

# **INDIGO RUN PLANTATION**

## **CONSTRUCTION GUIDELINES AND POLICIES**

ADOPTED BY: Indigo Run Plantation

EFFECTIVE DATE: April 1995

## Table of Contents

|             |  |    |
|-------------|--|----|
| SECTION I   | INTRODUCTION .....   | 3  |
| A.          | AIM OF THE DEVELOPMENT .....   | 3  |
| B.          | PURPOSE OF THE ARCHITECTURAL STANDARDS COMMITTEE .....   | 3  |
| SECTION II  | ARCHITECTURAL STANDARDS COMMITTEE .....  | 4  |
| SECTION III | DESIGN GUIDELINES .....  | 5  |
| A.          | GENERAL .....  | 5  |
| B.          | BUILDING SIZES AND SETBACK REQUIREMENTS .....  | 5  |
| C.          | DESIGN PARAMETERS .....  | 5  |
| SECTION IV  | REVIEW PROCESS .....   | 7  |
| A.          | GENERAL .....  | 7  |
| B.          | APPLICATION REQUIREMENTS .....   | 7  |
| C.          | ARCHITECTURAL STANDARDS COMMITTEE SUBMISSION FEE SCHEDULE ..   | 7  |
| D.          | ARCHITECTURAL STANDARDS COMMITTEE - CONSTRUCTION DEPOSIT<br>(REFUNDABLE) SCHEDULE .....                      | 8  |
| E.          | STAGES OF PLAN REVIEW .....  | 8  |
| F.          | ON-SITE STAKE OUT .....  | 9  |
| G.          | ISSUANCE OF PERMIT TO BUILD .....  | 10 |
| H.          | PROGRESS INSPECTIONS .....   | 10 |
| L.          | REQUEST FOR INSPECTION .....   | 10 |
| J.          | COMPLETION OF PROJECT .....  | 10 |
| SECTION V   | LANDSCAPING - INDIGO RUN .....   | 11 |
| A.          | GENERAL .....  | 11 |
| B.          | THE INDIGO RUN LANDSCAPING CONCEPT AND GUIDELINES FOR<br>LANDSCAPE PLANS: .....                              | 11 |
| C.          | OBJECTIVES .....   | 11 |
| D.          | PLANS .....  | 12 |
| E.          | SUGGESTED PLANT LIST .....   | 13 |
| F.          | INSPECTION .....   | 13 |
| SECTION VI  | RULES AND REGULATIONS GOVERNING CONSTRUCTION .....   | 15 |
| A.          | GENERAL .....  | 15 |
| B.          | THE FOLLOWING ITEMS ARE GUIDELINES WITHIN THE JURISDICTION OF<br>THE ARCHITECTURAL STANDARDS COMMITTEE ..... | 15 |
| 1.          | Site Clearing .....  | 15 |
| 2.          | Trash Receptacles .....  | 15 |
| 3.          | Portable Toilets .....   | 15 |
| 4.          | Culvert Pipes .....  | 15 |
| 5.          | Compliance With Architectural Standards Committee Approvals .....  | 16 |
| 6.          | Street Number Identification .....   | 16 |
| 7.          | Signs .....  | 16 |
| 8.          | P.O.A. Regulations .....   | 16 |
| 9.          | Schedule of Assessments for Violations of the Rules and Regulations of Indigo Run                            | 16 |
| 10.         | Assessment Appeal .....  | 16 |

## **SECTION I           INTRODUCTION**

Indigo Run, a private golf and residential community, is located in the northern part of Hilton Head Island. Indigo Run is conveniently positioned off of William Hilton Parkway (Highway 278) close to schools, shopping, recreation, medical and professional services. There is a total of 1,775 acres, of which 1,517 acres comprise the residential portion of Indigo Run. The remaining 258 acres are dedicated for the commercial development outside the gated community.

### **A.     AIM OF THE DEVELOPMENT**

The primary aim of the development of Indigo Run is the achievement of a high quality, aesthetically pleasing and compatible residential community which strives to preserve the environmental setting as well as preserving and enhancing the value of each property owner's investment.

### **B.     PURPOSE OF THE ARCHITECTURAL STANDARDS COMMITTEE**

The purpose of the Architectural Standards Committee is to enhance the value of each property owner's investment by guiding the building design process in order to preserve the environmental ambiance and to facilitate a mutual goal of the development. The Committee, in its review process, will not dictate any particular architectural style or hinder personal design preferences as a rule. It will strive to insure a cohesive character in the communities. Traditional design details may be incorporated in the design but "pure styles" which tend to create disharmony are discouraged.

## **SECTION II ARCHITECTURAL STANDARDS COMMITTEE**

All projects reviewed by the Standards Committee are evaluated with consideration of the covenants for subject property, aesthetics and current policy. The Standards Committee is concerned with all aspects of aesthetics. The standards committee is not responsible for the enforcement of building codes, structural details, and accuracy of drawings and techniques of construction. Submissions may be disapproved for purely aesthetic reasons deemed contrary to the goals and objectives of the Committee.

Submissions for the review process must be received before noon on Monday prior to the meeting. The Committee will meet on the first and third Wednesday of each month. If a meeting date must be changed, efforts will be made by committee administration to notify applicants affected by the change.

Depending on their complexity, late submissions will not be reviewed until the next regularly scheduled meeting.

In general, a written response is generated, following each review. The Committee aims to maintain a very positive approach throughout the review process and strives to maintain that attitude. While letters of denial may be necessary, the Committee will make every effort to meet with applicants to explain the reasons for denial and to, thereby, avoid misunderstandings of the Committee's concerns and reasons for denying the application. The Committee, through its Chairman/Administrator will strive to review issues in a constructive and positive manner.

We welcome input for the review process as we continue to improve our methods toward a more "Welcome to Indigo Run" attitude without losing sight of our main objective for a pleasing and harmonious community.

There is a non-refundable review fee for all construction at Indigo Run. See the schedule of fees in Article IV.

ASC approvals are valid for a period of nine (9) calendar months. Should construction fail to begin during this period, the plans must be resubmitted to the Committee and conform to current policy.

## SECTION III DESIGN GUIDELINES

### A. GENERAL

The following are Architectural Guidelines for construction in Indigo Run. The Design Parameters in these guidelines will provide the common thread to weave the fabric of an aesthetically pleasing residential community.

### B. BUILDING SIZES AND SETBACK REQUIREMENTS

- |    |                            |   |
|----|----------------------------|---|
| 1. | The Golf Club Community    | 2,500 sq. ft. minimum (heated)<br>30 ft. front setback<br>40 ft. rear setback<br>15 ft. side yard setback     |
| 2. | The Golden Bear Community  | 2,000 sq. ft. minimum (heated)<br>30 ft. front setback<br>40 ft. rear setback<br>15 ft. side yard setback     |
| 3. | The River Club Community   | 2,500 sq. ft. minimum (heated)<br>40 ft. front setback<br>40 ft. rear setback<br>15 ft. side yard setback     |
| 4. | The Broad Pointe Community | 2500 sq. ft. minimum (heated) See Exhibit<br>A for individual lot setbacks                                    |
| 5. | Patio Lots                 | 20 ft. front setback<br>20 ft. rear setback<br>3 ft. patio wall side setback<br>8 ft. other side wall setback |

### C. DESIGN PARAMETERS

1. The Golf Club Community residences shall have a **minimum** distance of 3.0 feet from finished floor to the existing grade (within the building area) and a minimum of 2.0 feet of exposed foundation wall at the entrance elevation. The Golden Bear and River Club Communities shall have a minimum of 1.5 feet from finished floor to the existing grade with a minimum of 1.0 feet of exposed foundation at the entrance elevation. These elevations pertain to lots above flood requirements. The Committee is encouraging an "elevated" appearance on the entry elevation. The Golf Club area is restricted so that no building shall be constructed that is identical to any other previously built in The Golf Club.
2. The **maximum** height from finished first floor to highest roof ridge is 35 feet. This is based on the assumption that the floor elevation is the FEMA requirement and is also in compliance with our guidelines above.
3. The **minimum** roof pitch for all residences shall be 6/12.
4. Asphalt drives and parking areas are **not** permitted. A minimum 12-inch drainage culvert is required under drives at the street. A larger culvert may be necessary, and will be determined through a field inspection conducted by

- a representative of Indigo Run or the POA. Field inspections may also determine that a culvert is unnecessary.
5. Flagpoles are permitted but shall be properly located and in scale with the residence.
  6. Covered pools and accessory structures are permitted within setback lines and shall not adversely impact on neighbor's sight lines.
  7. Exterior lighting should not adversely affect neighbors. If eave lights are proposed on outside extremities of a structure, motion detectors must activate them.
  8. The River Club residences will be reviewed as to their compatibility with the DHECICCRM and FEMA guidelines. Docks and bulkheads shall meet regulations of the governing agencies.
  9. Docks shall maintain a 25' setback from the dock corridor established for their corresponding lot
  10. Wood chimney covering is not permitted.
  11. Masonry (stucco, brick, stone, etc.) will be the primary exterior finish and shall appear on 41 elevations. For purposes of definition of this requirement, the Committee requires that masonry be the **predominant** exterior finish on each of the four elevations.
  12. Landscape plans shall be sensitive to the natural local conditions including factors such as water consumption requirements and the deer situation. Irrigation and turf shall be extended to the area along the road. Two flowering trees are required in the rear yard of all golf course lots. (A detailed landscape section is found in Section V of these Guidelines.)
  13. All residences will be reviewed as to their compatibility with the OCRM and FEMA guidelines, etc., although enforcement in these areas is handled by the respective agencies.
  14. Satellite dishes must be reviewed for location. Dish receivers should not exceed 24" in diameter. The criteria for location approval are reception ability and screening from view. The device should not be seen from normal external viewing areas of the house, street, golf course or neighbor's views. If placed on the ground, proper landscape screening is required~
  15. Commercial projects will be reviewed for aesthetics, colors, signage, landscaping and compatibility with existing Indigo Park commercial buildings prior to the Town of Hilton Head CRC review.
  16. No building or its signage will use the Indigo or Indigo Run names without written permission from the developer.

## SECTION IV REVIEW PROCESS

### A. GENERAL

Construction within Indigo Run, including site preparation should not begin before the following has been accomplished:

- Final plans have been approved
- Landscape plans have been approved, and landscape deposit has been paid
- Receipt of signed Landscape Plans Deposit Agreement
- Receipt of signed Drainage/Compliance Agreement
- Receipt of contractor's deposit for site compliance
- Issuance of Indigo Run Building Permit

All proposed construction requires the submission of a completed, signed and dated application (See Section VII), with the appropriate fee. Plans will not be reviewed without the completed application and fee.

To provide a systematic and uniform review of proposed construction, the Architectural Standards Committee has established the following submission and approval guidelines.

### B. APPLICATION REQUIREMENTS

All proposed construction requires submission of completed application, signed and dated with the proper fee. (See following schedule of fees).

### C. ARCHITECTURAL STANDARDS COMMITTEE SUBMISSION FEE SCHEDULE

|   |  |
|---|--|
| Commercial/Multi-Family   | \$1,000.00   |
| Single Family Residence   | \$25./100 sq. ft. of<br>adj. space with a<br>minimum of \$875. |
| Additions (covered)   | 150.00   |
| Additions (not covered)   | 50.00  |
| Pools, decks, fences, enclosing covered areas, etc.   | 50.00  |
| Basketball backboards, gym sets, etc.   | 50.00  |
| Restaining house  | N/C  |
| Replacement of shingles   | N/C  |
| Concept or Concept Site Approval  | N/C  |
| Re-inspections, caused by owner/builder - This applies to<br>Stake out and/or Trash/Compliance inspections. | 50.00  |

**D. ARCHITECTURAL STANDARDS COMMITTEE - CONSTRUCTION DEPOSIT (REFUNDABLE) SCHEDULE**

|  |   |
|--|---|
| New Residence  | Builder deposit (made payable to Indigo Run COA) \$2500.00<br>Landscape deposit (made payable to Atlantic Savings Bank) \$2500.00 |
| Major Additions  | Builder/Owner deposit (made payable to Indigo Run COA) \$1,000.00   |
| "Major" additions defined as: covered room additions, swimming pools, etc) If unsure about whether addition is considered "major", call the ASC. |   |

**E. STAGES OF PLAN REVIEW**

1. **Conceptual Review** - No fee required for this review. The submission should contain information depicting the exterior of the proposed building with information as to materials and colors. A scale drawing of the site plan with the footprint within setback lines should be included.
2. **Preliminary Review** -- When the concept review has not been requested, this submission should include a site plan with setback lines, preliminary floor plan(s), & elevations with materials clearly indicate. Drawings shall be to scale.
3. **Final Review** - This review is based on the premise that either the concept or preliminary reviews have been made. Plans receiving preliminary review and having their concerns (if any) addressed will likely receive Final Approval and if any further concerns the Committee may have during final approval will be addressed as conditions to the approval. With a conditional approval, the staff will handle the remainder of this review to insure that both parties are in agreement. The final review submission requires the following items:
  - a. The completed Application for Residential Construction
  - b. The payment of ASC submission fee.
  - c. The completed working drawings including:

**Site Plan (1/8" = 1") including:**

1. Registered site survey with property lines;
2. Elevations of property corners, center of building, culvert inlets, edge of roadway and finished floor elevations.
3. Tree survey showing location and species of trees six (6") inches or larger in diameter. Indicate trees to be removed with an X.
4. Setback lines, and dimensions from building corners to property lines.
5. Building outline including service yard and front and rear corners of adjacent buildings.
6. Drives, parking areas, walks, patios, etc. (indicate type of material for these items - asphalt is not allowed).



7. Drainage and grading plan with the existing contours indicated by solid lines. Sites where the finished floor elevation is less than three feet above center elevation of lot, the drainage pattern may be indicated by arrows to show that the final grading will not direct drainage onto adjacent properties. It is the responsibility of the Owner and the Owner's agent to insure that drainage is in accord with the approved plans and the master drainage plan of the development.
8. Location and identification of special features such as drainage ditches, dunes, lagoons, easements, bulkheads, retaining walls, etc.

**Floor Plan(s)** - Showing the roof outline, entry steps, service yard details such as screening and all other Architectural features.

**Roof Plan** - Indicating the roof pitch, an outline of the building walls below, the roof outline, and any other pertinent features.

**Elevation Drawings** - Must include all four elevations, indicate existing grades and finished grades, finished floor elevations above mean sea level, exterior finishes and materials, roof pitch, window and door designs, service yard enclosure, and any other pertinent information such as the windscreen for chimney. Every residence is to have a predominant element of masonry - stucco, brick or stone.

**Color Sample Board** - Samples of the actual materials and their colors are to be submitted on a rigid 8-1/2" X 11" board. The material and color information requested in the Application is to be completed in addition to the sample board.

**Detail Drawings** - showing wall sections, service area enclosure details, and other architectural details. A schedule of window types and finish colors would help in the review process.

**Electrical Plan(s)** - shall show the location of the electric meter within the service yard, locations and specifications of exterior lighting including security lighting and other electrical equipment for pools, etc. Note: Motion sensors must control security lighting.

**Landscape Plan** - Landscape drawings shall be submitted with the final review package. Changes to these drawings will be handled at field inspection. They must meet or exceed the standards approved on the original landscape plan.

#### **F. ON-SITE STAKE OUT**

After all conditions for final review are met and before lot clearing can commence, a stake-out of the building, drives, and service yard must be installed and approved by an inspection performed by a representative of the ASC. For stake

out review, the property lines and foundation perimeter must be materialized on the site by a series of stakes (a minimum of 3 feet exposed) connected by string. Trees to be removed are to be flagged with red flagging ribbon. In no case or for any reason shall any tree removal or site clearing commence take place without an Indigo Run building permit.

**G. ISSUANCE OF PERMIT TO BUILD**

The Indigo Run permit to build will be issued after the on-site stake-out inspection has been made provided that the site conditions comply with the approved status of the final review and that all deposits have been made.

**H. PROGRESS INSPECTIONS**

The progress of construction will be monitored to insure that compliance with the approved project's design as submitted for review is taking place.

**L. REQUEST FOR INSPECTION**

Call 681-2546 to request an inspection of any type.

**J. COMPLETION OF PROJECT**

In accordance with the Covenants and Restrictions for Indigo Run Plantation, all of the landscaping of lots, dwellings and recreational amenities must be completed within ninety (90) days of occupancy or substantial completion of the dwelling, whichever occurs first.

## SECTION V LANDSCAPING - INDIGO RUN

### A. GENERAL

In order to assure all residents of Indigo Run that our residential community will continue to be an attractive and pleasant place to reside, the Indigo Run Architectural Standards Committee requires a landscape plan for all new residential construction. A building permit will not be issued to the contractor until a **\$2500.00 landscape deposit, made payable to Atlantic Savings Bank, along with the attached Landscaping Plans Deposit Agreement is received. The landscape plan will be required for review at the same time** that the house plan is reviewed. **The landscaping work shall be completed within one year of the construction start or 90 days from beneficial occupancy.**

Remember, although you can successfully plant year around here, the best planting season is in the fall, winter and spring - generally October to May. Upon completion of the landscaping as per the approval plan, the landscape plans deposit will be refunded to the owner with all interest earned.

### B. THE INDIGO RUN LANDSCAPING CONCEPT AND GUIDELINES FOR LANDSCAPE PLANS:

The Architectural Standards Committee requests that you familiarize yourself with the guidelines prior to executing a plan. Each landscape plan should be prepared according to the following criteria:

1. Preserve existing vegetation within setback zones to maintain natural buffers and character of the homesite.
2. Provide landscaping to enhance the beauty of the property and residence while providing continuity between the residence and surrounding vegetation.
3. Minimize the visual intrusion of the built environment by mitigating areas disturbed during construction.

Your cooperation with the challenging program to enhance the beauty of our residential community will be appreciated.

### C. OBJECTIVES

All single-family residential home sites, immediately after construction, require landscaping. The design of the landscaping will vary, depending on size, shape, topography, and location of the property and design of the structure. It is the intent of the landscaping to accomplish the following objectives:

1. Beautify:
  - a. Soften vertical structure from the horizontal ground plane, with foundation plantings of sufficient density and size to cover construction scars and screen the foundation.

- b. Soften the impact of comers and broad wall areas with vertical and spreading foliage.
  - c. To soften and reduce the apparent height of the house, foundation planting at the front should be layered from the ground plane using small plants towards the front and then transitioning up to larger plants near the foundation. A single row of uniformly spaced plants of equal size arranged in a single row along the foundation is not acceptable. Installing plant material of different sizes and textures in natural groupings is a preferred alternative.
2. Visually screen compressors, propane tank enclosures, service yards, recreation equipment, parking and other hard or unsightly areas.
  3. Restoration of site due to construction.
  4. It is the responsibility of each property owner to handle surface water on their property, to minimize impact on adjoining lots and insure that water is moved to the appropriate areas to interface properly with the subdivision's master drainage plan. The owner must sign a Drainage and Site Compliance Agreement.
  5. "Natural" areas are desirable, but owners are cautioned that their areas must be maintained and not allowed to grow wild. Natural does not mean unkempt!
  6. Phasing: This approach to landscaping is approvable; however, the initial phase must meet the first five objectives as outlined above.
  7. Owners are encouraged to plan for the conservation of water by planting native\ and drought resistant flora, and to consider rain seasons, drip irrigation along foundations and two-phase irrigation for watering grass separately.
  8. Deer fences are discouraged. It is hoped that each homeowner will consider that deer live in Indigo Run when planning their landscaping and use plants, which may be less attractive to deer. If you find that a deer fence is necessary, plans must be submitted to the Standards Committee prior to installation.
  9. Taller plantings and recreation equipment should not be placed in your neighbor's view line. The view line is defined by starting at your left and right rear property corners and proceeding 20 feet toward the front corners and 20 feet toward the center across the rear property line. These two new points near each corner when connected form triangles that should remain free for neighbor viewing. For patio lots, the 20-foot measurements each change to 10 feet.

#### **D. PLANS**

1. The landscaping plan must be professionally prepared on a tree and topo survey indicating the existing and proposed vegetation. The plan should be drawn at a scale of 1/8 or 1/10 inch equals one foot. The plan should graphically illustrate location, lot number, adjoining lot border lines, sizes of plant material, lawn, mulched areas, open areas such as wetlands, etc. Plant symbols should represent the mature spread of each proposed plant A

- schedule must be included on the planting plan indicating the following specifications for each plant.
- a. Botanical and common name
  - b. Plant height at time of planting
  - c. Plant spread at time of planting
  - d. Plant quantities
  - e. Root spec (i.e., B & B, cont., bare root, etc.)
  - f. Sq. ft. of grass and mulched areas.
2. Original drawings are not acceptable for review.
  3. Existing trees of six-inch caliper and above must be identified as to exact location size of trunk (diameter at breast height), genus name and where possible, the species.
  4. All existing site features such as roads, walks, bike paths, walls, bulkheads, docks, etc. are to be graphically noted on the landscape site plan.
  5. All surfacing materials are to be clearly noted (as to whether they are concrete, grass, planting beds, etc.) Texturing, or other surface treatment, of concrete paving is to be indicated to include color presentation.
  6. Indicate whether an irrigation system is to be installed. Irrigation is required to be installed by a licensed irrigation contractor per Town codes.
  7. A minimum of two flowering trees is required in the rear yard. The extent of rear yard landscaping depends upon exposure of these areas, i.e., a golf course oriented lot has two "front" yards.
  8. A minimum of **two 30-gallon shade trees** are required to be planted somewhere on the site, to mitigate tree removal required for construction. Acceptable trees in this category include live oak, willow oak, red oak, white oak, red maple, elm, poplar, sycamore, and bald cypress.
  9. A plan of exterior furnishing and lighting is required.
  10. Sod shall be incorporated along the front property line and shall extend to each side property line.
  11. A signed agreement and plans deposit are required prior to the issuance of an Indigo Run Building Permit.

#### **E. SUGGESTED PLANT LIST**

A list of suggested planting material is included in this section. The list is intended as a guide and its focus is on the drought resistant plants and deer tolerant plants.

#### **F. INSPECTION**

Planting is to be accomplished within ninety (90) days of occupancy or within one; (1) year from issuance of building permit, whichever is earliest. When planting is completed, call 681-2546 for inspection. Your plans deposits will be returned after a satisfactory inspection.

## SUGGESTED PLANT LIST

| Drought-Tolerant Plants          |  | Shrubs Somewhat Tolerant Once Established             |
|----------------------------------|--|---|
| ** Japanese Barberry             | Vetch  | * Japanese Anise                                      |
| ** Mentor Barberry               | Tamarix  | * Japanese Aucuba                                     |
| ** Butterfly Bush                | Blueberry  | Banana Shrub  |
| ** Japanese Quince               | Nannyberry   | Beautyberry   |
| Smoke Bush (or Smoke Tree)       | Chaste Tree  | Euonymous   |
| Scotch Broom                     | Adams Needle Purple  | Firethorn   |
| Russian Olive                    | American Bittersweet   | * Showy Jasmine                                       |
| * Thorny Eleagnus                | ** Sweet Autumn Clematis   | * Winter Jasmine                                      |
| Common Witch Hazel               | ** Cottoneaster  | Southern Cherry Laurel                                |
| Hebe                             | Shrub Aithea   | Leatherleaf Mohonia                                   |
| Saint Johnswort                  | ** Inkberry; American Holly  | * Nandina   |
| * Juniper Beauty Bush Privet     | ** Yaupon Holly  | Sweet Olive, Tea Olive                                |
| ** Wax-myrtle                    | Dwarf Yaupon   | ** Mugo Pine  |
| Common Myrtle                    |  | Smilax; Catbriar                                      |
| ** Oleander                      |  | ** Spirea   |
| Japanese Pittosporum             |  | ** Windmill Palm                                      |
| Bush Cinquefoil                  |  |   |
| Beach Plum                       |  |   |
| Pomegranate                      | <b>Vines Need Only A Moderate Amount of Water Once Established</b> | <b>Plants Tolerate of Dry Ground Once Established</b> |
| Yeddo-Hawthorn; Indian Hawthorne |  |   |
| Chinese Fringe                   | Cross-vine   | Mimosa, Silk Tree                                     |
| Buckthorn                        | Honeysuckle  | Service Berry   |
| ** Sumac                         | ** Carolina Jessamine  | Atlas Cedar   |
| Locust                           | * Confederate Jasmine  | Common Hackberry                                      |
| Carolina Rose                    | Lady Banks Rose  | Honey Locust  |
| Japanese Rose                    | Silver Lace Vine   | Golden Raintree                                       |
| Rugosa                           | Greenbrier Smilax  | * Crepe Myrtle  |
| Cherokee                         | Trumpet Vine   | * Crab Apple  |
| Lady Banks                       | Japanese Wisteria (White, Purple, Pink)                            | Chinaberry  |
| ** Rosemary                      | ** Chinese Wisteria  | Mulberry  |
| Dwarf Grey Willow                |  | Poplar  |
| ** Lavender Cotton               |  | ** Oa   |
|                                  | <b>Drought-Tolerant Trees</b>                                      | Locust  |
|                                  |  | Laurel Willow   |
|                                  | * Bradford Pear  | Mountain Ash  |
|                                  | Chinese Tallow Tree or "Popcorn Tree"                              | Little Leaf Linden                                    |
|                                  | <b>Trees-Moderately Drought Tolerant</b>                           | Chinese Bhn   |
|                                  | Loquat   | Japanese Zelkova                                      |

## **SECTION VI            RULES AND REGULATIONS GOVERNING CONSTRUCTION**

### **A.        GENERAL**

These Rules and Regulations are for compliance by all contractors, subcontractors, material suppliers, maintenance personnel and any others engaged in construction or allied activity in Indigo Run. These Regulations are not intended to restrict, penalize or impede construction activity during **reasonable** performance of duties while within Indigo Run, rather, they will be enforced fairly to achieve the objectives enumerated below and in the Covenants and to facilitate orderly and controlled construction activity thereby preserving the overall quality of Indigo Run's appearance. Violations are subject to assessments and repeated violations may be cause for denial of access.

### **B.        THE FOLLOWING ITEMS ARE GUIDELINES WITHIN THE JURISDICTION OF THE ARCHITECTURAL STANDARDS COMMITTEE**

#### **1.        Site Clearing**

Site clearing or construction on any property within Indigo Run is not permitted without first obtaining an Indigo Run Building Permit (See Section II, Indigo Run Architectural Standards Committee Submission and Approval.) Site clearing material must be transported in a covered truck as outlined in Section VI - Trash Hauling.

#### **2.        Trash Receptacles**

Each residential building site must be provided with a suitable trash receptacle. Building sites must be cleared of litter each day and stored in the trash receptacle for removal when full. The dumping of construction trash is not permitted inside Indigo Run.

#### **3.        Portable Toilets**

Each residential construction site will be furnished with at least one portable toilet prior to any on-site construction. These toilets will be placed in an inconspicuous location, not closer than 30' from the street or 30' from any adjoining residential property lots, with the door facing away from any view from the adjacent street or house. Clean and sanitary conditions are required for all toilets. Contractors supplying these receptacles must not display phone numbers or advertising. Colors should be nature blending.

#### **4.        Culvert Pipes**

Within Indigo Run, the expense of culvert pipes and installation are to be borne by the owner and/or the contractor. Pipe shall be corrugated aluminum. Pipe shall be installed according to Indigo Run Property Owners Association standards. Any homebuilder/contractor that does not adhere to the above and causes a drainage problem because of incorrect installation will be required to remove the faulty culvert pipe and replace this pipe correctly. The cost of this operation will be borne solely by the homebuilder/contractor.

## **5. Compliance With Architectural Standards Committee Approvals**

All building and landscape plans must be approved in writing by the Architectural Standards Committee and Indigo Run holds the owner and the builder jointly responsible that approved plans are followed in all aspects of the exterior of the house and grounds. Construction is to be complete to a point of being granted a certificate of Occupancy within one year of commencement. Landscaping is also to be completed within one year of construction start or within ninety (90) days of Certificate of Occupancy, whichever occurs first. Any change to the exterior of the house, siting, driveway, garage, etc., must receive prior written approval from the Architectural Standards Committee. Failure to comply may result in an assessment: see schedule below.

## **6. Street Number Identification**

The Enhanced 911 system incorporated in the Town of Hilton Head has specific requirements for the posting of street address along roadways. Indigo Run has an approved design for this sign, which must be posted within 20 feet of the road. In order to maintain consistency, the Indigo Run Community Services Department will provide these signs for a cost of \$40.00 and they are required prior to final inspection of the Town. Call 681-9195 for placement and coordination.

## **7. Signs**

To minimize visual clutter, the Standards Committee has a job site sign standard to be used on all residential construction sites. Indigo Run will provide a sign stanchion. Individual contractors will be responsible for providing their own graphic panels, which meet the standards specifications. The sign stanchions will provide a plan tube (holder) and space on the rear to display building permits. Call 681-9195 for placement and coordination.

## **8. P.O.A. Regulations**

The construction guidelines under the jurisdiction of the Property Owners Organization shall be reviewed prior to all construction in Indigo Run. These guidelines include items such as vehicle decals, construction hours, trespassing, trash hauling, fill dirt hauling, trash fires, etc.

## **9. Schedule of Assessments for Violations of the Rules and Regulations of Indigo Run**

The following is a schedule of assessments that will be enforced when a contractor, or owner, violates the Covenants/Regulations of Indigo Run. The collected will be used for grounds beautification, in common areas, and will not be refunded to the contractor. An assessment may be appealed -see below.

## **10. Assessment Appeal**

Assessments levied by Indigo Run Architectural Standards Committee due to violations may be appealed, in writing, with appropriate justification, to the Chairman, Indigo Run Architectural Standards Committee.



### Schedule of Assessments

| Type of Violation   | Assessment   |
|---|--|
| a. Not providing trash receptacles for construction or keeping site clean of debris.  | \$100.00 per violation.  |
| b. Trash fires  | \$100.00 per violation.  |
| c. Clearing of site without stake-out approval or obtaining an Indigo Run Building Permit (includes unauthorized tree removal.)   | \$500.00 per violation. This violation warrants possible expulsion of the responsible contractor and denial of further construction within Indigo Run. |
| d. Improperly hauling trash   | \$100.00 per violation and/or revocation of vehicle access.  |
| e. Construction that does not conform to plans approved by the Architectural Standards Committee.   | \$500.00 per violation. This violation warrants possible expulsion of the contractor and denial of construction within Indigo Run.                     |
| f. Failure to provide/properly sited portable toilet.   | \$50.00 per violation.   |
| g. Non-complying/placed signage.  | \$50.00 per violation.   |
| h. Pets on construction sites.  | \$25.00 per violation.   |
| i. Fishing in lagoons.  | \$25.00 per violation.   |
| j. Trespass on adjoining lots and properties, equipment, material storage, etc. Trespass of private property is prohibited without written consent from property owner! | \$500.00 per violation.  |

## BROAD POINTE LOT SETBACK GUIDELINES

All setbacks listed are in feet and are based on looking at lots from the street except, as noted.

\* Starting at intersection of right side Property Line when facing lot from street

| Lot | Front | Rear | Left Side | Right Side | Other           |
|-----|-------|------|-----------|------------|-----------------|
| 1   | 30    | 30   | 12        | 10         | N/A             |
| 2   | 30    | 30   | 12        | 12         | N/A             |
| 3   | 30    | 30   | 12        | 12         | N/A             |
| 4   | 30    | 30   | 12        | 12         | N/A             |
| 5   | 30    | 30   | 12        | 12         | N/A             |
| 6   | 30    | 30   | 12        | 12         | N/A             |
| 7   | 30    | 30   | 12        | 12         | N/A             |
| 8   | 30    | 30   | 12        | 12         | N/A             |
| 9   | 30    | 30   | 12        | 12         | N/A             |
| 10  | 30    | 30   | 10        | 12         | N/A             |
| 11  | 30    | 30   | 10        | 10         | N/A             |
| 12  | 30    | 30   | 10        | 10         | N/A             |
| 13  | 30    | 30   | 12        | 12         | N/A             |
| 14  | 30    | 30   | 12        | 12         | N/A             |
| 15  | 30    | 30   | 12        | 12         | N/A             |
| 16  | 30    | 30   | 12        | 12         | N/A             |
| 17  | 30    | 30   | 12        | 12         | N/A             |
| 18  | 30    | 30   | 12        | 12         | N/A             |
| 19  | 30    | 30   | 12        | 12         | N/A             |
| 20  | 30    | 30   | 12        | 10         | N/A             |
| 21  | 30    | 25   | 10        | 10         | N/A             |
| 22  | 40    | 40   | 12        | 12         | N/A             |
| 23  | 40    | 40   | 12        | 12         | N/A             |
| 24  | 40    | 40   | 12        | 12         | N/A             |
| 25  | 40    | 50   | 12        | 12         | N/A             |
| 26  | 40    | 40   | 12        | 12         | N/A             |
| 27  | 40    | 40   | 12        | 12         | N/A             |
| 28  | 40*   | 40   | 12        | 12         | N/A             |
| 29  | 40    | 50   | 12        | 12         | N/A             |
| 30  | 40    | 40   | 12        | 12         | N/A             |
| 31  | 40    | 45   | 12        | 12         | N/A             |
| 32  | 40    | 45   | 12        | 12         | N/A             |
| 33  | 40    | 50   | 10        | 10         | N/A             |
| 34  | 40    | 50   | 12        | 12         | N/A             |
| 35  | 40    | 50   | 12        | 12         | N/A             |
| 36  | 40    | 40   | 12        | 12         | N/A             |
| 37  | 40    | 40   | 12        | 12         | N/A             |
| 38  | 40    | 40   | 12        | 12         | N/A             |
| 39  | 30    | 30   | 12        | 10         | 7 edge pavement |

| <b>Lot</b> | <b>Front</b> | <b>Rear</b> | <b>Left Side</b> | <b>Right Side</b> | <b>Other</b> |
|------------|--------------|-------------|------------------|-------------------|--------------|
| 40         | 60           | 50          | 10               | 10                | N/A          |
| 41         | 40           | 50          | 12               | 12                | N/A          |
| 42         | 40           | 30          | 12               | 12                | N/A          |
| 43         | 30           | 30          | 10               | 10                | N/A          |
| 44         | 30           | 30          | 10               | 10                | N/A          |
| 45         | 40           | 30          | 10               | 10                | N/A          |
| 46         | 40           | 40          | 10               | 10                | N/A          |
| 47         | 40           | 30          | 10               | 10                | N/A          |
| 48         | 40           | 30          | 15               | 12                | N/A          |
| 49         | 40           | 30          | 12               | 10                | N/A          |
| 50         | 40           | 30          | 12               | 12                | N/A          |
| 51         | 40           | 30          | 12               | 12                | N/A          |
| 52         | 40           | 40          | 12               | 12                | N/A          |
| 53         | 40           | 30          | 12               | 10                | N/A          |
| 54**       | 50           | 40          | 12               | 15                | N/A          |
| 55***      | 50           | 40          | 12               | 12                | N/A          |
| 56         | 40           | 30          | 10               | 10                | N/A          |
| 57****     | 40           | 30          | 12               | 12                | N/A          |
| 58         | 40           | 30          | 12               | 12                | N/A          |
| 59         | 30           | 30          | 12               | 12                | N/A          |
| 60         | 40           | 30          | 12               | 12                | N/A          |
| 61         | 40           | 30          | 12               | 12                | N/A          |
| 62         | 40           | 30          | 12               | 12                | N/A          |
| 63         | 50           | 30          | 10               | 12                | N/A          |
| 64         | 50           | 40          | 12               | 10                | N/A          |

\*\* Determined from longest right side yard calculation

\*\*\* Determined from left property line intersection with front

\*\*\*\* Front property line is contiguous with lot 58. Longest property line next to lot 56 is the right side

## APPLICATION FOR RESIDENTIAL-CONSTRUCTION

Submit To:  
**ARCHITECTURAL STANDARDS COMMITTEE**  
**INDIGO RUN**  
**Hilton Head Island, SC 29925**

### PLANS NOT ACCEPTED FOR REVIEW WITHOUT COMPLETED APPLICATION & FEE PAID

|   |  |                     |
|---|--|---------------------|
| Case #  |  |                     |
| Fee Paid  | \$   |                     |
| Lot Number & Street   |  |                     |
| Property Owner Name   |  |                     |
| Property Owner Address  |  |                     |
| Property Owner City/State/Zip   |  |                     |
| Property Owner Telephone Number   |  |                     |
| Architect/Designer name   |  |                     |
| Architect/Designer Address  |  |                     |
| Architect/Designer City/State/Zip   |  |                     |
| Architect/Designer Telephone Number   |  |                     |
| Submitted By  |  |                     |
| Date of Submission  |  |                     |
|   |  |                     |
| 1. Type of Approval:  | Concept/Site ____ Preliminary ____ Final ____                          |                     |
| Type of Residence:  | Permanent ____ Part-Time ____ Rental ____ Spec ____ Addition ____      |                     |
| Type of HVAC System   |  |                     |
|   |  |                     |
| 2. Documents attached:  | Architectural Plans ____ Landscaping Plans ____ Exterior Finishes ____ |                     |
|   |  |                     |
| 3. Has a structure been constructed from the plans within a 100-mile radius of HHI? |  |                     |
| NO ____ YES ____  |  |                     |
| If yes, where?  |  |                     |
| Model   | NO ____ YES ____   |                     |
| Model Name  |  |                     |
|   |  |                     |
| 4. Square Footage:  | <b>First Floor</b>   | <b>Second Floor</b> |
| Heated Area   | Sq. Ft.  | Sq. Ft.             |
| Garage @ 2/3  | Sq. Ft.  | Sq. Ft.             |
| Screen Porches @ 1/2  | Sq. Ft.  | Sq. Ft.             |
| Deck or Patio @ 1/4   | Sq. Ft.  | Sq. Ft.             |
| Total Adjusted square footage, first & second floor                                 | Sq. Ft.  |                     |

### Exterior Materials

Specify material and color if standards colors and materials are used. Otherwise, samples **must** be submitted.

|               | Manufacturer | Material | Color | Weight/Number |
|---------------|--------------|----------|-------|---------------|
| Shingles      |              |          |       |               |
| Siding        |              |          |       |               |
| Trim          |              |          |       |               |
| Facia         |              |          |       |               |
| Stucco        |              |          |       |               |
| Shutters      |              |          |       |               |
| Brick / Stone |              |          |       |               |
| Front Door    |              |          |       |               |
| Windows       |              |          |       |               |
| Remarks       |              |          |       |               |
|               |              |          |       |               |
|               |              |          |       |               |
|               |              |          |       |               |

### Architectural Review Board Submission Fee Schedule

|  |   |
|--|---|
| Commercial Multi Family  | \$1,000.00                                    |
| Single Family Residence  | \$25./100 Sq. Ft. – Adjusted (\$875. minimum) |
| Additions (Covered)  | \$150.00                                      |
| Additions (Uncovered)  | \$50.00                                       |
| Pools, Decks, Fences, Enclosing Covered Areas, etc.  | \$50.00                                       |
| Basketball Backboards  | NC  |
| Re-staining House  | NC  |
| Replacement of Shingles  | NC  |
| Concept or Concept Site Approval   | NC  |
| *Re-inspections caused by Owner/Builder (*This applies to Stake outs and Trash Compliance Inspections) | \$50.00                                       |

**NOTE:** the Indigo Run Architectural Review Board will accept no plans for review until the applicable submission fee and the completed Application for Residential Construction is received. This form must be signed and dated before review.