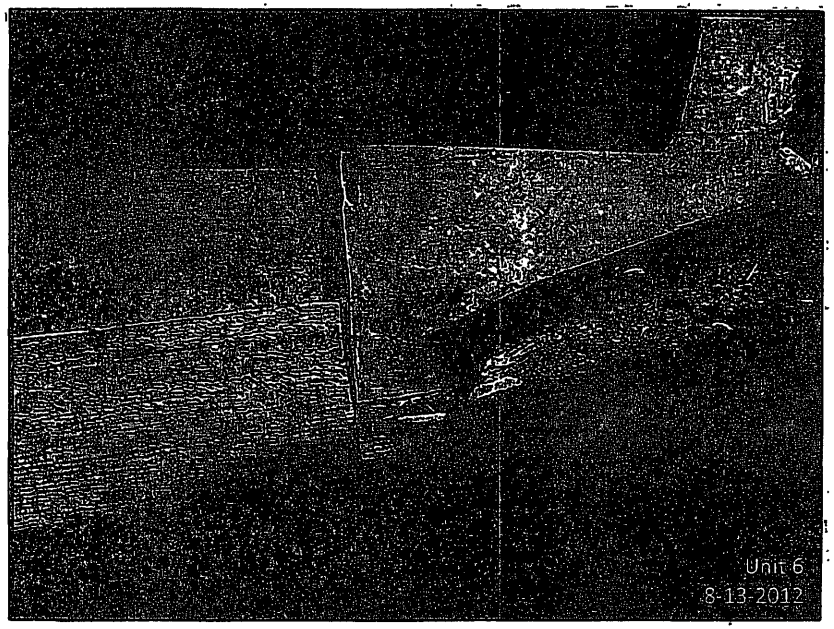
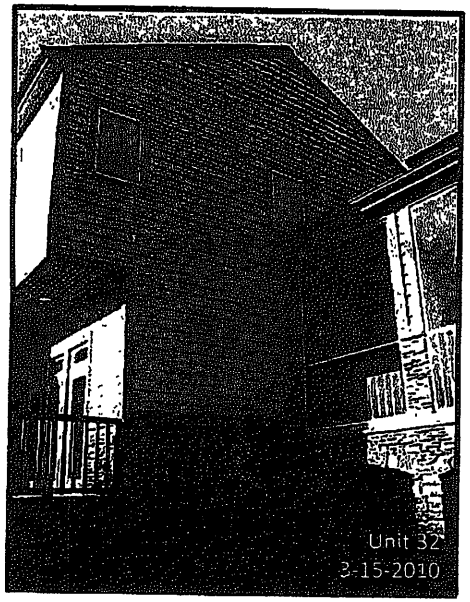

Unit 6
8-13-2012



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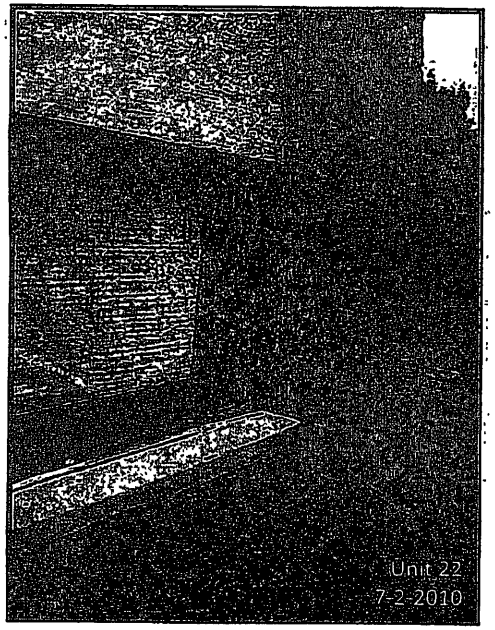
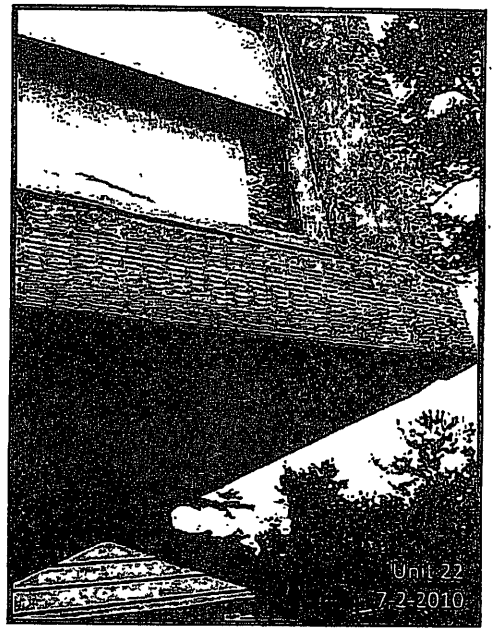
Unit 32
3-15-2010





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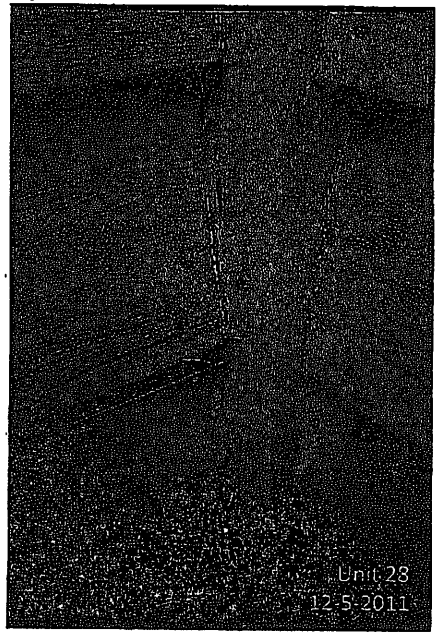
Unit 21
7-2-2010



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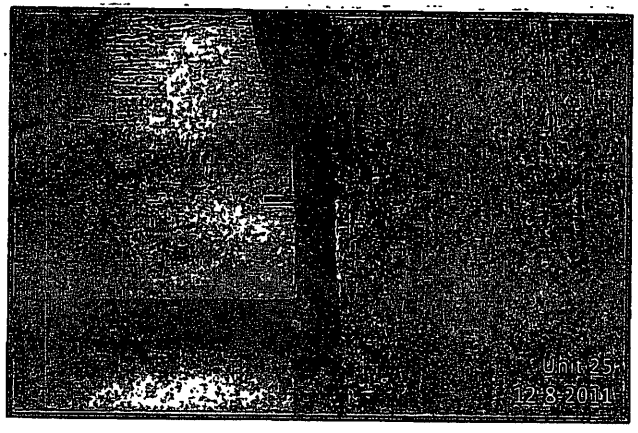
Unit 21
7-2-2010



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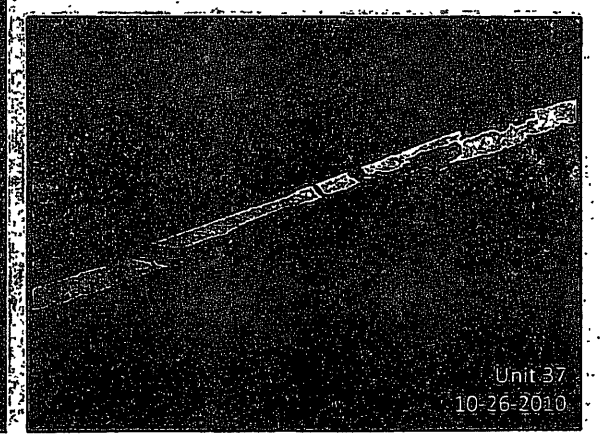

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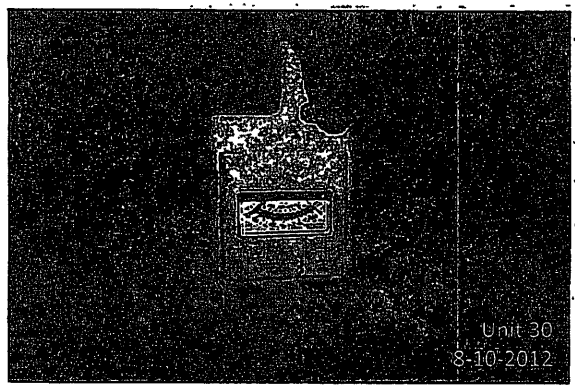

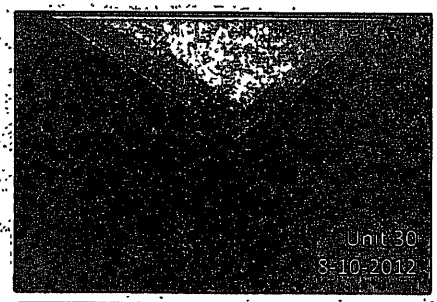

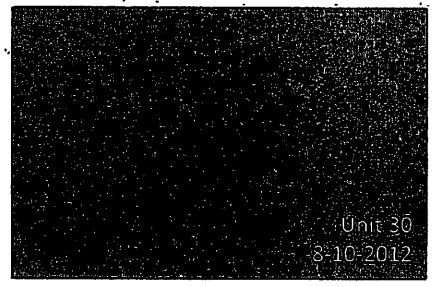

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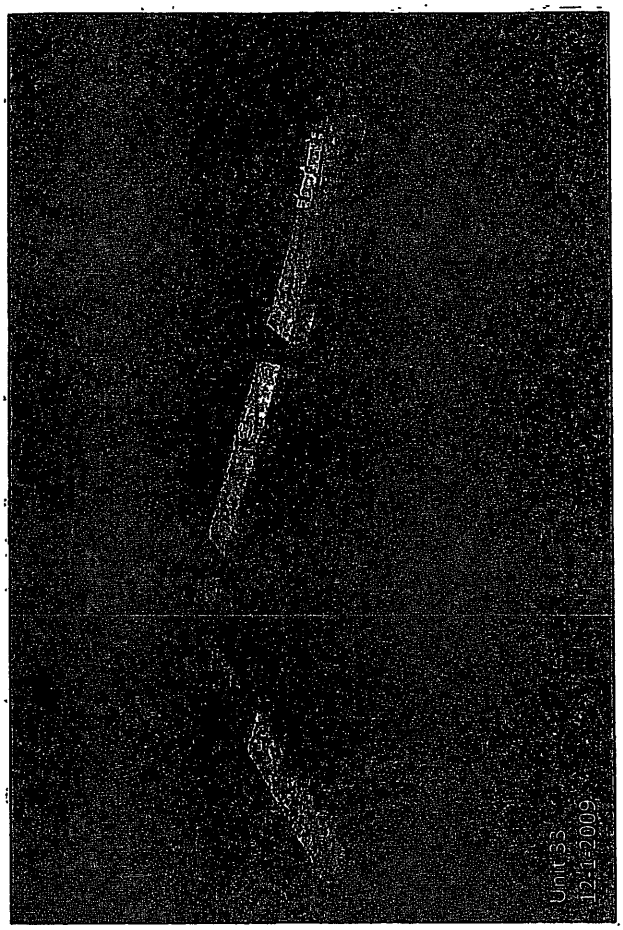

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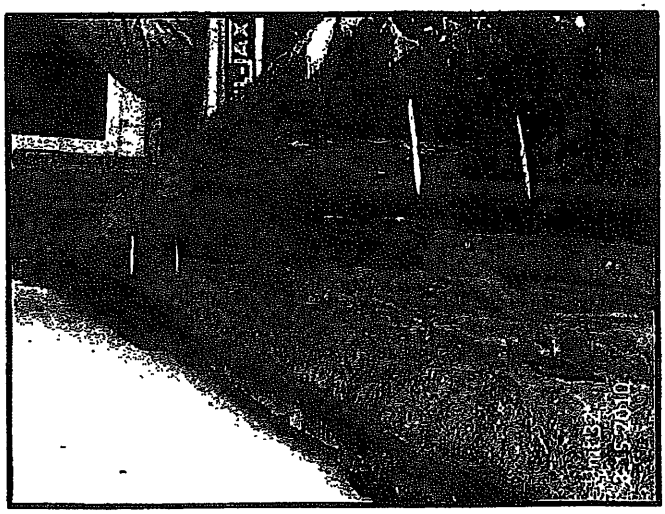

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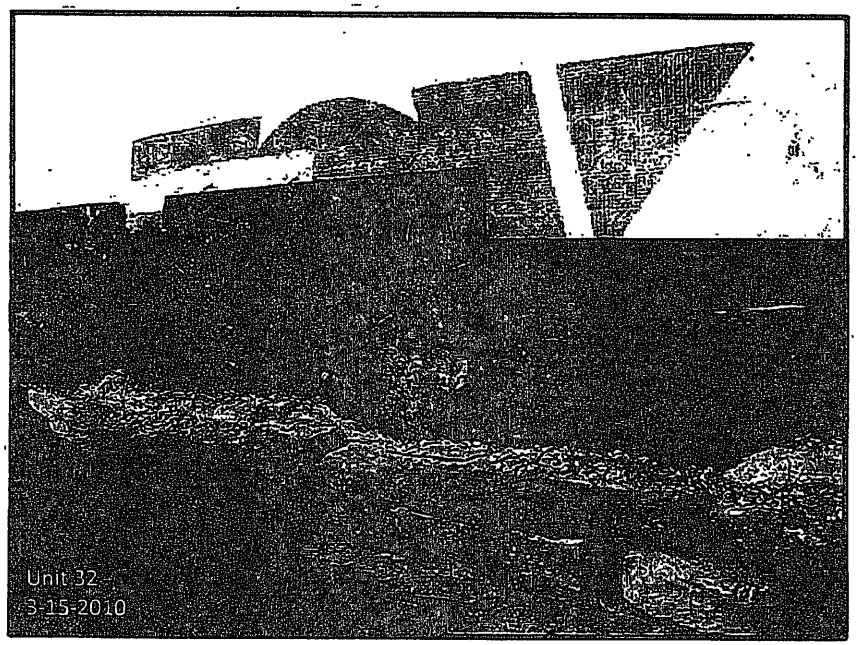
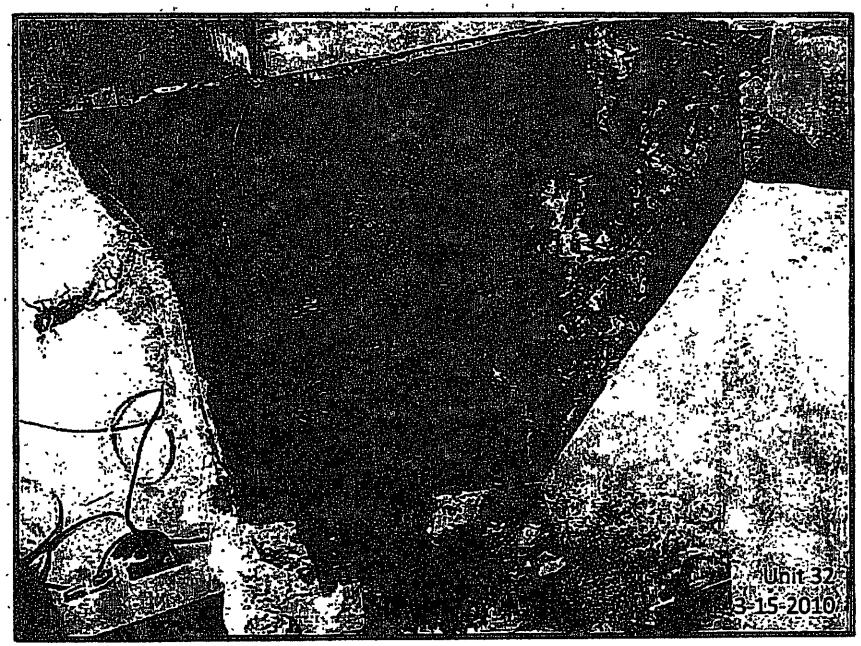

Unit 32
3-15-2010



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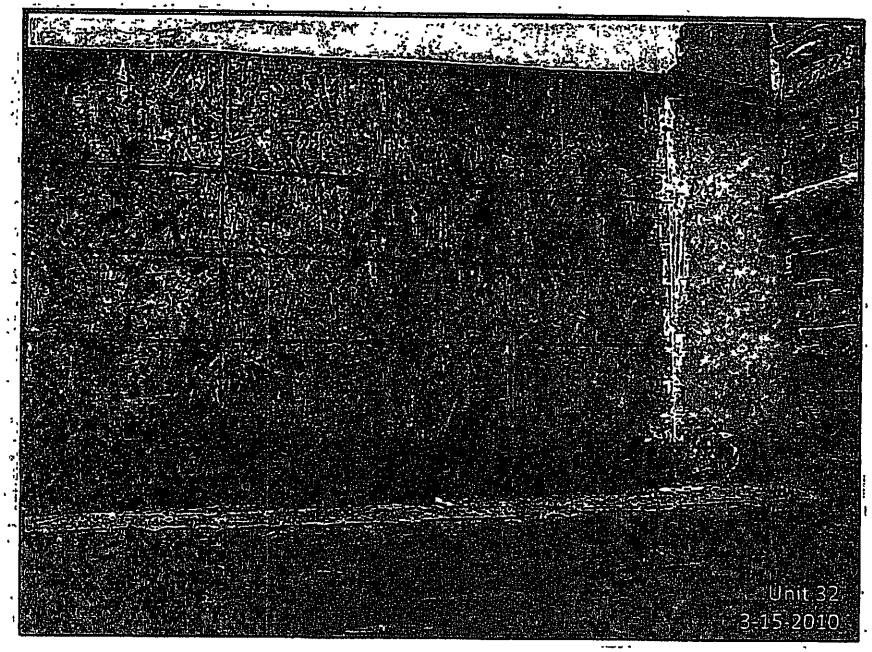

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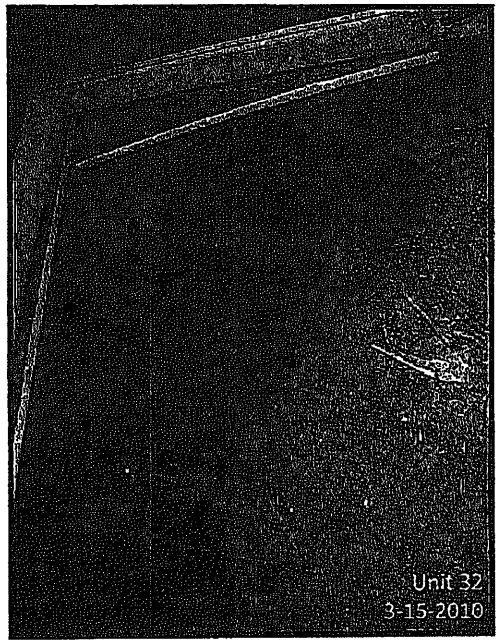

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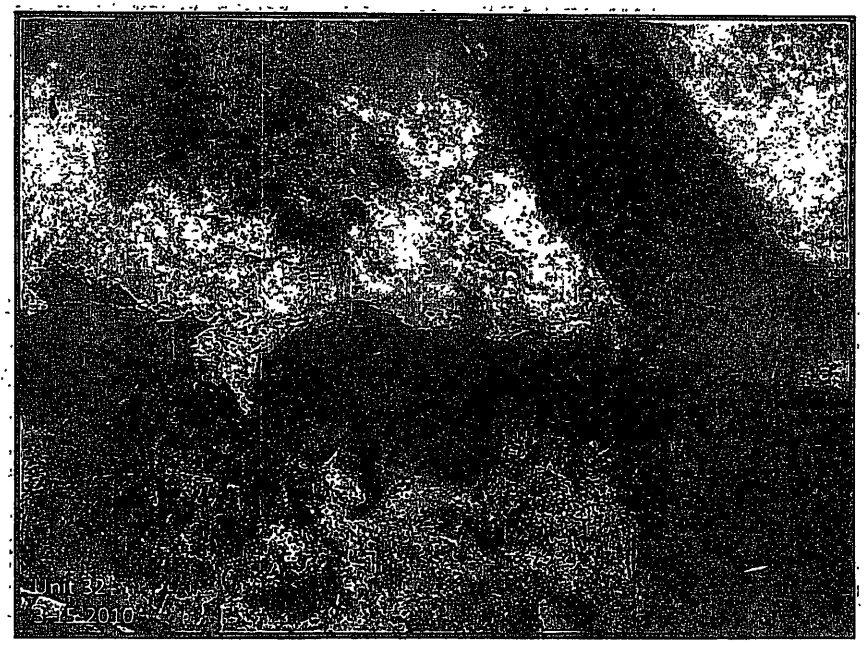

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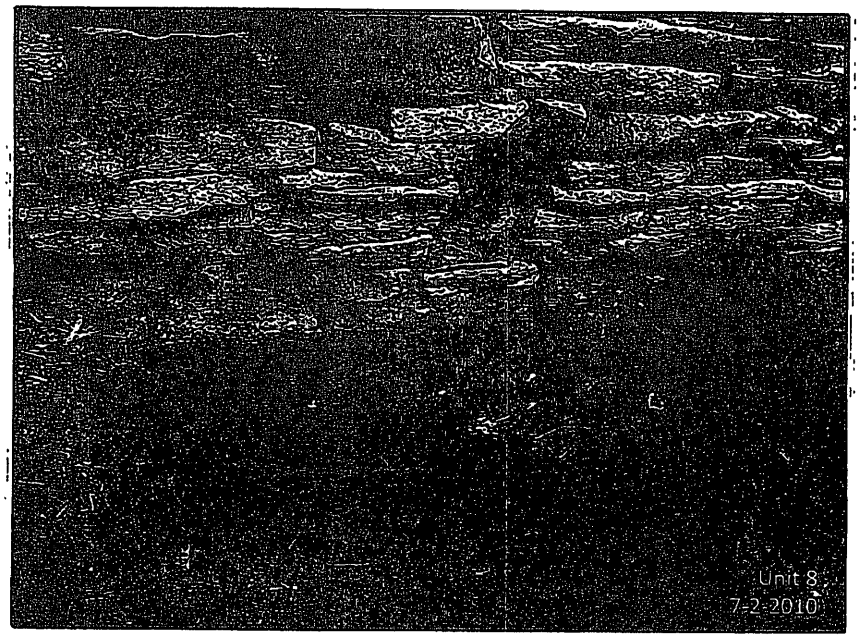

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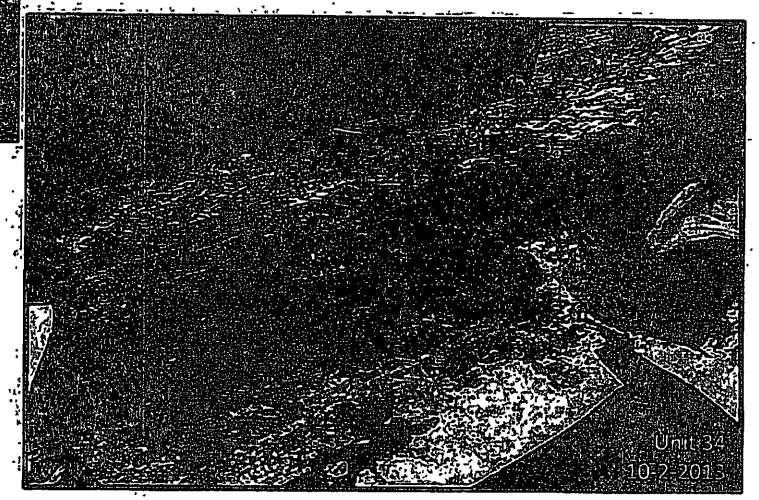

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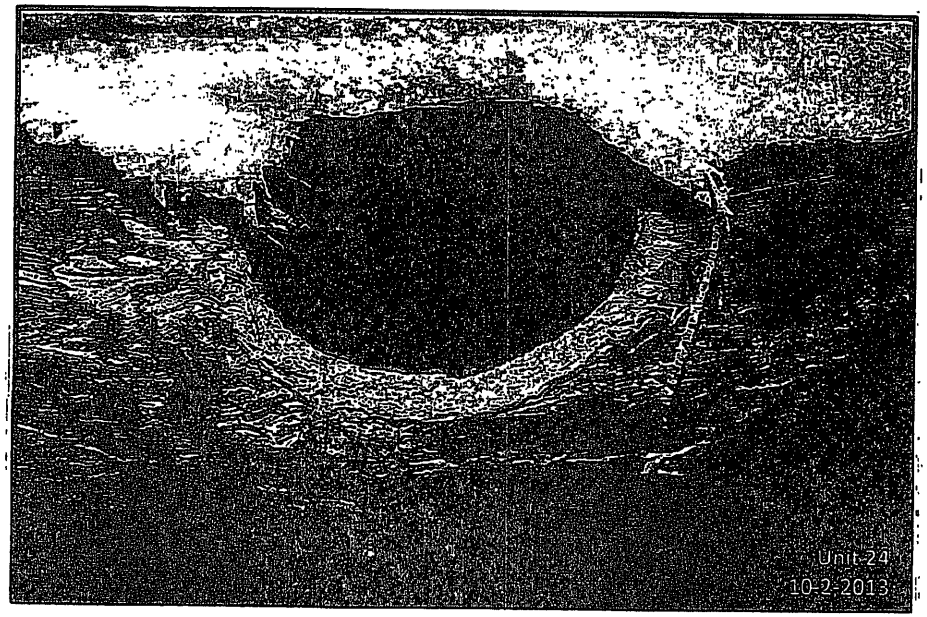
Unit 24
10-2-2013

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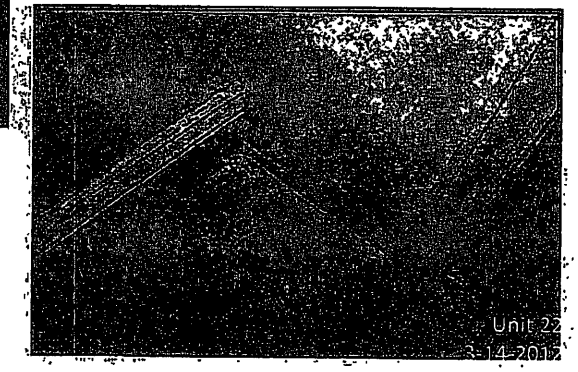

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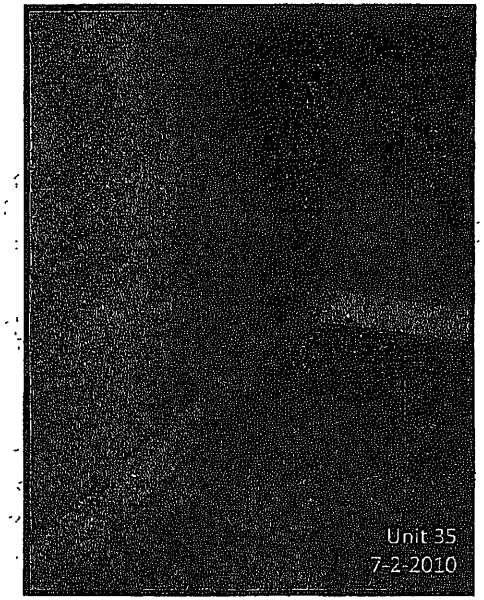

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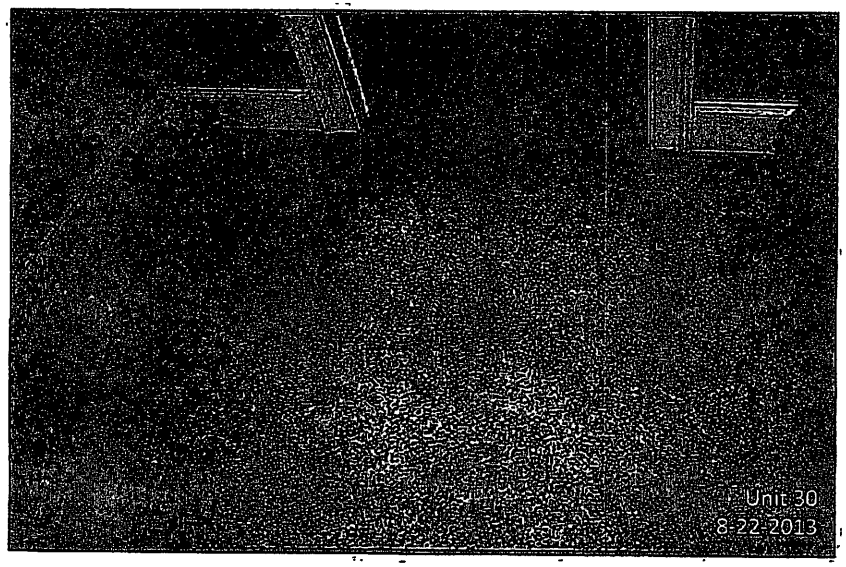

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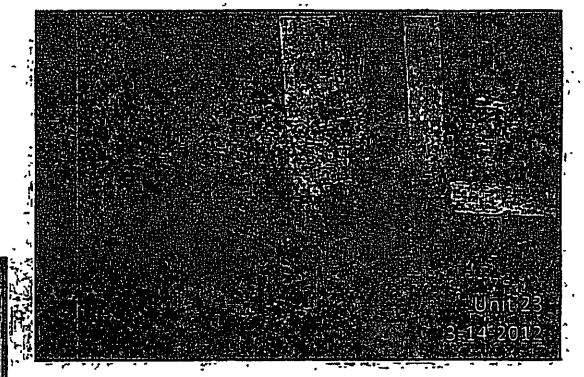

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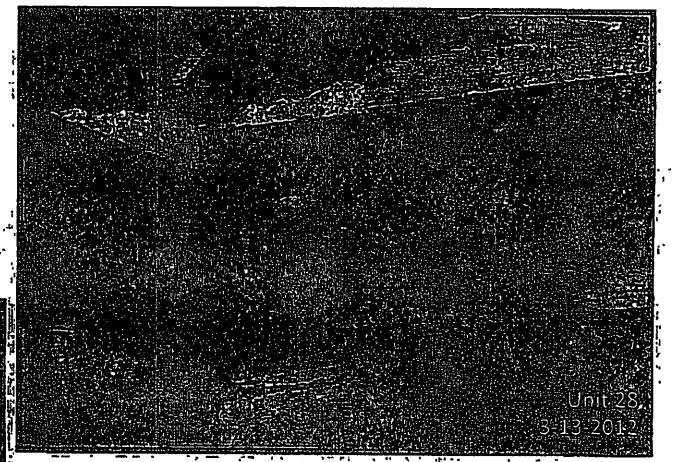

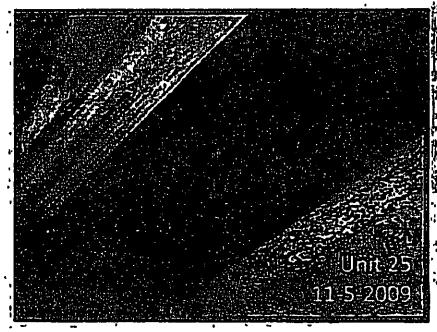

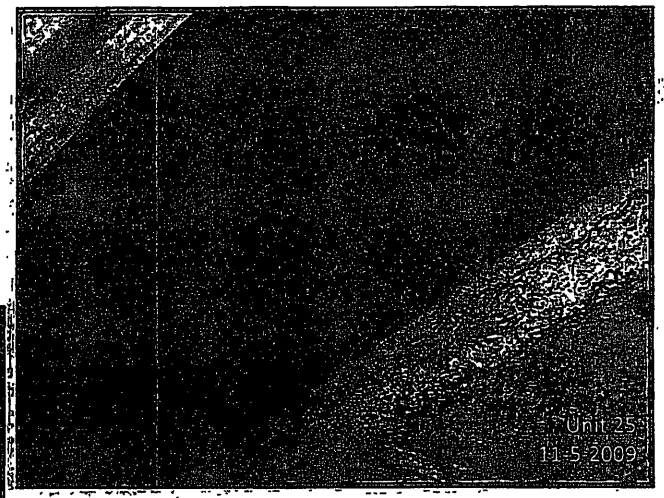

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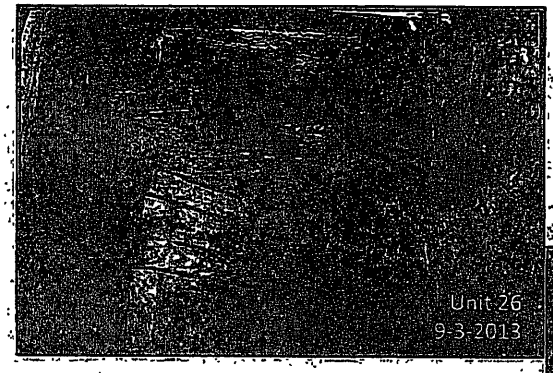

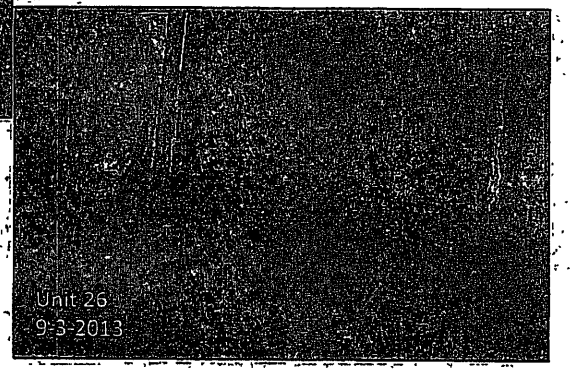

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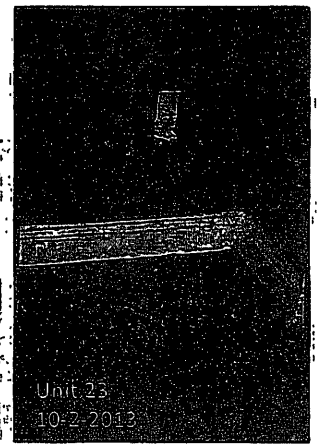
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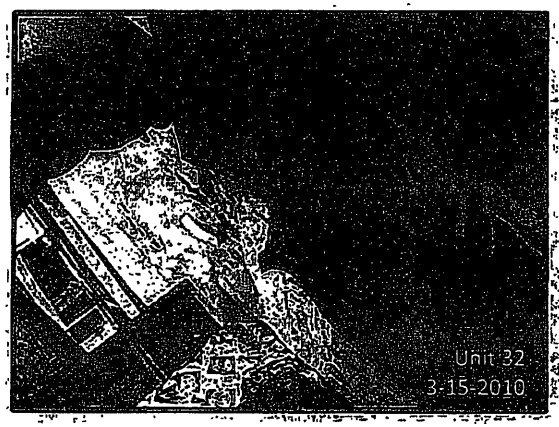
02866



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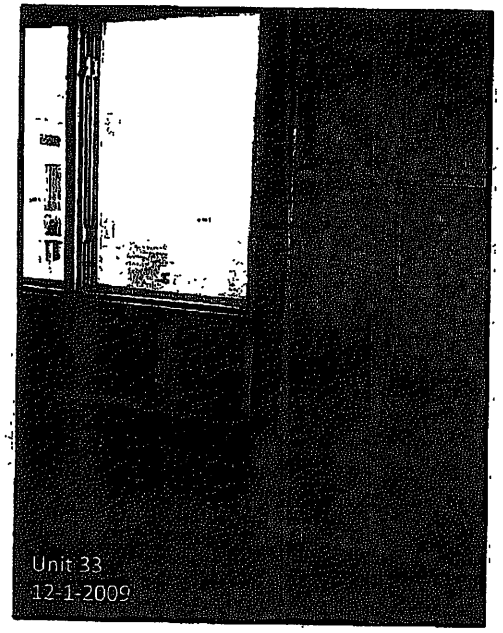

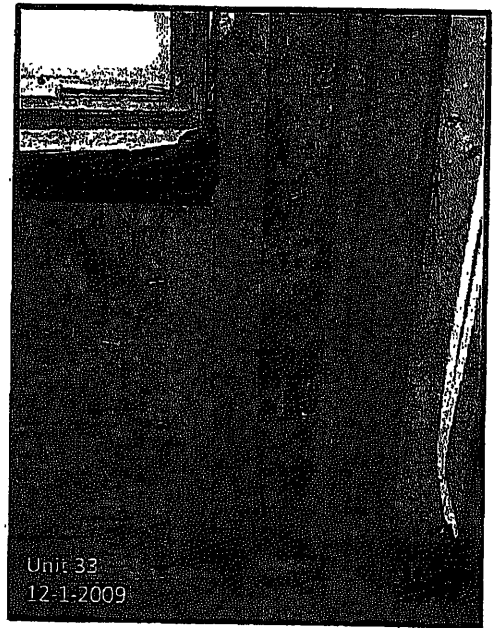

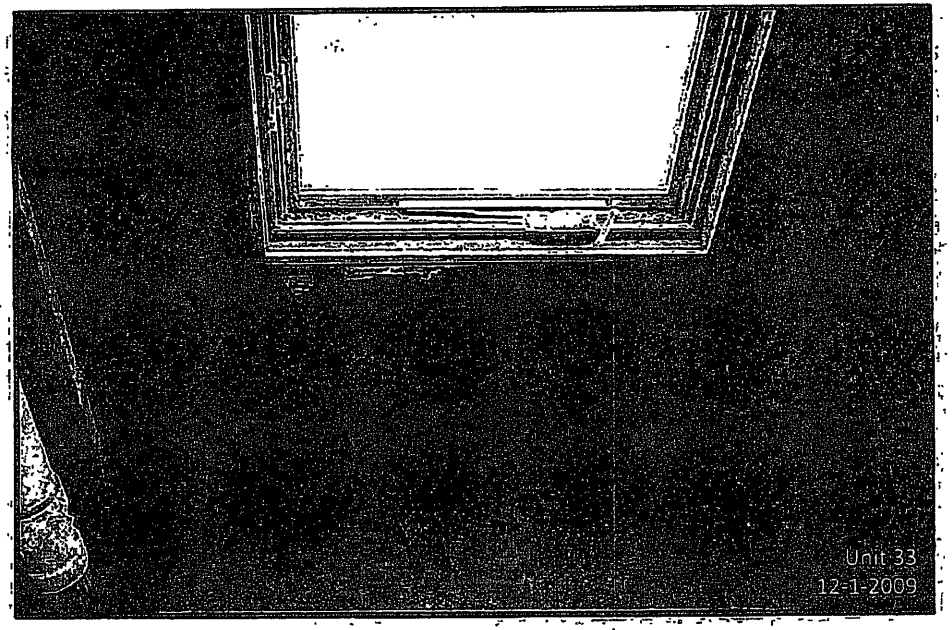

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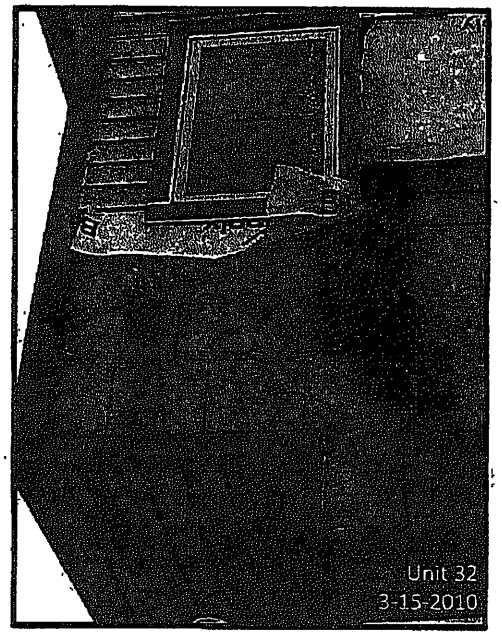

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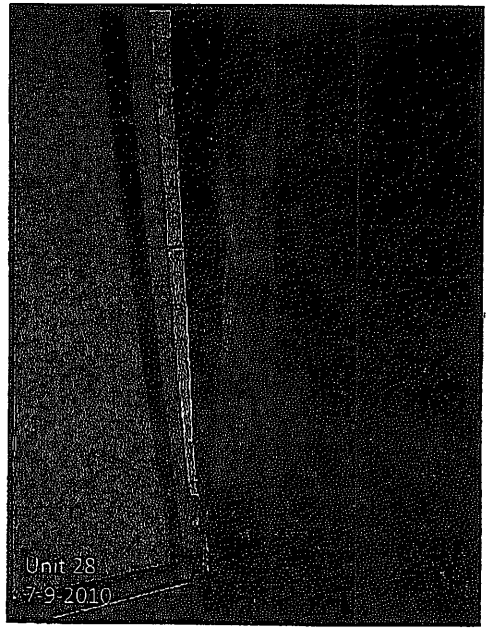

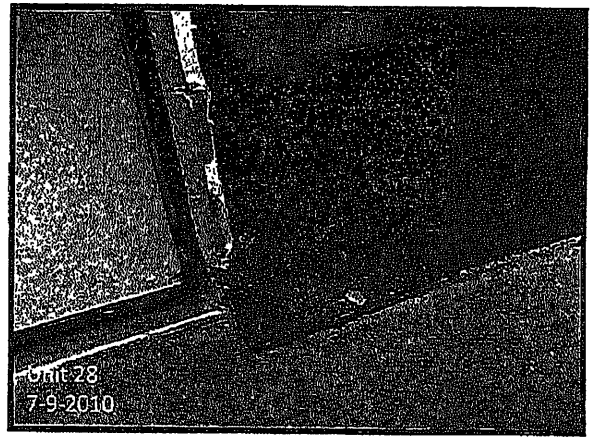

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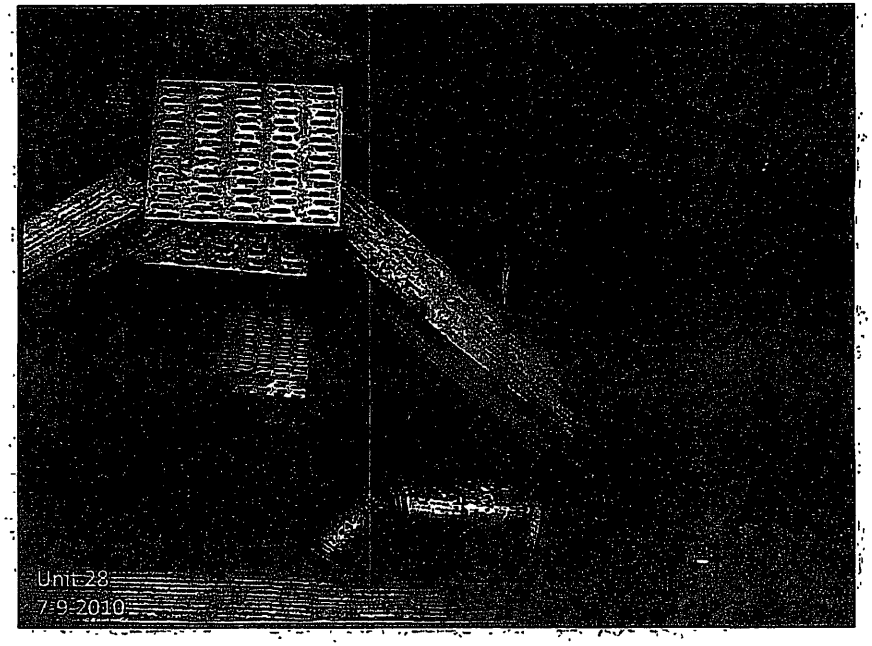

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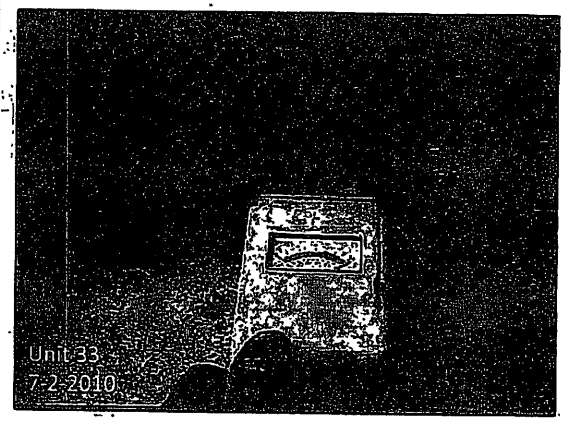

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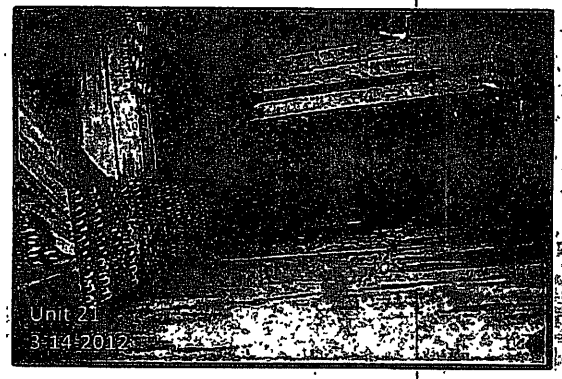

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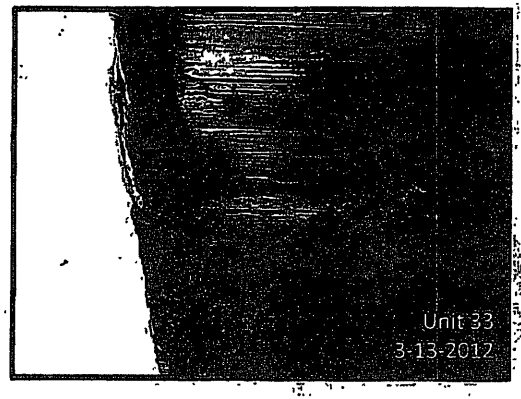

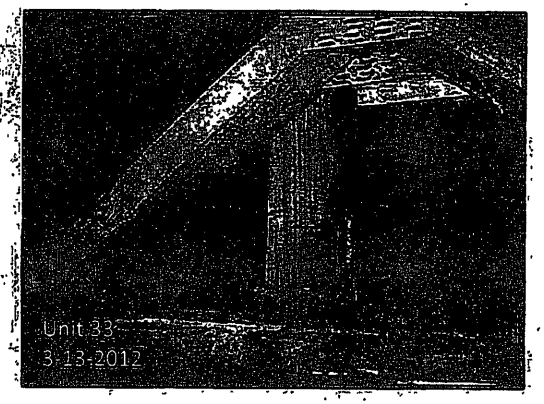

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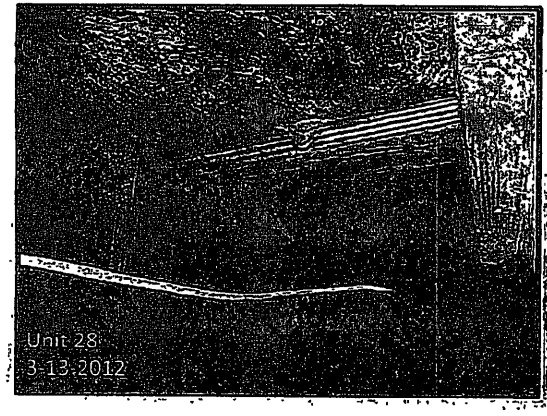

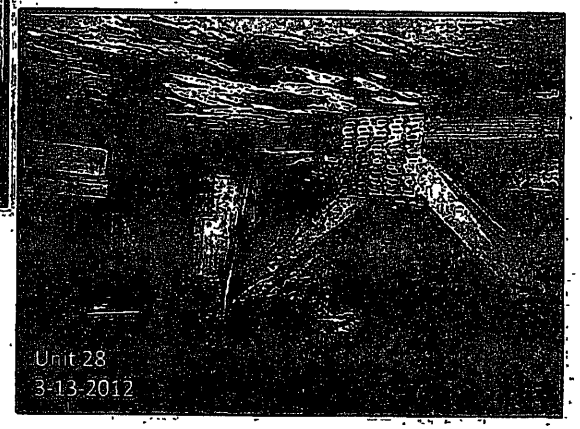

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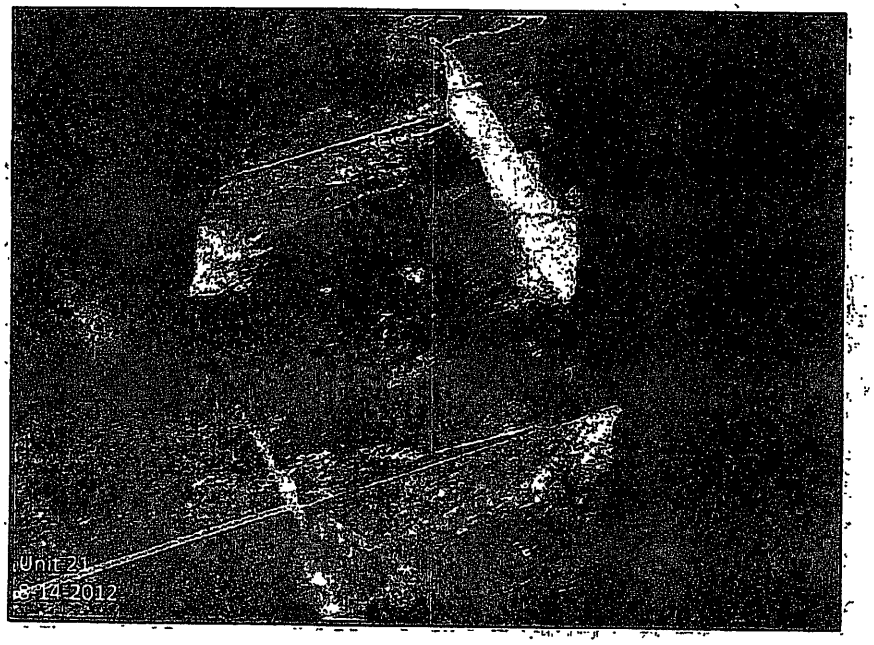
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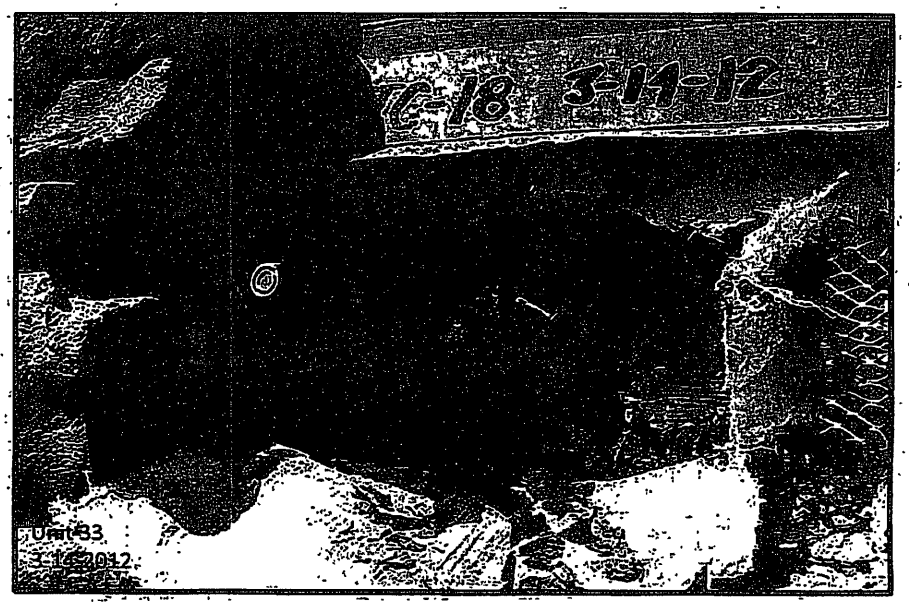

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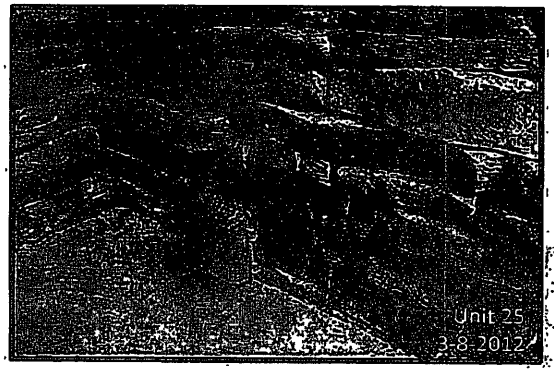

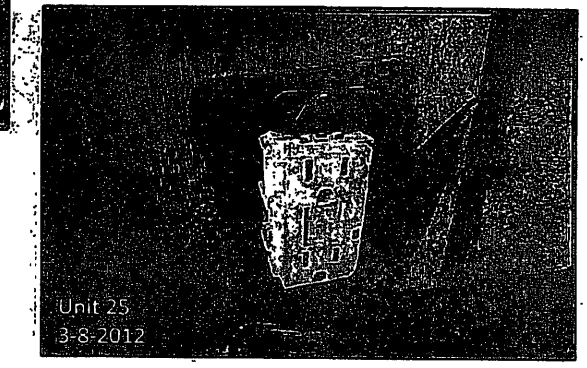

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The type and minimum thickness of the metal used for apron flashing should be commensurate with the anticipated service life for the asphalt shingle roof system. NRCA suggests metal apron flashings for asphalt shingle roof systems be fabricated from one of the following metal types and minimum thicknesses.

- 26 gauge (0.019 inch [0.48 mm] thick) galvanized steel
- 26 gauge (0.019 inch [0.48 mm] thick) prefinished galvanized steel
- 0.032 inch (0.81 mm) thick aluminum
- 0.032 inch (0.81 mm) thick prefinished aluminum
- 26 gauge (0.018 inch [0.46 mm] thick) stainless steel
- 16 ounce (0.022 inch [0.56 mm] thick) copper
- 16 ounce (0.026 inch [0.66 mm] thick) lead-coated copper
- 4 pound (0.062 inch [1.57 mm] thick) lead.

In some regions, particularly those with mild climates, other types of metal and/or metals of lesser thickness than are shown above may be used successfully. NRCA considers these applications to be area practices. Refer to the Introduction for additional information about area practices.

3.6:4.2 Step Flashings

When a roof area intersects a side wall, individual pieces of metal flashing are installed at the end of each shingle course. This is referred to as step flashing. See Figure 19.

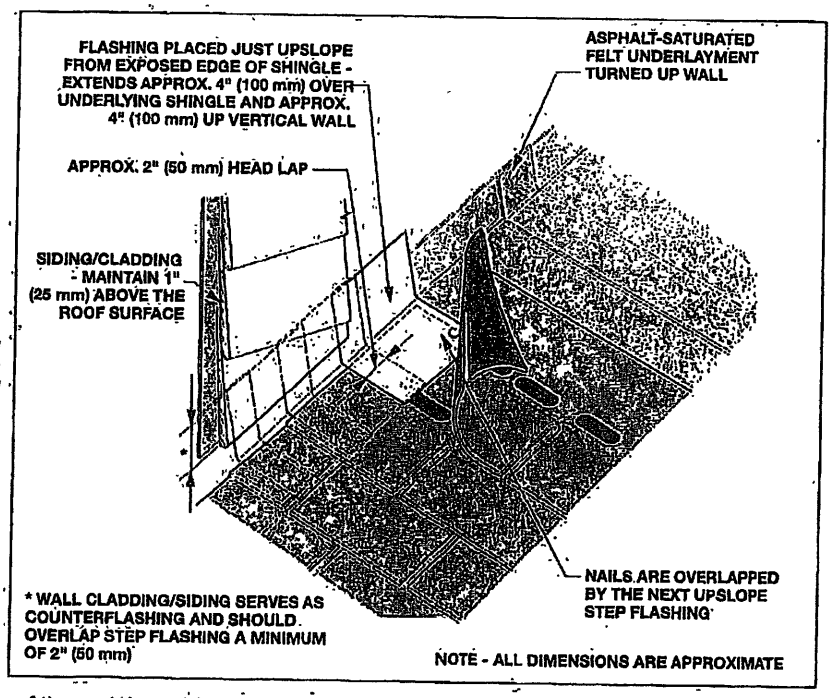

Figure 19: Use of metal step flashing for weatherproofing the intersections of sloping roof and vertical wall

The type and minimum thickness of the metal used for step flashing should be commensurate with the anticipated service life for the asphalt shingle roof system. NRCA suggests metal step flashing for asphalt shingle roof systems be fabricated from one of the following metal types and minimum thicknesses.

- 26 gauge (0.019 inch [0.48 mm] thick) galvanized steel
- 26 gauge (0.019 inch [0.48 mm] thick) prefinished galvanized steel
- 0.032 inch (0.81 mm) thick aluminum

PLAINTIFF'S EXHIBIT 23 10-31-13

IDEAL TAPE CO., INC.

Ideal Seal™ 587 A/B

UL® 181A-P and UL® 181B-FX Listed

Description

Ideal Seal™ 587 A/B is a professional grade aluminum foil tape coated with a high performance acrylic adhesive system. 587 meets UL 181A-P standards for use on fiberglass duct closure systems and UL 181B-FX standards for use on flexible duct closure systems. Product is printed for identification.

Applications

- Ideal Seal™ 587 A/B is a dual use product designed to ensure the integrity of seams and joints on both fiberglass duct board and flexible duct systems.

Features and Benefits

- Conformable soft aluminum foil backing meets UL requirements and provides easy handling and efficient application
- High performance acrylic adhesive system provides exceptional adhesion performance in a wide range of conditions – including down to -25° F
- Product is flame retardant and complies with UL 181A-P standard

Physical Properties:	US Measurements	Metric
Adhesion to Steel	Exceeds 75.0 oz./in. width	Exceeds 20.52 n/25.4 mm.
Shear Adhesion: 50% RH		
40° F (4.44° C)	Exceeds 6 Hours	Exceeds 6 Hours
73.4° F (23.0° C)	Exceeds 120 Hours	Exceeds 120 Hours
150° F (65.56° C)	Exceeds 6 Hours	Exceeds 6 Hours
Tensile	Exceeds 25.0 lbs./in. width	Exceeds 109.45 n/25.4 mm.
50,000 Cycle Test	No Rupture	No Rupture
Application Temp. Range	10° F to 250° F	-12° C to 121° C
Post Application Temp. Range	-25° F to 300° F	-29° C to 121° C.
UL 723 Ratings	Flame Spread 0 Smoke Developed 0	Flame Spread 0 Smoke Developed 0

NOTE: Tape should be stored in its original packaging in a cool, dry area (60°F to 80°F and 50% relative humidity) away from direct sunlight. Tape should be used within 12 months from the date of shipment Application surfaces should be clean, dry, and free of grease, oil or other contaminants.

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WESTERN RED CEDAR

INSTALLING CEDAR SIDING

PLAINTIFF'S EXHIBIT 215 10-31-13

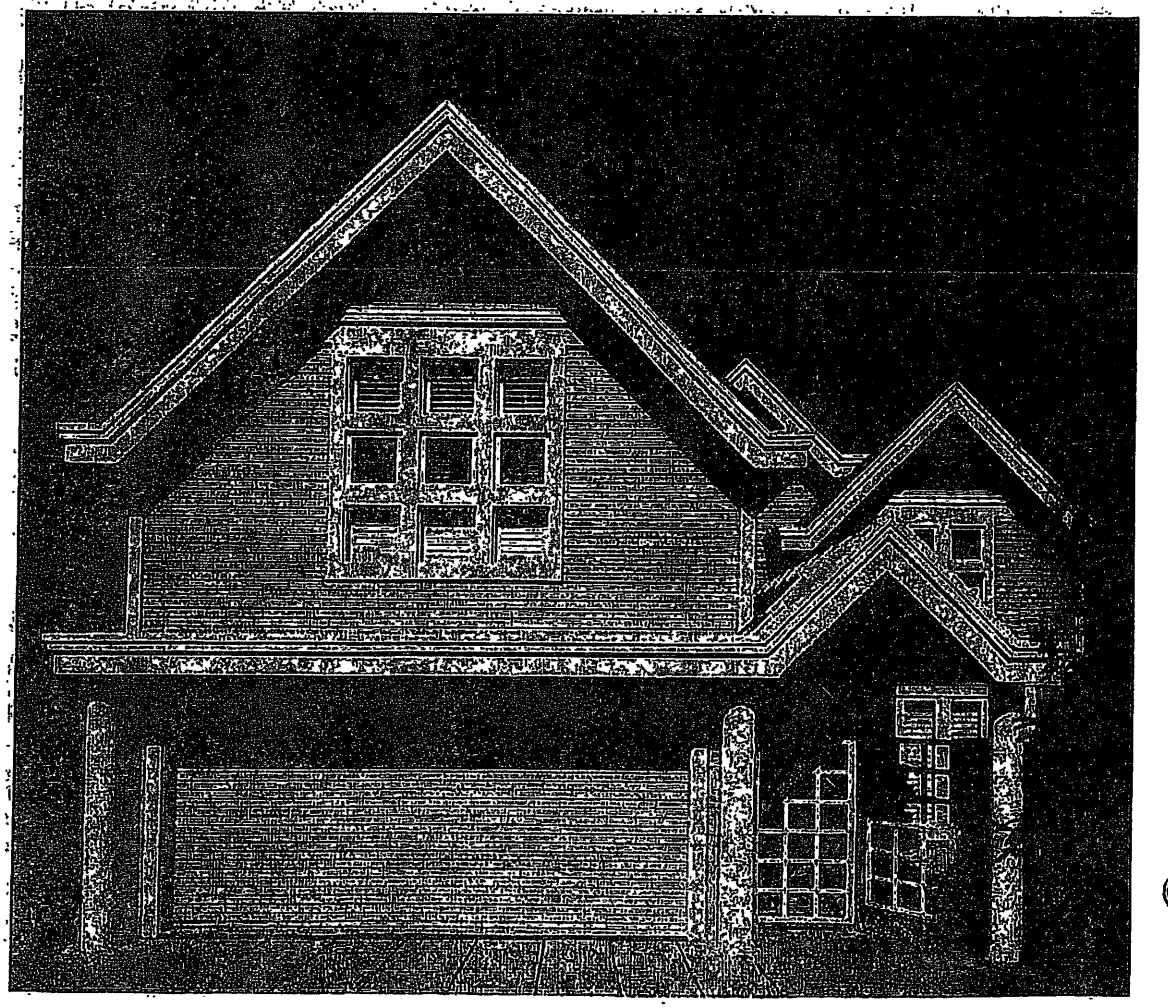
INSTALLING WESTERN RED CEDAR SIDING

Congratulations on your choice of Western Red Cedar siding. Western Red Cedar is one of the world's premier quality woods noted for its appearance, light weight, insulation value and dimensional stability. Properly installed and finished, it will give years of trouble-free service and will give your home a character and distinction that other sidings cannot match.

Wood has been an important building material for centuries. Its characteristics, like shrinking and swelling slightly in response to the moisture content of the air, are well known and building techniques have evolved to mitigate their effects. Please read this brochure thoroughly – it contains much useful information to make your relationship with Western Red Cedar a long and happy one.

This brochure is organized into three sections. Section 1 deals with things you should know before you start installing Western Red Cedar Siding. Section 2 describes installation techniques. Section 3 gives some helpful tips on installing cedar siding.

Note that these are general guidelines that may be followed with confidence in most areas. However, severe local climatic conditions such as extreme heat, extreme dryness, high winds, seacoast exposure, and areas with wide climatic swings may necessitate additional fastening of the siding.



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BEFORE YOU START

Acclimatize Siding Before Installing

One of the most stable softwoods, Western Red Cedar is nevertheless a natural material and it responds to the environment. Cedar siding can swell or shrink as it gains or loses moisture to reach equilibrium with the moisture content of the surrounding air. Ensuring that the moisture content of cedar siding is at equilibrium before it is installed will minimize movement later on. Recommended moisture content for sidings used in various regions of the country are given in Table 1.

On the job site, keep the wood dry. Stack siding off the ground and under cover. If the wood is to be stored over damp ground or new concrete, place a moisture barrier under the siding. Siding should be 4 to 6 in. above the ground with air circulating freely around and throughout the stack. Acclimatization time varies with the moisture content of the siding. The following procedures are suggested for different siding specifications.

Kiln Dried Clears

These have been dried at the mill to 12-15% moisture content. They are the most ready-to-use of all siding products. If the siding has not been wetted prior to arrival on the job site it may be applied upon arrival except in hot and dry conditions where 3 to 5 days of well ventilated storage is generally required. If the siding has been wetted it must be separated and allowed to dry thoroughly before installing.

Dry Knotty Sidings

Knotty sidings are air or kiln dried to less than 19% moisture content. Stack the siding on evenly spaced, vertically aligned stickers (Figure 1) in a dry storage area for 7-10 days. More time may be required in damp or humid conditions.

Green (Unseasoned) Sidings

Unseasoned or green sidings have not been dried prior to delivery and require a longer time to acclimatize than seasoned sidings. Separate the siding with vertically aligned stickers (Figure 1) and store in a well ventilated dry location for a minimum of 30 days, or longer in damp or humid conditions. If specifying unseasoned siding, patterns such as channel, bevel and board-and-batten are recommended since these allow for shrinkage. Narrower widths are also recommended since these move less overall than wider widths.

Prime Before Installing

After cedar has achieved equilibrium moisture content and before it is installed, a coating on all surfaces (including ends) is recommended. The type of coating will vary with final finish selected. The coating protects the wood from water penetration, helps prevent staining caused by mildew and extractives and can increase the service life of top coats. The following coatings have proven themselves in field testing (Table 2).

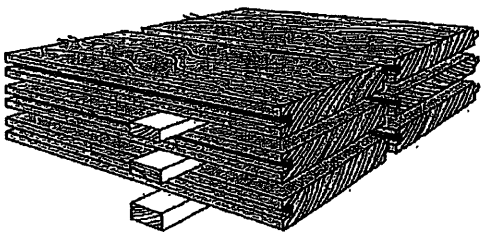

Figure 1. Siding Stacked with Vertically Aligned Stickers

Table 2. Recommended Priming Procedures for Cedar Siding

Type of Finish Coat	Recommended Priming Coat
Natural and semi-transparent stains	Coat all surfaces with the stain
Solid color stains and paints	Coat all surfaces with an alkyd oil stain-blocking primer. Alternatively, use a clear water repellant on back of siding and the primer on face and edges.
Bleaching oils	Prime all surfaces with a coat of the bleaching oil

Table 1. Recommended Moisture Content for Siding Installation

Most Areas		Dry, Southwest States		Damp, Warm Southeastern Coastal Areas	
Average	Individual Pieces	Average	Individual Pieces	Average	Individual Pieces
12%	9-14%	9%	7-12%	12%	9-14%

1. To calculate average, test 10% or more of pieces.
2. Source: *Wood Handbook* 1987.

BEFORE YOU START

Nails: Use Hot-Dipped Galvanized, Aluminum or Stainless Steel

Hot-dipped galvanized, aluminum and stainless steel fasteners are all corrosion-resistant and all can be used to fasten Western Red Cedar. Other types of fasteners are not recommended. They can rust and disintegrate and react adversely with the natural preservative present in cedar resulting in stains and streaks.

Stainless steel nails are the best choice, especially if the siding is to be finished with transparent or semi-transparent stain. Use No. 304 stainless for general siding applications and No. 316 for seacoast exposures.

Nails: Type, Size and Spacing

For best result use "splitless" siding nails. These have thin shanks and blunt points to reduce splitting. For greater holding power, nails with ring threaded or spiral threaded shanks are suggested. Nails with textured heads can be used to reduce glossy spots at the nails when finishing (see Figure 2 for nail types).

Nails should be driven with care. Heavy nailing distorts the wood and may cause splitting. At mitered corners, near edges and near ends, nail holes may need to be pre-drilled to avoid splitting.

The size of nails to use depends on the type and thickness of siding. Good building practice is to use nails long enough to go through underlying materials, such as sheathing and insulation, and penetrate at least 1-1/2 in. into solid wood or 1-1/4 in. if using ring or spiral shank nails. See Table 3 for recommended nail lengths for various thicknesses of siding.

Siding should be fastened to each stud or furring strip with nails spaced at a maximum of 24 in. on center.

Nail placement depends on the siding pattern and width. The key is to fasten the siding securely without preventing it from moving in response to the moisture content in the air. In general, each piece of siding must be nailed independently. **Nailing overlapping pieces together restricts the natural movements of each piece and will cause splitting.**

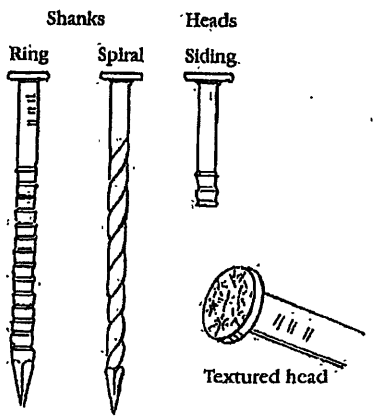

Figure 2. Features of Recommended Nails

Table 3. Minimum Recommended Nails Lengths for Cedar Siding Over Wood Sheathing (Nailed at Studs)

Siding Type*	Siding Thickness (in.)	Nail Type and Length (in.)	
		Smooth Shank	Ring or Spiral Shank
Bevel	1/2	2-1/4 (7d)	2 (6d)
	5/8	2-1/4 (7d)	2 (6d)
	3/4	2-1/2 (8d)	2-1/4 (7d)
	7/8 to 15/16	3 (10d)	3 (10d)
	5/4 rabbeted	3 (10d)	3 (10d)
Boards, T&G and Channel	5/8	2-1/4 (7d)	2 (6d)
	3/4	2-1/4 (7d)	2 (6d)
	7/8	2-1/2 (8d)	2-1/4 (7d)
Battens for Board and Batten	3/4	3-1/4 (12d)	3 (10d)

**For application over foam sheathing, add the thickness of the foam to the tabulated nail length.*

Wall Construction

Like all siding materials, Western Red Cedar performs best when installed properly on a suitable frame. Cedar siding should be securely nailed to framing members, furring members or to blocking between framing members. Lumber sizes and spacing for blocking and furring are shown in Table 4.

Table 4. Lumber Size and Spacing for Blocking and Furring*

	Minimum Lumber Size (in.)	Maximum Center-to-Center Spacing (in.)
Blocking	2x2	24
Furring over plywood/ OSB sheathing**	1x2	24
Furring over masonry walls	2x2	24

* *Furring must be securely fastened to studs.*
** *Can be used in moist and severe climates to form an air space between siding and sheathing.*

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Stud Walls

Stud walls generally require no special preparation for horizontal siding installation. Siding should be nailed into studs at maximum 24 in. centers when applied over wood based, solid sheathing and 16 in. on center when bevel sidings 11/16" or thinner are applied without sheathing. In those areas where an air space between siding and sheathing is desired, nail siding to furring strips (Table 4).

Vertical siding applied to stud walls with or without sheathing requires horizontal nailers, blocking or other wood framing members spaced not exceeding 24 in. on center (Table 4). Check your local code to verify requirements.

Masonry Walls

Masonry walls require furring strips for horizontal and vertical siding installation. Furring strips must be thick enough to allow for nail penetration of 1-1/2 in. into solid wood (Table 4).

Applying Siding Over Rigid Foam Sheathing

Rigid foam sheathing has an insulation value superior to that of traditional lumber and plywood sheathings. However, it has little or no nail holding power and using rigid foam sheathing as a nailing base for cedar siding is not recommended. For best results with rigid foam and other sheathing products, follow the nailing recommendations given in this publication as to nail type, positioning, penetration and spacing. The footnote to Table 3 gives nail length recommendations for siding applied over rigid foam sheathing.

Foam sheathing panels vary in moisture permeability but are generally considered as good moisture barriers. They should be used with a continuous film vapor retarder on the inside wall under the interior finish. Rigid foam sheathing can cause moisture to accumulate on the back of siding and cause staining, buckling and damage to finish coats. The following recommendations are meant to minimize potential problems when wood sidings are applied over rigid foam sheathing:

- Use thicker siding patterns in widths of 8 in. or less. Thick, narrow siding is more stable than thinner, wider patterns and better able to resist dimensional changes.
- Use kiln-dried siding over rigid foam sheathing. This is the most stable cedar siding.
- Proper prefinish is essential. Follow the priming recommendations given in this publication before installing siding.
- Use light color finish coats to maximize heat reflection and reduce dimensional movement.
- In severe climates, an air space between siding and rigid foam sheathing can be created by fastening furring strips to the sheathing before installing siding. Air spaces allow for the venting of accumulated moisture.
- **In all cases it is recommended that building paper or an equivalent building wrap be applied over the foam sheathing.**

Controlling Moisture: Vapor Barriers and Building Paper

High humidity output from washers, dryers, showers, kitchens and other sources, combined with today's energy-efficient construction, can result in a build-up of interior moisture vapor. This vapor migrates through the fabric of a building from the warm interior to the cold exterior, and when it condenses to water can cause structural damage and damage to sidings and finishes.

Vapor barriers installed on the warm side of the wall largely prevent the migration of moisture vapor but they are not perfect. Residual vapor must be allowed to escape to the outside. Building paper installed on the outside face of the sheathing helps prevent rain and snow from penetrating the walls but allows the escape of moisture vapor.

Proper wall construction includes the use of gas permeable building paper and vapor barriers (see Figure 3). These are extremely effective in helping to prevent moisture problems.

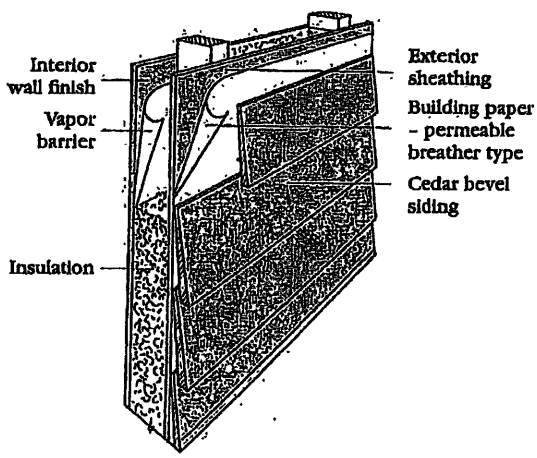

Figure 3. Permeable Building Paper and Vapor Barrier

INSTALLATION

Flashing

Before installing siding, make sure that flashings are installed to prevent moisture from entering wall and roof spaces. Flashing should be made from a corrosion-resistant material such as galvanized steel or aluminum.

Flashings are installed where a horizontal break occurs in the siding.Their purpose is to channel water away from the building to prevent water from collecting in the wall cavity behind the siding. Typical areas of construction requiring flashing are at the horizontal transition of siding materials such as cedar to brick or stucco; at the junction of dormer walls and roof surfaces; and over the heads of windows and doors.Typical flashing details are shown in Figures (4(a)-4(d).

Caulking

Proper caulking is recommended, where ends of siding contact openings or trim. Use only non-hardening caulks, such as polyurethane, polysulfide, terpolymer rubber, acrylic or acrylic-silicone. Pure silicone and clear caulks do not work well on cedar and are not recommended.

Ground Clearance

Keep the lowest edge of the siding at least 6" off the ground and treat the end grain at the bottom of vertical siding with a water repellent preservative or primer.

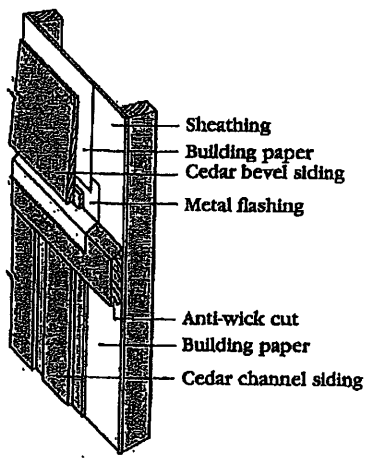

Figure 4 (a) Siding Transition with Z Flashing

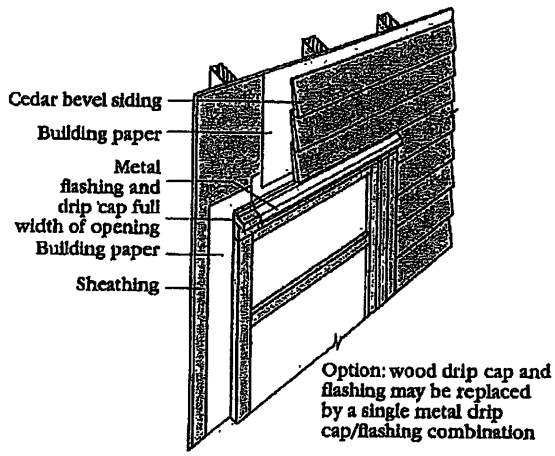

Figure 4 (c) Window and Door Flashing

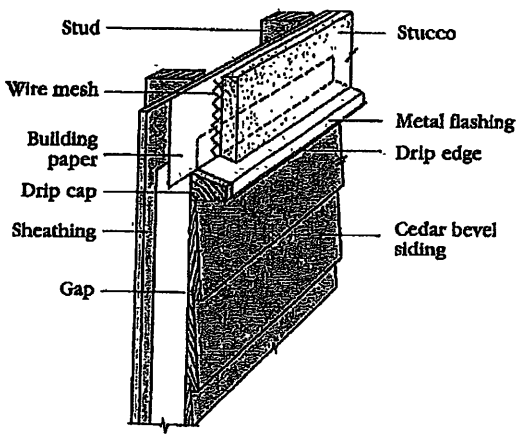

Figure 4 (b) Siding Transition with Drip Cap and Flashing

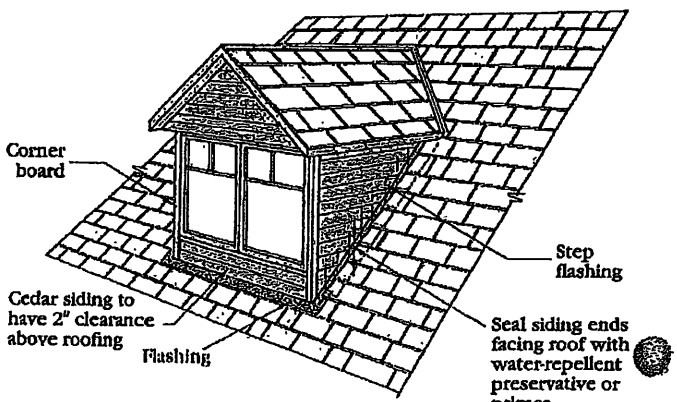

Figure 4 (d) Dormer Siding Detail

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Installing Bevel Siding

Spacing for the siding should be laid out beforehand. The number of board spaces between the soffit and bottom of the lowest piece of siding at the foundation should be such that the overlap is as per Table 6. The wider the siding, the greater the overlap can be.

Start with the bottom course using a furring strip to support the lower edge. Each succeeding course overlaps the upper edge of the previous one by a minimum of 1 in. Rabbeted patterns are self-spacing, but leave 1/8 in. expansion clearance. Where possible, the bottom of the board that is placed across the top of the windows should coincide with the window cap.

Bevel siding should be face nailed to studs with 1-1/2 in. penetration into solid wood using one nail per bearing spaced at a maximum of 24 in. on center. Place nail just above the overlap. Take care not to nail through the overlap of two pieces (see Figure 5).

Do not reduce the siding overlap recommendations given in the installation sections of this publication. To do so could result in damage from wind-driven water.

Butt joints between boards should be staggered and made on studs. Fit siding snugly to other pieces and to trim.

Table 6. Recommended Overlap for Bevel Siding

Nominal Width (in.)	Overlap (in.)
4	1
6	1
8	1-1-1/8
10	1-1-1/2
12	1-2 max*

**Use for unseasoned 10 in. bevel siding.*

Notes: Do not exceed 2 in. overlap. Use the larger overlaps for unseasoned sidings to allow for shrinkage and expansion. Take care not to overdrive fasteners when using larger overlaps.

Table 7. Bevel Siding Dimensions (Seasoned)

Thickness (in.)	Nominal Width (in.)	Standard Finished Width (in.)*
1/2	4, 6, 8	3-1/2, 5-1/2, 7-1/4
5/8	6, 8	5-1/2, 7-1/4
3/4	6, 8, 10	5-1/2, 7-1/4, 9-1/4
7/8	10, 12	9-1/4, 11-1/4
5/4	8, 10, 12	7-1/4, 9-1/4, 11-1/4

*May vary by product

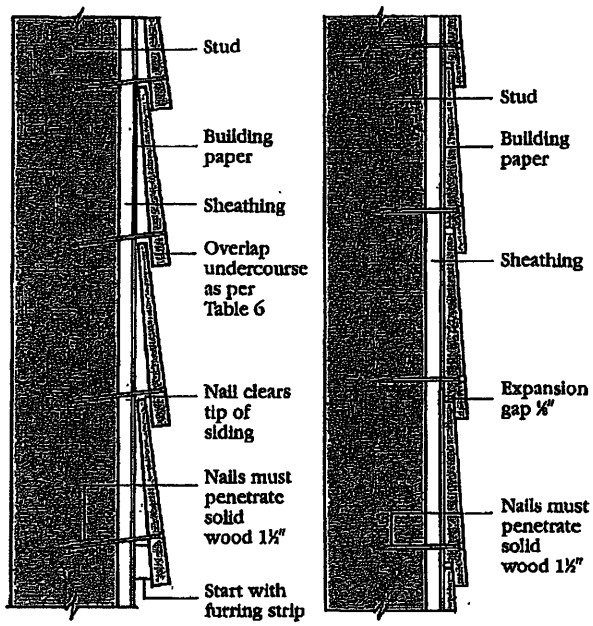
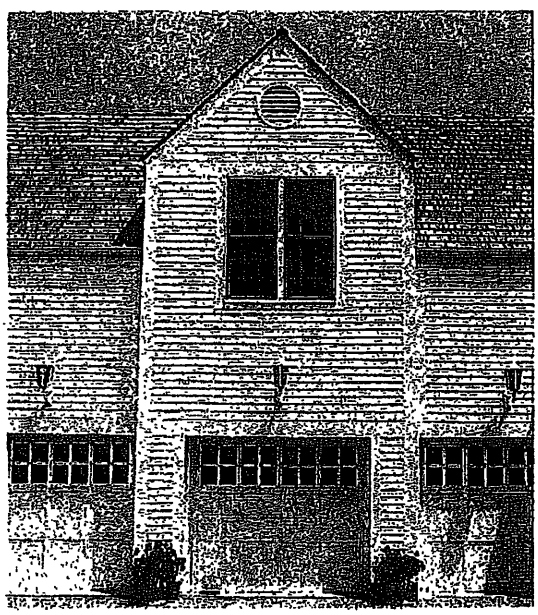


Figure 5. Nailing Bevel Siding



Installing Tongue and Groove Siding

Tongue and groove siding can be installed horizontally or vertically. In horizontal application, start at the bottom and work up with the groove edges facing downwards. Siding up to 6 in. wide can be blind nailed with one siding nail per bearing toe-nailed through the base of each tongue. Wider siding should be face nailed using two nails per bearing. Nails must penetrate 1-1/2 in. into solid wood (see Figure 6).

In vertical application, start at one corner with grooved edge toward the adjacent wall. Use a level or plumbline to ensure that the first board is installed plumb. The grooved edge of the first board may have to be trimmed to ensure a flush fit. Siding is nailed to horizontal blocking lines installed between studs or to furring strips (see Wall Construction). As with horizontal installation, pieces up to 6 in. can be blind nailed and wider pieces should be face nailed.

Installing Lap Sidings

Lap sidings can be installed horizontally or vertically. For horizontal applications, start with the bottom course and work up with the channels pointing upwards. Allow a 1/8 in. expansion gap between pieces if the siding is air- or kiln-dried. Do not nail through overlaps. For siding up to 6 in. wide, use one nail one inch up from the lap. Face nail with two nails per bearing for 8 in. patterns and wider, keeping nails 2-1/2 to 3 in. apart to allow for dimensional movement without splitting (see Figure 7).

For vertical applications, siding should be nailed to horizontal blocking lines or furring strips (see Wall Construction).

Table 8. Tongue and Groove Siding Dimensions

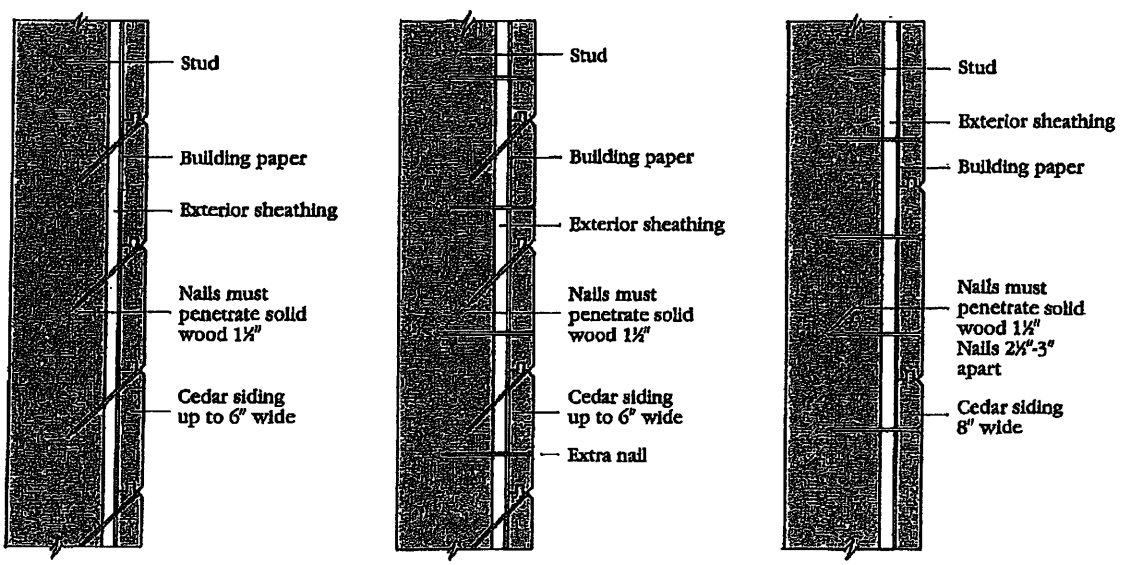
Thickness (in.)	Nominal Width (in.)	Finished Width (in.)*
11/16	4, 6, 8	3-3/8, 5-3/8, 7-1/8
23/32	4, 6, 8	3-3/8, 5-3/8, 7-1/8

*May vary by product

Table 9. Channel Siding Dimensions (Unseasoned)

Thickness (in.)	Nominal Width (in.)	Finished Width (in.)*
3/4	6, 8, 10	5-1/2, 7-3/8, 9-3/8
5/8	6, 8	5-1/2, 7-3/8

*May vary by product



(A) 6" and narrower siding in normal climatic conditions

(B) 6" and narrower siding in hot, dry, windy or seacoast climates

(C) 8" and wider siding

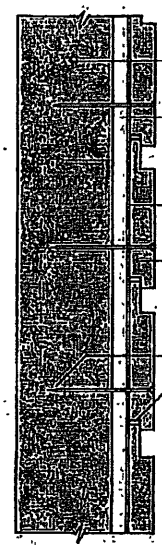
Figure 6. Nailing T&G Siding

Installing Board-and-Batten Siding

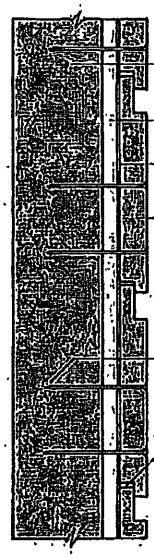
Board-and-Batten is a vertical pattern created using cedar boards and battens of various widths for a range of effects. Although for good appearance most builders strive for the widest boards and narrowest battens, the battens must be sufficiently wide to adequately overlap boards. For nominal 6 in. boards spaced 1/2 in. apart, battens should overlap by a least 1/2 in. With wider boards, increase batten overlap proportionately. While there are no set widths for board and batten siding, an attractive combination is 1x3 battens with 1x10 boards.

Siding should be nailed to horizontal blocking lines or to furring strips (see Wall Construction).

Boards up to 6 in. wide should be fixed with one nail per bearing driven through the center of the board. The overlying batten covering the gap between boards should be attached with one nail per bearing, the shank passing between the edges of the underboards. Use two nails per bearing on boards 8 in. and wider placing the nails 2-1/2 to 3 in. apart (see Figure 8).

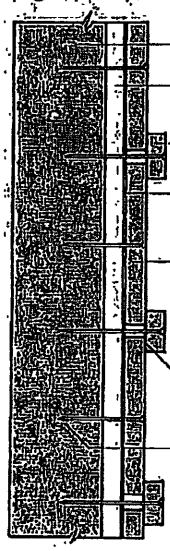


(A) 6" and narrower lap siding

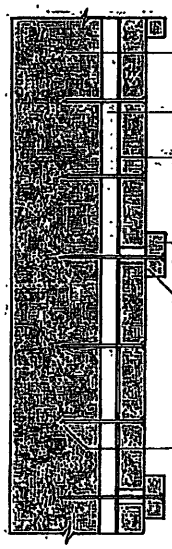


(B) 8" and wider lap siding

Figure 7. Nailing Channel Siding



(A) Narrow boards 6"



(B) Wide boards 8" and wider

Figure 8. Nailing Board and Batten Siding

Corners and Field Joints

At inside corners, siding is frequently butted against a trim strip. It can also be butted against adjoining walls with a trim strip used to cover the join.

At outside corners, some builders choose mitered corners for a professional looking finish. Mitered corners are most common on horizontally applied siding and they must fit tightly for the full depth of the miter. To maintain a tight fit, the siding should be properly seasoned before installation and protected from the weather at the job site. The ends are often set in caulking compound when siding is applied (see Figure 9).

Corner boards are a popular alternative to mitered corners. They are often 3/4 in. or 1-1/4 in. material depending on the thickness of the siding. Width is a matter of taste and proper proportion. Corner boards are applied to the sheathing with siding fitting tightly against the narrow edge of the boards. Joints should be filled with caulking compound when siding is applied (see Figure 10). Trim boards can be used to cover butt jointed siding (see Figure 11).

The corner boards and the ends of the siding are nailed to the corner studs which anchors the wood for a maintenance-free joint. Designing roofs with an eaves overhang to protect corners from weathering also helps ensure trouble-free joints.

When butt jointing siding, cut ends at 45° angles to form an overlapping joint. This is particularly important for vertical installation (see Figure 12).

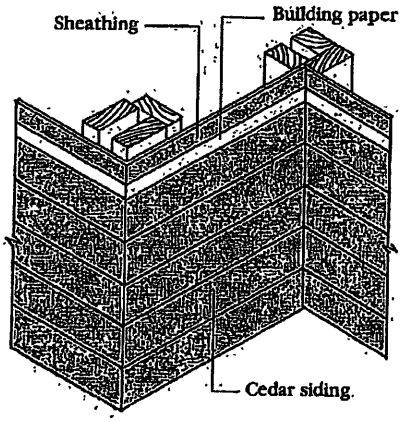


Figure 9. Mitered Corners

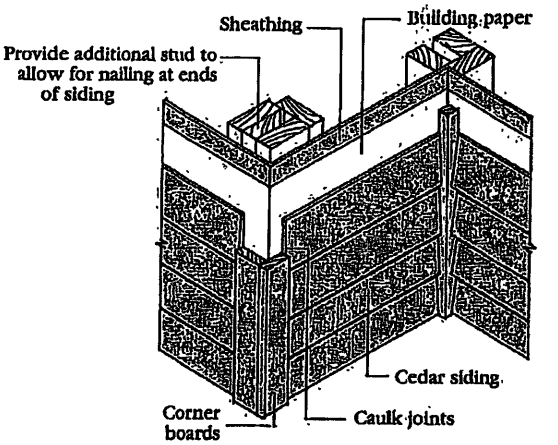


Figure 10. Corner Boards

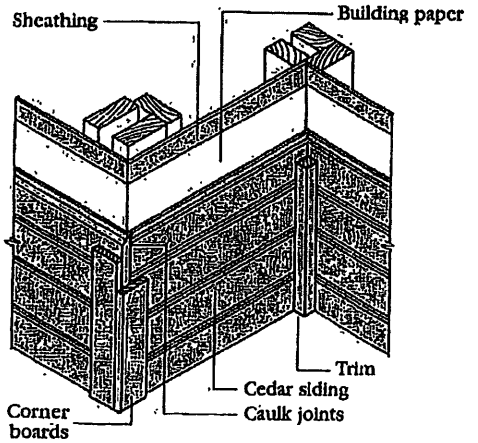
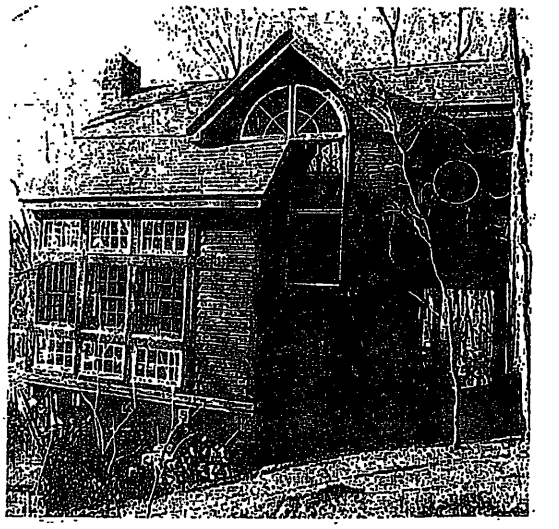


Figure 11. Trim Boards



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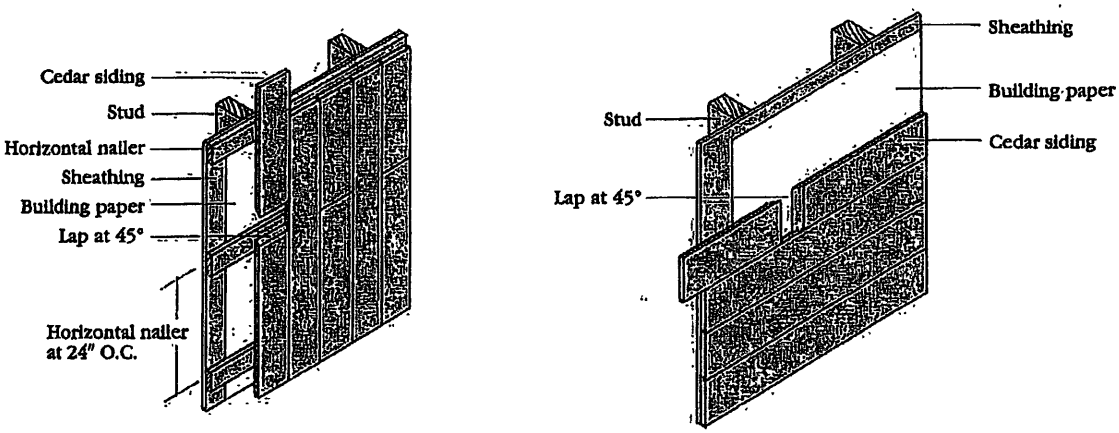

Figure 12. Butt Jointing Over Studs

Specifying Siding

The following information is required when specifying siding products:

Specification Information Required	Sample Specification
Species: Western Red Cedar.	WRCLA Western Red Cedar
Product Pattern and Intended Use: Siding is used as an exterior cladding to provide both weather protection and style. When specifying siding the designer may choose from bevel, tongue and groove (T&G), lap and board patterns.	Bevel Siding
Size: Specify the nominal size of the product.	1/2 x 6 in.
Grade: The grade of the product governs its overall quality. Refer to WRCLA specification literature or grading agency rule books for available grades.	Clear VG Heart
Grading Agency Paragraph: To ensure that the product meets a written standard, an agency grade paragraph should be referenced.	NLGA paragraph 201a
Moisture Content: Specify whether the product is to be green (unseasoned) or kiln dried.	Kiln dried
Surface to be Exposed: Specify the application orientation to assist the supplier in shipping the right product for the job.	Surface face
Quantity: Express in surface measure the quantity required. See WRCLA 'Specifying Siding' for factor to convert square feet to surface measure.	5500 Surface measure

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WRCLA

Western Red Cedar Lumber Association

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93-500 Revised January 2001
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Bring wall siding down over the vertical sections of the step flashing to serve as counter flashing. Keep wood siding far enough away from the roof shingles so that it may be painted. (See Figure 10-2)

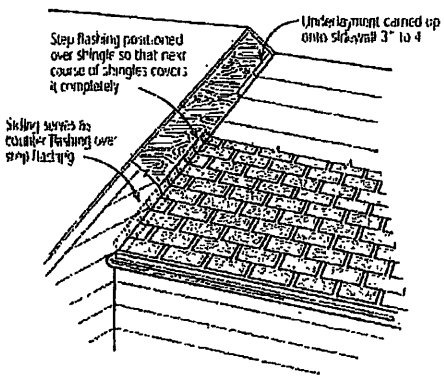

Figure 10-2
Application of step flashing against vertical sidewall

FLASHING AGAINST VERTICAL FRONT WALLS

Apply shingles up the roof until a course must be trimmed to fit at the base of the vertical wall. Plan ahead and adjust the exposure slightly in the previous two courses so that the last course is at least 8" wide. Apply a continuous piece of metal flashing over the last course of shingles by embedding it in asphalt roof cement and nailing it to the roof. The metal flashing strip should be bent to extend at least 5" up the vertical wall and at least 4" onto the last shingle course. Do not nail the strip to the wall. Apply an additional row of shingles in asphalt roof cement, (conforming to ASTM D 4586) over the metal flashing strip, trimmed to the width of the strip. (See Figure 10-3)

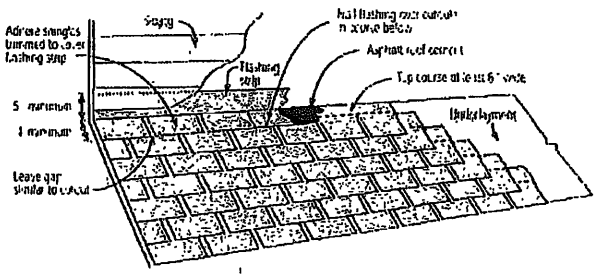

Figure 10-3
Application of flashing against vertical front wall

PLAINTIFF'S EXHIBIT 26 10-31-13

[Caution]
Excessive use of asphalt cement may cause blistering.

Bring siding down over the vertical flashing to serve as cap flashing. Keep wood siding far enough away from the roof shingles so that it may be painted. Do not nail siding into the vertical flashing.

If the vertical front wall meets a sidewall, as in dormer construction, cut flashing so that it extends at least 7" around the corner. Then continue up the sidewall with step flashing as described earlier.

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CHAPTER 12
APPLICATION OF SHINGLES ON LOW AND STEEP SLOPES

LOW SLOPE APPLICATIONS

Asphalt strip shingles may be used on slopes ranging from 2"-4" per foot if special procedures are followed. Never use shingles on slopes lower than 2" per foot.

Low slopes can lead to problems because water drains slowly from these slopes, creating the greater possibility of water backup and damage from ice dams. The special application method described below for applying shingles on low slopes ensures that the roof remains weather-tight.

A. Underlayment

There are two methods of applying underlayment for low slope application. There is the traditional method shown in Figure 12-1 that is described below. The second method uses the self-adhered shingle underlayment in place of the non-perforated asphalt saturated felt.

On low slope applications, cover the deck with two layers of non-perforated asphalt saturated felt or one layer of an appropriate self-adhered shingle underlayment. Begin by fastening a 19" wide strip of underlayment placed along the eave. Place a full width sheet over the starter sheet with the long edge placed along the eave and completely overlapping the initial layer.

All succeeding courses will be a minimum of 36" wide and should be positioned to overlap the preceding course by 19". Secure each course by using only enough fasteners to hold it in place until the shingles are applied. End laps should be 12" wide and located at least 6 feet from end laps in the preceding course.

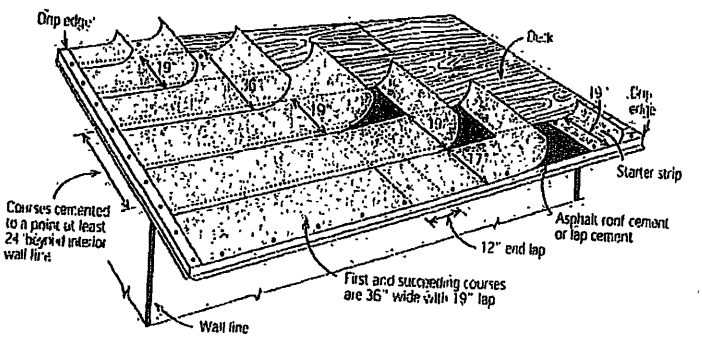

Figure 12-1
Application of underlayment on low slopes where icing along the eave is anticipated

[Note]
Self-adhered shingle underlayments are commonly used for ice dam protection. If one of these products is used, follow the manufacturer's application instructions.

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