

**ROSE HILL PLANTATION
PROPERTY OWNERS ASSOCIATION, INC.**

**ARCHITECTURAL GUIDELINES
AND REVIEW PROCEDURES**

**For Residential
Construction or Remodeling**

ADOPTED BY: Rose Hill Property Owners Association, Inc.

EFFECTIVE DATE: May 1, 1999

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1. PURPOSE

The Rose Hill Architectural Review Board (ARB) and the Guidelines enforced by the ARB have been created to enhance the appearance of Rose Hill Plantation, to protect property values and to increase the enjoyment of living in your community. The following Guidelines are designed to help those who plan to design and build a custom home in Rose Hill. Time and care have been taken to ensure that all requirements are explained in this document. However, if you have a question, which is not covered in these Guidelines, please contact the ARB Administrator in the Rose Hill Property Owners' Association office for assistance (803) 757-2450.

2. PHILOSOPHY

Rose Hill is fortunate to be located in an area of great natural beauty. The rolling terrain, water features, and beautiful trees combine to create an aura of tranquility unmatched in the Carolina Low Country.

Simply stated, our philosophy is to protect this unique setting; to ensure that all structures built at Rose Hill add to the beauty and quality of the community rather than detract from it.

With that philosophy in mind, Rose Hill's ARB will be guided by these general concepts:

- A. Rose Hill will encourage a variety of compatible architectural styles. Even so, English Tudor, Spanish and Mediterranean styles are viewed as inappropriate for a southern low country setting, as may be some of the more modern designs such as "A-Frames."
- B. The ARB will continually evaluate the building styles and techniques at Rose Hill to determine those that have fulfilled development objectives. A feature, color, or an entire home presently existing will not be construed as a precedent for repetition.
- C. It is not necessary for every home at Rose Hill to be unique; however, frequent repetition of designs within a neighborhood will not be acceptable.
- D. Although building costs may continue to escalate, it is not in the interest of Rose Hill to permit lesser quality development in response to cost considerations.
- E. Speculative builders provide an important service within the community by providing homes for people who do not wish to build a custom home. The same standards will be applied in reviewing designs submitted by speculative builders as for all other applicants.

3. WRITTEN APPROVALS REQUIRED

Part I of the Class "A" Covenants provides for the establishment of an ARB, sets forth the ARB's areas of responsibility and authority, and mandates that no trees may be removed, no excavations or filling may be started, and no building, fence or other structure may be constructed or altered on any lot without written approval by the ARB. While the ultimate responsibility rests with Rose Hill Plantation Property Owners'

Association, the ARB acts as the POA's agent for all matters covered by Part I of the Covenants.

4. **COMPOSITION OF THE ARB**

At present, the ARB consists of a minimum of three property owners of diverse backgrounds appointed by the Property Owners' Association Board of Directors President, and a representative designated by the Developer. A Registered Professional Architect, who reviews all plans and comments as necessary, as well as the POA General Manager assist the ARB. Additionally, the Rose Hill Plantation POA office provides administrative assistance.

5. **PLANNING YOUR HOUSE**

A home is a significant investment, and construction practices may vary in different parts of the country. It is required that you consult an architect or approved designer familiar with Rose Hill to help you plan your home. Each house should be designed for a specific site and for the particular needs of the owner. A competent architect can help you achieve this objective.

6. **GENERAL CRITERIA**

Property owners building for their own use have submitted most of the designs for single family houses constructed in Rose Hill. While individual thought and new design approaches are always welcome, they must not detract from other homes in the Plantation. It is important to realize that the overall impact of a house design involves issues of taste and judgment, many of which cannot be reduced to measurable standards such as square footage, setbacks, roof pitch, or similar items. A house that meets all of the statistical criteria may be unacceptable for purely aesthetic reasons, and the ARB has the authority to make subjective judgments of this nature.

Following are some specific guidelines to be considered in planning your new house:

- A. **Required Flood Plain Elevation.** As is common to all coastal areas, the federal government requires that the elevation of the first heated and air conditioned living space be above the level of possible flood waters expected at statistically-predicted 100-year intervals. This elevation is approximately 14 feet above mean sea level and you will need to verify your property's minimum elevation requirements. At Rose Hill, most lots are well above this level. However, those areas near the river or marsh are affected, and such lots are designated in the HUD Property Report.
- B. **Exterior Design.** In evaluating the exterior appearance of a home, the ARB takes into consideration all elements of design that contribute to a successful design resolution. These include, but are not limited to:
 1. **Site Utilization.** Relationship of proposed construction to existing natural and man-made features; views to and from the home and adjacent structures; effect upon the streetscape, common open space, neighbors, drives, parking, and landscape treatment. At Rose Hill, special site restrictions exist for marsh front, waterfront, and golf fairway lots. The sole objective of these site restrictions is to protect the natural environment and/or ensure site and landscaping compatibility with

adjacent property, state, and county regulations. Details are provided in Rose Hill's Covenants and Restrictions.

2. **Scale.** Relationship of proposed structure to surrounding structures and site size in terms of lot coverage, height, width, and overall visual impact. When building a small house on a large lot, try to make the home look as large as possible. One of the easiest ways to accomplish this is not to put the garage in the front of the house, but over to the side.
 3. **Massing.** Relationship of the elements of the structure to one another.
 4. **Fenestration.** Relationship of exterior openings (doors, windows, etc.) to the solid portions of the design and to one another, compatibility with the design of the home, materials used and the manner in which fenestration is detailed.
 5. **Roofscape.** Relationship of roof shapes and treatment to the overall design concept of the home to ensure that the design will represent a comprehensive design solution.
 6. **Aesthetics.** Overall design quality based on the professional judgment of the ARB.
 7. **Above Garage Rooms.** A room over a garage shall blend with the main portions of the house in style, massing, proportion and roofline. Avoid poor proportions; i.e. two-story garage versus one story house. The garage element shall not be a predominant feature of the overall design. An increased setback for the two-story garage may be required in order to reduce the impact on the street and/or adjacent structures. Access to an above garage room shall be only from the interior of the dwelling or the garage. Exterior access to an above garage room is prohibited.
- C. **Building Development Standards.** Specific development standards relating to land use, building type, building height, building quality, minimum living area and location of dwellings and structures on lots are contained in Rose Hill Plantation's Covenants and Restrictions and its various Addenda. All design efforts should be preceded by careful investigation of the restrictions pertaining to the specific lot on which construction is planned.

For reference, the most commonly applied standards and rules-of-thumb follow. Where any of these standards conflict with the Covenants and Restrictions, the latter will govern.

1. **Minimum and Maximum Square Footage (Heated/Air Conditioned Space)**
 - a. **Lots of one (1) acre or more in size:**
 - Minimum 1800 square feet plus an attached or detached two-car garage;
 - Minimum ground floor enclosed dwelling area of 1,100 square feet for multi-story construction.
 - No maximum limitation established.
 - b. **Lots of less than one (1) acre in size:**
 - Minimum 1,600 square feet when the required two-car garage is attached.

- Minimum 1,700 square feet when the required two-car garage is detached.
 - Minimum ground floor enclosed dwelling area of 1,000 square feet for multi-story construction.
 - No maximum limitation established.
- c. **Lots in Block "O", Woodeden:**
- Minimum 1,425 square feet on one or more stories plus an attached two-car garage.
 - No maximum limitation established.
- d. **Patio Lots:**
- Minimum 1,100 square feet plus an attached or detached two-car garage.
 - Maximum square footage of 1,900 square feet for a single story dwelling and 2,400 square feet for a multi-story dwelling with the first floor not exceeding 1,600 square feet, plus an attached or detached two-car garage
 - Maximum width of house is 50 feet.
2. **Setbacks.** To allow for flexibility in design and to accommodate specimen trees, topography and other design criteria, specific setback dimensions have not been established. However, the ARB will enforce the following minimum setbacks for all man-made structure (including decks, patios, porches, etc.) unless the ARB concludes, at its sole discretion, that lesser setbacks are justified by circumstances unique to a specific lot configuration or house design. Additionally, siting must be consistent with location of neighboring structures.

	Full Size Lots	Patio Lots
Front Yard Setback	30'	20'
Side Yard Setback	20'	Zero lot side 3' Non-zero lot side 7'
Rear Yard Setback	25'	10'
From OCRM Line	30'	30'

The applicant must clearly identify any proposed encroachment into setback, and the ARB must approve the encroachment during Concept or Preliminary reviews. Although not recommended, encroachments will be considered on a case-by-case basis.

3. **Building Height.** All houses are limited to two stories above the minimum height established by the Federal flood zone regulations, if applicable. The ARB will individually consider requests for three stories or "finished attic space" for homes on lots greater than 1-1/2 acres.
4. **Materials and Colors.** The materials and colors selected for the exterior of you house are very important to its appearance and are expected to be in harmony with the character and natural surroundings of the community. Rough-sewn woods, brick, stucco, and other materials as approved by the ARB, in combination with subdued, earth-tome colors are appropriate on any lot. Larger, estate lots can accommodate houses of a more formal nature. For those specific lots, finished siding in

combination with white or traditional "Williamsburg" colors is recommended. Minimize use of non-indigenous materials such as stone.

Exterior finish materials are expected to be of the highest quality. Woods used for siding or trim should be durable by type and/or treatment. Wood, brick, stucco, and other materials proposed for exterior use must be submitted to the ARB and approved before installation.

The roof of a building is a major feature of its design, and the roofing material selected is very important. The proposed roofing material, color and application will be critical parts of the ARB's design evaluation. Roof shingles must be of material with a minimum weight of 300 lbs. per square (100 sq ft).

Good quality windows and doors are required. Wood frame, wood frame encased by extruded aluminum or covered with a preformed rigid vinyl (PVC). Or solid vinyl may also be used. Cut sheets are required with application. Aluminum awnings, jalousie type windows or aluminum single-hung windows are not permitted. Window shutters are appropriate when sized to match window openings and mounted to appear functional.

Samples of all exterior materials, colors and textures must be submitted at the time of application for final review. Color samples will be submitted on the actual material to which they are to be applied-no larger than 8"x11".

5. **Off-street Parking and Driveways.** Off-street turnarounds or backup areas must be provided to avoid the danger of backing from a driveway directly into a street. In addition to the garage, a driveway turnaround area at least 16 feet in width (capable of accommodating two cars) is required as off-street parking for each residence.

Turnarounds should be directed inboard if at all possible, to avoid infringing upon the neighboring lot line.

Every house must have a defined driveway constructed of concrete, asphalt, brick, or other hard and impervious material. Driveways must not be located closer than five (5) feet from a property line to allow for landscape plantings. Where a lot fronts on more than one street, access from the secondary street is preferred. Where possible, driveways should be curved gently for aesthetic purposes.

A concrete drainage pipe with tapered end pipes may be required where driveways cross drainage swales. The top of the opening of the tapered end pipe section should extend at least six feet beyond the paved edge of the driveway on each side. Drainage pipes under driveways must be set at an elevation, which conforms to the master drainage plan to ensure the free flow of water within the street right-of-way. (See "Driveway Culvert Procedure.")

6. **Garages.** Garages should be designed to be compatible with the architecture of the home. Garage doors should be of the overhead type and made of wood, Masonite, or steel clad, suitably coated. To resemble wood Cut sheets are required with application. Electric garage door operators are encouraged. Detached garages should be connected to the house by a covered breezeway. Garage doors should be oriented so as not to face the traffic where possible.
7. **Recreational Equipment.** Recreational equipment, including basketball goals and children's playground equipment, will be permitted without ARB approval, **provided that it is located within the building setbacks and in a muted, earth tone color.** If you purchase playground equipment that is finished in, or incorporates, bright colors, it must be repainted prior to installation.
8. **Outbuildings.** The types of outbuildings permitted will vary by lot size and Rose Hill's Covenants and Restrictions should be consulted before the design of any outbuilding is begun; if your lot's size permits an outbuilding (such as a pool house, servants quarters, guest suite, playhouse or stable), the outbuilding must be compatible with the main house. It is recommended that outbuildings be of the same materials and colors as the main house. Greenhouses and gazeboes are permitted if approved by the ARB. Pre-manufactured buildings are not acceptable at any time. Under no circumstances may an outbuilding be constructed prior to construction of the main house.
9. **Fences and Screens.** Solid fences are not permitted to enclose or define property lines of individual homesites, but may be used to enclose service areas or other areas requiring total privacy. Open fencing or decorative forms of screening are permitted around patios, swimming pools, stables, and paddocks. If a fence, screen, shed, or other addition is desired, its plans must be submitted to the ARB for approval prior to construction. Wire or chain link fences are not acceptable. Wood, masonry, extruded, or formed vinyl or plant materials are considered suitable components for fences and screens.
10. **Deer Fences.** The ARB has a deer fence policy that is outlined below. However, before a property owner submits a deer fence plan for ARB approval and then goes to the trouble and expense of installing it, a few key facts about deer are worth keeping in mind. Whitetail deer are easily capable of jumping fences six or seven feet in height. A deer fence of less than eight to ten feet in height has marginal to no value in protecting your plants.

A simple truth rests in letting Mother Nature take its course. Until the deer herd size adjusts to the dwindling food source of advancing development, deer will remain a part of Rose Hill. This will undoubtedly be an emotional issue, particularly to those people who have landscaped heavily with plants that the deer like to eat. If you are thinking of

erecting a deer fence as part of your ARB submission, please consider the vastly more effective alternatives of deer-resistant plantings and chemical application. If you are determined to fence the deer out of your property, we urge you to review the guidelines for deer fences listed below and adjust your fence or plans accordingly. The ARB tolerates deer fences as a necessary evil until Mother Nature diminishes the size of the herd, and our guidelines are designed to minimize the impact of deer fences as an obtrusive eyesore as well as reduce the likelihood that they will endanger other residents or obstruct crews working in the right-of-way.

In order to minimize the negative aesthetic impact of deer fences, the following standards shall apply:

- a. **Safety.** Electrified and non-electrified deer fencing shall be installed no closer than five (5) feet from the edge of any street or edge of any trail and in such a manner so as not to create a hazard or to cause injury or damage to others. In no event shall a deer fence be placed in such a manner as to prevent access to a fire hydrant.
 - b. **Fence Height.** One or two strands of wire may be constructed as deer fence. The maximum height of the top strand shall be four (4) feet above ground level.
 - c. **Support Posts.** The use on in-line posts and support posts at property corners and driveways are permitted. Such posts shall not exceed dimension of 4" X 4" and shall not be more than 50, above ground level. Wooden posts shall not be painted. As an alternative, in-line support posts may be made of earth tone metal. Such metal posts shall not exceed 1/2" in diameter and shall not be more than 50" above ground. When electrified wire is installed, dark green, brown or black insulators shall be used. In no event should deer fencing be attached to trees because of potential tree damage and increased threat of lightning strikes.
 - d. **Property Line.** Property owners shall not install a deer fence that extends beyond the property lines. Any requests for exceptions to the above guidelines must be submitted in writing and approved by the ARB.
11. **Television and Radio Signal Receiving and Sending Devices.** Television antennae, towers or similar devices are not allowed per the Covenants and Restrictions. Small satellite dishes (less than one meter in diameter) may be installed on the exterior of a residence. The location of the dish must be approved by the ARB. Care should be taken to locate the dish so as not to be seen from the street, the golf course or neighboring homes. In addition, the wire must be painted to match the house and it may be necessary to paint the dish itself
12. **House Numbers and Nameplates.** Each house shall display the number assigned as a street address on the front of the house where it is visible from the street Letters or numbers may be used; however, letters

or numbers must be a minimum of 3" and a maximum of 4" in height, minimum of 1" wide, and reflective. Nameplates are permitted provided they are mounted on the front wall of the house and do not exceed a total of 80 square inches. Numbers must be conspicuously placed above, on or at the side of the appropriate door fronting the street. If the house is more than 20' from the road, this number must also be placed on a post near the driveway. If the mailbox is directly in front of the residence, on the same side of the street, the numbers may be placed on the mailbox instead of on a post by the driveway. A primary purpose of house numbers is to assist emergency personnel when answering calls. House number locations should facilitate rapid identification.

13. **Exterior Lighting.** The design and location of all exterior lighting is subject to the approval of the ARB. Lights shall not be of such intensity, location or direction as to adversely affect adjoining property owners. Cut sheets must be provided.
14. **Service Areas.** Plans must include an enclosed area to screen propane tanks air conditioning compressors, garbage cans and electrical, telephone and cable TV service connections from view. Such areas should be of materials and colors compatible with the house and convenient to utility services to the site and must have sufficiently wide access to allow movement of garbage containers.

At least one service yard is required on each house, adequate in size to contain all outside equipment and storage including, but not limited to, heat pump compressors, electric, telephone and cable TV service connections, water treatment equipment, propane tanks, swimming pool pumps, filters, heaters and any exposed piping, irrigation system controls, trash receptacles, and any maintenance equipment not otherwise stored. It must have a concrete floor and visually-solid enclosing walls not less than five feet six inches (5' 6") in height above the service yard slab; be of the same color and compatible materials as the house siding, and have a self-closing latched access gate. The location(s) shall be planned to be as visually unobtrusive as possible, utilizing house walls and off-sets wherever possible while providing convenient access for trash removal.

Any proposed encroachment into setbacks must be clearly identified by the applicant and approved by the ARB during Concept or Preliminary reviews; encroachments into both side setbacks will not be considered under any circumstance. Service yards at the front of the house are not recommended and may not be approved, but in any case are considered as part of the main structure and must be entirely within the required front and back setback areas. All other conditions will be judged on an individual basis.

15. **Equipment Enclosures.** All exterior equipment not contained within a service yard including, but not limited to, additional heat pump compressors, pool equipment, water treatment equipment, propane

tanks, etc. shall be totally enclosed with visually-solid screening walls to a height of the greater of five feet six inches (5' 6") or six inches (6") above the highest part of any equipment enclosed therein. The enclosure must blend with the house, and landscape plantings alone may not be used to screen exterior equipment.

16. **Mailboxes.** All mailboxes must be ordered through the ARB and will be installed upon your request prior to moving in. The cost of mailboxes is given on the Application to Construct.
- D. **Repetitive Designs.** Some house designs may be unacceptable for a particular lot because of similarity to homes in the immediate neighborhood. If, in the judgment of the AARB, the massing, basic style, roof lines, exterior materials, colors, or other features of a home are too similar to those of its heights, the design will not be approved.
- E. **Patio Homes.** A patio home is one of a group of architecturally related, detached, single-family dwellings designed to attain maximum privacy on a small lot by the use of interior courts and exterior walls and fences.

In those areas that have established "footprints" on a plat (Piper's Pond, Coventry Court, and Canebrake), floor plans must conform totally within the footprint. House may not exceed fifty feet (50') in width.

One side wall of a patio home will be located three feet from a property line designated on the plat as the "zero lot line." This wall will be constructed without openings and extend to the front and rear of the dwelling to a length and height that will exclude interior views of the house from adjoining lots.

1. **Patio Walls.** Patio walls, including house walls, must be solid construction with no openings allowed that include, but is not limited to, doors, windows, kitchen cooktop vents, clothes dryer vents, and fireplace through-wall exhaust vents. Some or all of the above requirements may be waived if the patio wall side of the house is adjacent to twenty feet (20') or more of open space. Patio walls shall be designed with pattern or textured features to add interest, but must be compatible in design with other exterior walls of the house. Front and rear attached extension walls shall be solid construction with no openings, be a minimum of six feet (6') in height above the house main floor finish elevation, have a solid, masonry base closure to a minimum of six inches (6") above the finished grade with suitable footing, must have a twelve inch (12") minimum return at the ends, and extend a minimum of ten feet (10') beyond the house to ensure privacy to both the occupants and the adjacent property owners
2. **Roof Gutters and Downspouts** (if installed). Must be installed on the patio wall side of the roof except where adjacent to an open space or right-of-way no less than twenty feet (20') in width or the roof pitch

diverts the water run-off (gable ends). Downspouts must discharge on the house side of the patio wall extensions.

3. **Roof Overhangs**, including gutters, shall not encroach beyond the property line.
4. **Overviews**. Over viewing the living and recreational areas of adjacent properties from second floor doors, windows, balconies, decks, etc. is prohibited. Where overviews of adjacent properties would occur, wall extensions and/or screen walls are required to maintain privacy.

F. **Utilities**

1. **Water** - Beaufort-Jasper Water & Sewer Authority operates a central water system throughout the plantation. Private wells are not allowed except for irrigation purposes or as part of a residential heating/cooling system.
2. **Sewer** - Beaufort-Jasper Water & Sewer Authority operates a wastewater treatment plant and collection system, which serves the vast majority of lots in the plantation. A few lots, clearly identified in the HUD Property Report, are designed for septic tanks or other individual disposal Systems. All effluent from the plant is disposed of by land application and there are no discharges into any bodies of water.

G. **Landscaping**

1. **Objectives**. Considerable effort has been expended on careful land planning, conservation and enhancement of the natural environment throughout Rose Hill Plantation. Suitable landscaping for your new home is an essential part of our effort to create a quality development sensitive to its existing surroundings. Remember, the object of landscaping is to complement your house and not to compete with it for interest some of the functions of plant materials are accent, softening, separation or screening, shade, framing and background. Therefore, it is the policy of the ARB that a landscaping plan accompanies all new architectural submissions.

Landscaping plans will be reviewed with two major concerns in mind:

- a. Landscaping must be adequate to properly complement the house and site.
- b. Landscaping must be harmonious with the natural environment of Rose Hill. Proposed plant materials and their configuration must be suitable to local climate and wildlife conditions. While it is difficult to recreate the natural landscape, new planting must appear compatible with the old.

- C. No trees measuring 6" or larger in diameter at a height of 4' above original grade and more than 10 feet from the perimeter of new construction may be removed without proper justification and approval of the ARB. The final decisions on tree removals will be made **prior to final approval**. Care should be exercised to protect all other trees from equipment damage and/or filing. Barriers and tree wells should be used for protection.

In addition to the above, the following proposals will be denied:

- Un warranted removal of specimen trees
- Intensive use of plants with forms or colors not native to the area
- Earth fill that threatens existing trees
- Large unplanted windowless walls, except on the zero lot line side of patio homes

- 2. **Landscaping Review Process.** Your landscape plans are a basic part of your architectural submission and are subject to the review and approval process of the ARB.
- 3. **Suggested Plant Materials.** The following is a partial list of recommended plants. A few are native to low country woodlands while others reflect some of the characteristics of native plants. Plants permitted are NOT limited to this list; however, these are the ones that experience indicates grow best in our climate and most reflect the intent of landscape planting expected in Rose Hill Plantation.

Trees	Oaks, Pines, Southern Magnolia, Sweet Bay Magnolia, Sweet Gum, Sassafras, Dogwood, Redbud, Red Maple, Yaupon Holly, American Holly, Taiwan Cherry, River Birch, Tulip Tree
Shrubs	Cleyera, Nandina, Pittosporum, Podocarpus, Raphiolepis, Yaupon Holly, Wax Myrtle, Oleander, Crape Myrtle, Juniper, etc. Shrubs shall be a minimum of 3 gallon size.
Grasses	Centipede and St. Augustine grass are most common; Bermuda grasses are excellent but require more care and are therefore less common. Bahai grasses are not approved.
Ground Cover	English and Algerian Ivy, Asian Jasmine, Dwarf Lilyturf (Monkey Grass), Big Blue Liriope, Creeping Liriope, Confederate Jasmine, Holly Fern, Cinnamon Fern, Boston Fern, Fig Vine, Carolina Jessamine, Wisteria.

It is recommended that all flower/shrub beds be treated for weeds, and weed block installed prior to applying final dressing (pine bark, straw, or mulch) to beds.

- 4. **Deer Resistant Landscaping.** The Low Country area, including all of Rose Hill Plantation, has long been home to a population of whitetail deer. These animals readily eat some varieties of the plant materials

listed above and care should be taken as to the type of shrubs you select for your landscaping and the location on your property where you plant the shrubs. Ask your landscape contractor, nurseryman, and especially your neighbors about the plants deer like to eat and avoid those altogether. To keep from losing all or part of your landscaping, you may wish to choose some plant materials from the following list that experience suggests the deer do not like to eat. But remember, this list is a guideline **only**. The plant preferences of deer vary according to weather conditions, season of the year and age of the plant.

<p>Evergreen Trees</p>	<p>Live Oaks Ligustrum "tree form" Yaupon Holly Weeping Yaupon Cherry Laurel Pine Southern Magnolia Leyland Cypress Wax Myrtle Bottlebrush Holly Cedar</p>
<p>Shrubs</p>	<p>Aucuba Gardenia Viburnum Podocarpus Rotunda Holly Moraea Iris Yucca Chinese Wisteria Anise Tree Elaeagnus Oleander Dwarf Yaupon Holly Camellia Spiraea Banana Shrub Ligustrum Mahoniam Nandina Pyracantha Palms</p>
<p>Ground Covers and Vines</p>	<p>Dwarf Gardenia Some Junipers Dwarf Nandina Vinca (Major & Minor) Ajuga</p>
<p>Some Deciduous Plants to Consider</p>	<p>Buckeye Bald Cypress Lantana</p>

	Redbud Dogwood (Tall) Crape Myrtle (Tall) Red Maple
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See page 5 for the architectural guidelines on deer fences.

5. **Restricted Plant Materials.** There is no plant that is specifically prohibited at Rose Hill; however, there are some that should be used with great discretion. Generally, they include. Plants that are very unlike coastal vegetation (e.g., dense, round, ball-shaped shrubs) or those plants associated with exotic effects (such as a contrived attempt to achieve a Florida tropical or Arizona desert effect). Pampas grasses should be avoided where possible and used sparingly where deemed desirable or necessary.

It is also preferable to avoid use of materials and site furniture that are inconsistent with the character of Rose Hill and the low country coastal area, such as Feather Rock, bird baths, sundials, and the like.

6. **Use of Earth Mounds.** As with plant materials, any earth forms used should be consistent with the natural setting. Generally, the topography of the coastal area is very flat. Earth can add interest to a homesite, but if used, should be done with great sensitivity. Nothing looks more artificial than a small earth mound rising abruptly from a flat landscape. An earth mound with gentle slopes can require a rather large open area to blend naturally into the existing topography of the site. Since earth fill on roots can kill existing trees, earth mounds should be held away from the trunks of trees.
7. **Landscape Plans.** Because of the variety of plant material available and the infinite choice of plant locations and massing, landscaping often becomes one of the more difficult aspects of planning and building a home. Your landscape plan must always identify the name, quantity, location and size of each plant being installed. Plans will be drawn to show all plants at initial and mature size (height and girth). We strongly recommend the use of a professional landscape architect.

7. ARCHITECTURAL REVIEW PROCESS

Plans for all new construction will have the "Seal" of a Professional Architect registered by the State of South Carolina (or experienced, professional, local home designer who has applied to, **and has been pre-approved by the ARB**) affixed thereto, and must be approved by the ARB. Subsequent alterations or additions may also require, at the discretion of the ARB, the "Seal" of a Registered Professional Architect or pre-approved home designer as described above. Any alteration or addition increasing overall square footage of house by 20% or more requires architect-sealed plans and a completion deposit. Significant improvements such as pools, garages, detached buildings, and barns also require completion deposits. Exterior color changes must be approved by the ARB. The following policies and procedures will be followed:

- A. **Application Form.** Application should be made on forms provided by the ARB Administrator. A blank form is attached to these guidelines. Applications are complete only when review fee is paid, the application is completed and signed by all parties involved. Incomplete applications will not be reviewed for final approval.
- B. **Meetings.** The ARB currently meets at 2:00 PM on the second and fourth Mondays of each month at Rose Hill. This time and date are subject to change. Complete applications received by the ARB no later than the close of business one week prior to the scheduled meeting will be reviewed.

The ARB prefers applicants not attend the meetings. If an applicant does request a meeting, the request must be received one week prior to the next scheduled ARB meeting.

- C. **ARB Response.** The ARB may offer specific suggestions to resolve design problems they find. It can, however, reject an application based solely on the judgment of its members without citing specific ways to remedy the deficiencies found. When plans are rejected, it is often for one or more of these reasons:
 - 1. Insufficient information to adequately evaluate the design intent
 - 2. Poor overall design quality
 - 3. Incompatible or inappropriate elements, concept, or treatment
 - 4. A design considered to have an adverse effect on the character of Rose Hill
 - 5. Inadequate or poorly designed landscaping plan

The ARB will not reject a home because of its interior elements unless those elements adversely affect exterior appearance. Even so, if the ARB sees obvious ways to improve the appeal or function of a home's interior design, it may pass various interior suggestions to the applicant for consideration. The decisions of the ARB are final; however, the ARB will continue to work with the applicant to resolve any differences.

- D. **Appeals Process.** When the ARB disapproves a design review or a change from the approved plans during construction, the applicant may submit amended

plans to comply with the ARB comments. If the applicant feels that the ARB position is not reasonable, the applicant has not been given due consideration, or a hardship can be proven, the applicant may request, in writing, a presentation hearing to appear before the ARB at its next scheduled meeting. If, after the ARB hearing, the applicant is still dissatisfied with the outcome, the applicant may then appeal to the POA Board of Directors for further review. After reviewing the facts, the POA Board may then either affirm the ARB decision or schedule a hearing with the applicant. In either case, the POA Board decision will be final. This same process may be followed to appeal fines/assessments levied by the ARB.

- E. **Concept Review.** The ARB encourages submission of a character sketch and rough site plan prior to a formal review submission. The ARB will provide a non-binding opinion of the suitability of the major concepts. No fee will be charged, and no stakeout or underbrush clearing is required at this time.
- F. **Prior to Preliminary Review.** Clear the site of underbrush, locate lot corner monuments or steel pins, stake out and string the lot lines and outlines of proposed buildings, drives and walkways. (No tree removal permitted at this time.)
- G. **Preliminary Application.** While it is permissible to combine the preliminary and final applications, the ARB recommends that the applicant submit a preliminary application for its comment prior to the preparation of construction drawings. In this manner conceptual errors may be resolved and the possibility of a lengthy review period avoided. The preliminary application should include one set of plans and the following supporting information:

1. Site Plan and Analysis

- a. Provide a tree survey that clearly identifies the species, location and diameter of all trees six inches (6") or larger in diameter at a height of 4 feet (4'), as well as the location of significant clusters of smaller trees. On lots of one acre or larger, such tree survey may be limited to the section or "envelope" within the lot where trees will be removed to accommodate the house, surrounding open yard and driveways. If this approach is used, however no trees may be removed outside the surveyed envelope.
- b. Draw site plan at a scale of 1/8" = 1" superimposed over the existing tree survey. On lots over 1 acre, a scale of 1/16" = 1" is acceptable.
- c. Show and identify species and diameter of all trees as described above, and indicate trees to be removed and reason for removal. (Note tree removal limitations in (a) above.)
- d. Show existing and proposed topography. **Show fill plan. Draw arrows to indicate the direction of drainage.** You are

responsible for avoiding any unfavorable drainage impact on neighboring property.)

- e. Show property boundaries, location of house and setbacks from all lot lines. Indicate overhang by means of a dotted line.
- f. Show elevations: finished floor, lot corners, culvert inverts, and edge of roadway.
- g. Indicate site development, including walks, driveways and turnarounds patios, decks, fences, etc.
- h. Indicate views and vistas to and from the site, if applicable.
- i. Show neighboring buildings and the effect the proposed construction will have on them.
- j. Designate natural or man-made features that could affect the design.
- k. On lots where a driveway is proposed to cross a drainage swale, a reinforced concrete pipe with tapered end pipes may be required. This pipe must extend at least six feet beyond the edge of the driveway on both sides. (See culvert requirements in this document.) Show layout of culvert pipe under driveway; indicate direction of drainage flow; the inverts of the culverts; and the inverts of the nearest neighboring culverts upstream and downstream.

2. Floor Plans

- a. Draw to a minimum scale of $\frac{1}{4}'' = 1'$.
- b. Show changes in level, relationship to important site features, etc.
- c. Show location of service entrances for electric, telephone, and cable TV within service yard as well as the location of the propane tank, if applicable.

3. House Elevations

- a. Draw to same scale as floor plans.
 - b. Show all elevations.
4. Show proposed landscaping, indicating general massing of plants and trees and intended use of plant materials. This plan should be super-imposed over the site plan, but must be separate.
 5. Submit any additional information that will aid the ARB in evaluation of the proposed design.

6. Lot must be bush-hogged, staked, and strung out prior to Preliminary Review.
- H. **Final Application.** Two complete sets of documents shall accompany the final application. One set will be returned with final approval. Each sheet of drawings and the first page of other documents shall include the lot number, street name, applicant's name, architect, and date of drawings. Documents to be submitted include the following:
1. **Site Plan.** Show all information required for a preliminary submittal. Drawings must identify all materials, be full-dimensioned, and show the roof plan (unless shown on a separate drawing) and exterior lighting, if any.
 2. **Landscape Plan.** A separate landscape plan, superimposed over the site plan, show the location, bounds, numbers, and species of all plants, trees, shrubs, and ground covers (Common and Latin names), as well as the size of shrubs to be planted with initial and mature height and girth noted. A plant schedule is required including total number of each species, height, and girth at installation and maturity, type and square footage of sod, etc.
- 3. Floor Plans**
- a. Draw to a minimum scale of $1/4" = 1'$.
 - b. Show any changes in floor level.
 - c. Show all dimensions.
 - d. Include door and window symbols and schedules.
 - e. Show all attached decks, fences and other appurtenances including a design illustration of the service yard fence.
 - f. Show locations of service entrances for electric, telephone and cable TV within service yard as well as the location of the propane tank, if applicable.
- 4. Elevations**
- a. Draw to a scale of $1/4" = 1'$.
 - b. Show all exterior views of the house including those, which will be partially blocked from view by garages, fences or other parts of the building.
 - c. Indicate all exterior finish materials and colors.

- d. Show finished floor elevations and existing and proposed grade lines.
- e. Show all exterior openings.

5. Wall Sections

- a. Draw to a minimum of $3/4" = 1'$.
- b. Indicate roof pitch.

6. Stakeout. If not already approved during Preliminary Review, the lot must be bush-hogged, staked and strung out prior to Final Review.

I. **Submission of Typical Building Materials.** On the form provided in the application, indicate the name, grade, and description of proposed exterior materials. Provide physical samples of colors applied to a sample of the material to be used and roofing material. The samples should be no larger than 8-1/2" x 11". An application will not be considered complete without these exterior samples. Where applicable, manufacturer's name must be supplied (roofing, doors, windows, etc.)

J. **Fees.** A processing fee is required with all ARB submissions to help offset the cost of architectural reviews. A refundable Completion Deposit fee and mailbox fee are also required upon receiving final approval, and prior to issuance Of a Building Permit.

K. Inspections

1. **Initial Inspection.** Prior to preliminary review of plans by the ARB, clear the site of under-brush, stake and string the lot lines and an outline of the proposed buildings, drives, and walkways. Flag all trees to be removed. Re-stake and string the lot as necessary if changes were required by the ARB.
2. **Final Stakeout.** After the applicant has received ARB approval of the final application but prior to the issuance of a Rose Hill Building Permit to start clearing and construction, the applicant or the builder should install the builder's sign at the construction site.

Upon verification of adherence, a Rose Hill Building Permit will be issued.

Temporary toilet facilities and construction refuse dumpster must be placed on site prior to any construction activity. If extensive site clearing is required, the ARB will allow a delay in the placement of the portable toilet and dumpster until the site is cleared; however, the site still must be kept clear of trash and unsightly debris.

3. **Foundation Survey & Elevation Certificate.** After batter boards are in place and **prior to** installing any foundation or pouring a slab, the owner will cause a Foundation Survey to be performed by a registered S.C. Surveyor showing the exact location and elevations of foundations/slab on site plan. The results must be in accordance with the ARB-approved site plan. A Sealed Survey and Elevation Certificate must then be submitted to the ARB for approval **prior to** installing foundation or pouring slab. Foundation surveys are also required for garages, barns, pools, detached buildings, and significant additions.
4. **Final.** When the buildings and landscaping are complete and a Certificate of Occupancy has been received from the Building Department of Beaufort County, the applicant should provide a copy of the C.O. to the ARB Administrator and request a final inspection to ensure conformance with all approved plans.

The Completion Deposit will be returned after an inspection has determined that construction of the house caused no damage to the surrounding area, that all construction (including materials, colors, drives, decks, etc.) have been completed in accordance with the approved building plan, **and that your landscaping has been installed** in accordance with the approved landscape plan. Any violations of the Rules and Regulations of Rose Hill will be deducted from this deposit. **Note: Re-inspections caused by owner or builder require \$50 fee per occurrence.**

- L. **Completion.** Total project, including landscaping, must be complete within sixty (60) days of issuance of Beaufort County Certificate of Occupancy OR one year from Rose Hill permit date, **whichever comes first**, regardless of whether the residence will be occupied at the time.
- M. **Occupancy.** All exterior construction, including painting, drives, decks, and landscaping must be completed prior to occupancy, plus Certificate of Occupancy received, and final inspection approved. A daily penalty may be assessed for violations. Exception requests due to special circumstances should be submitted to the ARB in advance and in writing for consideration.

8. CONSTRUCTION

The purpose of this section is to inform both the owner and the builder of policies and procedures required or suggested by Rose Hill, which will eliminate potential problems and further ensure the construction of a quality house. It is important to remember that the Covenants and Restrictions of Rose Hill require that once a permit is issued, all work must be completed within one year. No home may be occupied until all exterior construction, including painting, driveways and landscaping has been completed; a Certificate of Occupancy has been granted by the County Building Inspector and presented to the ARB, and a final inspection approved by the ARB. Written requests for exceptions due to special circumstances must be submitted to and approved by the AR13 in advance.

A. Pre-Construction Activities

1. Except for under-brushing, stakeout and stringing, no work may be done on a lot prior to receiving approval of the ARB. In no event may trees be removed or earth moved prior to ARB approval and issuance of a Rose Hill building permit
2. A Building Permit must be obtained from the Beaufort County Building Inspections Department. If your lot is to be served by a septic tank system, a permit must be obtained from the Beaufort County Health Department located in Bluffton, South Carolina. There is no fee for the soil test, but the State of South Carolina requires a fee for a permit to construct a septic tank system.
3. Should your surveyor or builder have difficulty in locating lot corners or determining points of known elevation, the Development Office of Rose Hill Plantation may be of assistance.

B. During Construction

1. A portable toilet for workers and a construction refuse dumpster must be provided and they must be maintained during the entire construction process. Beyond the portable toilet facility and dumpster no other temporary structures may be placed on a lot without the written permission of the ARB. If allowed, such structures may **never** be used as residences and may not remain on the lot after construction has been completed.
2. **Site Access.** The access to the construction site between the edge of the road pavement and the front property line shall be no more than twenty feet (20') wide, and is limited to one (1) entrance only. It is suggested that, whenever possible, the site access be in the same general location as the permanent. Driveway entry and gravel/fill be placed in this area in order to prevent damage to the road right-of-way. A curb cut, driveway culvert (where required), and entrance drive must be

in place prior to the clearing of the lot, placement of fill or delivery of materials to the site

In the case of ditches and swales, the grade elevations must be maintained to prevent any blockage of the road drainage system. The ARB will determine if a permanent culvert is to be installed during the initial stakeout inspection. The edge of the road pavement shall be protected from damage by construction vehicles. Heavy wood planks, gravel or any other effective means to make the transition between the pavement and the road shoulder shall be used.

Any damage to the road pavement, curbing, or the road right-of-way caused by construction activity must be restored to the original condition before the project will be considered complete. Final compliance will not be approved until all damaged areas are satisfactorily restored. Failure to comply with the above requirements during construction may result in assessments levied and/or a stop work order. The total cost of necessary repairs of damage to the street, curbs, common areas, or adjoining lots will be charged to the owner of the property.

3. **Site Clearing.** NO lot may be cleared or construction otherwise started without a Rose Hill Plantation Building Permit. Where appropriate, culvert and fill and/or road shoulder protection must be in place. Site clearing material must be transported in a covered truck. Site clearing is subject to the construction hours and Sunday/holiday restrictions.
4. Roadways in front of and adjacent to site shall be cleaned at the end of each workday, as needed, of dirt, mud, muck, and debris.
5. Access to a building site by means of adjacent property will not be allowed. Parking of workers' vehicles/equipment will be limited to the construction lot only. Applicant is responsible for damages done by workers' vehicles to adjacent property, easements, and roads around work area.
6. No materials may be placed in the right-of-way or on adjacent property even on a temporary basis.
7. There are no disposal areas available at Rose Hill, nor is there a pit for obtaining fill-dirt. Beaufort County maintains a disposal area nearby and numerous independent contractors in the area can provide fill material.
8. The connections for water and sewer, where applicable, are indicated on each lot by painted 2' x 4' stakes driven into the ground at each stub-out. The white stake indicates your sewer and the red stake indicates your water connection. Care should be exercised not to disturb these markers. Should they be missing, the Development Office may be able to assist you in locating them.

A water meter must be installed after final approval by the ARB so that construction water is available. Contact Beaufort-Jasper Water and Sewer Authority.

9. Palmetto Electric Cooperative will provide a temporary power source during construction. Application for this service may be made at Palmetto Electric's office. An inspection of the service connection by the Beaufort County Inspection Department is required before the service can be activated.

10. All utility services at Rose Hill are buried in the street rights-of-way. Before digging in a right-of-way, it is important that you ask each utility to identify the location of their lines to prevent damage. The various utilities and their telephone numbers are:

Electric	Palmetto Electric Cooperative	681-5551
Telephone	Bluffton Telephone Company	757-2211
Cable TV	Hargray CATV	757-3707
Water/Sewer	Beaufort-Jasper Water & Sewer	757-2667
NO CUTS Locator service		1-800-922-0983

11. **Drainage and Erosion Control.** Prior to and during all construction activity, including the clearing and filling of the lot, the following protective actions must be taken: Water Drainage Control; Soil Erosion Control; Road Pavement and Curb Protection; Road Right-of-Way Protection and Tree Protection. It is the responsibility of the general contractor to prevent drainage and erosion onto any adjacent property whether private or common.
- a. Water drainage shall be directed into the Plantation drainage system including road swales, ditches, culverts or lagoons. This shall be accomplished by means of rough grading, earth berms, swales, and drain lines or by retention entirely within the construction site property lines.
 - b. Soil erosion shall be controlled entirely within the construction site property liners in such a manner as to prevent the erosion of soil onto any adjacent properties, roads, or into any Plantation drainage system or lagoon.
 - c. Hay bales or silt fences must be placed to control run-off and/or spoilage into the coastal critical line of lots abutting marsh or water. The SC Department of Health and Environmental Control (DHEC), as well as the ARB and the POA, closely monitor protection of wetlands.
 - d. After completing the foundation work, the general contractor shall establish the finish grade at the perimeter of all new construction no less than six inches (6") below any wood finish. Earth should be sloped away from the house to a minimum of ten feet (10') on

all sides of full-sized lots and at the front and rear of patio lots. Drainage restrictions apply at the sides of all lots. When house construction is complete, and before any landscape work may begin, all planned fill must be in place and the lot brought to final grading.

THE FAILURE TO CONTROL DRAINAGE AND EROSION MAY RESULT IN ASSESSMENTS LEVIED, A STOP-WORK ORDER, AND THE COST OF ALL REQUIRED RESTORATION WORK.

11. No burning of any kind will be permitted. Debris from clearing (i.e., tree stumps, branches, logs, underbrush, etc.) and from construction (i.e., scrap wood, drywall, packaging materials, etc.) must be disposed of off Rose Hill at an appropriate disposal site.
12. No trees measuring six inches (6") or larger in diameter at a height of four feet (4') above original grade and more than ten feet (10') from the perimeter of new construction may be removed without proper justification and approval of the ARB. The final decision on tree removals will be made prior to final approval. Care should be exercised to protect all other trees from equipment damage and/or filling. Barriers and tree wells should be used for protection.
13. The storage of materials should be in an inconspicuous area of the site and contractors are required to make frequent clean-ups of surplus materials, trash, wrappers, etc. A refuse dumpster must be maintained on each site for the disposal of construction debris, trash and litter. All dumpsters are to be emptied when level full so that overflow of trash does not occur.

If a complaint from a property owner is received about unkempt conditions, Security will verify the information and then notify the builder and owner. If the job site is not cleaned immediately upon notification, a \$50 penalty per day will be assessed against the owner of the property.

14. One sign identifying the contractor and/or architect may be displayed on the lot. This sign must not exceed four square feet in area and must be in harmony with the design standards of Rose Hill. The sign is to be displayed facing the road; no sign will be displayed directly facing the golf course. When the job is completed, the sign must be removed immediately. No other signs will be displayed at any time.
15. **Access and Work Hours.** Construction access to Rose Hill Plantation is allowed between 7:00 AM and 5:00 PM Monday through Saturday. Work is to be performed only between only between 7:00 AM and 6:00 PM Eastern Standard Time (during winter months) and from 7:00 AM to 7:00 PM Daylight Savings Time (during the summer months). No exterior construction activities are to be conducted on Sundays; interior work that does not generate noise levels perceptible to neighbors MAY be permitted

under certain conditions but must be cleared in advance by the Rose Hill Plantation Chief of Security. Work on major holidays is prohibited. Similarly, approval to work at other hours than those specified must be requested in advance from the Rose Hill Plantation Chief of Security.

16. **Radio Playing and Other Nuisances.** Workers are guests in this community. The playing of radios, tapes, etc. at volume levels that disturb surrounding neighbors will not be permitted.
17. Workers are not allowed to fish in Rose Hill Plantation lagoons, creeks, or rivers nor permitted use of community pools, tennis courts, or picnic areas.

NOTICE

BROKEN WATER AND SEWER LINES

BUILDERS ARE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY WATER OR SEWER LINE BROKEN DURING QONSTRUCTION. IF A BUILDER DAMAGES OR BREAKS A WATER OR SEWER LINE, BEAUFORT-JASPER WATER & SEWER AUTHORITY SHOULD BE CONTACTED IMMEDIATELY.

BACKFLOW PREVENTERS

ALL TEMPORARY WATER SERVICE DURING CONSTRUCTION MUST HAVE BACK-FLOW PREVENTERS INSTALLED. THIS IS A REQUIREMENT OF THE SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

WATER METERS

WATER METERS WILL NORMALLY BE INSTALLED FROM ONE TO FIVE WORKING DAYS AFTER A METER REQUEST HAS BEEN SUBMITTED TO THE BEAUFORT-JASPER WATER & SEWER AUTHORITY.

SEWER TAP LOCATION

A REQUEST FOR SEWER TAP LOCATION MUST BE MADE TO BEAUFORT-JASPER WATER & SEWER AUTHORITY AT LEAST TWO WORKING DAYS BEFORE THE PLUMBER PLANS TO MAKE CONNECTION.

SEWER CLEANOUTS

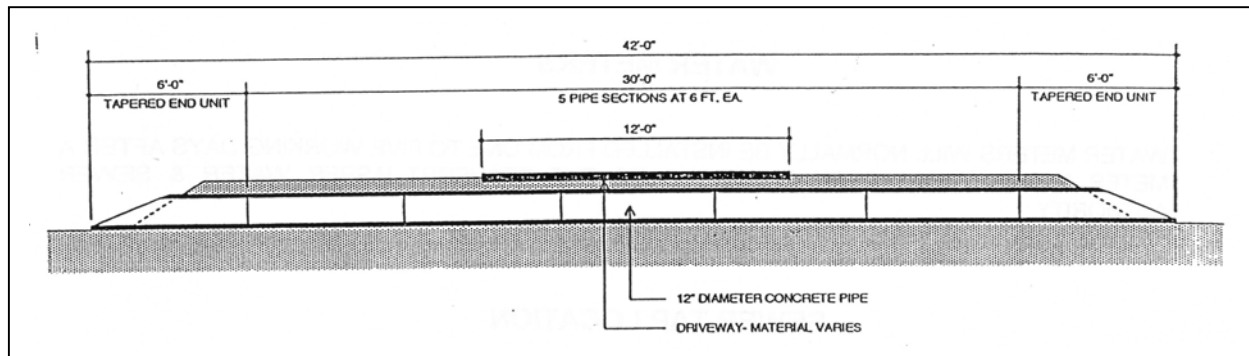
SEWER CLEAN-OUTS MUST BE INSTALLED IN ALL LINES CONNECTED TO THE BEAUFORT-JASPER SEWER SYSTEM.

DUMPING OF TRASH

ROSE HILL DOES NOT HAVE A DUMP. THERE WILL BE A TWO HUNDRED (\$200.00) DOLLAR PENALTY FOR DUMPING REFUST OF ANY TYPE ON ROSE HILL PROPERTY.

DRIVEWAY CULVERT PROCEDURE

On those lots requiring culverts (when the driveway crosses a drainage swale), the Rose Hill Plantation ARB requires the use of reinforced concrete pipes. The driveway culvert should be installed as shown in the diagram below.



RECOMMENDED INSTALLATION

At least 4 to 7 feet of grass or sod should cover the pipe from the edge of the driveway to the top of the flared end wall. A normal 12 ft. wide driveway would require five 6' sections of 12-inch pipe, and two tapered end pipes. The depth and grading of the drainage swale and the elevation of the building lot determine the culvert requirement.

Culvert materials are available locally, and the cost and installation of culvert pipes, where required, is the responsibility of the property owner or the general contractor. The culvert pipes must be a minimum of 12" in diameter (larger if required) reinforced concrete with tapered end pipes, and installed according to POA standards. Any applicant/property owner who does not adhere to these regulations and causes a drainage problem as a result of incorrect installation will be responsible for all corrective costs to include any damage to curbs, streets, and common areas as a result of construction.

Schedule of Assessments for Violations of the Rules and Regulations of Rose Hill Plantation

Type of Violation	Assessment
1. Culvert not installed when required	\$500 per violation. May warrant expulsion of the contractor and denial of future construction within Rose Hill Plantation
2. Construction that does not conform to plans approved by the ARB	\$500 per violation. May warrant expulsion of the contractor and denial of future construction within Rose Hill Plantation
3. Clearing site without stakeout approval or obtaining a Rose Hill Plantation building permit (includes unauthorized tree removal)	\$500 per violation. May warrant expulsion of the contractor and denial of future construction within Rose Hill Plantation
4. Failure to clean roadways at end of each workday when required	\$100 per day
5. Not providing trash receptacle for construction OR not keeping site clean of debris at all times	\$50 per violation per day
6. Construction trash fires	\$50 per violation
7. Improperly hauling trash	\$50 per violation plus cleaning costs
8. Violation of any sign rule	\$25 per violation per day
9. Failure to provide portable toilet	\$25 per violation per day
10. Pets belonging to construction workers on construction site	\$25 per violation per day
11. Fishing in lagoons or lakes, use of recreational facilities by construction workers	\$25 per violation per day
12. Damage to street, curbs, common areas or adjoining lots	Total cost of repairs. If not corrected within five working days, a stop work order will be issued.
13. Dumping of any kind on Rose Hill Plantation property	\$200 per violation
14. Trespassing on adjoining lots and properties, equipment, material, etc. Trespass of private property is prohibited, as is parking of builders' vehicles on common property	\$25 per violation per day
15. Failure to complete landscaping per approved landscape plan within sixty (60) days after receipt of Certificate of Occupancy	Total completion deposit forfeiture
16. Failure to initiate construction within six (6) months of ARB approval	Revocation of approval, deposits, and building permit

Type of Violation	Assessment
17. Failure to complete project within on (1) year after ARB approval of application, or within 60 days of Certificate of Occupancy, whichever comes first, unless written extension is granted by the ARB in advance	Total completion deposit forfeiture
18. Occupying residence prior to final ARB inspection and approval	\$100 per day
19. Failure to provide Certificate of Occupancy to ARB before occupying residence	\$100 per day
20. Final approval re-inspections caused by owner or builder	\$50 per occurrence
21. Failure to prevent water drainage and/or provide soil erosion control	\$50 per violation plus restoration costs. If not corrected within five working days, a stop work order bill be issued
22. Playing loud music, inappropriate language, or conduct	\$25 per violation
23. Trash, fill dirt, landscape debris, paint or concrete spills on roads	\$50 per violation plus cleanup costs
24. Violation of ARB Guidelines not covered in items 1 through 23	To be determined by the ARB

The Schedule of Assessments will be enforced when a contractor, or owner, violates the Covenants and Regulation of Rose Hill Plantation. Violations will be communicated to the responsible party along with the proposed fine. The violation and the assessed fine are subject to the Due Process Policy established by the Rose Hill POA Board of Directors.

Fines that are not paid prior to completion of the home will be deducted from the completion deposit.

APPLICATION TO CONSTRUCT IN ROSE HILL PLANTATION

LOT # _____

STREET ADDRESS _____

OWNER

Name _____

Address _____

City / State / Zip _____

Telephone _____

Fax Number _____

BUILDER

Name _____

Address _____

City / State / Zip _____

Telephone _____

Fax Number _____

SC Contractor License # _____

ARCHITECT

Name _____

Address _____

City / State / Zip _____

Telephone _____

Fax Number _____

SC Registration # _____

Has this house even been built within Rose Hill Plantation? YES _____ NO _____

If YES, where?

NOTE: The applicant(s) must thoroughly read and comply with the requirements of the ARB Guidelines and Review Procedures.

FOR NEW CONSTRUCTION

Concept Review Only

- No fee required. ARB opinion non-binding

Preliminary ARB Review

- Review fee listed below must be paid at this time and lot must be bush-hogged, staked and staked out

Final ARB Review (Fee Attached if not paid at Preliminary Review)

- \$650 Review Fee up to 3000 square foot; \$10 per each 100 square foot additional

FEES DUE AT TIME OF PERMITTING

- \$95 Standard Mailbox* (19" x 8" x 6")
- or \$120 Large Mailbox (23.5" x 15" x 11")
- \$3,500 Owner's Completion Deposit (Refundable)

FOR ALTERATION OF EXSITING HOMES

- \$150 processing of plans for minor alterations to an existing structure
- \$200 processing of plans for room additions, pools and other new construction including freestanding additions. (Requires architect-sealed plans if overall square footage of house is increased by 20% or more.)
- A completion deposit (refundable) of \$700 will be required upon final approval and prior to issuance of The Rose Hill building permit.

RE-ROOFING, REPAINTING, OR LANDSCAPE REVISIONS

No Review Fee Required

- Re-roofing - Provide Sample with manufacturer, type and color noted.
- Exterior Repainting - New color only. Provide Color Samples on siding and trim materials with manufacturer, color names and numbers noted (no larger than 8" x 11").
- Major Landscape Plan Revisions (includes fencing) - Attach Plan with current plantings and proposed.

EXTERIOR MATERIALS AND COLORS

Color samples, on actual materials, must accompany this application, **No larger than 8" x 11"**

ITEM	MATERIAL	COLOR NAME & NUMBER	MANUFACTURER, MODEL # OR NAME
Siding (Wood)			
Siding (Masonry)			
Roofing (mm. 30 yr)			
Fascia			(No metal or vinyl allowed)
Trim			
Soffit			(No metal or vinyl allowed)
Shutters			
Front Door			(Cut sheet may be required)
Exterior Doors			(Cut sheet may be required)
Garage Doors			(Must be painted same color as main body of house)
Windows			(Cut sheet may be required)
Chimney			(Windscreens & Chimney must be same color as main body of house)
Drives			(No loose stone/gravel. Must be impervious)
Swimming Pool / Spa			(Include pool dimensions, fencing, equipment area, etc. on site plan)
Fireplace	Wood Burning _____ or Propane _____ (If propane, please indicate location of tanks on floor plan)		
ENCLOSED DWELLING AREA (SQ. FT.)			
First Floor	_____	(Include unfinished dwelling areas & "bonus" rooms)	
Second Floor	_____		
Total Enclosed Area	_____		

The owner warrants that all construction and landscaping will be completed, in accordance with approved plans, within 60 days of the issuance of the Certificate of Occupancy, or within one year of date of Rose Hill building permit, **whichever comes first**. A copy of the C. O. must be sent to the ARB Administrator when requesting a final inspection. The Completion Deposit, less any unpaid penalties assessed during construction for violations, will be released following ARB verification that the landscape plan has been executed as approved, the structure(s) is built in accordance with approved plans, and that no damage has been done to the surrounding area. NOTE: RE-INSPECTIONS CAUSED BY OWNER OR BUILDER WILL BE ASSESSED AT THE RATE OF \$50 PER OCCURRENCE AND WILL BE DEDUCTED FROM COMPLETION DEPOSIT PRIOR TO REFUND.

LOT _____

Application for a permit to construct or alter a single-family residence at Rose Hill Plantation is made by the parties below with the full knowledge and understanding of the Recorded Covenants and Restrictions and of the Architectural Guidelines and Review Procedures published and enforced by the ARB. The parties agree to adhere to these Covenants, Restrictions, and Guidelines and to all conditions set out in this application.

The parties below understand that the ARB and Rose Hill Plantation Property Owners' Association and their various affiliates have neither part nor responsibility in the contractual relationship between the homeowner and building contractor. Also, the parties have no recourse to Rose Hill Plantation for any problems between the owner and the contractor in either the performance of the work under contract or the financial settlement of the contract. In addition, the ARB's function does not extend to taking responsibility for layout, dimensions, etc. ARB approval of the stakeout is only for orientation to the lot.

The parties below understand that the house cannot be occupied until all landscaping is completed, the Beaufort County Certificate of Occupancy has been received, and it has successfully passed a final inspection conducted by the Rose Hill ARB. Occupying the house prior to Final ARB Inspection Approval will result in a fine of \$100 per day until approval is granted.

The ARB's inspections at various stages of construction are established to assist the owner in meeting the Guidelines, but do not take the place of the supervision required under the Covenants.

Once issued, the Rose Hill Plantation Building Permit will be posted at the construction site, along with the permit issued by Beaufort County

It is understood that NO trees are to be removed; no earth is to be moved; no construction materials are to be stored on the site; and no construction is to begin until a Rose Hill Permit has been issued.

As provided in sales contracts and covered in the HUD Property Report, water/sewer monthly use charges will be billed to the owner of the lot as soon as a water meter is installed on the construction site.

Signatories agree to provide revised drawings of any portion of the plans not approved by the ARB. There is no charge for resubmitted plans.

Acknowledgments:

Date Owner

Owner: _____

Builder: _____

(Minimum 2 signatures required)

Architect: _____