

EXHIBIT B
POLO ESTATES
AT ROSE HILL

SUPPLEMENTAL DESIGN GUIDELINES

ADOPTED BY: Rose Hill Property Owners Association, Inc.

EFFECTIVE DATE: August 1, 1997

September 22, 1997

Chairman
Rose Hill Plantation ARB
P.O. Box 1689
Bluffton, SC 29910
Re: Polo Estates

- Encl. 1) Polo Estate Supplemental Design Guidelines
2) Home Site Location Map at a scale of 1" = 400' and Individual Lot Characteristic Maps for each lot at a Scale of 1" = 50'
3) "A Field Guide To American Houses" by Virginia & Lee McAlester
4) 8 1/2" x 11" color advertisement including four renderings commissioned to illustrate the style of homes expected in Polo Estates

Dear Mr. Chairman:

Please find enclosed the documentation itemized above in regards to Polo Estates. Please be advised that Beaufort County has issued the Certificate of Compliance for Polo Estates and BJWSA has accepted ownership and maintenance responsibility for the sewer and water utility systems installed to serve these lots. The final plat has been sent by our attorneys to be recorded at the RMC Office of Beaufort County As soon as we receive copies of the recorded plat, we will provide one for your file.

Please find in enclosure 1) the Special Design Guidelines that apply to the Polo Estate lots. As you will see in the introduction, the lots are divided into three distinct types according to their location or orientation. The Equestrian lots face the Polo Field or paddocks, the Mansion lots are seen in proximity to the Rose Hill Plantation house, and the Woodland and Marsh lots, as the name implies, are wooded lots or oriented along the marsh edge. The Design Guidelines also describe the review process which requires three submissions - a conceptual review submission, a preliminary review submission, and a final review submission. In addition, the Design Guidelines discuss lot characteristics and provide guidance for site planning, architectural design, and landscape design solutions, which vary according to the type of lot.

Each lot has a building envelope within which the residence must be constructed. These envelopes are illustrated in the Lot Characteristic Maps provided in enclosure 2). As you will see, these maps also contain information concerning the location of sewer and water laterals, telephone and cable TV pedestals, electrical service and, on certain lots, the location of specimen trees. In addition, they show the 20' setback from fresh water wetlands as well as the 50' river protection overlay district setback and buffer on those lots to which this requirement applies. As you will see, the Architectural Design Guidelines make reference to the book which is provided in enclosure 3) which provides information regarding the "Georgian", 'Adam'¹, "Early Colonial Revival", or less elaborate versions of "Greek Revival"¹ architecture styles which are to serve as inspiration for the residences in Polo Estates.

As you have no doubt seen, we have constructed a handsome Victorian Gazebo in the cul-de-sac at the end of Plantation House Drive which is intended to help set the tone for the attention to detail expected in Polo Estates. Landscape plans have been completed for the entrance to Polo Estates, the cul-de-sac containing the Gazebo, and the area surrounding the fence, which encloses the pump station adjacent to Lot 1/2006. Additionally, a traditional split rail fence is being constructed along the rear lot lines of the Equestrian oriented lots facing the Polo Field. This fence is located within the lots and will be maintained by the developer until the lots are sold, after which time the individual lot owners will be responsible for fence maintenance.

We are very much aware of the importance of careful design in this neighborhood, which surrounds the historic Plantation House. More than twelve acres have been deeded with the house and this site remains under the jurisdiction of the Beaufort County Historic Preservation Review Board. Please find in enclosure 4) renderings of four homes which were commissioned to provide an illustration of the style of architecture expected in Polo Estates, particularly on those lots which surround the Polo Field since these homes will be visible from Rose Hill Drive and from the Equestrian Center across the Polo Field. We want them to help establish the edge of this important open space with dignity and restraint in a manner that is sympathetic to architecture of the Plantation House. We look forward to your assistance in helping us to accomplish this objective.

Sincerely,

Weston C Wilhelm

WCW; av
Enclosures
Hand Delivered
Cc: Carl Hattler (with enclosures)

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INTRODUCTION

Simply put, the Rose Hill Mansion and grounds (c. 1850) are symbolic of Rose Hill's historic past and serve to anchor Rose Hill Plantation to its Low Country heritage. Polo Estates is at the geographic nexus of the Rose Hill Mansion and Rose Hill's modern day equestrian center, stables and polo fields, which set the tone for Rose Hill of today. Therefore, Polo Estates' homes and landscapes will compliment the Mansion, the stables, and polo fields, while allowing the Mansion to remain the dominant structure in the neighborhood, maintaining its place in reinforcing Rose Hill Plantation's connection with the past.

These design guidelines apply to Polo Estates and supplement the Rose Hill Plantation Architectural Guidelines and Review Procedure (AGRP). Applicants are encouraged to thoroughly review the AGRP and this supplement before commencing design on Polo Estates home sites. Only homes and landscapes that are of appropriate traditional style will be allowed, making Polo Estates a unique combination of stately homes, appropriate for those who appreciate the elegance of classic detail and proportions.

Many of the guidelines herein are universal and apply throughout Polo Estates, while others give special guidance for homes and landscapes within three (3) distinct areas of Polo Estates. These areas are shown on the attached "Home Site Location Map" and include:

Area	Lot Numbers
Equestrian Oriented Lots	2001 through 2013, 2042
Mansion Oriented Lots	2020, 2021, 2022, 2032, 2036 2037, 2038
Woodland and Marsh Oriented Lots	2014 through 2019, 2023, 2024, 2025, 2033, 2034, 2035, 2039, 2043

DESIGN REVIEW

The Rose Hill Plantation AGRP (as modified herein) describes the role of the Rose Hill Architectural Review Board (ARB) and the plan review and approval process necessary for an applicant to secure Rose Hill Plantation's approval to build a home at Polo Estates.

Polo Estates homes will compliment the Rose Hill Mansion through careful traditional architectural design, as well as sensitive siting and landscape design. For these reasons, architects (or residential designers) and landscape architects (or garden designers) who are familiar with traditional design should be used for design services at Polo Estates. Frequently designs that appear "traditional" are upon close investigation either not traditional in massing and proportion, or not designed with appropriate traditional details or materials. Owners of Polo Estates properties are encouraged to choose capable professionals.

Some "plan services" offer homes of an appropriate style. If all other conditions are met, the Architectural Review Board has no objection to the use of these home plans.

The Rose Hill Architectural Review Board (the "ARB") will pay particularly close attention to Polo Estates homes and will **require** the following submissions:

1. Conceptual Review Submission, to include:
 - a. Site Plan Sketch (any scale)
 - b. Front Elevation Sketch (any scale).
2. Preliminary Review Submission, to include all items required in the AGRP, plus the following:
 - a. Identification of all exterior materials
 - b. Exterior color selections and samples (samples can be presented in any form)

Note that Preliminary Review under brushing (including bush hogging) for the lot, building(s), driveway and walkway stakeout will not include delineated wetlands, areas to remain in a natural state, or areas in the Beaufort County River Protection Overlay District (RPOD) where bush-hogging is not allowed.

3. Final Review Submission, to include all items required in the AGRP.

Two complete sets of all documents are required at each stage of review. All three submissions are required, making review and approval **at least** a six-week process.

SITE DESIGN GUIDELINES

LOT CHARACTERISTICS

Each lot contains characteristics that are unique to that home site. These characteristics are indicated on the attached "Lot Characteristics" drawings. These drawings indicate:

1. lot dimensions;
2. building envelopes for the walls of the primary building (home), garage (attached or detached) and accessory structures with solid enclosures (storage sheds, pool equipment houses, etc.). The envelope does not include roof overhangs, accessory structures without solid enclosures (open trellises, gazebos, etc.), terraces, pools, walks and drives;
3. RPOD setbacks and buffers, and wetland setbacks;
4. monumental trees that the site plan should strive to protect and preserve. Note that the AGRP requires the applicant to provide a tree survey, and a tree protection and removal plan, for trees 6" diameter at a height 4 feet above grade, as well as clusters of smaller trees;
5. approximate location of existing utilities (above and below grade).

While the information on the Lot Characteristics drawings is believed to be generally accurate, it is the applicant's responsibility to have accurate plats, topography tree locations, utilities locations, Federal Emergency Management Agency (FEMA) flood zones, Beaufort County RPOD buffers and setbacks, and other pertinent site data prepared by qualified land surveyors.

GENERAL SITE DESIGN GUIDELINES

In addition to the requirements of the AGRP, the Polo Estate homes will be sited to:

1. protect and preserve, to the degree possible, monumental trees shown within building envelopes on the "Lot Characteristics" drawing. Applicants are also encouraged to save trees outside of the envelope by careful siting of drives, terraces, pools, and other site amenities;
2. compliment the Rose Hill Mansion and grounds and adjacent homes in Polo Estates;
3. create an air of formality, unique to Polo Estates within Rose Hill Plantation that is tempered by the natural setting. For example, curved drives that are encouraged in the AGRP are not required, however sensitivity to existing trees and topography is encouraged;

4. generally, have only one curb cut (in special circumstances circular drives with two curb cuts will be allowed where they can be graciously accommodated due to wide lot frontage or corner orientation). Culverts for drainage and lot access have been provided for some of the home sites. These culverts maybe moved by the Applicant to accommodate site designs;
5. have finished grades for landscape and driveways adjacent to buildings, terraces, decks, and pools not rise excessively above existing grade and/or have the appearance of mounding up to these structures. Site grading should blend into the natural landscape.

Note that all the home sites in Polo Estates are within Beaufort County's River Protection Overlay District (RPOD) and that the RPOD has building restrictions unique to the district. All lots are subject to restrictions concerning the use of pesticides and herbicides. The Polo Estates home sites immediately adjacent to the saltwater marsh are the only lots affected by RPOD setbacks and buffer&. These home sites are subject to a fifty-foot (50') setback and buffer adjacent to the salt marsh edge (OCRM Critical Line) and requirements for lot storm water management. Applicants are encouraged to review complete and current RPOD requirements before commencing design.

Note that Beaufort County requires a twenty-foot (20') construction setback for single-family residential uses adjacent to all wetlands. This setback area must be retained or created in a natural vegetated or grassed condition to allow for periodic flooding, provide drainage access to the water body, and to act as a filter to trap sediment and other contaminants to storm water runoff'. The fifty-foot (50') RPOD setback and buffer requirements apply in lieu of the twenty-foot (2~) setback along the salt marsh edge.

ARCHITECTURAL DESIGN GUIDELINES

GENERAL ARCHITECTURAL DESIGN GUIDELINES

In addition to the requirements of the AGRP, the Polo Estates homes will be designed to:

1. be at least 2,800 heated square feet;
2. be two full stories in height (at least in part);
3. have open porches on the street exposure;
4. be "Georgian", "Adam", "Early Colonial Revival" or less elaborate versions of "Greek Revival" style per *A Field Guide to American Houses*, by Virginia and Lee McAlester (published in 1984 by Alfred A. Knopf) (See Additional Guidelines concerning Woodland and Marsh Oriented Lots);
5. have appropriate traditional details and materials (for example, shutters are encouraged to be operable or have that appearance);
6. not have an over-scaled entry;
7. have a wood floor joist framing system or a foundation system that gives the home the appearance of a raised wood floor joist framing system;
8. have:
 - painted wood siding, trim and porches, or
 - brick siding with painted wood trim and porches, or
 - stucco siding with painted wood trim and porches;

It is highly recommended that applicants purchase a copy of *A Field Guide to American Houses* to use as a common point of reference when communicating with the ARB. Other sources of demonstrating the historical and architectural context of proposed designs are encouraged.

It should be noted that while adherence to one of several specific styles is mandated, this should not be construed to require an ornate design. Many traditional homes are very simple in detail and a mix of simple and more ornate designs will result in a historically appropriate neighborhood.

ADDITIONAL ARCHITECTURAL DESIGN GUIDELINES

In addition to the general requirements above, specific area Architectural Design Guidelines include:

Equestrian Oriented Lots

1. Equestrian oriented lots 2001 through 2013 should be designed to be seen on both the street and polo field exposures, recognizing the "double front" nature of those home sites. On these home sites one front faces the street and the other faces the polo field a community open space whose eastern edge is defined by these home sites. The polo field exposure should be given the same high level of detail, fit and finish as the street side.
2. The garage should be designed as (or to appear as) a detached structure sited so that the house is dominant and the garage doors are inconspicuous when viewed from the street.
3. Open porches are required on the polo field side of all equestrian oriented lots. These porches must extend across at least one-half (1/2) of the building elevation facing the polo field and be at least eight feet (8') deep. Screened porches are allowed to meet this requirement.
4. Terraces, decks, pools and pool decks are not allowed to be raised more than eighteen inches (18") above surrounding grade.

Mansion Oriented Lots

1. Mansion oriented lots 2032, 2036, 2037 and 2038 should be designed to be seen on both the road and Mansion exposures. The visual aspects of these home sites are important to the architectural integrity of the Mansion and the overall Polo Estates area.
2. The garage should be designed as (or to appear as) a detached structure sited so that the house is dominant and the garage doors are inconspicuous when viewed from the street.

Woodland and Marsh Oriented Lots

1. The homes on woodland and marsh oriented lots have wider latitude in the interpretation of "traditional style" as compared to equestrian or Mansion oriented lots. These homes are encouraged, but not required, to be a two full stories in height. They are required to have pitched roofs, traditional materials, details, and finishes.
2. These homes may be more "Low Country" in character and less formal than Strict interpretations of "Georgian," "Adam," "Early Colonial Revival," or "Greek Revival" styles.

LANDSCAPE DESIGN GUIDELINES

GENERAL LANDSCAPE DESIGN GUIDELINES

In addition to the requirements of the AGRP, the Polo Estates home sites will be landscaped to:

1. respect the character Of the Site and neighborhood, and the traditional precedence of the building architecture;
2. discourage:
 - spotty plant massing
 - too many focal plants
 - excessive use of palmettos or palms
 - showy plantings uncharacteristic of historic Low Country landscapes (pampas grass, non-indigenous palms, etc.)
 - visible plastic plant bed edging
 - stone mulch
3. utilize subdued site lighting that incorporates low-glare, cut-off type fixtures.

ADDITIONAL LANDSCAPE DESIGN GUIDELINES

In addition to the general requirements above, specific area Landscape Design Guidelines include:

Equestrian Oriented Lots

1. Equestrian oriented home sites are encouraged to incorporate:
 - landscapes that recognize the "double front" nature of the equestrian home sites where one front faces the street and the other faces the polo field giving equal attention to high quality and detail
 - formal foundation plantings
 - lawns in sunlit, open areas
 - shade trees
2. Rose Hill Plantation will provide a split-rail fence eighteen inches (18") inside the -lot along the polo field property line for lots 2001-201 1. The purpose of this fence is to provide a uniform edge to the polo field that ties the Polo Estates home sites together and underscores the sense of neighborhood. Homeowners are encouraged to plant climbing roses and jasmine along the fence and are permitted to add gates giving access to the polo field. These gates should be simple, not rising above the height of-the fence, or calling attention to the gate. The fence and plantings will be the responsibility of the individual lot owners on which the fence is placed to maintain, repair and replace as necessary with like fencing and plantings.
3. The landscapes for the polo field side of the equestrian oriented lots are encouraged to be uniform in style, favoring expanses of lawns, simple foundation plantings, side yard fences and hedges, and carefully placed shade trees that frame the houses. There should be a transition in the landscape to bring the mass of the large two-story homes

down to the simple split-rail fence on the edge of the polo field. Preferred trees include live oaks, Darlington oaks, willow oaks, red maples, sycamores and similar shade trees.

Mansion Oriented Lots

1. The landscapes for exposures that face the Mansion are encouraged to be traditional in style, favoring expanses of lawn, simple foundation plantings and shade trees. The rear yards of lots 2032, 2036, 2037 and 2038 are to be designed to recognize their visibility from the Mansion. Terraces, decks, pools and pool decks should be kept close to grade with exposed foundations masked by screen plantings. Simplified landscapes are encouraged for these rear yards and clutter should be avoided.

Woodland and Marsh Oriented Lots

1. The street exposure of woodland and marsh oriented lots should incorporate formal foundation plantings and lawns that compliment the style of the home and neighborhood. The side and rear yards may be informal with precedence given to the natural setting.