

# **COLLETON RIVER ARCHITECTURAL REVIEW BOARD**

## **DESIGN GUIDELINES & PROCEDURES**

### **For Residential Construction or Remodeling**

ADOPTED BY: Colleton River

EFFECTIVE DATE: March 1, 2002

## **COLLETON RIVER ARB BOARD'S MISSION STATEMENT**

**To protect the common interest and investment of all Colleton River Plantation property owners through the application, administration and enforcement of the Plantation's Architectural Guidelines in a professional, timely and consistent manner.**

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## I. INTRODUCTION

The Colleton River Plantation Architectural Review Board (ARB) is dedicated to creating a unique and ecologically sensitive community. To achieve these objectives, the ARB has established certain architectural design and construction philosophies. For instance, a building should be unobtrusive in form and color, somewhat traditional in character, and fit appropriately into the existing landscape. While no specific architectural style has been established by the ARB, the primary concern is that the community is free from discordant or competing architectural shapes and design statements which vie for attention or attempt to create a greater visual impact than neighboring shapes and designs. The ARB expects that the common elements of a project be quality of design and material. Fads and fashions of trendy architecture should be avoided.

These philosophies suggest that each building is part of a total neighborhood and not an individual creation or architectural entity arbitrarily placed on the site or in the neighborhood. The various designs should complement and enhance the neighboring properties through consistency of scale, quality of material and coordination of colors.

The Architectural Review Board, consisting of property owners and professional advisors, has been established to administer these philosophies. To that end, the ARB has the responsibility to preserve the natural beauty of Colleton River Plantation while protecting the property investments made by its members.

**It is important to understand that for a number of reasons these guidelines may be updated following this publication. It is therefore important that the Architect and owners check with the ARB for any changes, which may have occurred before initiating the process of designing a home.**

### **Each project submitted to the ARB will be reviewed toward:**

1. Ensuring that any development, structure, or landscaping complies with the Covenants and Guidelines of Colleton River Plantation.
2. Preventing excessive or unsightly grading, indiscriminate clearing of property and removal of trees and vegetation, which could cause disruption of natural, watercourses or scar natural landforms.
3. Ensuring that the location and configuration of structures are visually harmonious with the terrain and vegetation of the residential lot and their surroundings and that structures will not unnecessarily block scenic views of existing or future homes.
4. Ensuring that the landscaping plans provide visually pleasing settings for structures on the lot and blend harmoniously with the landscaping on adjacent lots.

### **Important initial considerations:**

A SC registered Architect must complete all home designs submitted to the ARB for approval. The Owner, Builder and Architect are required to read the Colleton River Design Guidelines and sign a statement stating they have read and understand these guidelines.

- It is the responsibility of the Architect, Builder and Owner to follow these guidelines when designing and building the home. If at any time during the building process

and at final approval, it is discovered that all aspects of the home do not follow the guidelines and a variance has not been requested and approved, the ARB has the right to request that the portion of the home not following the guidelines be corrected to conform to the guidelines. Failure to conform to the guidelines could result in the loss of compliance deposits.

- Homes should be positioned on the lot to minimize the removal or the trimming of all hardwoods and other large trees including pines.
- Your home must be completed within twelve (12) months after you receive final approval of your plans unless written approval of an extension is granted by the ARB.
- No clearing of your lot or commencement of vertical construction can take place without written ARB approval.
- Following the final review and approval, it is the responsibility of the Builder and/or Owner to submit any changes made to the homes plan to the ARB. These changes must be approved by the ARB prior to the work being initiated.

## II. REVIEW PROCESS

### ARB Meeting Schedule

The Colleton River ARB meets regularly on the 1st and 3<sup>rd</sup> Thursday of each month

### Review Procedure

The ARB requires a phased process in which Conceptual, Preliminary, and Final Plans are reviewed for approval. This is done to avoid unnecessary expense or time delays for the owner. It is a requirement that the architect who has prepared the drawings be present for the conceptual and preliminary reviews of the plan. This is to establish communication between the ARB and the design professional, and to help eliminate any misunderstandings that could ultimately delay the project. **We also strongly recommend that the owner attend either the Conceptual or Preliminary review.**

### Submission Requirements

1. Two sets of Plans must be submitted to the ARB administrator along with the appropriate application and fees at least 3 days prior to the scheduled meeting.
2. The plans should be blueprint formatted. (Penciled in comments will not be considered in the review process.) Plan size and scale should be 24 "x 36" and 1/8"=1' for the site plan and 1/4"=1' for the building plan unless the size of the house requires a smaller scale. All variances to the guidelines must be clearly noted and specifically requested in writing.
3. All building plans must be stamped by a South Carolina registered architect, and all surveys must be signed and sealed by a licensed land surveyor.

## Plan Reviews

### Conceptual Review

The Conceptual submission must include: a site plan showing the proposed footprint of the structure, footprints of all adjacent lots and structures, and front and rear elevations of the proposed structure. An 8 1/2 X 11 Printout of the house footprint should be included to assist the ARB members review the conceptual stakeout. The conceptual stake out should include: all property lines, 15- and 20-foot setback lines, driveways and the house and deck footprint. All trees to be removed should be identified on the property with a red ribbon. Identify significant specimens that will require tree protection by wrapping each four (4) times with special tape that is supplied by the ARB office.

The site plan must also include a tree survey showing all trees to scale and the foliage canopy for all significant specimens.

At the discretion of the applicant, an artist's rendition of the proposed structure may be included in order to help determine the suitability of a particular style or design for construction in Colleton River Plantation

At this juncture of the review process, the ARB's opinion will be strictly non-binding and will be offered only in an effort to save the applicant time and expense in pursuing a design that might ultimately be disapproved.

The ARB will make an on-site inspection of the lot in order to fully understand the scope of the project; therefore, a preliminary stakeout of the house is necessary prior to the Conceptual Review.

### Preliminary Review

This type of submission demands more detail from the applicant than the Conceptual Review. At this stage all elevations should be presented and issues and concerns that were identified in the Conceptual Review should be resolved. An approval, at this stage, is an expression of conditional acceptability by the ARB of the plan/design. The ARB, however, reserves the right to disapprove all or part of the plan upon final application in the event that the plan or design is significantly altered from its Preliminary approved form, or in the event that significantly new information is brought to light during the Final review. This would include, but is not limited to; variances not listed on the Preliminary or Final application form, the omission of other information on the Preliminary or Final application form, or the discovery of drainage conflicts.

### Final Review

This submission demands the greatest level of detail. Upon approval, it will mean construction can begin. All changes made to the Preliminary Plan and responses to the ARB's Preliminary Approval Letter must be submitted in writing to the ARB Administrator. Also, a final stakeout of the house and property must be completed prior to this Review. **If the submission fails to include all of the**

**following required items, it will not be placed on the meeting agenda.**

**Required Items for Final Review:**

**Site Plan at 1/8" equals 1' 0" scale showing:**

- Topographical one-foot contours, lot corners and center spot elevations of the original grade.
- Footprint of any adjacent homes.
- Location and type of trees over 6" diameter measured 4' above grade that are to be removed. All trees should be shown to scale, including foliage outline. Tree protection for all significant specimens must be indicated.
- Property lines and building setback lines.
- Perimeter of all vertical construction, dimensioned perpendicular to the property line at the closest point.
- Roof plan accurately showing the extent of overhangs, including roofs for covered decks and pools.
- Major features on adjacent properties within 25 feet of the property line (i.e. roads, paths, marsh, lagoons, swales, culverts, golf course, Coastal Council setback lines, decks, patios, driveways, pools).
- All horizontal construction including driveways, parking areas, paths, walkways, pools, patios, etc
- Grading and drainage plan indicating all planned changes from existing grade with 1' 0" contour lines showing runoff direction.
- Location of any service yard used to house meters, HVAC, and/or pool equipment.
- Finished Floor elevations for all floors, garages, patios, and decks.
- Location of all water-source bore holes.
- Location of all utility paths from street to house (i.e., electric, gas, water, sewer and telephone).
- Planned location of port-a-lets, dumpsters, and material staging areas.

**Architectural Plan at 1/4" equals 1'0" scale showing:**

- Fully dimensioned floor plans, including decks, terraces, porches, pools, patios etc.
- Computations of heated floor space for each floor and total heated area.
- Elevation drawings of front, rear, right side and left side of the house. (Non-rectangular designs may require more than four elevations.)
- Typical construction details, wall section, corner detail, privacy fence/wall detail, service court fence/wall detail, chimney cap detail, exterior steps and hand-rail details and all other details necessary to explain the materials and finishes to be used on the exterior of the building. All details must be properly keyed to the elevations.



**Landscape Plan at 1/8" equals 1'0" scale**

The Landscape Plan must include an overlay of proposed plant materials for the entire site with particular focus on key elevations of the house (i.e. side entry garages, blank walls, high foundations etc).

For all plant materials, including trees, shrubs and ground covers, graphically depict each in a scale representation equal to its planted size and label each type/variety with a symbol. Provide a separate listing on the Landscape Plan that associates the plant symbol with its botanical and common name. Include quantity, and size (height and spread) for all plantings.

**The ARB, in its sole judgment, will determine at final inspection if the landscape plan is adequate, or if additional trees and/or plants are required.** This holds particularly true for landscaping that is used to screen highly sensitive areas such as swimming pools, garages, service yards and driveways that are close to adjacent lots, and/or the golf courses.

**Samples of Exterior Colors and Materials**

Samples of the color and finish for all significant exterior materials must be provided. These must include siding, trim, and roofing materials. Color samples must be submitted on the actual materials proposed for use. They should be submitted on an 8" x10" color board. If Stucco is used on the main body of the house, a separate 8" x10" color board for the Stucco will need to be included.

These samples are most important to both the owner and ARB in evaluating the eventual appearance of the house since color chips vary greatly from actual applications.

**Variance Requests**

If the proposed construction includes any variances from the design guidelines stated herein, they must be requested specifically on the application form. The ARB reserves the right to consult with affected property owners in deciding the merit of any variance request. If a variance is discovered that was not requested on the application, the application may need to be resubmitted reflecting the appropriate resolution.

If a variance is not properly requested, any approvals previously granted may be voided. It is the owner's and their architect's responsibility to identify and request a variance. In general, a variance will be granted only when unique site conditions would make compliance with the Guidelines impractical.

**Project Approval**

If the project is approved, the ARB will send the owner, within 5 business days, a Colleton River Plantation Approval Agreement Letter. Upon its return, together with a copy of the Beaufort County Building Permit, the Owner's compliance deposit and the Builder's compliance deposit, a Colleton River Plantation Certificate of Plan Acceptance will be issued and construction may commence. Construction must be completed within 12 months from the date of this letter unless a written request for an extension has been approved by the ARB.

It is important to note that the Certificate of Plan Acceptance is not a building permit. Plans that have been approved may not be transferred to another owner or used on another lot without ARB approval.

If the project is disapproved, a letter stating the reasons for disapproval will be sent to the Owner. Revised plans may be resubmitted with a letter explaining any corrections/modifications. If the resubmitted plans are again disapproved the owner may continue the process or appeal to the Board of Directors as provided for in the Plantation Covenants.

**Final Site Inspection**

Prior to the commencement of any construction, a final site inspection by the ARB Inspector is required.

All proposed vertical and horizontal construction must be staked out in accordance with the final plan. The sides and rear property lines must also be strung. All significant trees that will be protected by barrier fencing must be wrapped with yellow tape obtained at the ARB office. Where property lines are adjacent to marsh, river, lagoons, or existing homes, a 3-4 ft high barrier fence must be erected and maintained to keep construction debris within the job site.

The Contractor should notify the ARB Administrator once the stakeout and tree protection is complete. The Contractor will then be notified by phone when the ARB Inspector has completed the final site inspection. The two (2) other inspections required by the ARB are: Foundation Inspection and Driveway Inspection, which will be completed and signed off on by the ARB Inspector.

**Compliance Assurance**

Although the ARB has no responsibility to monitor the Builder and assure the Owner that his plans are being executed properly, the ARB from time to time will review the progress of construction to best assure the Community that its Guidelines are being followed.

It is the Builder's responsibility to make sure that all trenches for utility lines are dug according to the approved Site Plan. Errors in location resulting in damage to significant tree specimens will result in forfeiture of the Builder's deposit.

Ultimately the Completed Project Inspection will mitigate issues of non-compliance. However, to prevent a catastrophic error in the location of the home the ARB requires

that a foundation survey along with an elevation certificate of the finished first floor, be submitted for approval immediately after the floor system or slab is in place. No further construction may take place until this approval is received.

The ARB, during the term of the project, will monitor the work site for unsightly conditions, proper tree protection, and maintenance of barrier fences. Owners and/or Builders will be notified of any violations. **If a violation is not corrected within 24 hours the Owner and/or Builder will be subject to the forfeiture of all or part of their deposits. Repeat violations could result in the shut down of the project.**

### **External Changes and Additions**

**No external changes to the approved project will be allowed without ARB approval. Work on such changes must not be initiated until the ARB renders its decision on the proposed changes.** Interior changes that do not have an effect on the exterior of the building do not require approval.

### **Inspection of Completed Project**

When the construction project is completed the owner should submit the following information to the ARB Administrator to initiate the final inspection:

1. A Letter of Certification stating that all construction has been completed in accordance with the plans approved by the ARB
2. 8" x10" color photographs of all building elevations including views of critical landscaping requirements
3. An as-built survey that includes all vertical and horizontal construction (i.e. walks, driveways, pools, decks, etc.) If the approved house plans called for a peak dimension within 2 ft of the maximum height limitation than a surveyed height must be shown on the as-built survey

All building materials, port-a-lets, dumpsters, and construction signs must be removed from the site prior to inspection.

If the ARB determines, through its inspection, that the construction and landscaping are in accordance with the approved plans, the ARB will issue a Letter of Construction Acceptance and return the compliance deposits.

If the ARB finds that the construction and/or landscaping has not been completed in accordance with the approved plans, the owner and builder will be notified in writing as to the reasons for non-compliance. The owner/builder must then correct the deficiencies and resubmit a new letter of certification together with a revised set of plans reflecting the changes that were made. If in its sole judgment, the ARB feels that the completed project has failed to satisfactorily rectify an issue of non-compliance, some, or all of the deposit monies may be forfeited from both the owner and builder.

### III. Design Guidelines

The design guidelines are based on specific building requirements set forth in the Declaration of Covenants for Colleton River Plantation and design philosophies established over time by the ARB. These guidelines apply to all owners of subdivided single-family property within Colleton River Plantation. Additionally, there are separate and unique guidelines that appear later in this document that apply to the Dune lots (J26-J45)

#### A. Architectural Design Guidelines

##### General Overview

**Building Form:** The eventual building form of every residence should be carefully planned so as to be compatible with the natural setting of its site. Building designs should provide interest but not at the expense of neighboring structures. Large homes can be made to appear smaller and smaller homes to appear larger by the manipulation of shapes and forms, and by the effective use of decks, screened porches, and rooflines.

**Articulation:** The aesthetic appearance of a home depends greatly upon the articulation of the siding, roof, fascia detail, fenestration, walls and fences. Windows should be selected and located to provide for natural lighting, ventilation and views. Walls and fences should be used to provide privacy, enclose service areas and reduce the scale of larger masses. Detail at the soffit, fascia, base, corners, windows and decks should have common elements that help to unify the appearance.

**Design Repetition:** After the site analysis has been completed, the individuality of each lot becomes apparent. Therefore, the design of each home should be unique relative to the building site and other structures within the Plantation.

##### Foundations

The ARB generally considers houses that are raised above finished grade to be visually more pleasing. Thirty inches (30") of foundation showing above the finish grade is the recommended minimum and no more than five feet (5') of exposed foundation as measured from the finish grade to the bottom of the first floor joists will be allowed. However, due to FEMA flood elevation requirements, a more substantial foundation may become necessary. High foundation walls will require careful treatment such as accents, indentations, or landscaping to help reduce their apparent height and massiveness. Pier foundations are considered too minimal and lacking in design. Louvered or lattice openings in a foundation wall are a preferred alternative, however, in no case should the louvered or lattice opening exceed 30% of the wall's surface.

##### Exterior Walls

Exterior walls should be of brick, wood, hardiplank, or stucco. Plywood composite materials, fiberboard, vinyl or metal siding are not appropriate. Architectural treatment and detailing of the exterior is required to breakup the massiveness of wall designs.

## **Windows**

Various styles and functions of windows are encouraged. Large areas of glass without any division are discouraged. No more than 30% of the wall surface on the street side of the house should be glass. The view side of the house may have a greater percentage of glass. Large glass areas should carefully integrate into the total design. If tinting is to be used in the glass, care should be taken to avoid a mirror effect. **Window mullions must be true divided light or have fixed interior and exterior grids (simulated divided light).**

Skylights are discouraged on street side elevations. Exterior glass block is considered out of character for Colleton River Plantation.

## **Shutters**

Shutters should be sized to fit over the window when closed and must be mounted on operable hardware. Hurricane Shutters require ARB approval. They may be used only when storm warnings are issued and must be removed as soon as practical once the storm has passed. Hurricane Shutters may not be used for long-term enclosure of the House.

## **Roofs**

Architectural roofing materials such as slate, tile, copper, wood, and tern metal are encouraged. Fiberglass shingles are also acceptable. Colors and configurations should be chosen which do not call attention to the roof. Exaggerated roof slopes, both high and low, should be avoided. Plumbing vents, gutters, skylights or any other roof-mounted feature must be finished so as to blend in with the roof's appearance and should not be located on the street side of the house.

## **Fireplaces and Chimneys**

The exterior portion of all chimneys protruding through a roofline must be of masonry construction. No fabricated metal chimney caps are allowed.

## **Garages and Detached Structures**

Long term outside parking of any type of vehicle is discouraged in the Plantation. Therefore, every home in Colleton River Plantation should be designed to include a garage that will house all vehicles (cars, vans, trucks, golf carts) that will be operated by the owners. The minimum requirement is two (2) car spaces. Where possible, garages should be located in the front half of the property. Garage doors should not face the street. Side entry garages facing the interior of the lot are preferred. If however, the entry doors must face adjacent lots, additional landscape screening and/or enhanced garage door detail will be required.

Detached garages are permitted as long as they are connected to the house by a covered passageway and they are compatible in style, material and color with the main house.

Port-e-cocheres are allowed. Carports are not permitted

**Service Yards**

All garbage containers, LP gas tanks, pool equipment, HVAC compressors and other mechanical equipment must be located in an enclosed service yard. The walls of the service yard must be constructed high enough to screen all equipment and wall mounted meters from view. The walls must be designed to blend with the architecture of the home. A minimum height of 5 1/2 ft is required. The service yard must be located within the setback lines of either the side or rear yard.

Underground propane tanks may be located outside the service yard provided they are buried within the property lines.

**Walls, Fences and Gateposts**

Walls, fences and gateposts are permitted for the following purposes:

- Enclose and screen a service yard
- Define an entrance space or courtyard
- Provide privacy to rear patios and decks

Deer fences are not permitted. Owners should be aware, when selecting plant materials for their landscaping, that deer are a common element in the Plantation.

Netting of shrubs is permitted for protection from animals.

All walls, fences and gateposts located outside of the building setbacks will require ARB approval.

**Decks, Terraces and Patios**

The scale, detail and material of the decks, terraces, and patios should be consistent with the architecture of the house. They should be considered an extension of interior space, while providing a transition from the building to the landscape.

**B. Building Sizes****Single Story**

A single story home shall have a minimum of 2,400 square feet of enclosed dwelling area.

**Multi Story**

One and one-half and two story homes shall have a minimum of 3,000 square feet of enclosed dwelling area with at least 1800 square feet being on the first floor.

Note-the term "enclosed dwelling area" shall mean the total square footage of a dwelling (excluding garage) that is heated and air-conditioned

**Building Heights**

The overall building height (not including chimneys or parapet walls) shall not

exceed forty (40) feet above the finished first floor level. The finished first floor level shall not exceed 5 feet above the minimum FEMA (Federal Emergency Management Agency) flood elevation or the natural grade, whichever is greater. If a third story is to be constructed it must fit within the rooflines of the first two stories.

### **Building Footprint Limitation**

The total footprint square footage for all vertical construction may not exceed 30% of the total square footage of the lot.

## **C. Building Orientation**

Homes should be oriented to best take advantage of views and open space. Care must be taken to locate each structure, whenever possible, so as not to infringe upon view corridors of existing and future adjacent homes as well as the natural amenities of the area.

Homes do not have to be placed square with the street or setback lines. Minor variations in building setbacks from roadways can be incorporated in order to avoid a regimented and monotonous streetscape. Staggering the facades of the roadway elevation will also achieve a similar effect.

A single home may be placed in the center of two adjacent lots that have been combined and replatted with the County and the Plantation.

## **D. Building Setbacks**

### **Front**

The minimum setback from the front property line for any vertical construction is:

- 30 feet-Phase I Lots
- 35 feet-Phase II lots

### **Side**

The minimum setback from the side property lines for any vertical construction is fifteen feet (15') feet on one side and twenty feet (20') on the other side. The distance between houses should be a minimum of thirty-five feet (35').

When 50% or more of the length of the side elevation of a house is greater than one story, then the setback for that side must be 20 feet (20'). For this purpose, a room over a garage is considered to be two (2) stories and must be located on the twenty-foot (20') setback side.

Although not a requirement, consideration should be given to locating the service yard on the twenty-foot (20') setback side of the house.

### **Rear**

The minimum setback from the rear property line is thirty feet (30') for any vertical construction. Pools, decks and patios that are less than 2' in height may

be located a minimum of twenty feet (20') from the rear property line with ARB approval.

### **Environmental**

The Plantation has several types of environmentally sensitive areas that have unique setback requirements for all vertical construction.

#### **Freshwater Wetlands**

20 ft setback from edge (Phase I)

20 ft setback from edge (Phase II)

#### **River**

50 ft setback from property line or bulkhead whichever is greater

#### **Marsh**

30 ft from edge (Phase I)

50 ft from edge (Phase II)

#### **Lagoon**

30 ft from edge (Phase I)

30 ft from edge (Phase II)

Setbacks for lots bordering environmentally sensitive areas will be influenced by Rules and Regulations of the South Carolina Coastal Council. Any variance granted by the ARB will ultimately have to be approved by the Coastal Council.

### **Easements**

There is an easement extending twenty feet (20') landward along the entire perimeter of all river, creek, lagoon, marsh or wetland areas. This easement is a nonexclusive easement for access to the above bodies of water. Because these areas are an important aesthetic and functional resource of the Plantation, no improvements may be made with the exception of landscaping, which may be done in the easement with ARB approval. It is the responsibility of the homeowner to identify other easements such as Utilities and be aware that any landscaping or driveways may be affected.

### **E. Driveways**

Driveways should be designed to smoothly transition the architecture to the roadway. Broad expanses of concrete should be broken up with brick dividers, especially at the curb entrance. Long driveways should be curved. Circular drives should have a minimum diameter of forty-five feet (45'). Brick pavers, divided concrete, and pervious materials such as gravel, shell or aggregate are acceptable, however, when using pervious materials substantial edging will be required to maintain the driveway dimensions

Two (2) off street guest parking spaces are recommended.

Single driveway curb cuts are preferred unless the street property line is greater than one hundred twenty (120') feet. Access to corner lots should be from the least traveled street. Curb cuts should be no greater than twenty-seven feet (27') wide and located at least fifteen (15') feet from the side property line.



Driveways must be set back at least five (5') feet from the side property line and if possible, not parallel to the property line. Driveways and guest parking spaces that are located close to the minimum setback will be required to have sufficient landscape screening to minimize visibility from the street and adjacent property.

## **F. Swimming Pools**

Pools should be designed so that the least amount of existing vegetation is disturbed. The pool should be located inside the setback lines. Pool locations on the street side of the property are discouraged. Only in ground pools are permitted. The top edge of the pool may not be greater than 2 ft above existing grade and it must be integrated into any terrace or deck construction. **Pool deck(s) must be at finished grade. ARB approval will be required if the finished grade exceeds existing grade by two (2') feet. A spa associated with the pool can be no greater than two (2') feet above the pool deck.** All pool equipment must be placed within an enclosed area that is located inside the setback lines and preferably, attached to the house.

Hot tubs/spas installed into an existing or elevated deck cannot exceed two (2") inches above deck surface and must be screened with appropriate landscape materials. No stand-alone hot tubs are allowed.

Inflatable pool covers and/or any pool screen enclosures are prohibited.

**Significant landscaping will be required around pools and pool decks to screen adjacent properties and views from the golf course.**

## **G. Tennis Courts**

No Tennis Courts are permitted on individual lots without special approval by the ARB. Tennis Courts are provided at the tennis facility for resident's enjoyment.

## **H. Docks and Bulkheads**

All Dock and Bulkhead construction will require a County/State permit as well as ARB approval. Property owners, whose lots are indicated as having a dock on the official Colleton River Plantation Dock Master Plan, as approved by the South Carolina Coastal Council, will likely be granted a permit to construct a dock. All docks must be built in accordance with the Design Specifications for River and Marsh Front Docks (Exhibit D).

Dock walkway construction should extend perpendicular to the rear property line from a point to the right of the center line, where no part of the walkway, pierhead, floaters or pilings is any closer than 20' of the right property line. Dock walkways must not exceed 4 ft in width on the marsh and 5 ft on the river. All dock floats and/or mooring piles must be constructed so that the overall length that runs parallel to the property line does not exceed 20% of the lot's waterfront frontage. The primary float must not exceed 10 ft in width. If a protector float is added, it must not exceed 6 ft in width. The maximum pierhead size is 16' x 16'.

Dock lights must be subdued. Timers or motion detectors must be installed to limit

light usage to times when the dock is being used.

Access to the dock walkway should be such that minimal disruption to vegetation in the setback takes place

**Boat lifts and covered pierheads are permitted, however plans must be submitted for approval prior to installation. Contact the ARB office for construction specifications.**

Any repairs or restoration to Docks and privately owned Bulkheads will require government and ARB approval.

### **I. Antennas, Satellite Dishes and Sound Devices**

No television antenna, radio receiver or sender or other similar device may be attached to the exterior portion of any structure in Colleton River Plantation without ARB approval. No transmission of radio, television, or any other form of electromagnetic signal, which may unreasonably interfere with the reception of television or radio signals, is permitted.

Satellite Dishes are permitted; however, they must be placed in either an inconspicuous roofline location, a service yard, or on the ground if they are adequately screened from view from the street, adjacent neighbors, and the golf course.

Exterior sound devices, with the exception of security alarms, shall be located and controlled so as not to interfere with the peace and privacy of neighbors.

### **J. Utilities, Wells, and Water Source Heating/Cooling Systems**

All water, sewer, electrical, telephone, and cable TV lines must be underground.

No private water well used to supply drinking or irrigation water, may be drilled on a residential lot so long as Colleton River Plantation or a Public Service District has installed a water distribution line within 100 feet of the property and that the average daily water pressure provided is adequate for normal household use.

**Irrigation wells are permitted. Homeowners requesting irrigation wells must first obtain ARB approval, and will be reviewed on a case-by-case basis.**

Water source heating and cooling systems are permitted in Colleton River with ARB approval. Wellheads must be located within property setback lines and be adequately screened from view. A licensed well driller must drill any borehole, and the location of all wells must be shown on the final site plan. Until Colleton River has natural gas lines installed, no gas heating systems are allowed (Propane heaters or water heaters).

### **K. Exterior Lighting**

All exterior lighting including landscape lighting must be approved by the ARB prior

to installation. Light fixture locations should be indicated on the site plan and cut sheets showing size and detail of the fixtures must be provided.

Exterior lights must be installed such that neighboring properties and street traffic are unaffected by the glare. Lighting fixtures that are recessed in overhangs are acceptable. **Spot/flood lights mounted to eaves are not permitted.**

Driveway and walkway illumination must be subdued (low wattage), directed downward, and where possible, concealed into steps, walls, bollards, or handrails.

Landscape lighting should also be subdued (low voltage and low wattage) If up lighting is used, care should be taken to avoid creating a halo or glow in the night sky. Down lighting should be focused on specific landscape objects and not used for general illumination purposes. No lighting may be located within 20 feet of the front or rear lot lines, nor within 10 feet of side lot lines. Lampposts are permitted, however they must be located within the setback lines.

Colored lighting is not acceptable.

The ARB reserves the right to examine all exterior lighting any time after the house is complete and can require that lights be redirected, a lower watt bulb be used or lighting be removed in order to maintain the low-key ambiance of the development.

## **L. Landscaping**

The intent of the landscape plan is:

- To beautify the home site
- To soften the visual impact of vertical structures
- To screen specific areas from street and neighboring views
- To restore the site from disturbances which occur during construction

A successful landscape design will complement the house and site. Plans for all landscaping, grading, excavation or filling of lots must be approved by the ARB.

### **Grading and Drainage**

Site grading should be kept to a minimum in order to maintain existing drainage patterns of the land. In general; the areas of the lot that may be filled are limited to the area immediately under and around the house and the driveway. This fill area should transition down to existing grade as soon as possible once beyond the building line. It should be anticipated that natural low-lying areas are to be preserved and that these areas may retain water for several days following a heavy rainfall.

Grading and drainage should be designed to ensure no storm water or roof water runoff is directed toward adjacent home sites or directly into marsh areas. Runoff should be directed into existing natural swales.

Cuts and fills should be designed to complement the natural topography. Grading should produce graceful contours, not sharp angles. A smooth transition should

be provided at the crest and base of the slope.

### **Design**

A simple massing of the plant materials is the most effective method of creating a successful planting scheme. Lawns are encouraged in open areas around homes where sunlight is available for a good portion of the day. Otherwise, wooded areas should be preserved and enhanced by the selective introduction of ground cover and edge plantings. Particular focus should be paid to areas requiring visual screening, such as pools, service yards, utility boxes, side entry garages, and foundation walls. When screening these areas, plant materials must be of sufficient size, when planted, to cover at least 50% of the height of the object to be screened. In general, proposed plant material should be natural to the region, salt tolerant, drought resistant, cold hardy, and unappealing to deer.

No plant material that will have a mature height greater than 2 feet is permitted within 10 feet of any roadway.

A grass buffer is encouraged along all Plantation roadways.

### **Golf Course Properties**

In phase II and for some lots in Phase I, the ARB requires that a buffer from the golf course be created which includes appropriate evergreen plants with base materials a minimum of 3 (three) feet in height.

The ARB will review all landscaping following installation and may require additional plants and/or have the size of plants increased.

### **Trimming of Trees and Vegetation**

Trees on the owner's property may be trimmed with ARB approval. Any cutting or trimming of trees or vegetation outside of the owner's property line also needs ARB approval.

### **Tree Protection**

Tree preservation is ultimately the owner's responsibility, however during the term of the construction project a joint effort must be made by all parties to protect trees and vegetation for the owners long term benefit.

Trees that have been identified on the site plan, as having significant value will require a protective barrier. Tree barriers should be constructed strong enough to remain in place for the length of the project. They should be 4 ft in height and constructed either as split rail fencing or a 2 x 4 frame wrapped in orange web plastic. **Where practical,** the barrier must be placed under the drip line of the tree. **At a minimum** the barrier must be erected 10 ft from the tree trunk. Inside of the tree protection area should a bed of coarse hardwood mulch 6 inches deep is recommended. **It is incumbent upon the Builder to maintain these barriers at all times. Failure to do so will result in the forfeiture of all or part of the Builder's deposit.**

Trees and vegetation along marshes, river, wetlands and lagoons are critical to the ecological stability of these sensitive areas. Minor trimming and pruning will be allowed with ARB approval. Any significant clearing is prohibited and will cause restoration work to be initiated at the owner's expense.

### **Irrigation**

Irrigation systems should be designed to minimize water usage. Rain sensors are required. All fixtures as well as their field of spray must be kept within the property lines.

### **Accessory Structures**

Tool sheds, playhouses, kennels, and any other similar type structure require screening and must be approved by the ARB.

All playground equipment, except basketball nets, must be located in the rear yard. Basketball nets may be placed in driveway or garage areas with ARB approval; however significant screening will be required.

Statuary elements require ARB approval and must be located within the setbacks. Bright or glimmering objects will require screening.

Flag poles no greater than 30 feet in height are permitted in the rear of the lot, however they must be located within the property setback lines.

Exposed clotheslines are not permitted.

## **M. Miscellaneous**

### **Mailboxes**

The standard Colleton River Plantation mailbox must be used. The ARB Administrator will provide details on obtaining one.

### **Construction Signs**

The standard Colleton River Plantation construction sign must be used. The sign will be limited to the names of the owners, two design professionals, and the primary contractor.

### **Undeveloped Lots**

It is the Owners responsibility to keep undeveloped lots free of excessive debris, such as fallen trees, limbs and underbrush. If the lot becomes too unsightly, or unsafe, the ARB will take the necessary action to have it cleaned up at the owner's expense.

## **IV. Design Guidelines for the Dune Lots (Lots J-26 thru J-45)**

### **General Design Overview**

The ARB recognizes that the Dune Lots provide Colleton River with a unique scenic condition. Owners who desire to build on these lots will require special architectural considerations.

The focal point building in this area is the Clubhouse. No home should be designed that will compete with the clubhouse in terms of visual dominance or size. Houses need to exhibit a sense of the architecture belonging in place. Because of the sparseness of trees and vegetation, and the elevations relative to the river and golf course, homes built on these lots will be highly visible. Therefore, the homes should visually become part of the landscape instead of a collection of statements on the landscape. The forms, materials and colors of the homes should respond to the natural surroundings in a manner that will achieve this effect.

The use of architectural forms, materials, and details that are native to coastal South Carolina from an environmental, cultural and social point of view are encouraged. This includes such features as high ceilings, covered porches, large operable windows and other traditional South Carolina detailing.

Roof forms and roof pitches should be such that they emulate the topography of the dunes. Roof forms should diminish in scale so that no one-roof element becomes dominant on the landscape. Roof pitches should not be excessively steep (over a 12/12 pitch) nor should they be basically flat. Small areas of flat roof may be acceptable for a particular design, but a flat roof should not be the primary form of the home. The profile of any individual home should not be so large or so dramatic in form as to dominate the skyline. Hipped roof forms are more desirable than gable or shed roof forms. However, gable and shed roof forms may be acceptable when the gabled walls face the street. The most appropriate roof would be one of moderate texture and soft natural blending color. This includes wood shingles and shakes, some high-grade asphalt shingles, synthetic and natural slate.

The building form should be limited to 1 1/2 stories with the second story hidden within the rooflines.

Wall materials such as hardiplank, stucco or brick are recommended. Texture and color should blend with the Dunes area.

Elements that project above the roofline such as chimneys should be as low key as possible.

The view side (generally the rear elevation) of the house should be very straightforward and free of excessive decorative detail or ornamentation. Screened porches, trellises, low walls, covered porches and arbors are encouraged as a means to enhance the design of the rear elevation. The street side of the house provides greater opportunity for architectural expression and detail.

Windows should be designed to maximize the view from within the home; however, window patterns should not be dominant when viewed from a distance.

Houses that are designed as a series of elements such as a main house with several connected or separated structures are encouraged. This approach creates the sense of being a compound and minimizes the visual impact of the roof design.

Walls that enclose yards or outdoor living spaces help to reduce the scale and mass of a building, especially when the walls are further softened by the use of earthy berms and landscaping.

### **Setbacks**

All setback requirements previously described in section III D (p.16) apply, with the exception of the side setback requirement that is increased by 10 ft on the side where 50% or more of the length of the side elevation is over one story in height.

### **Landscaping**

Plant materials used for landscaping should be indigenous to the Dunes. These plants should be low in profile and wind and drought resistant. Tall or ornamental trees will not be permitted in the rear yard. However, each property owner will be required, as part of the overall landscape plan, to plant a minimum of 5 shade trees on the street side of the property. The shade trees must be at least 8 inches in caliber as measured 2 feet above grade.

### **Site Analysis**

In order to best assure the Community that these guidelines are fully understood, the ARB requires that the design professional, and when practical, the property owner, meet with the Review Board for a pre-design conference. This important meeting will help identify issues early in the design process that might influence the individual needs of the homeowner.

## **V. Existing Home Guidelines**

Although the primary purpose of the ARB is to assure the Community that all new building construction is in accordance with the Covenants and Guidelines, it has a secondary responsibility to assure the Community that all changes to existing homes adhere to the Covenants and Guidelines as well. This oversight includes the monitoring of the visual appearance of homes and lots.

### **Repainting, Restaining, or Changing Exterior Materials**

Repainting, restaining, or changing exterior materials requires ARB approval. **This includes repainting or restaining a house the same color.** Color samples must be submitted on the exact material to be painted or stained at the time of request.

### **Improvements**

No building addition or alteration to the exterior, or modification of landscape screening that would affect the purpose thereof may take place without ARB approval. Requests

for such improvements must follow the procedures outlined previously for new construction.

**Landscaping**

Every owner is responsible for the upkeep and maintenance of his/her property. Landscaped areas must be kept tidy. Plant materials must be pruned and watered. Lawns must be mowed regularly. Natural areas must be kept free of weeds and debris.

**Signage**

The use of any sign, including those for the purpose of identification, renting or selling property or installation of a security system is prohibited.

**Rebuilding Destroyed or Damaged Structures**

In the event that a structure is damaged or destroyed, it can be rebuilt as previously approved by following the current ARB process and fee schedule. Certain changes/modifications may be required to bring the rebuilt structure in line with the current guidelines as well as compliance with state or local laws. These changes could include but are not limited to: landscaping, lighting, window specifications, fireplace construction, dock size and location, etc.



**VI. EXHIBITS****COLLETON RIVER ARCHIECTURAL REVIEW BOARD  
FEE SCHEDULE**

Plans must be submitted to the Architectural Review Board Administrator, together with the appropriate fees in accordance with the following schedule. (These amounts may vary from time to time in accordance with the Covenants. Please consult with the ARB Administrator at the time of plan submission to determine correct fees).

NEW HOME APPLICATION FEE Due at Conceptual Submission	\$1,500
OWNER COMPLIANCE FEE Due at time Final Approval is granted and Certificate of Plan Acceptance is issued. Refundable upon approved final inspection of home and landscaping.	\$2,500
BUILDER COMPLIANCE FEE Due at time County Building Permit is given to the ARB Administrator. Refundable upon approved ARB final inspection of home.	\$7,500
DOCK CONSTRUCTION PERMIT Due before CR permit is issued.	\$250
MAJOR ADDITION APPLICATION FEE Pool, Garage, Screen Porch, Deck, Gazebo, or additions that change roof lines etc.	\$300
MAJOR ADDITION COMPLIANCE DEPOSIT Due after final approval is granted Refundable upon approved inspection by ARB.	\$2,000
MINOR ADDITIONS THAT AFFECT THE EXTERIOR APPEARANCE. Driveway, Patio, Bays under existing eaves, No Compliance Deposit required	\$150

### APPLICATION FOR APPROVAL OF RESIDENTIAL CONSTRUCTION COLLETON RIVER ARB APPLICATION

SUBMIT TO:

DATE: \_\_\_\_\_

Sharon D. Boulware, Administrator  
Colleton River ARB  
58 Colleton River Drive  
Bluffton, SC 29910  
(843) 837-3030 (Ext. 214) Office  
(843) 837-5882-Fax

Address of Construction:

\_\_\_\_\_  
Lot # - Street Name  
(Use Legal Plat Lot #)

- 1) Conceptual Approval Request \_\_\_\_\_
- 2) Preliminary Approval Request \_\_\_\_\_
- 3) Final Approval Request \_\_\_\_\_

\_\_\_\_\_  
Mailing Address  
Owner Name \_\_\_\_\_  
Address \_\_\_\_\_

New House \_\_\_\_\_  
Addition, Porch Enclosure, Deck \_\_\_\_\_  
Dock \_\_\_\_\_

Phone # \_\_\_\_\_

\*\*\*\*\*

#### ARCHITECT: REGISTERED BY STATE OF S.C. CONTRACTOR/BUILDER

License # \_\_\_\_\_

Name: \_\_\_\_\_

Name \_\_\_\_\_

Address: \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Fax # \_\_\_\_\_

\_\_\_\_\_

Phone No. \_\_\_\_\_

1st Floor Elevation above MSL \_\_\_\_\_

Phone # \_\_\_\_\_

Submitted By: \_\_\_\_\_

Enclosed Dwelling Area (Sq. Footage) 1st Floor \_\_\_\_\_ 2<sup>nd</sup> Floor \_\_\_\_\_

-----  
**FOR ARB USE ONLY**

Conceptual App. \_\_\_\_\_ Preliminary App. \_\_\_\_\_ Final App. \_\_\_\_\_

**Submittal Fee Paid** \_\_\_\_\_ **Compliance Fee Paid** \_\_\_\_\_

**Builder Compliance Fee Paid** \_\_\_\_\_

CRP CERTIFICATE OF PLAN ACCEPTANCE PERMIT # \_\_\_\_\_

DATE PERMIT ISSUED \_\_\_\_\_

**COLLETON RIVER ARB APPLICATION**

Page 2

ITEM	MATERIAL	COLOR	MANUFACTURER
Siding (Wood)			
Siding (Masonry)			
Roofing			
Fascia, Trim			
Shutters			
Railings, Pickets			
Columns			
Front Door			
Exterior Door			
Garage Door			
Windows			
Window Trim			
Chimney/Fireplace			
Driveway Paving			
Walk(s) Paving			
Other			
Exterior Lighting			
Landscape Lighting			
Pool/Spa Equipment	Size	Type	Enclosure
Variances Requested			
Variance Justification			

**COLLETON RIVER ARB APPLICATION**

Page 3

**Colleton River ARB Guidelines**

We certify that we have read and understand the current Colleton River Architectural Review Board Design Guidelines.

DATE: \_\_\_\_\_

\_\_\_\_\_  
ARCHITECT

\_\_\_\_\_  
BUILDER

\_\_\_\_\_  
HOME OWNER

## COLLETON RIVER ARB APPROVAL-AGREEMENT LETTER

DATE: \_\_\_\_\_ RECORDED LOT # \_\_\_\_\_

STREET # \_\_\_\_\_

OWNER \_\_\_\_\_

ARCHITECT/DESIGNER \_\_\_\_\_

CONTRACTOR/BUILDER \_\_\_\_\_

Approval is granted, as per certain recorded covenants, for the construction of a \_\_\_\_\_ (residence, addition, pool, exterior alterations) subject to the acceptance by the Owner and Builder of the following conditions:

1. The construction, in all aspects, will be in accordance with the drawings dated \_\_\_\_\_ and approved by the Colleton River ARB on date) \_\_\_\_\_ with the exception of the following items:
  - A) \_\_\_\_\_
  - B) \_\_\_\_\_
  - C) \_\_\_\_\_
  - D) \_\_\_\_\_
  - E) \_\_\_\_\_
2. The construction will be situated upon the lot in accordance with the approved site plan dated \_\_\_\_\_. Builder agrees to submit a Foundation Survey for approval before proceeding with any vertical construction.
3. Drainage swales, culverts, etc. will be installed whenever construction adversely affects the drainage of the natural watershed or causes excessive runoff to adjacent properties. The Contractor agrees to **immediately** repair any damage to improved adjacent properties caused by unnatural runoff from the construction site.
4. It is the responsibility of the owner and/or builder to obtain ARB approval for all changes to the approved plans prior to initiating the work. Failure to do so may result in the loss of the builder's compliance deposit.
5. All vehicles entering the Plantation will be required to purchase decals from the Security Department. All construction traffic must use the service entrance located on Sawmill Creek Road.
6. Construction may only take place during the hours of 7:00 a.m. to 6:00 p.m. Monday-Saturday. No work will be allowed on Sunday or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day or Christmas Day.
7. No water usage will be permitted until the appropriate tap fees are paid and the Beaufort-Jasper Water & Sewer Authority installs the meters.
8. No construction trash burning will be permitted on the site.

## COLLETON RIVER PLANTATION ARB APPROVAL-AGREEMENT LETTER

9. The General Contractor is responsible for enforcing the following work rules for all construction workers and suppliers to the job site.
  - No workers will be allowed to enter or leave Colleton River on foot.
  - No workers will be allowed to enter Colleton River to seek employment at a job site.
  - Workers are not permitted to use any Colleton River facility. This includes golf course restrooms.
  - Workers are not permitted to fish in any lagoon or from any boat dock.
  - The possession and/or consumption of alcohol or drugs are strictly prohibited on Plantation property.
  - Workers must refrain from using inappropriate language, honking horns and playing loud music.
  - Workers are prohibited from bringing firearms or other weapons into the Plantation.
  - Workers are prohibited from bringing their dogs, cats, or other pets into the Plantation.
  - Workers must obey all posted speed limits when driving on Plantation roads.
  - Workers are requested to please refrain from littering both in the Plantation and along Sawmill Creek Road.
10. Trash containers and Port-a-lets (door facing inward to the property) must be located per the approved site plan. Trash containers and port-a-lets must be either dark green or other muted colors. The builder is responsible for having the trash picked up and having a clean and orderly site at the conclusion of each day's activities.
- 11. Vacant adjacent properties may not be used for access, parking or storage of material and equipment without written permission of the owner. (A copy of this permission must be filed with the ARB Administrator). The Contractor/ Owner will be responsible for repairing any damage done to adjacent property before their deposits will be returned.**
12. All landscaping as approved on the Landscape Plan dated \_\_\_\_\_ must be in place no later than 60 days after the completion of the home. The Owner further agrees that the ARB, in its sole determination, has the right to require additional landscaping should the approved landscape plan prove to be insufficient upon completion.
13. The Contractor is responsible for maintaining a clean and orderly job site, proper tree protection and protective screening for marshes, lagoons, golf course and adjacent homes. The Contractor further agrees that following verbal notification that if any of the above stated responsibilities have not been followed, the ARB in its sole determination, may deduct an "appropriate" amount of money from the Builder's deposit for each day that the violation goes uncorrected. At such time as the Builder's deposit has been exhausted, the Builder will be required to make an additional deposit in order to continue any work in the Plantation.

**COLLETON RIVER PLANTATION ARB  
APPROVAL-AGREEMENT LETTER**

**Failure to comply with these rules may result in loss of deposit monies and/or job shutdown.**

Owner and Contractor acknowledge that no approval of plans, location, specifications, or publication of architectural standards or guidelines by the ARB shall ever be construed as representing or implying that such plans, specification or standards will, if followed, result in a properly designed building or that such standards comply with building codes.

Owner and Contractor acknowledge that their respective deposits will be deposited in an interest-bearing account with interest accruing to the benefit of the ARB.

Owner and Contractor acknowledge that this Agreement will expire in 6 months if construction has not been started. In such case, all protection barriers and stringing must be removed until a new agreement has been obtained.

This agreement is not transferable to a new Owner without written approval by the ARB.

ARB ADMINISTRATOR

OWNER

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

DATE: \_\_\_\_\_

CONTRACTOR/BUILDER

\_\_\_\_\_  
Signature

**COLLETON RIVER PLANTATION ARB  
CONSTRUCTION SIGN SPECIFICATION**



**COLLETON RIVER PLANTATION ARB  
CONSTRUCTION SITE INSPECTION FORM**

## COLLETON RIVER PLANTATION ARB CONSTRUCTION MODIFICATION REQUEST FORM

If modifications are to be made during the construction of a home (i.e., replacing a window for a door, adding/deleting a skylight, adding or deleting a dormer, color revision request, change in driveway or roof material, etc.) this form must be completed and submitted with a copy of the plan showing the modification to the ARB Administrator. Our Guidelines state that every change (Major or Minor) must be submitted for approval to the ARB Committee, prior to the modification being made. This will also make it easier at the time the final compliance inspection is completed. Thank you for your cooperation and consideration in this ARB process.

OWNER(S) NAME \_\_\_\_\_ Telephone # \_\_\_\_\_

LOT # \_\_\_\_\_ STREET ADDRESS \_\_\_\_\_

BUILDER/CONTRACTOR \_\_\_\_\_

Telephone # \_\_\_\_\_ Date: \_\_\_\_\_

### REQUESTED MODIFICATION/CHANGE

FRONT ELEVATION

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REAR ELEVATION

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RIGHT SIDE ELEVATION

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LEFT SIDE ELEVATION

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DRIVEWAY REVISIONS

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LANDSCAPE REVISIONS

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Date of Submission: \_\_\_\_\_

Signature \_\_\_\_\_

Contractor or Architect

ARB APPROVAL \_\_\_\_\_

Date \_\_\_\_\_

Chairman/Administrator

Date Approval Granted

## COLLETON RIVER PLANTATION ARB FINAL COMPLIANCE INSPECTION REPORT

**OWNER** \_\_\_\_\_ **LOT #** \_\_\_\_\_ **STREET ADDRESS** \_\_\_\_\_

<b>Documents Completed</b>	<b>YES</b>	<b>NO</b>
Letter requesting Compliance Inspection	_____	_____
Color Photos of 4 Elevations (8" x 10")	_____	_____
Certificate of Occupancy	_____	_____
First Floor Elevation Certificate	_____	_____
As-Built Survey	_____	_____
Site Clean		
Portable Toilet Removed	_____	_____
Dumpster Removed	_____	_____
All tree protection removed	_____	_____
Builder/Architect Sign(s) Removed	_____	_____
Building Permits Removed	_____	_____

<b>Construction Complete</b>		
Siting as approved	_____	_____
Exterior design as approved	_____	_____
Exterior Lighting/Eave Lighting as approved	_____	_____

<b>Fireplaces &amp; Chimney Caps in Compliance</b>		
Adjacent lots clean & restored to original condition	_____	_____
Remarks: _____		

<b>Painting/Staining Complete</b>		
All colors applied as approved	_____	_____

<b>Landscape Inspection</b>		
Planting Plan installed as approved	_____	_____
Service Yard/HVAC/Pool Equipment screened	_____	_____
Lighting installed as approved	_____	_____

<b>Mailbox Ordered</b>		
	_____	_____

Other Comments: \_\_\_\_\_

Inspection performed By: \_\_\_\_\_ Date: \_\_\_\_\_

**COLLETON RIVER PLANTATION ARB  
CERTIFICATE OF ACCEPTANCE (BUILDING PERMIT)**

**PERMIT #** \_\_\_\_\_

Lot \_\_\_\_\_  
(Lot Number & Street Address)

Owner \_\_\_\_\_ Phone No. \_\_\_\_\_

Contractor \_\_\_\_\_ Phone No. \_\_\_\_\_

**FINAL STAKEOUT INSPECTION**

(Proceed with Site Preparation)      Approved \_\_\_\_\_ Not Approved \_\_\_\_\_

\_\_\_\_\_  
CRARB Approval by ARB Inspector      Date

**FOUNDATION INSPECTION**

(Proceed with Framing)      Approved \_\_\_\_\_ Not Approved \_\_\_\_\_

\_\_\_\_\_  
CRARB Approval by ARB Inspector      Date

**DRIVEWAY INSPECTION**

(Proceed with Paving)      Approved \_\_\_\_\_ Not Approved \_\_\_\_\_

\_\_\_\_\_  
CRARB Approval by ARB Inspector      Date

**POST IN VISIBLE AREA WHERE IT CAN  
BE SEEN AND ACCESSED FROM THE ROAD**