

**SOUTH ISLAND PLANTATION
DESIGN GUIDELINES, STANDARDS AND PROCEDURES**

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PHILOSOPHY

To assure an attractive, compatible and aesthetically pleasing community, the South Island Plantation Homeowners Association, Inc. (HOA), has adopted these *South Island Plantation Architectural Review Board Design Guidelines, Standards, and Procedures* (the South Island Plantation "Design Guidelines", which will be enforced by the South Island Plantation Architectural Review Board (ARB) as provided in the *Declaration of Covenants, Conditions, and Restrictions* for the South Island Plantation Planned Development District. The ARB's function is to guide residential development in such a way so as to maximize compatibility of all improvements with the natural beauty and topography of the land at South Island Plantation.

Maintaining high standards of excellence at South Island Plantation requires attention to many details. The *South Island Plantation Design Guidelines* reflect much thought and experience. Variances are to be granted only when the ARB is convinced that it is justified, necessary, is the best resolution of the situation, and is in the best interest of the community as a whole.

The design of each residence directly impacts every neighbor. Each of the four elevations of every residence should be articulated and landscaped to be aesthetically pleasing from every angle of view. Natural exterior features and materials are desired. Landscaping should accent the residence and enhance the natural beauty of this site.

Property Owners are invited to review the *South Island Plantation Design Guidelines*, to follow the course of the development in South Island Plantation, and to make comments and recommendations to the ARB.

All appendices listed herein and attached hereto are hereby fully incorporated by reference.

POLICY

Plans for all new construction, and for any improvements or alterations to existing structures or landscapes must be submitted to the ARB for design approval prior to the commencement of any work. The ARB will meet periodically as necessary to review all applications.

APPLICANT'S RESPONSIBILITY

Applicant's responsibilities listed below are those of the Owner, who may contract with a Builder or Consultant to act as the Owner's agent; ultimately, however, the Owner shall bear full responsibility for assuring that each responsibility is met. The ARB assumes no liability for Applicant's responsibilities, which include, but are not limited to the following:

- Preparation of the Application and Plans, and the making of all Improvements in compliance with *South Island Plantation Design Guidelines* and the *Declaration of Covenants, Conditions and Restrictions for South Island Plantation* (including any existing amendments, and as they may be amended in the future, referred to below as the "*South Island Plantation Master Covenants*").
- Assurance of the performance and quality of work of any Architect, Landscape Architect, Design Professional, Builder, Contractor, or Subcontractor in accordance with plans prepared and approved by the ARB. All Consultants and Contractors are to have thoroughly reviewed the *Design Guidelines*.
- Compliance with all applicable laws, codes, permit conditions, and ordinances of any governmental agency or body. An early City of Georgetown review of each house or addition is strongly recommended.
- Determination of environmental restrictions, flood restrictions, insurance requirements, drainage and grading requirements, and all surface and subsurface soil conditions, locations of easements, utilities, and infrastructure.
- Determination of structural, mechanical, electrical, and all other technical aspects of a proposed design that can only be determined by competent Architects, Engineers, Contractors, and other similar professionals.
- Accuracy and completeness of all plans, applications, certification stakeouts and surveys.
- Assurance that all submissions are comprehensive, including, but not necessarily limited to, complete plans for site work, landscape and hardscape, building(s) plans and elevations. Samples and/or illustrations identifying all significant components of the lot development will be required for the ARB to conduct the review. The ARB will conduct a coordinated review of all elements of the lot development compatibility and conformance to published *Design Guidelines*.

ARCHITECTURAL REVIEW BOARD

Purpose

To assure the protections of the master South Island Plantations land plan concept, community lifestyle, and individual property values, South Island Plantation has high standards for design review. The ARB reviews applications and design documents for all new improvements, and all alterations to existing improvements at South Island Plantation. Each application is evaluated on its own merits, with reasonable flexibility for design function and creativity.

The ARB, however, cannot be a substitute for community spirit. Often, cooperation among neighbors can lead to the best solutions to problems which may arise. The ARB supports and encourages this neighborhood approach to solving problems through consensus of the parties involved. Owners (as that term is defined in the *South Island Plantation Master Covenants*) should be familiar with *South Island Plantation Master Covenants* and these *South Island Plantation Design Guidelines*.

Members and Voting

The ARB shall include three or more Owners as appointed by the South Island Plantation Home Owners Association (HOA) Board of Directors, and as permitted in the By-Laws of the *South Island Plantation Master Covenants*. The attendance of members constituting at least two-thirds of the authorized membership of the ARB shall constitute a quorum for the transaction of business. Each member of the ARB has one equal vote. A majority vote of those present is required for action. The act of the majority of the ARB members present at any meeting at which quorum is met shall be the act of the ARB as a whole. ARB members do not have to be residents of South Island Plantation to serve. Members shall be selected to create a balance of lay people and professionals with experience in architecture, construction, and landscaping.

Meetings

The ARB meets periodically as necessary to review any application(s), upon receipt of such application(s). The ARB generally meets on the 3rd Monday of each month. The frequency, time and place of meetings shall be at the discretion of the ARB and can, with reasonable notification to the HOA, be changed from time to time.

Responsibilities

On behalf of the South Island Plantation Homeowners Association, Inc., the ARB shall:

- Establish architectural criteria and exterior design themes for the community.
- Establish design review criteria for the enhancement of the community.
- Review all applications for compliance with established design review criteria and the *South Island Plantation Master Covenants*.
- Assure compatible architectural designs and visual harmony with neighboring home sites.
- Require high standards of design and quality construction.
- Establish fees for application review, construction compliance, and road impacts.
- Adopt policies and rules, and amend design review criteria and the *South Island Plantation Design Guidelines* as may be required from time to time, with input from the South Island Plantation Homeowners Association, Inc.
- Contact applicants whose plans and specifications have been disapproved and provide reasonable assistance and recommendations for adjustments to bring applications into compliance with design review criteria.
- Maintain copies of design documents and related records for each home as it is submitted, to chronicle submissions and decisions, and as reference and comparison for other, later submissions.
- Inform members of the HOA Board regarding activities of the ARB and changes in criteria as they may occur as the result of reasonable petition.
- Monitor compliance with the *South Island Plantation Master Covenants*, and these *South Island Plantation Design Guidelines*, and other applicable rules, and notify the Board of Directors of the South Island Plantation Homeowners Association, Inc. of violations.
- Enforce the architectural and landscaping provisions of the *South Island Plantation Master Covenants*, and these *South Island Plantation Design Guidelines*.

Scope

These *South Island Plantation Design Guidelines* are applicable only to the exclusive area referred to as the South Island Plantation Planned Development District, within the City of Georgetown, South Carolina. The South Island Plantation Architectural Review Board shall only consider applications and make determinations concerning properties within the South Island Plantation Development.

ARB APPROVAL PROCESS

Applicability

The construction of, or improvements or changes to a home and the landscaping of a home site require ARB approval. The following is an outline of the steps required in the design and construction approval process, from preliminary architectural review to final inspection.

Step One: Preliminary Architectural and Landscape Review

Preliminary architectural review and landscape review provides an opportunity for the proposed plans to be reviewed to take advantage of input from the ARB early in the design process. This step is especially important if there are any proposed deviations from the *South Island Plantation Design Guidelines*, any intrusion into any setback, desired approval for any new material, any variance request, or questions about the *Master Covenants* or the *South Island Plantation Design Guidelines*. 1" = 20' building elevation drawings, floor plan drawings, description of exterior materials and colors are to be submitted. Submissions must be by 5:00pm on the day one week prior to the next scheduled meeting of the ARB.

For any new single-family lot development, and for building additions to an existing single-family house, garage or cabana, provide to the ARB a current site survey of the lot, with boundary-line bearings and distances, lot relationship to the street, grades to a one-foot contour interval within lot and out to the street, any existing structure(s), all existing pavement, all trees 6" DBH (diameter at 4' height) and larger (without regard to species), edge of pond and/or wetlands, and any other relevant site features. The survey shall be sealed by a South Carolina Land Surveyor.

It is strongly recommended that the applicant schedule and conduct an early of the house/addition with the City of Georgetown prior to submitting the preliminary site plan to the ARB. **Note:** In addition to normal city reviews, the City of Georgetown Fire Chief must approve all buildings in excess of 35' in height.

Applicants must also provide all fees and deposits as listed on the Fee Schedule at the time of the preliminary application.

Step Two: Final Architectural and Landscape Review

A set of the following information is to be submitted to the ARB by 5pm one week prior to the next scheduled meeting.

- Final site plan at 1" = 20' or larger
- Final grading plan at 1" = 20' or larger
- Final elevations and floor plan at ¼" = 1'
- Plans for ancillary detached structure showing quality and standard of materials
- PDF and 11 x 17 set of elevations and floor plan
- Exterior lighting plan and cut sheet
- Sample materials and colors of exterior components for actual materials to be used
- Landscape plans at 1" = 20" or larger
- Application and application fees

Plans submitted for review, or any portion thereof, may be disapproved upon any grounds which are consistent with the purpose and objectives of the ARB and the *South Island Plantation Design Guidelines*, including purely aesthetic considerations.

The ARB will not undertake to review, verify, or question the sufficiency or accuracy of any plans, surveys, or specifications submitted to it, or any improvements accepted by it.

The ARB shall, within 10 days after receipt of each submission of the plans, advise the applicant, in writing, of either (a) the approval of the plans or (b) the disapproval of the plans. Any disapproval of the plans will specify the segments or features of the plans which are objectionable and provide any suggestions for curing the objections which the ARB may have. If the ARB fails to advise the applicant by written notice within ten of either approval or disapproval of the plans, the applicant may give the ARB written notice of such failure to respond, stating that unless the ARB responds within 10 days of receipt of such notice, approval shall be deemed granted.

Step Three: Construction Approval

After letter of approval of the application and plans from the ARB, a site review is scheduled.

The applicant shall adhere to the following:

- The property lines and the outline of the foundation for all structures shall be identified by a series of stakes connected by strings.
- Any trees to be removed shall be prominently marked or flagged with surveyor's ribbon.
- All substantial trees to remain are to have a letter from an arborist letter regarding tree protection and pruning.
- A representative of the ARB will inspect the lot when notification of the above actions has been given to the ARB Administrator. Assuming everything is in compliance, approval for clearing and construction will be given.
- Absolutely no clearing of the lot may be done prior to the ARB issuing approval and holding a site review.

Step Four: Construction and Landscape Installation

Upon approval of construction, site clearing may begin. The right of entry and inspection is specifically reserved by the ARB, its agents or representatives to visit all or any portion of the Owner's property at any time for the purpose of verifying compliance with the requirements of the ARB and the *South Island Plantation Design Guidelines*. A representative of the ARB will make periodic inspections without notice during the entire construction period. The Owner will be notified in writing, with a copy to the builder, of any items and exceptions noted in the inspection report, and all such items and exceptions must be resolved immediately.

Note: If construction does not commence, on any work for which approval has been granted by the ARB, within six months of such approval, the approval shall be deemed withdrawn, and it shall be necessary for the Owner to resubmit the plans for reconsideration in accordance with the *South Island Plantation Design Guidelines*. All construction of homes shall be completed within one year of commencement of such construction or such other time as specified in the approval, unless completion is delayed due to causes beyond the reasonable control of the Owner, as determined at the sole discretion of the ARB.

Step Five: Revisions and Changes

Any revisions or changes to plans which have already been approved by the ARB, will need to be submitted to the ARB for approval. Any changes or revisions will be submitted no later than 5pm on the day one week preceding the next scheduled meeting of the ARB. The ARB will notify the applicant in writing within 10 days of the meeting of approval or disapproval or the revision or change.

Step Six: Final ARB Inspection

After construction of the home and all landscaping has been completed, a representative of the ARB shall inspect the property to ensure compliance with the *South Island Plantation Master Covenants* and the *South Island Plantation Design Guidelines*. If the representative finds that all construction appears to have been completed in compliance with the approved plans and specifications, the ARB will approve the Final Inspection. If the ARB determines that the construction and landscaping has not been completed in compliance with any of the foregoing documents, the ARB may seek any enforcement remedies available to it as provided in such documents, or any pertinent or related by-laws or articles of incorporation.

ARCHITECTURAL DESIGN GUIDELINES

The following Architectural Guidelines shall apply to all individual single-family lot buildings within the limits of the South Island Plantation. The emphasis shall be on the superior aesthetics of the exterior architectural design, and a compatible landscape design, preserving the natural character of the site. Superior quality construction using natural materials such as wood, stucco, brick, and cement board is expected.

The developers of South Island Plantation believe that it is appropriate for the residences planned and here to reflect the heritage that recalls the grace, simplicity, and elegance of the 18th, 19th, and 20th century architecture of the Low Country, as exhibited along the rivers and marshes from Charleston to Georgetown. Such building styles as Plantation Revival, Traditional Low Country, Charleston Row, and Raised Beach Style will be considered appropriate.

In order to achieve a low country traditional detailed residence that is designed to reflect the areas historical architectural character, recommended elements of design for the South Island Plantation residential community include, but are not limited to: broad porches, railings, shutter dogs, dormers, chimneys, operable shutters, wood windows with true divided lights, entry doors that are obvious, entry stairs that provide a sense of arrival, copper or metal carriage lanterns, materials that are indigenous to the area, chimney pots and cap detailing of historic character, oversize foundation vents, louvers or wrought iron elements of design that provide a practical yet climatic solution of historical reference.

Minimum Structure Square Footage

The minimum square footage requirement for all South Island Plantation dwellings shall be **2300** square feet under roof. This includes covered porches and garages.

Footprint

The footprint of each home shall be compatible with the site, the neighborhood, any approved plans and any conceptual site plans. The ARB may limit the maximum footprint.

Setbacks and Building Heights

All setbacks and building heights shall conform to the South Island Plantation PDD zoning. Setback shall in all cases be measured from the wall of the building.

Exterior Elevations

- Exterior elevations will be reviewed for architectural design and materials and for aesthetic appearance in terms of the overall dwelling and its relationship to other homes.
- Design should be site specific and should take advantage of the natural settings.
- Plans are to address the total design approach of the home including front, rear, and side elevations.
- Review of exterior design will be based upon the overall design themes and consideration of mass and scale; materials, textures, colors, and finishes; continuity between primary design elements and secondary surface treatments; placement of windows, doors, and openings; vertical and horizontal lines; and roof pitches. Porches are recommended on front and rear elevations.

- Depending on the architectural style preferred, exterior features and materials include horizontal and vertical wood siding, cement board siding, brick, stucco, high pitched roofs, and brick chimneys.
- The ARB may bar any proposed new construction or changes to existing homes on purely aesthetic grounds, where, in its sole judgment, such action is required to maintain South Island Plantation standard of architectural excellence in exterior materials and design.
- No large expanse of blank walls shall be allowed; wall elevations should provide properly spaced windows with shutters, closed shutters detailed to appear as if someone has reached out and closed the shutter with outboard shutter dogs, oversize foundation vents located under each window or closed shutters.
- Brick detailing may provide a continuous water table at the floor level or stepped out brick bands. Appropriate brick header and jack arch detailing is encouraged. Brick quoins are not preferred. Brick lattice HVAC enclosures or foundation arches are encouraged.

Exterior Colors and Materials

Earth-tone exterior colors are preferred. The intent is for the individual house to blend into the natural setting. Light colors will be allowed on a case by case basis, so long as they are historic in nature.

The selection of exterior materials shall be harmonious with the architectural motif of each dwelling unit and the community development as a whole. Natural materials are preferred over synthetic material.

Depending upon the specific application, the following materials are recommended:

- Wood: (cypress, cedar, redwood): Board and batten, lap siding, shakes or shingles, tongue and groove siding. **Note:** Log homes are not permitted.
- Cement board and synthetic board are permitted for siding and trim.
- Stucco and Synthetic Stucco: Approval is subject to application, texture, and use of other primary, secondary, or decorative treatments. **Note:** For synthetic stucco (EIFS), only drainable EIFS will be permitted as an accent.
- Masonry: Brick, and natural stone of limited applications. Mortar color shall be natural or standard; no dark mortar color shall be allowed.
- Windows: Wood, clad which resembles wood traditional profiles, and vinyl.
- Overhead garage doors with automatic openers.
- Chimney: Exterior to be masonry or stucco.
- Soffit material is to be vinyl, cement board, or Painted wood.
- Fascia is to be cement board, synthetic board, or Painted wood, or aluminum

The following exterior materials will not be approved for construction: Metal siding, decorative concrete block, concrete block (except surface wall); fiberglass, plastic, vinyl or asphalt siding; logs (imitation or otherwise, except for landscaping purposes); flagstone used as siding; fiberglass or asphalt shingles for siding; vinyl clad fascia; certain types of imitation stone and brick. High quality simulated materials (e.g., stone and brick will be considered on their own merit by the ARB, but will be subject to approval.

The ARB shall have final approval of all exterior colors and materials. Colors shall be harmonious with the design of the home and the community.

Gutters and Roofs

Flat roofs are not permitted. Overhangs are encouraged. Minimum roof pitch shall be 8:12 (lower pitched roofs are allowed on secondary roofs like porches). Recommended roof surfacing materials are cedar shakes, cedar shingles, natural slate, architectural dimensional asphalt shingles, flat concrete tile, 5v Tin, channel lock plus and standing seam aluminum roofing. Roofing materials will be approved by the ARB on an individual basis. The ARB has the right to disapprove any roofing material or color choice that it deems to be inharmonious or discordant with the house design, surroundings or the development as a whole.

Gutters and downspouts should be made of copper or aluminum to match the trim of the home. Any proposed leaf guards must either be compatible with the roof color or painted to match the gutter.

All roof stacks, flashing and metal chimney caps shall have a dark, dull finish. For flashing, copper anodized aluminum is recommended. Roof stacks and plumbing vents shall be placed on rear slopes of the roofs where possible and painted to match roof. For chimney treatment see "Exterior Colors and Materials".

Antennas are not permitted unless they are designed and located so as to not be visible from streets, common property, or common area. Prior written approval of the ARB is required and the ARB is to conduct an inspection after installation.

Skylights shall not be visible to any street, they shall be low in profile and match the roof color. The location of skylights on view lots will be carefully reviewed by the ARB.

Satellite dishes of 18" diameter or less shall be permitted with location subject to approval.

Outdoor Living Areas, Swimming Pools, Spas and Hot Tubs

Outdoor living is comfortable throughout most of the year. Generously proportioned porches will encourage frequent use. The shade and shadows created by the porches and roof overhangs soften the rigid lines of a structure. The ARB prefers that other outdoor living areas be compatible with that used on the home.

Any proposed decks must be designed in keeping with the architectural treatment for the home as a whole. In its review, the ARB will look for careful design and landscaping of decks, including appropriate elevations, materials compatible with those used on the home, and landscaping of sufficient size to screen the perimeter of a masonry foundation.

Special emphasis will be placed on the appearance of any outdoor living areas visible from community areas.

Piers supporting porches and decks are to be substantial masonry type structures unless a design alternative is specifically approved by the ARB.

Areas beneath decks and elevated terraces, i.e., lattice work, are to be shielded from public view. The elevation of the top of any swimming pool construction on any home site may not be over two feet above the natural grade unless integrated into terraced construction upon ARB approval. No above ground swimming pools are permitted. Swimming pools, spas, and hot tubs shall not be permitted on the street side of the residence. Safety barriers, which meet the City of Georgetown and the State of South Carolina are required.

All swimming pools, spas, hot tubs, decks, screen enclosures, or patio/decks shall be located within the building envelope, and also approved by the ARB.

Any pool enclosures must be approved by the ARB.

Except for cabanas, accessory buildings are prohibited. Cabanas will be subject to stringent review. They are appropriate for only very large home sites and must be located within the prescribed setbacks. A cabana is an enclosed structure with plumbing; most often associated with a swimming pool.

Garages

All single-family homes shall have a minimum of a two-car garage with at least one space for each resident vehicle. Attached garages are preferred. Detached garages are allowed only in the rear of the lot.

Automatic garage door openers are required. All garages are required to have doors, this includes spaces under raised houses.

Raised house garages are to have screening to hide contents stored in the garage from the street. Open areas (under a raised house) are allowed and would be considered a porch area.

Exterior Lighting

Landscape, pool, recreation, and security lighting ("outdoor lighting") shall be designed so as to not trespass on to the surrounding properties. All outdoor lighting should be designed, installed, and maintained so that the source of light cannot be viewed off premises. Outdoor lighting should be detailed on the plans, with manufacturer illustrations and specifications. All outdoor lighting shall be unobtrusive and be compatible with the neighborhood and the proposed residence.

Acceptable locations for entry lights are over the garage and at either side of the main entrance. Design is to be consistent with the architecture of the home. Exterior wall lamps should be fitted with maximum 75 watt frosted bulbs to control intensity and light pollution. Location of fixtures is to be indicated on the Exterior Elevation Plans.

Flood lights shall be hooded, shall not be located higher than 12' above grade, and shall be directed away from adjacent properties. Generic "dawn to dusk" utility lights are prohibited.

Lighting for walkways and outdoor living areas should be low lumen diffused lighting, such as "mushroom" fixtures not over 30" high with shielding of the bulbs. The light source should not be visible. Light placement should avoid a "runway" effect.

Decorative lighting is to be restrained. Lamps on posts, which illuminate a wider area than low lumen down lights, may be considered for the interior of larger South Island Plantation home sites and will be carefully evaluated on a case by case basis. Any post lamps should be fitted with maximum 75 watt frosted bulb to control intensity and light pollution.

Landscape uplighting should be low voltage and minimum wattage. Landscape lighting should be designed and maintained to serve a specific purpose and to minimize pollution.

Awnings and Shutters

Awnings, canopies, and shutters shall not be permitted or affixed to the exterior of the residence without prior approval of the ARB.

Holiday Decorations

- Single, electric candles with white lights in each window, and all white shrub lighting and tree lighting are allowed.
- There shall be no exterior flashing lights, colored lights, or musical components.
- No figurines are to be displayed in yards.
- Wreaths with accent lighting are acceptable.

Note: All appropriate religious symbols are acceptable, regardless of religious affiliation, when tastefully represented.

Design Duplication

Applicants should select building sites and home plans so as not to construct repetitious designs within close proximity. Similar designs or design duplications without sufficient variations in exterior colors, materials, finishes, trim and detailing are discouraged and subject to disapproval. Cosmetic changes to similar building shall be required to reduce "sameness" within the project.

Elevations that are similar in appearance are prohibited on and four adjacent home sites, and three home sites immediately across the street, or any three home sites on a cul-de-sac, except unified design phases.

The approval of plans, materials, or colors for a specific site does not imply approval for another building site.

SITE WORK DESIGN GUIDELINES

The following site work guidelines shall apply to all individual single-family lots within the limits of South Island Plantation.

Existing Trees

Trees existing on individual single-family lots shall be removed only as follows:

- Trees in poor or declining health, such that they present a clear property hazard, when so certified in writing by a Certified Arborist, may be removed after such certification has been received and approved by the ARB.
- Sabal Palmettos (and any other "palm" tree species) of any size, may be removed without approval of the ARB.
- Pine trees, which are under 18" DBH, may be removed without approval of the ARB, if they exist within or out to 10' beyond the footprint of the house, including garages porches, decks, patios, pools, and driveways.
- All other tree species, which are under 6" DBH, may be removed without approval of the ARB, if they exist within or out to 15' beyond the footprint of the house, including garages, porches, decks, patios, pools, and driveways.
- The removal of any other tree shall require the approval of the ARB, based on clear demonstration of hardship.
- Arborist to be consulted to preserve tree roots and branches during construction.

Grading and Drainage

No bulldozing or clearing of trees shall begin until site plans and specifications showing the nature, type, shape, and location of work have been submitted and approved by the ARB, and permitted by and applicable governing authority. The final stake out on-site must be approved by a designated ARB representative before work begins.

To protect trees that are to remain on the site, tree fencing shall be used to isolate tree masses and to protect any other individual specimens.

No bulldozing or digging shall begin until erosion control plans are approved by the municipal authority having jurisdiction and installed, and until the final stakeout on site has been approved by a designated ARB representative.

Silt fencing shall be installed along streets and water bodies to collect debris and retain silt runoff.

Lot drainage shall comply with design storm plans approved in applicable South Island Plantation permits.

For home sites bordering lakes, ponds, wetlands, or marsh, plans must provide for a method on site to transfer water to the lake without siltation.

The Contractor is responsible for installing the drainage system in accordance with the approved plans. The Contractor is to submit any proposed field changes within the approved site and grading plans (such as a change in pipe diameter or a change in the number or location of basins), to the ARB for review and approval. The Contractor will be held responsible for unapproved changes from the previously approved site and grading plans.

It is preferred the storm water is kept and disbursed on each owner's lot. Excessive storm water must be managed so that it will not drain directly toward the buildable area on adjoining home sites, but instead, to be diverted around such areas and connected to the South Island Plantation storm drainage structure, if available or carried to a low point and dispersed or discharged into properly located basins or energy dissipaters.

Cuts and fills should be kept to a minimum and designed to complement the natural topography and environmental sensitivity of the site. Fill shall not be deposited at any location without prior ARB approval. Cuts and fills should be stabilized with plant materials, which will blend with native vegetation. In absolutely no case shall any wetland, pond, lake, or marsh be filled.

Grading plans are to be designed to preserve the line of site at intersections.

Slab on grade construction is not permitted, except in the case of raised style beach homes located in flood zones. The minimum first floor elevation required is 28" above average top of curb at the front of the house (exception: where the curb is higher than the build site, a variance maybe granted).

Finish grading should provide a minimum of 12" for every 20' of fall away from any home. Where the topography of a lot is such that this standard is unreasonable a grading plan must be submitted to allow for proper drainage.

The limits of the construction should be indicated on the site plan, showing all areas that are proposed to be cleared.

Utilities

The Builder shall be responsible for all installations of utility service from the point of utility company connections underground to the home. All utilities shall be underground except temporary electrical service for homes under construction. Meters, transformers, and other utility service equipment shall be screened from view by walls and landscaping approved by the ARB.

Signs

No sign of any kind is allowed unless approved by the ARB before installation. The Builder is to order the ARB approved construction sign through FirstService Residential to identify the owner, contractor, and jobsite. The cost is \$250. No subcontractor signs are allowed. "For Sale" or "For Rent" signs are prohibited.

In lieu of ARB approved construction sign, Builder may submit their company's for approval.

Vehicle Parking

Except as specifically allowed and approved in advance by the ARB, no commercial vehicles, boats, boat trailers, buses, house trailers, motor homes, commercial trucks, camping trailers, vans, motorcycles, motor scooters, go carts, motorbikes, or other similar vehicles, whether of a recreational nature or otherwise, and with the exceptions of passenger automobiles, sport utility vehicles, and pickup trucks, shall be placed, parked, or stored upon any home site, street, or common area (as such terms are defined in the *Master Covenants*). The ARB shall grant an Owner permission to bring on the property a boat, boat trailer, motor home, camping trailer or van upon application by the Owner, if an ARB approved garage is available for storage of the vehicle is owned by the Owner. Upon receipt of written evidence of such approval at the entrance, the Owner may bring such vehicle onto the property and park it inside the approved garage. The Owner may, with prior approval of the ARB, have a boat, motor home, or camper parked outside their house temporarily, but not for more than one 24-hour period in any given month. Golf carts are allowed at any time so long as they are parked (for periods greater than 2 hours) in a garage.

LANDSCAPING/HARDSCAPE DESIGN GUIDELINES

Applicability

The following Guidelines shall apply to all landscape and hardscape on individual single-family lots within the limits of the South Island Plantation Development.

General Requirements

The following General Requirements shall apply to all landscape/hardscape on individual single-family lots.

- As a minimum, all construction shall be conducted in keeping with accepted industry standards, shall meet or exceed manufacturer's recommendations and shall comply with all applicable codes and ordinances.
- Only healthy, vigorous stock, grown in recognized nurseries under climatic conditions similar to this locality, in accordance with good horticultural practice, shall be installed. Plants shall be free of disease, insects, eggs, larvae, and defects such as sunscald, injuries, abrasions or disfigurements.
- Canopy trees and understory trees shall be mulched or strawed to a minimum diameter of three times the root ball (container) diameter. Where understory trees are planted in mass, entire area under each tree mass may be mulched. Shrub, ground cover, and seasonal flower beds shall be mulched within the entirety of each bed, but in no case less one and one-half the diameter of the root ball (container).
- Required plant material sizes shall be considered minimum sizes.
- Existing trees shall be saved and incorporated into the landscape. Be sure to include the size, location and species of these trees into the landscape plan and include a letter from an arborist as to how best to preserve and protect existing trees.

- In addition to these Landscape/Hardscape Guidelines, the current City of Georgetown Landscape Ordinance and Land Development Regulations shall, where applicable, apply to the South Island Plantation. Where the differences between these Guidelines and the Landscape Ordinance occur, the most restrictive requirement shall apply.

Specific Landscape Requirements

Plants shall be located to enhance building architecture, define building entrance(s), accent building features, and to create space, define focal point(s), provide shade and privacy, and/or direct views. All homes must be landscaped and irrigated prior to obtaining an Approved Final ARB Inspection.

Rear Property Line Landscaping

For all lots, where the lot rear directly abuts the lot side or lot rear of another lot, a landscaping screen along the rear property line shall be provided as follows:

- Minimum 1 understory tree per every 25 lineal feet (or portion thereof) of rear property line.
- Minimum 5 – 7 gallon shrubs or 8 – 3 gallon shrubs per every 25 lineal feet (or portion thereof) of rear property line. A proportionate combination of large and medium shrubs is allowed. Where there is sufficient space on the lot, straight-line plantings are discouraged.
- Such plantings shall not be planted in the bottom drainage swales.
- Such plantings are not required where there is a pond, wetlands or common space separating lots.

Street Trees

In addition to the planting as described above, each lot Owner shall plant 1 canopy tree within the street right-of-way in front of the lot, with location coordinated with utilities and service connections. Tree shall be container grown, or balled and burlap, minimum caliper 3". Tree shall be planted no closer than 5' to property line or 10' to driveway. Tree shall be centered between back of curb and right-of-way line, unless otherwise approved by the ARB. Where public sidewalk occurs, tree shall be planted centered between back of curb and front edge of sidewalk. For any given lot, tree shall never be planted centered on the site. Tree shall be one of the following species:

- *Acer rubrum* – Red Maple
- *Quercus acutissima* – Sawtooth Oak
- *Ulmus parvifolia* – Lacebark Elm
- *Quercus laurifolia* – Laurel Oak
- *Quercus Virginiana* – Live Oak

Utility Boxes

- Transformers, switch boxes, cable and phone pedestals, and other similar utility boxes shall be consolidated into common areas, shared between adjacent lots where feasible.
- Transformers, switch boxes, cable and phone pedestals, and other similar utility boxes shall be screened with medium shrubs so that from the street, the view of the utility box is minimized. Care must be taken to provide one unobstructed access route to the boxes for ongoing maintenance and service.

Mulch

- The following mulch types shall be allowed: pine straw, bark chips, and aged wood chips.
- Dyed wood or bark, brick chips, marble chips, oyster shells and crushed stone (except natural-color river gravel) mulch shall not be allowed.

Edging

- Concrete, brick, steel, or aluminum plant bed edging shall be allowed. Steel and aluminum shall be black only.
- PVC edging shall not be allowed

- pavement.
- The connection point to the irrigation system, and the location of heads, lines, valves, and controls shall be identified on the Final Landscape Plan.
- Hose storage reels/hangers shall be located to the sides or rear of the lot.

Lawn

- All unpaved areas, not otherwise landscaped, shall be established and maintained as lawn.
- All lawn shall be sodded with Bermuda, Centipede, Zoysia or St. Augustine sod. Seeding will not be allowed.
- Except for mulch under mass tree and/or shrub plantings, no large, unplanted mulched areas shall be allowed.
- Area between the front lot line of the lot, and the street curb, to a maximum dimension of 15', shall be sodded by the individual lot Owner.

Irrigation

- All landscaped and lawn areas shall be irrigated, including lawn area between front lot line and street curb to a maximum dimension of 15'.
- Irrigation shall be zoned to irrigate lawn and landscape areas independently. System shall be of sufficient size and capacity to irrigate all lawn and landscape areas.

- Above ground controls shall be located to the side rear of the lot.
- Irrigation lines are to be placed at least 24" from the curb in order to reserve the space for the mailbox post. Sprinkler heads are to be directed away from the street to guard against saturation of the road base and discoloration of the curb.

Vegetable Gardens

Vegetable gardens shall not be allowed in the front or sides of a lot. Vegetable gardens shall be allowed in the rear of the lot, so long as the total area cultivated does not exceed 64 square feet, and so long as it is screened by landscaping or fence from the view of adjacent lots or public areas.

Specific Hardscape Requirements

The specific hardscape requirements listed below shall be followed in the development of all single- family lots:

Fencing and Free Standing Walls

- No wall, fence, or coping may be constructed on any home site unless specifically approved by the ARB. Any fence or wall must be consistent with the material used in the surrounding residences and other fences. Any proposed walls or fences will be subject to a stringent review. Care must be taken to preserve the pleasing natural contours and open space of the South Island Plantation setting with its rolling contours and tree covered hills.
- No wall, coping, or fence may be constructed or maintained in such manner as to interfere with vision of drivers at any intersection of streets or roads.
- All wooden fences, including picket fences, shall be made of cypress, cedar, redwood, or pressure treated wood, with rust resistant attachments and hardware. All picket fences, as well as all pressure treated wood fences shall be painted with high quality exterior grade enamel color, approved by the ARB.
- All fences, gates, and walls shall be constructed and maintained structurally sound, in compliance with City of Georgetown building and zoning codes.
- Walls with natural stucco over masonry shall be considered. EIFS, imitation stucco, shall not be allowed. Brick, natural stone, and "tabby" walls shall be allowed. Wrought iron, aluminum, and vinyl fences shall be allowed if factory painted. Color and style to be approved by the ARB.
- Chain link fence shall not be allowed.
- No fence or wall shall be higher than 6', except where lower maximum is required and except for posts and piers, which may be proportionately higher.
- "Living fence" features will be permitted to provide a buffer or screened area for vehicular courts. "Living fences" shall be lattice fences of wood or metal, with evergreen plantings that will fill the lattice and create a visual buffer.
- Attempts to claim property lines through individual fencing or hedges are

discourages. Generally, fences must encompass specific areas and not entire yards. Every effort must be made to retain the feeling of open spaces. Common property line gates, as well as fences or walls occurring on property lines, will be as approved by the ARB only on evidence of written agreement between affected property owners of acceptance of a common fence (wall), and only when such fences or walls do not detract from the feeling of open spaces.

- No fencing shall obstruct a neighboring view.

Landscape Structures

- Allowed landscape structures shall include gazebos, trellises, arbors, and other similar structures.
- All structures shall be made of cypress, cedar, redwood, pressure treated wood, or of factory primed and painted rust resistant metal, or vinyl. All attachments and hardware shall be rust resistant. All colors shall be approved by the ARB.
- All structures shall be constructed and maintained structurally sound in compliance with City of Georgetown building and zoning codes.
- All structures made of pressure treated wood shall be painted with high quality exterior grade enamel, color as approved by the ARB.
- Gazebo locations are subject to ARB approval.
- Maintenance/Storage sheds must be approved by the ARB and be integrated into the exterior of the home.

Lawn / Patio Furniture

- With the exceptions of benches, chairs, and small tables at the front door, no lawn/patio furniture shall be allowed in the front yard.
- In addition to benches, chairs and small tables, rockers and porch swings may be used on front porches.

Lawn Features

- Allowed lawn features, subject to approval of the ARB, will include: fountains, sculptures, ceramic and clay pots, bird houses, bird feeders, bird baths, hanging flower baskets, free-standing wood posts, brick piers and other masonry items.
- Banners, flags, and non-plastic figurines shall be allowed on a case by case basis. Plastic figurines of any kind shall not be allowed.
- In no case shall clotheslines be allowed.
- Official American flags may be flown, at any time, without approval of the ARB, but only from building mounted brackets. Special occasion flags may be flown on the occasion only.

Swimming Pools

- Swimming pools, lap pools, hot tubs and Jacuzzis shall be allowed as noted in *Table 3*.
- All pools must comply with all state and local regulations.
- Swimming pools are to fit in the building envelope.

- All pools shall be fully integrated into the design of the lot, with clear relationship to site features and the main building.
- Cabanas and other similar support structure shall be allowed where pools are allowed, in keeping with zoning and building code limited.

Walks

- Walks within the front yard shall be minimum 36" wide. Width of walks elsewhere on the lot shall be at the discretion of the lot owner/builder.
- If there is a public walk on the lot side of the street, at least one lot walk shall connect to the public walk, edges of the lot walk shall be radiused into the public walk with radiuses equal to width of lot walk.
- If there is no public walk on the lot side of the street, at least one lot walk shall connect to street curb line.
- No walk shall be located closer than 3' from a side or rear property line.
- Concrete walks may have standard broom finish, salt finish, exposed aggregate or tabby finish. Walks shall be installed per accepted industry standard. Spacing between control joints shall be no greater than the average width of walk.
- Paver walks shall be constructed with concrete, brick or stone pavers, per manufacturer's recommendations. Paver walks shall be edged with concrete collars, or edging specifically manufactured for the purpose of containing pavers; however, individual stepping "stones" shall not require edge constraints.
- Gravel or stone walks shall be allowed anywhere on the lot, except within the front yard as primary connection between house and street, or as primary connection between house and driveway.
- Stamped concrete walks are allowed, subject to the approval of color(s) and texture pattern(s) by the ARB.

Driveways

- Driveway connection to street shall conform to *Driveway Connection Detail*.
- Driveways are to have a single entrance from the street. Exceptions may be granted in instances where frontage of the home site is sufficiently large to absorb the impact of two driveway cuts on the streetscape. Generally, driveways shall curve to avoid long, straight runs.
- Except for "ribbon" driveways, driveway widths shall be maintained to a maximum of 12 feet at the right of way line and into any vehicular court.
- Driveways may be constructed of concrete, brick, or stone pavers, or gravel. No asphalt, sand, or crushed stone driveways are allowed. Gravel driveways are to be contained with a secure edging.
- No driveway shall be closer than 3' to a side property line, except for zero line lots, where driveway may be within 12" of the lot line. (Exception may be granted by the ARB on a case by case bases where it is deemed necessary to have a driveway closer than 3' to a side property line)
- Except for corner lots, driveways in lot rears shall only be allowed if connecting to a detached garage.

- For corner lots, no driveway connecting from a side street shall occur in the front yard.
- For corner lots, no driveway shall be closer than 3' to rear property line, except for zero lot line garages, where driveway may be within 12" of lot line.
- Concrete driveways may have standard broom finish, salt finish, exposed aggregate or tabby finish. Concrete driveways shall be installed per accepted industry standards. Control joint spacing shall not exceed 8' square. Inlays of concrete, brick or stone shall be allowed, so long as no paver is closer than 6" to the edge of driveway.
- Paver driveways shall be constructed with concrete, brick, or stone pavers, installed per manufacturer's recommendations. Paver driveways shall be edged with concrete collars or edging specifically manufactured for the purpose of containing pavers in a driveway condition.
- Dual, concrete "ribbon" driveways shall be allowed, so long as each "ribbon" is at least 24" wide and spaced appropriately for vehicular use. Space between ribbons may be lawn or pavers. Ribbon driveways shall be transitioned at property line to standard driveway, per *Driveway Connection Detail*.
- Stamped concrete driveways are allowed, subject to approval of color(s) and texture pattern(s) by the ARB.
- As a minimum, all construction shall be conducted in keeping with accepted industry standards, manufacturer's recommendations, and applicable codes.

Mailboxes

- Each owner/builder shall use the mailbox purchased through FirstService Residential for South Island Plantation. The cost is \$350.

Trash and Recycling

- Trash/recycling containers shall not be stored in the front of the lot.
- All containers are to be screened with a wall of at least 54" in height that is architecturally compatible with the home or landscape screening that completely hides trash/recycling containers.
- Vinyl lattice screens are not allowed.

HVAC / Mechanical / Pool Equipment

- Equipment shall not be allowed in the front of the lot, or within the street side of a corner lot.
- Equipment shall be screened by a wall of at least 54" in height made from materials that are architecturally compatible with the home or landscape screening that completely hides the equipment.
- Vinyl lattice will not be allowed.

Children's Play and Sports Equipment

- Equipment shall not be allowed in the front of the lot, or within the street side of a corner lot.
- No equipment shall be closer than 10' to any property line.
- Play equipment shall be of high quality materials in the least obtrusive colors available. Natural materials and colors are strongly encouraged. Brightly colored, molded plastic components are strongly discouraged. The location, materials, and colors of any proposed outdoor play equipment are subject to ARB approval.
- Basketball goals must blend in with the landscape and be set on permanent posts. Posts and fittings are to be a dark color and blend in with the surroundings. No bright colored lettering or logos shall be allowed. Nets are to be white.

Landscape Lighting

- Standard and/or low voltage landscape lighting is encouraged.
- Lighting shall be located and adjusted as to avoid light trespass on abutting lots or adjacent public areas.
- Fixtures shall be selected to provide design integration with building external light fixtures.
- Controls shall be screened from view.

Satellite Dishes

Proposed locations for satellite dishes (nominal 18" maximum size) are to be submitted for ARB review and approval and will be considered on a case by case basis. Some home sites have no acceptable location for a satellite dish. The following standards apply:

- The location must be unobtrusive. The best locations are tucked back in valleys and shielded by projecting roof structures.
- Adequate screening is to be provided.
- Location is to be achieved without cutting or pruning any trees.
- No front lawn installation is allowed.
- No installation at the peak of a roof is allowed.
- For new construction, an architectural screening solution is desirable.
- No large dish satellite dishes, TV antennas or radio antennas shall be allowed.

CONSTRUCTION SITE REQUIREMENTS

- All job sites shall be kept in a clean and orderly condition. No materials shall be stored or placed in the right of way, environmentally sensitive areas, or on adjacent property. All sites are to have a crushed stone driveway of at least 10' x 20'.

- Jobsite debris shall be removed weekly by 3pm each Friday. Should it be necessary for the South Island Plantation to have a site cleaned, the offending builder will be responsible for paying the costs.
- No sign is permitted at any job site unless required by law or is the approved ARB construction sign. The permit box is allowed.
- Construction hours are from 7am to 7pm Monday through Saturday. No work is allowed on Good Friday, Memorial Day, 4th of July, Labor Day, Thanksgiving, Christmas Day, New Years Day.
- All builders must keep a 24-hour emergency contact number on record with the ARB. The builder shall submit personnel and subcontractor lists to the ARB.
- No alcoholic beverages or illegal drugs are permitted on job sites at any time. Use of alcohol or illegal drugs on site will result in the immediate and permanent dismissal of the offending person(s) from the site.
- The owner/builder are responsible for any damage, caused by construction delivery vehicles, concrete trucks, and contractor vehicles, to the street pavement, curbs, and/or sidewalks in front or on the side of the lot, or elsewhere within South Island Plantation. The owner/builder is responsible for any work and/or repaving that needs to be done to restore the street to original condition. If the owner/builder does not complete this repair work satisfactorily and in a timely fashion, the ARB will deduct the repair cost from the owner/builder construction compliance fees.
- All persons, including construction personnel, shall drive carefully, obey the community wide 25 mph speed limit, and avoid parking on the community streets. Parking is allowed at the lot under construction.
- Any drivers, agents, subcontractors, suppliers, vendors, and employees of builders who violate construction site requirements, or any other ARB criteria may be removed by the ARB and prohibited from entering South Island Plantation.
- Builder/owner is solely responsible for taking all reasonable precautions to prevent injury and accidents. Builder shall erect cones and use flagmen when needed to warn of a potentially dangerous situation. When it is necessary to use a street for a brief period to load or unload, or when using hidden drives, flagmen and warning devices shall be used continuously during those times.
- All drivers, agents, subcontractors, suppliers, vendors, and employees of the builder(s) shall be warned of hazardous conditions and informed of the consequences of failing to obey construction site requirements.
- Protect existing trees and their root systems from vehicles, equipment, and materials. Tree fencing shall be used to protect all existing trees to remain within the site.
- When adjacent to a wetland, marsh, lake, or pond, the perimeter of the entire site must be silt fenced.
- In no case should South Island Plantation streets be used as material staging areas. Piling materials in any street or cul-de-sac is not allowed.
- No construction site fires are allowed at South Island Plantation. Burning of debris is never allowed.
- All job sites are to have a roll off dumpster. No cage waste containers allowed.
- Construction trucks, vans and trailers, as well as work person vehicles, shall not trespass on neighboring home sites. Vehicles may not be parked on neighboring property without written permission of the owner of that property. All vehicles are to be parked on one side of the street.
- "Port-O-John" lattice screen is required with treated posts, and with lattice or louvers on

three sides.

- The playing of loud music is prohibited at all times.
- No burying of debris is allowed under any circumstances.

FEES & DEPOSITS

The Architectural Review Board ARB Fee & Deposit Schedule

Applicants must submit the following at the time of Preliminary Application:

1. Design Review Fee of \$250 payable to RealManage LLC. This review fee is non-refundable.
2. Construction and Landscape Compliance Deposit of \$1,000 payable to South Island Plantation HOA. All or a portion is refundable dependent on compliance at completion.

All plans, applications, supporting documents, fees and deposits are to be submitted to:

SOU1SLAN@circmail.com

Address:

South Island Plantation ARB
7410 Northside Dr., Ste 230
C/o RealManage LLC
N. Charleston, SC 29420

Any questions for the ARB Administration should be submitted to:

SOU1SLAN@circmail.com

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MARLENE MCCONNELL, REGISTER OF DEEDS
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Marlene McConnell