

APPROVED BUILDER PROGRAM

Montebello has utilized an Approved Builder Program continuously beginning with initial home construction in 1997. The Architectural Review Board (ARB) is responsible for vetting and selecting qualified builders who are capable of building high quality Montebello homes in an effective and efficient manner. The Approved Builder Program is designed to ensure that lot owners have a sufficient number of quality potential builders from which to choose for construction of their homes. The list of Approved Builders is located on the Montebello website under Architectural Control and will be updated if the list changes.

The ARB has evaluated the builders on the list and believes each is capable of building homes of the quality required in Montebello. The number of builders on the list is flexible and the ARB will determine when or if new builders will be considered for the list. Should the Board consider additions to the Approved Builder list, the minimum qualifications are as follows:

- Licensed to build in South Carolina
- Minimum of 7 continuous years of building experience
- At least 7 homes built in the past 5 years comparable in size, cost, and complexity to Montebello homes and which are part of an architecturally controlled community
- Satisfactory financial references
- Satisfactory client references

To be considered for construction in Montebello and/or eventual Approved Builder status, a candidate must present qualifications which indicate previous quality construction, efficient and effective processes and the ability to meet all the Montebello requirements listed above. Should such a new (to Montebello) candidate be considered for construction in Montebello, the builder will be approved to construct only the initial home in question. Permission to construct any additional homes must be specifically granted by the ARB until the builder has attained full Approved Builder status. To attain full Approved Builder status and be added to the website list, the builder must successfully build a minimum of three homes in Montebello, but construction of three homes does not automatically ensure a builder's being added to the Approved Builder list. That decision is reserved for the HOA Board.

The ARB may review and revoke Approved Builder status at any time.