

WEXFORD PLANTATION

ARCHITECTURAL GUIDELINES AND ARCHITECTURAL STANDARDS COMMITTEE POLICIES AND PROCEDURES

THIRD EDITION

ADOPTED BY: Wexford Plantation

EFFECTIVE DATE: April 1, 1994

WEXFORD ARCHITECTURAL STANDARDS COMMITTEE

AS OF APRIL 1, 1994

REQUIRES THAT PLANS SUBMITTED TO THE ARCHITECTURAL STANDARDS COMMITTEE BE SEALED BY A SOUTH CAROLINA REGISTERED ARCHITECT.

IF YOU ARE CONSIDERING USING A DESIGNER OR ARCHITECT NOT REGISTERED IN SOUTH CAROLINA, PLEASE ASK HIM OR HER TO CONTACT A SOUTH CAROLINA REGISTERED ARCHITECT PRIOR TO BEGINNING THE DESIGN PROCESS.

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INTRODUCTION

Wexford Plantation is a community with a strong visual identity based upon traditional Georgian and British Caribbean architectural styles.

The architectural guidelines were established to ensure that all residents of Wexford Plantation could enjoy the elegance and sophistication of traditional British Colonial architectural forms in a distinctive natural environment.

It has become necessary to revise the Wexford Architectural Guidelines, as originally published, to assure that future plantation development is accomplished in agreement with the intent of the original concept, and yet accommodate certain changes that have evolved.

As of this writing, 353 homesites are in individual ownership. These owners purchased their property under the concepts outlined in the original Architectural Guidelines. The concept has not changed. However, certain of the guidelines have been modified in order to enhance the concept and meet some of the requests of many of the owners.

The plantation is 22 percent "built out" at the publication of this Third Edition. Even with this small number of homes completed, certain conditions are evident which have been addressed in the Second Edition, which will assist in the success of future development to enhance, not detract from the completed project.

Board of Directors
Homeowners Association of Wexford Plantation

ARCHITECTURAL STANDARDS COMMITTEE

In accordance with the Declaration of Covenants, Conditions and Restrictions, an Architectural Standards Committee will review all plans for residences to be built in Wexford Plantation. The purpose of the Committee is not to restrict design freedom or to make design decisions, but to review all plans to ensure that individual residences reflect the overall design objectives of the entire community and that the unique natural setting of the community is preserved and enhanced.

The Committee is charged by the Wexford Plantation Homeowners Association, Inc. to administer the concept and intent of the Architectural Guidelines. Property owners may not use precedent as justification for new design and construction. The guidelines have been written, edited and published at the direction of the Wexford Plantation Homeowners Association.

The authority of decisions by architectural review boards, which decisions can be based purely upon aesthetic considerations, was recently recognized and upheld by the South Carolina Supreme Court. Policies and procedures have been established for an appellate process.

HISTORICAL BACKGROUND

Three factors chiefly influenced British Colonial architecture: tradition, the availability of materials, and climate. The American Colonies on the Atlantic Coast and the colonies in the British West Indies were settled during the early 1600s. The colonists naturally built dwellings based on what they had in the British Isles, but they modified their architectural traditions because of the climate and available building materials.

Early colonial houses were usually small, but expanded along with the owners' fortunes. In the warmer climates, a one-room house with a chimney on the gable-end was often doubled in size with another chimney added to the new gable-end. This arrangement dissipated the heat and let cool air circulate through the middle of the house. Houses in the British Isles also used this arrangement, although there the climate was not the determining factor.

Houses in Bermuda gradually evolved into the 4-square, rectangular Georgian mansion; that is a two-story hall and parlor house double in width with symmetrically placed windows and two sets of twin chimneys. Frequently, each pair of projecting chimneys was connected at the outer surfaces by a two-story wall; the spaces enclosed were converted in-to pent closets, which were common in medieval English houses. These closets were also found in some houses in the Southern colonies in America.

The colonies in the West Indies did not have clay suitable for brick making, but they did have adequate supplies of easily quarried limestone. Blocks of limestone one foot thick were the major building material for walls; limestone was also sawn into slabs about one and a half inches thick and used for roofing material. English houses commonly had gabled or hipped roofs covered with slate. These roof forms are found throughout the British Colonies. The hipped roof was used extensively because the shape distributed the heavy weight of the roofing slate to all of the exterior walls. The roof overhang is usually less than one foot, due to the weight of the slate and to reduce wind uplift, important in an area, which has hurricanes. Tile roofs were rare in the British Isles, even in seaports. Very few houses in the island colonies had tile roofs, although some tiles and brick were obtained through trade with the American coastal colonies and Europe. Many houses in the islands, especially on Bermuda, have curvilinear gable ends and parapets, which reflect an architectural element common on Jacobean English houses and also found on some early houses in the Atlantic Coast Colonies, such as Bacon's Castle in Virginia, and Middleton Place near Charleston, South Carolina.

Houses in the British Caribbean Colonies seldom had attics. The ceilings were usually open to the rafters. Eventually, the areas under the collar beams in the roof were often covered by planks and then plastered, forming tray ceilings. In two story houses, the rooms on the second floor had tray ceilings. Because there were no attics, roofs did not have the dormer windows common on Georgian houses in England and other British Colonies.

Houses built over a raised basement are very common in English classical architecture. The basement served many functions, such as keeping houses dry in wet climate and was used for defense, storage, and service functions, including kitchens. It was also used as a base on which to build the slightly more ornamental upper floors of the house. In the colonies, raising the houses on a basement/foundation allowed the living areas to take better advantage of the cooling breezes.

Because the main rooms of the houses were a half or full story above ground level, prominent entrances are found on nearly all houses in the island colonies. Two major types of entrance stairs are common: the double stairs leading to an entrance landing, common in Jamaica and the southern American Colonies; and the welcoming arms stairs, stone or brick steps much wider at the bottom than at the top, enclosed on both sides by a solid stone wall.

This form of entrance stair is typical of Bermuda's residential architecture.

The West Indies Colonies also had limited supplies of large timbers. Bermuda cedars yielded timbers averaging only sixteen to eighteen feet long. This limited the size of roof spans, resulting in houses one room deep, or two rooms deep with a separate roof over each section. In Bermuda, builders most often constructed flattened U or E-shaped houses with one narrow hipped roof over the front of the house and, at right angles to the main hip, smaller hips that extended from the peak of the long roof to the back walls of the house. The U-shaped plan has two smaller hips; the E-shaped plan has three. From the front the house appears to have a single large roof, but actually each set of short cedar rafters spanned the width of only one room.

The exterior ornamentation of houses in the island colonies was very simple because the limestone used was not suitable for elaborate carving. Quoins, some simple rustication around doorways, simple coursing on chimneys, a projecting belt course, and a dripstone, an eyebrow shape over the doorways and windows, were the most common ornaments found on even the finest, most elaborate houses in the islands.

Nearly all windows have louvered shutters, which allow ventilation even when closed for privacy. A particular type of shutter, hinged at the top and propped open at the bottom developed in the West Indies and was used extensively on the east and west sides of houses to provide shade from harsh morning and afternoon sun. The shutters or blinds were often painted dark green, black or blue.

During the nineteenth century, many of the simple Georgian houses had one or two story verandahs added. These porches shaded the rooms behind them and provided sheltered outdoor living areas. This type of house was very popular in Charleston, where the porches were oriented to catch the ocean breeze. In Jamaica and St. Kitts, verandahs often surrounded the entire house. Many verandahs had elaborate shutters, jalousies and louvers for shade and ventilation, and ornamental wood trellis railings or fretwork. Wrought iron railings were never used extensively because the metal rusted too quickly. Sometimes, balconies were added only to the second story. These balconies often had curved brackets for supports, showing the influence of the skills of shipwrights who often stayed in the islands and worked as carpenters.

One of the most distinctive architectural features of the British West Indies and some southern areas of the United States, such as Charleston and New Orleans, is the use of SOFT PASTEL EXTERIOR COLORS.

DESIGN INTENT

The architectural style, which evolved in the British Caribbean Colonies and the Southern States, combined many of the features the colonists were accustomed to in the British Isles. The colonists adapted these features to suit the local climate and available building materials, resulting in elegant houses, which respond, to the environment and to the inhabitants' needs for comfort and beauty. The development of Wexford Plantation offers an opportunity to enjoy the elegance and sophistication of traditional British Colonial architecture in a beautiful setting with a pleasant climate.

The design philosophy for Wexford is based upon historic architectural styles, but these guidelines are not intended to restrict design to historic reproduction. The architectural guidelines provide basic information which should be used to produce a contemporary interpretation of historic forms and materials, resulting in a development with a cohesive identity which reflects the rich vocabulary of British Colonial architecture without unduly restricting the architects' interpretation of each owner's particular needs.

The three most pressing problems at the writing of the Third Edition, are the similarity of homes, the over scaled garages and the crowded appearance of the homes, which is becoming very obvious as more homes are being built side by side. The Architectural Standards Committee urges all professional designers to design homes for their clients that conform to the proper set back area to avoid an overcrowded appearance and to recognize the importance of integrating the landscape with the house design.

The monotony of so many similar homes, using like exterior materials, is causing the plantation to take on the look of a builder's subdivision, or other mass-produced developments. In a development, which is attracting the highest property values at Hilton Head Island, the property owners have a right to expect all houses to have the appearance of being original designs rather than minor modifications of similar plans with minor variations in elevations, materials and colors.

The Architectural Standards Committee has been given broader authority to encourage owners, and their architects to use original designs and varied materials to avoid a stereotypical home. Under the original guidelines some owners and their architects were taking the position that if a previous house met the guidelines, the Architectural Standards Committee had no authority to impose additional restrictions on building the same house again. Under that thinking, all Wexford homes could be built from a single design. This is contrary to the intent of these guidelines. It is important to realize that the overall impact of a house design involves issues of taste and judgment which cannot be reduced to measurable standards such as square footage, set-backs, roof pitch or similar items. **A house, which meets all of the statistical criteria, may be unacceptable for purely aesthetic reasons, and the Architectural Standards Committee has the authority to make subjective judgments of this nature.**

BUILDING RESTRICTIONS

SIZE

All single family dwelling units shall have a minimum of 2200 square feet of living space.

HEIGHT

No dwelling unit or other structure on a lot is to have an overall height more than 35 feet above the finished surface of the first floor or more than 50 feet above mean sea level. No walls, fences, decks or other construction outside the setback, may be over 18" above adjacent grade. The adjacent finished grade may have no higher elevation than the highest natural elevation on the remainder of the property. *See Illustration 1-A.*

BUILDING SETBACKS

The buildable area of every lot is determined by the easements and setbacks recorded on the legal description of the lot and the following setback requirements:

| | |
|---|-----------|
| Front or side yard adjoining a minor street | 30 Feet |
| Side or rear yard adjoining water | 30 Feet** |
| Side yard adjoining another yard | 15 Feet |
| Side or rear yard adjoining the golf course | 40 Feet** |

See Illustration 2-A. **If an owner builds at a setback greater than the minimum, the adjacent owners must build on a line set by the two adjoining lots.

SIGHT LINES

Slight variances may be permitted by the Architectural Standards Committee to preserve the natural amenities or to enhance the overall design of Wexford.

The crowded appearance, which presently exists in the plantation, is due to large homes being built and being placed on the lots at the very limits of the set back lines. This is particularly true on the water front lots. On the average, these lots are considerably smaller than the golf course lots but much more expensive, attracting larger homes. The resulting appearance from the water, where the houses are now being built side by side, is extremely crowded.

A major factor in the crowded appearance from the streets is the location of so many garages extending toward the street side set back lines.

It became apparent early in the development, as home construction increased, that the "pie" shape of the cul-de-sac lots created severe constraints on garage construction, particularly the entrances to the garages. To help resolve the problem, the rule against street side entry to the garages was waived, provided that the doors were screened from view by large plantings or walls.

The new guidelines will allow this practice in all areas of the plantation provided acceptable screening can be installed and that the screening is immediately effective at the completion of construction, rather than projected growth of shrubbery over several years.

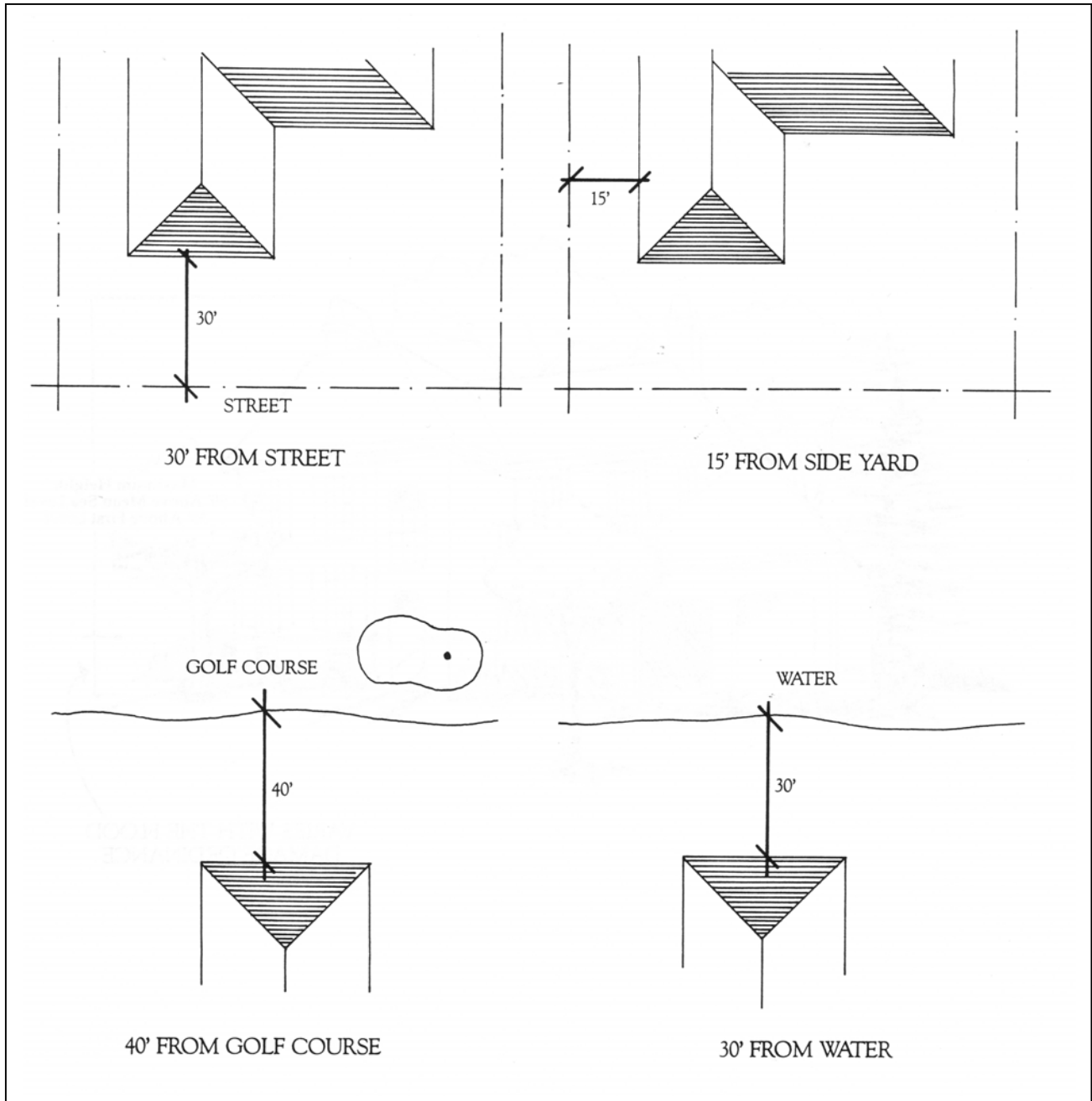
Furthermore, the new flood requirements have forced the first floor to be placed high enough above the ground to permit the placement of the garage under the living area of the house rather than extending it toward the street; these new guidelines encourage this practice. Several homes presently in the plantation have used this approach and have dramatically reduced the "crowded" appearance in their vicinity.

ILLUSTRATION 1-A



SETBACKS

ILLUSTRATION 2-A



A practice, which will be strongly encouraged, is in the area of construction of garages, which extend toward the street where no other solution is practical. When this practice cannot be avoided, the garage should be located at the side set back line, which is adjacent to the next-door neighbor's garage.

As an example, if you are building to the right side of your neighbor, and he has an extended garage in the right side of his property, you should locate your extended garage to the left side of your property, adjacent to his, creating open areas, which are as large as possible. *See Illustration 4-A*. This practice, as illustrated by the diagram, dramatically improves the crowded feeling already evident in the plantation. The Architectural Standards Committee will pay particular attention to the size of garages relative to the size of the houses to which they are attached.

Special emphasis will be given to garages on the cul-de-sacs since the front property lines on some of these lots are as small as forty feet. If at all possible on the cul-de-sac lots, the garages should be placed under the house with the garage doors located as necessary and hidden from the street view with adequate screening.

Owners of water front lots will be strongly encouraged to locate their homes as far from the water and the water front set back lines as possible. This practice will greatly alleviate the crowded appearance from the water and will improve the views from adjacent lots as well as the owner's lot. Patios, concrete surfaces, and pool decking shall not be permitted within five (5') feet of seawall.

FOUNDATIONS

Because the Federal Flood Damage Ordinance governs the finished floor level of each house, a raised foundation is necessary. The enclosure of this raised foundation must receive the same careful attention to detail and finishes as the main portion of the house. Concrete block foundations are to be stuccoed. Wooden pilings are to be cased in wood. Exposed round pilings are not acceptable. The raised foundation must be fully enclosed with foundation wall, lattice, louvers or siding. The exterior wall of the raised foundation is to be the same color as the remainder of the house or painted to match other house trim.

WINDOWS

Areas with major fenestration should be oriented to afford privacy while taking advantage of special views, such as harbor, marsh or fairways. Windows should be carefully proportioned and located to enhance both the exterior appearance and interior light quality and views. Glazed windows and doors should be designed as divided light rather than large areas of glazing. Windows and doorframes with sashes should be wood frame or vinyl clad.

It is recommended that houses have openings limited to 35% of the exterior wall area. *See Illustration 5-A*

CHIMNEYS

In order to maintain the traditional character desired at Wexford, all fireplaces and chimneys are to be of masonry. Chimneys must conform to the overall building height limitations stated in these guidelines. Exposed metal flues are not permitted.

ILLUSTRATION 4-A

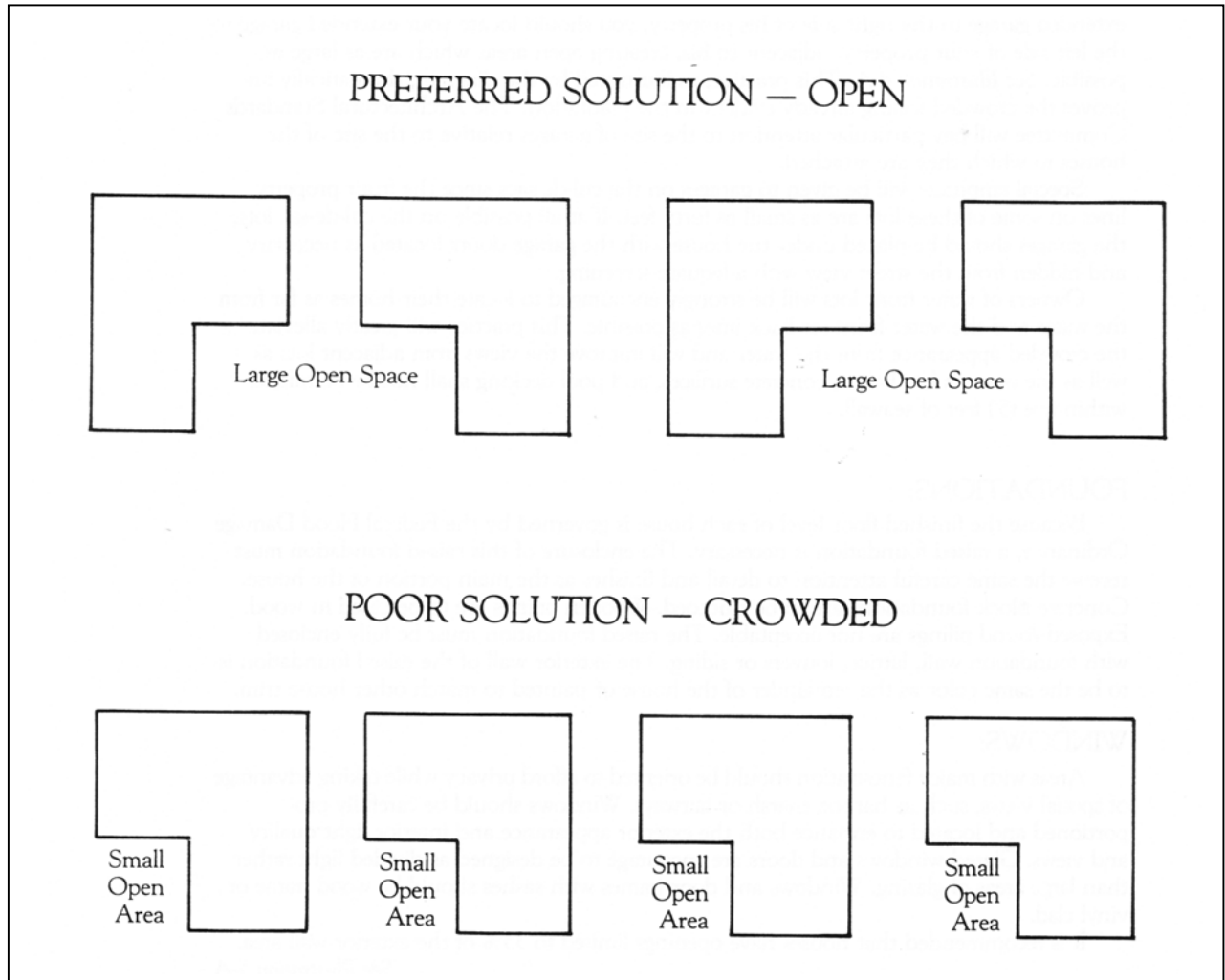


ILLUSTRATION 5-A



ROOFS

Roofs for every house and building should have a form, material, and color, which will contribute to the desired homogenous character of Wexford Plantation. Gable and hip roofs with slopes of at least 7/12 are recommended. Slate, composition shingles, or standing seam metal is recommended roofing materials. Flat ceramic roofing tiles similar to slate and wood shingles with a bleaching oil stain are allowed. Roof overhangs should be minimal, to maintain the historical character of Wexford. Covered porches and other structures on the lot should have the same roofing material and roof color as the house. Some flat roofs for porches, dormers and other architectural features will be considered on a limited basis. *See Illustration 5-A*

ROOF STRUCTURES

The Georgian and British Colonial architectural styles used as a design basis for Wexford Plantation frequently have ornamental or functional elements, such as, balustrades, widows' walks, lantern towers, weather vanes, and lightening rods, attached to the roofs. These elements are discouraged. All roof accessories, such as vent stacks and roof vents, shall be painted to match the roof and located away from the front elevation. All flashing is to be copper, except in the case of a metal roof, where the flashing will be of the roof material.

EXTERIOR COLOR

Color used on houses is a dominant visual element and a major expression of an owner's preference. Sensitive, imaginative color selection will contribute to Wexford's harmonious and aesthetically pleasing ambiance. The brightness of some of the historical colors would be out of character in Wexford. Each house should not use more than three exterior finish colors. Colors for all buildings, outbuildings, trim, roof materials, screens, fences and decorative trim including pool tile, brick and stone are to be shown on samples of actual materials to be used and submitted to the Architectural Standards Committee for approval. Color and material samples for the main body of the house must be submitted in samples not smaller than 12" x 12". Trim and other materials/colors may be submitted in 12" x 6" samples. Architectural plans must be appropriately coded to specifically and accurately illustrate the finished color of all materials.

EXTERIOR WALL FINISHES

Most Georgian houses and British Colonial houses in the Caribbean and Southern United States are limestone block, brick, stucco, weatherboard siding, or a combination of these materials. To continue that tradition at Wexford, it is recommended that exterior wall surfaces be stucco, horizontal or vertical wood siding, or traditional brick. Board and batten, and weathered wood finishes may be appropriate, upon review of the Architectural Standards Committee. Plywood and other wood or metal composite siding is not acceptable.

MAILBOXES

The Plantation will build and install cluster mailboxes and the owner will be billed for this service upon their installation.

HOUSE NUMBERS

The Plantation will furnish and install all house numbers upon completion of construction, and the owner will be billed.

GARAGES

A garage for at least two cars is mandatory for each lot. The Architectural Standards Committee strongly discourages any garage doors facing the street. The placement, size, and greenscaping will receive particular attention from the Architectural Standards Committee.

PARKING

For each house, a minimum of two off-street parking spaces, in addition to garage space, must be provided. The vehicles must be screened from view from the street. Off-street turnaround or backup areas must be provided. Driveways and parking areas must be paved with concrete or brick. The use of asphalt for driveways is discouraged. Drives must be five (5) feet from the property lines to allow for landscape planting.

Garages, driveways and off-street parking must be screened with planting or fencing or be located away from the front of the house. Garage doors may not open to the street side of the house without adequate screening. If landscaping elements are used as screening, the effect must be achieved at the time the project is completed.

OUTBUILDINGS

Any permitted outbuildings on a lot such as pool houses, detached garages, greenhouses and gazebos must be compatible with the main house and within the set back lines. It is recommended that outbuildings be have the same material and colors as the house. Detached garages should be connected to the house by a covered passageway. The Architectural Standards Committee requires a detailed drawing of any outbuilding.

SERVICE ENCLOSURES

Covenants require that every house have a service enclosure for trash receptacles, utility meters, HVAC equipment, clothesline, lawn care equipment and any other vehicles, materials, supplies, and equipment to be stored outside. Appropriate paving materials shall be used in service enclosures. The service enclosures are to be screened in view from roads and adjacent properties by an adequate visual barrier appropriate to the equipment being screened. The enclosure for any mechanical equipment should be designed to minimize all potential mechanical noise.

Fencing material is to be consistent with materials used on the house. Chain link fencing is not allowed.

DOCKS, PIERS AND SEAWALLS

The Architectural Standards Committee requires a green belt with a minimum depth of five feet from the bulkhead around all harbor lots. The plant material may consist of sod along with shrubbery low enough so as not to obstruct the view from an adjacent lot.

The Architectural Standards Committee will not allow construction of private docks into Broad Creek or Broad Creek access ways. Construction beyond the property lines on the waterside shall be limited to extensive planting and renourishment of eroded areas

and conformity with the Coastal Council when applicable.

No in-ground or aboveground structure may be attached to the bulkhead on any harbor lot.

LANDSCAPING

Approval for landscaping plans will be granted in accordance with the provisions of Article 10.06 of The Declaration of Covenants, Conditions and Restrictions.

The Architectural Standards Committee must approve plans for any landscaping, grading, excavation or filling of lots the before site work is begun. These plans must show the ratio of the areas to be covered by grass lawns, patios, and other structures versus the areas to be left in a natural state. A significant area of lawn must be maintained on the street and the amenities side of the property. It is the intent of these guidelines and specifications to maintain a continuous landscape feature for the plantation in these areas. All grass is to be installed as sod, as opposed to seeding the area. The Architectural Standards Committee reserves the right to disapprove any type of grass it feels is unsuitable for planting in a certain location. In addition, property owners are responsible for landscaping and maintenance of landscaping from property lines to the roadway. This includes areas between bicycle/jogging paths and the street. For purposes of calculating the ratios as required above, however, such areas of landscaping are not to be considered in the calculation.

Landscaping plans must show topography, all trees 4" and larger in diameter (measured 4'-0" above grade at tree base) and their approximate spread, and all groupings of smaller trees and shrubs whose spread is more than 10 feet in diameter.

No owner may remove or alter any trees or shrubs larger than 4" in diameter (measured 4'-0" above grade at tree base) without prior approval of the Architectural Standards Committee.

All landscaping including plant materials showing species, number, spread, height, spacing at installation, terraces, walks, paths, outdoor lighting fixtures, fences, walls and screens are to be shown on the plans. The Architectural Standards Committee strongly encourages mature, well-established plant material natural to this environment all of which are subject to their approval.

ARTICLE X OF THE COVENANTS

10.06 Landscaping Approval To preserve the aesthetic appearance of the Development, no landscaping, grading, excavation, or filling of any nature whatsoever shall be implemented and installed by any Owner or Multi-Family Association, other than Declarant, unless and until the plans therefore have been submitted to and approved in writing by the Architectural Standards Committee. The provisions of Section 10.05 hereof regarding time for approval of plans, right to inspect, right to enjoin and/or require removal, etc. shall also be applicable to any proposed landscaping, clearing, grading, excavation, or filling. Such plans shall include a calculation of the ratio of the area to be covered by grass lawns versus the area to be left in a natural state, and the Architectural Standards committee shall be entitled to promulgate standards with respect to such ratios. In addition to the provisions of Section 10.20 hereof, the landscaping plan for any Lots, Dwellings, or Multi-Family Areas adjacent to golf courses within the common Areas shall, for that portion of such Lot, Dwelling, or Multi-Family Area which is within thirty (30) feet of the boundary of any such golf course, be in general conformity with the overall landscaping plan of such golf course. Furthermore, no hedge or shrubbery planting which obstructs sight-lines at elevations between two (2) and six (6) feet above

streets and roadways within the Development shall be placed or permitted to remain on any Lot, Dwelling, or Multi-Family Area within the triangular area formed by the street property lines and a line connecting such lines at points fifteen (15) feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the extended street property lines. The same sight-line limitations shall apply to any Lot, Dwelling, or Multi-Family Area within ten (10) feet from the intersection of a street property line with the edge of a driveway. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. Unless located within ten (10) feet of a building or a recreational or parking facility, no Owner or Multi-Family Association, other than Declarant, shall be entitled to cut, remove, or mutilate any trees, shrubs, bushes, or other vegetation having a trunk diameter of six (6) inches or more at a point of four (4) feet above ground level, without obtaining the prior approval of the Architectural Standards Committee, provided that dead or diseased trees which are inspected and certified as dead or diseased by the Architectural Standards Committee or its representatives, as well as other dead or diseased shrubs, bushes, or other vegetation, shall be cut and removed promptly from any Lot, Dwelling, or Multi-Family Area by the Owner of such Lot or Dwelling or the Multi-Family Association for such Multi-Family Area, as the case may be. All of the landscaping of Lots and Dwellings must be completed within ninety (90) days of occupancy or substantial completion of the Dwelling, whichever date shall first occur. All landscaping within Multi-Family Areas must be completed within ninety (90) days of occupancy or substantial completion of the first Dwelling within such Multi-Family Area, whichever date shall first occur.

Landscape lighting fixtures should be designed so that the source of light is not directly visible from the property line or street. Area flood lighting is discouraged. Light fixtures higher than 18" above grade may not be installed outside the setback lines.

Planting may not obstruct sight lines at elevations between two and six feet above streets and roadways. Exact site line limitations for lots, dwellings, and multi-family areas are stated in Article X of the Covenants. Due to the height increase of the homes, we strongly encourage the use of layering plant material that will be in scale with the home and help to minimize the height. In the case of a two-story home, we wish to encourage the planting of sizable trees to soften the impact of the second story roofline.

HORIZONTAL IMPROVEMENTS

The Architectural Standards Committee must approve any horizontal improvement (emplacement of anything of a permanent man-made nature), which is less than 18" above natural grade, including driveways, walkways, etc. Horizontal improvements may not be emplaced closer than five (5') feet to any property lines, save for driveway entrance and exits.

CARE OF SPECIMEN TREES DURING CONSTRUCTION

All specimen trees, as designated by the Architectural Standards Committee or the Administrator, will be protected from damage during construction. Batter boards will be erected and maintained around each tree so designated by the Architectural Standards Committee. The excavation and installation of underground utilities will be performed in such a manner as to avoid damaging the root system of specimen trees.

If, in the judgment of the Architectural Standards Committee, a specimen tree is damaged or destroyed due to carelessness or avoidable activities on the part of the

owner or contractors, the Architectural Standards Committee may liquidate a portion of the performance bond required in Article X, Section 10.04 (c) of the Declaration of Covenants, Conditions and Restrictions for Wexford Plantation, to purchase and install suitable replacement specimens.

CARE OF COMMON PROPERTIES AND UNDEVELOPED LOTS:

Any damage to common property during construction including the bike path and roadways, must be replaced and repaired to its original condition. Approval for the use of the adjacent property for parking and storage of materials must be in writing from the owner of said property and any damage must be repaired to its original condition.

SECTION I - STATEMENT OF PRINCIPLES AND PURPOSE

1.1 In order to assure that the objectives of the Architectural Guidelines are achieved and to assure a continuity of physical development such that future development will be compatible with existing development, Wexford Plantation has declared and recorded covenants, conditions and restrictions. Article 10 of that declaration establishes the Architectural Standards Committee and sets forth its jurisdiction, powers, obligations and the rules and regulations under which it will conduct its review of proposed improvements. Any statements contained in this document are to condense, amplify or clarify provisions of that declaration. In the event of a conflict, the declaration's provisions will prevail.

1.2 PRIOR TO INITIAL SUBMISSION, THE APPLICANT IS URGED TO CAREFULLY REVIEW ALL PROVISIONS OF THE DECLARATION OF COVENANTS AND ARCHFFECTURAL GUIDELINES.

1.3 The Architectural Standards Committee has been established for the purpose of defining aesthetic standards of construction in Wexford Plantation and examining and approving or disapproving any and all proposed improvements for a building site within Wexford Plantation, including but not limited to; dwellings, garages, outbuildings or any other buildings, construction or installation of sidewalks, driveways, parking lots, mail boxes, decks, patios, courtyards, swimming pools, tennis courts, greenhouses, playhouses, awnings, walls, fences, docks, wharves, bulkheads, boat slips, exterior lights, statuary, any exterior addition to or change or alteration to existing structures; including, without limitation, painting or staining of any exterior.

Architectural Standards Committee approval must be obtained for dredging and fill operations, shaping of land areas and drainage, as well as removal of any trees more than 6" in diameter, measured at a height of 4⁴eet from the base.

SECTION II - ADMINISTRATION OF THE ARCHFFECTURAL STANDARDS COMMITTEE

2.1 The Board of Directors of Wexford Plantation shall establish the Architectural Standards Committee which shall consist of up to five (5) but not less than three (3) members, all of whom shall be owners of property in Wexford Plantation and who may or may not be members of the Board of Directors.

2.1.1 The regular term of office for each member shall be one year, coinciding with the fiscal year of the Association. The Board may remove with or without cause any member appointed by the Board at any time by written notice to such appointee, and a successor or successors appointed to fill such vacancy shall serve the remainder of the term of the former member.

2.1.2 The Architectural Standards Committee shall meet twice monthly, as well as upon call of the Chairman. The ASC is authorized to retain the services of consulting architects, landscape architects, urban designers, engineers, inspectors, and/or attorneys in order to advise and assist the Architectural Standards Committee in performing its functions set forth herein. Each member of the Architectural Standards Committee will be paid an honorarium, at an amount to be determined by the Board of Directors of Wexford Plantation.

2.2 ADMINISTRATOR - The Wexford Homeowners Association Board of Directors may appoint an administrator, who is not a member of the ASC, to administer the day to day management of the ASC. The duties and responsibilities of the Administrator are as follows:

- a. Receives and processes all applications to the Wexford ASC.
- b. Schedules meetings of the ASC in accordance with established policies and as otherwise required, and contacts members to assure attendance by a quorum at each meeting.
- c. Assists applicants in interpreting covenants, policies and procedures and represents the Committee to property owners, architects, builders and the general public.
- d. Assists with field inspections of approved projects during various stages of construction and upon completion to determine compliance with the approved plans. Communicates results of inspections to owner/contractor.
- e. Responsible for preparation and distribution of correspondence concerning the ASC, at the direction of the Chairman.
- f. Maintains all files and records relating to ASC business and activities, including but not limited to:
 1. Archives
 2. Correspondence
 3. Fee and bond collection; payments of stipends and refunds
 4. Minutes of meetings and summaries of actions taken by the Committee
 5. Statistical data, as needed.
- g. Revises policies and procedures at the direction of the Committee Chairman and makes changes available to the applicants and design professionals. All changes are subject to approval by the Wexford Homeowners Association Board of Directors.

2.2.1 The Administrator will report directly to the Chairman of the Architectural Standards Committee.

SECTION III - PLAN SUBMISSION PROCEDURES

3.0 The ASC requires phased documents to be submitted, including preliminary and final drawings. This is done to avoid unnecessary expense or time delays on behalf of the owner. Upon request, a property owner may make a presentation to the Architectural Standards Committee.

3.1 Two sets of plans (whether Conceptual, Preliminary or Final) must be submitted along with a completed and signed application form to be provided to the applicant by the Architectural Standards Committee Administrator.

3.1.1 Plans must be submitted at least 3 working days prior to the scheduled ASC meeting to allow the Administrator enough time for a thorough review.

3.1.2 Plans must be submitted to the offices of the Architectural Standards Committee Administrator.

3.1.3 All plans will contain the following signed statement from the owner and the registered architect, "I have personally participated in the design of the project and have used reasonable care in complying with the intent of the Architectural Guidelines of Wexford Plantation."

3.1.4 All building plans (as opposed to surveys, site plans and landscape plans) must have the seal of the participating registered architect. Surveys and site plans must have the seal of a registered engineer.

3.2 CONCEPTUAL PRESENTATION/ARCHITECTURAL RENDERINGS

An artist's rendition or a schematic rendering of a proposed improvement may be submitted to the Architectural Standards Committee, in order to determine suitability of a particular style or design for construction in Wexford Plantation. The Architectural Standards Committee will render an opinion as to whether or not a particular design would be acceptable. Because an artistic rendering is not always an accurate depiction of a design scheme, the Architectural Standards Committee's opinion will be strictly non-binding and will be offered only in an effort to save an applicant's time and expense in pursuing a design that would ultimately be disapproved.

3.3 PRELIMINARY PLANS

3.3.1 Preliminary plan submission is required to resolve potential problems before going to the time and expense of final construction drawings. Each preliminary plan submitted, if acceptable in design, will be given PRELIMINARY approval only. Preliminary approval DOES NOT constitute approval for lot clearing or construction activity of any kind. In the event of disapproval, specific reasons will be stated.

3.3.2 Preliminary plans may be schematic as to architecture but should include, although not necessarily be limited to:

- a. Tree and topographic survey and boundary survey of existing property.
- b. Site plan to scale, overlaid on tree/topo survey, indicating all structures and other improvements to be included in the scheme with an indication of trees to remain and trees to be removed (at the same scale as boundary/tree survey).
- c. Key elevation drawings.
- d. Indication of exterior colors and materials.
- e. Spot elevations on anything outside the setback lines noting the highest natural elevation.
- f. "As-built" footprint of structures on any adjacent lots so as to permit the Committee to properly review setback requirements.

3.4 FINAL PLANS: Final plans, in complete form, must be submitted in order to gain approval to commence any construction on a building site, including removal of trees with a diameter greater than 6", measured four (4) feet from the base.

FINAL PLANS MUST INCLUDE:

3.4.1. Site plans: all plans should be submitted in consistent scale. Unless otherwise impractical, scale should be 1/8" = 1' for all submissions. Site plans must depict:

- a. Access streets and walkways, drives and other exterior improvements.
- b. Grading and drainage plan.
- c. Fill plan, if any (indicating runoff and tree preservation method).
- d. Culvert/s, location, size and flow direction.
- e. Foundation plan if other than slab on grade.
- f. Exterior lighting plan.

- g. Interior lighting and elements, which may be readily visible from the outside.
- h. Service yards.
- i. Service entry to lot, of water, electricity and telephone.
- j. Tree survey showing location and species of trees four (4") inches or larger in diameter at a point four (4) feet aboveground.
- k. Site plan to scale, overlaid on tree survey indicating all structures and other improvements to be included in the scheme with an indication of trees to remain and trees to be removed (at the same scale as boundary survey).
- l. Location and identification of special features (e.g., drainage ditch, lagoon, easements, adjacent structures, golf course fairways, tennis courts, etc.).
- m. Location of contractor's I.D. sign, dumpster and portable outdoor toilet facilities.
- n. Contractors for any construction on harbor front, lagoon, or marsh lots are required to install a temporary debris control fence, along the bulkhead, to protect the area during the construction period. Please be certain that this fence is in place prior to the commencement of any construction activity.
- o. 'As-built" footprint of structures on any adjoining lots so as to permit Committee to review set-back requirements

3.4.2 ARCHITECTURAL DRAWINGS (Refer to Architectural Guidelines) Compliance with Design Intent, as stated in the Guidelines, is required. Drawings submitted must include:

- a. Total enclosed heated/air conditioned square footage (stated by floor in case of multi-floored residences).
- b. Floor plans.
- c. Elevation drawings - all sides. Indicate existing grade, fill and finished floor elevation. (Include treatment of building from grade to floor in elevated buildings).
- d. Detailed drawings of:
 - 1. Typical wall section.
 - 2. Patio wall section, if appropriate.
 - 3. Other features desirable for clarification; exterior walls, screens, pools, etc.

3.4.3 COMPLETE IDENTIFICATION OF EXTERIOR COLORS AND MATERIALS. Please refer to the Architectural Guidelines, for specific information as to submission requirements.

3.4.4 LANDSCAPE PLANS - Complete landscape plans, to scale, indicating number, size and species of plants to be installed, location of statuary, as well as the ratio between grass lawn areas and natural areas.

3.5 COMPLETE SUBMISSION: Any submission at any stage that does not include all plans, materials, applications, and other items as required by this section, will be rejected by the Administrator and will not be placed on the agenda until all requirements have been met.

3.5.1 Rejected submissions must be resubmitted at least 3 working days or more, in advance of the next meeting, at the discretion of the Administrator.

3.5.2 No changes can be made to the approved set of plans without the written approval of the Architectural Standards Committee.

3.6 As written in the Wexford Covenants; "Upon approval of plans and specifications, no further approval under this Article X shall be required with respect thereto, unless such construction has not substantially commenced within six (6) months of the approval of such plans and specifications (e.g. clearing and grading, pouring of footings, etc.) or unless such plans and specifications are materially altered or changed."

SECTION IV - ARCHITECTURAL STANDARDS COMMITTEE MEETINGS

4.1 The Architectural Standards Committee will conduct regular meetings, twice a month.

4.2 All members will be notified in advance, and notification will include an agenda for the meeting.

4.3 The three (3) working day advance submission requirement may be waived upon approval of the Chairman.

4.5 A quorum requirement will have been met if three (3) members of the Architectural Standards Committee are in attendance at any meetings.

4.6 Resolutions, approvals, and disapprovals of the Architectural Standards Committee may be passed only upon majority vote of those present or by proxy. Proxies will not qualify to meet the quorum requirements of section 4.5 hereinabove.

4.6.1 For the purpose of passing a resolution, the Chairman may propose resolutions and vote on any resolutions.

4.6.2 All decisions of the Architectural Standards Committee will be final unless appealed pursuant to the appeals procedures set forth in Section 10, contained herein.

4.6.3 Applicants will be notified, in writing, of all decisions of the Architectural Standards Committee. Oral representations of any Committee decisions shall be non-binding on the Committee.

4.6.4 One set of stamped and approved plans will be retained by the Architectural Standards Committee as part of a permanent record, along with color and material samples. The other set of plans will be returned to the owner marked with the Architectural Standards Committee's decision.

4.6.5 The applicant may reclaim special visual aids such as models, slides, etc..

SECTION V - CONSTRUCTION STANDARDS

5.1 Flood Requirements - All residential structures must have as a minimum first floor elevation the level of the 100-year flood as designated on official F.E.M.A. flood plain maps, on file with the Town of Hilton Head Island.

5.2 Construction Signs - As provided in Section 3.4.1. herein, signs must be indicated on a site plan in the final submission. Signs may only be placed on the lot in the form, and size designated by the Architectural Standards Committee. (See illustration)

5.2.1 Signs may not be emplaced on any lot, which constitute advertisement of any kind,

unless expressly approved by the Architectural Standards Committee.

5.2.2 Signs may only be placed on a building lot upon receipt of Architectural Standards Committee approval to commence construction. Signs may indicate the name of the contractor, the architect, and landscape architect, provided that such information is contained on the same sign face, as depicted in sign illustration.

5.2.3 Signs may be emplaced on a lot not closer than fifteen (15') feet from the front line, preferably along the midline of the lot (half the distance between the side property lines).

5.2.4 Only one sign may be placed on a lot. No signs will be permitted on golf courses or waterways.

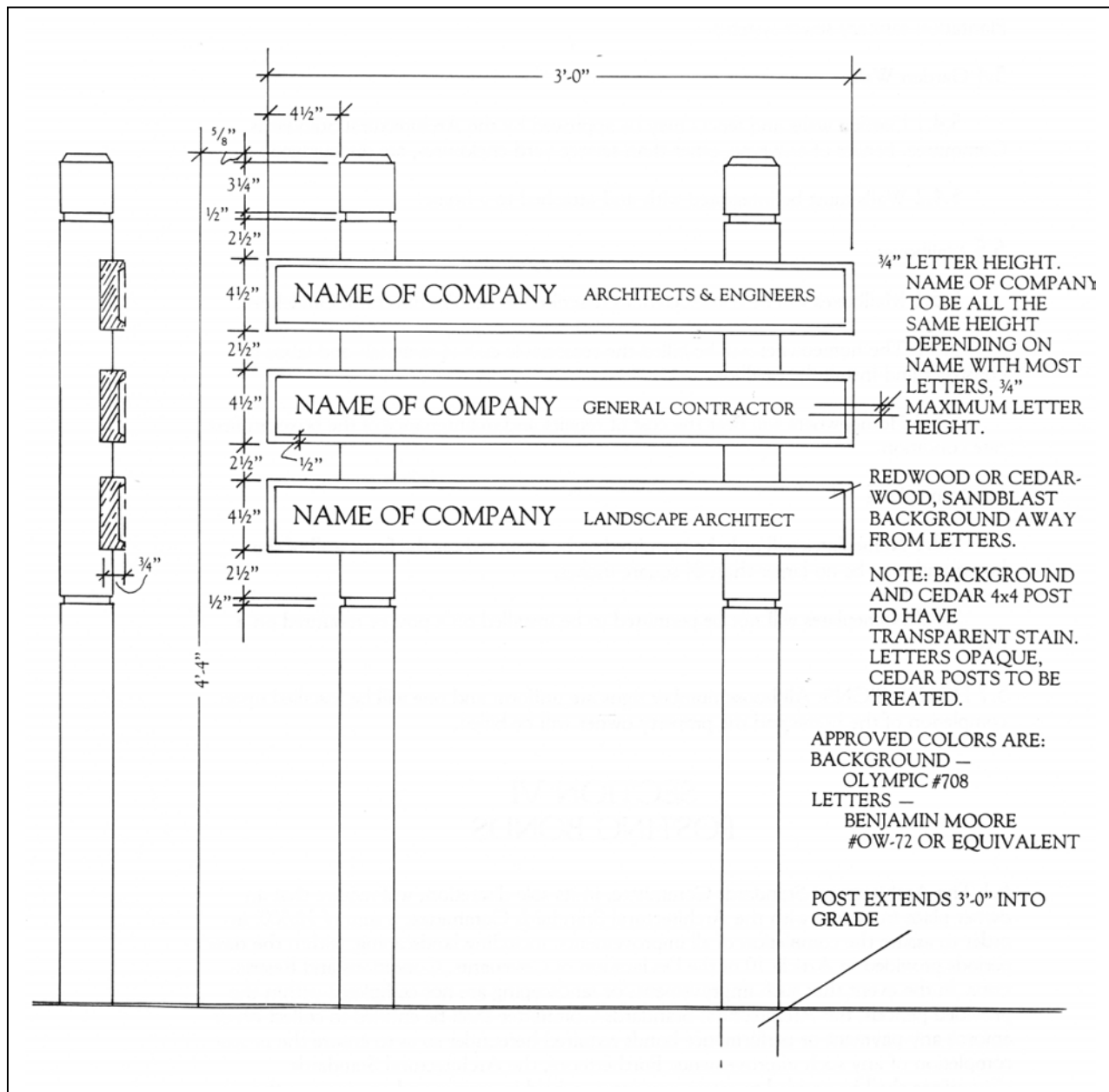
5.2.5 Signs may be single faced only and must be placed with the sign face parallel to the roadway.

5.2.6 Signs must be removed promptly upon completion of construction, within two weeks of implementation of landscaping.

5.2.7 Subcontractors will not be permitted to place their signs on a building~ site.

5.3 Portable Outdoors Toilet Facilities - Portable outdoor toilet facilities may be provided during construction only. They may not be emplaced prior to final construction approval of the Architectural Standards Committee and must be removed promptly upon completion of construction.

RESIDENTIAL CONSTRUCTION SIGN



5.3.1 Facilities may be placed only in a location approved by the Architectural Standards Committee, as provided in Section 3.4.1, herein.

5.3.2 Effluent removed from the facilities may not be disposed of in the Wexford Plantation sanitary sewer systems.

5.4 Garden Walls

5.4.1 The Architectural Standards Committee Garden may approve walls and fences. Fences of any type, other than service yard enclosures, are discouraged.

5.4.2 Walls must be integrated with and attached to a home.

5.5 Mailboxes

5.5.1 Mailboxes will be constructed, as described in the Architectural Guidelines.

5.5.2 The homeowner will be billed the reasonable cost of materials and labor to construct and install the mailbox.

5.5.3 Homeowners will bear the cost of repairs and maintenance of the boxes in first-rate condition.

5.6 Nameplates

5.6.1 Nameplates will only be permitted to be mounted on the front wall of the house and may be no larger than 84 square inches.

5.6.2 Nameplates are not permitted and may not be installed on a post or mounted on a tree.

5.7 HOUSE SIGNS: All house number signs are uniform and one will be installed upon completion of the home and the property owner will be billed.

SECTION VI - POSTING BONDS

6.1 The Architectural Standards Committee, in its sole discretion, will require that an owner place in escrow with the Architectural Standards Committee, a sum of \$2,500 in order to assure the completion of all improvements, including landscaping, within the time periods provided in Article 10 of the Declaration of Covenants, Conditions and Restrictions. In the event that such improvements or landscaping are not completed within the provided periods, the Architectural Standards Committee shall be entitled to collect on or enforce any payment or performance bonds required hereunder so as to ensure the proper completion of any such improvements. Furthermore, the Architectural Standards Committee shall be entitled to retain any sums so held in escrow and any interest thereon as a penalty for such failure to complete, and such sums shall be remitted to and shall be the property of the Association.

6.1.1 The Architectural Standards Committee shall assess a homeowner, \$100.00 for every day the house is not substantially complete, 12 months after commencement of construction.

6.1.2 The Architectural Standards Committee shall assess a homeowner \$100.00 per day for every day that landscaping is not substantially complete 90 days after the substantial completion of the home.

6.1.3 In the event of a violation, the Architectural Standards Committee may pull all gate passes and institute work stoppage on the property after due notification to the property owner and the property owner's failure to take action.

6.2 Upon completion of construction and all improvements to the satisfaction of the Architectural Standards Committee, all funds in escrow and accrued interest thereon, less penalties and holdbacks provided herein, will be returned to the owner.

SECTION VII - PAYMENT OF FEE

7.1 The Architectural Standards Committee has established a submission fee of Two Thousand (\$2,000.00) Dollars for each separate improvement submitted for review.

7.1.1 The fee will be payable at the time of the first plan submission.

7.1.2 Each additional improvement after final approval will require a Five Hundred (\$500) Dollar submission fee.

7.2 It is the intent of the Wexford Homeowners Association Board of Directors that the Architectural Standards Committee be financially self-sustaining. The submission fee may be adjusted to accomplish this.

7.3 If minor modification of an approved plan is voluntarily submitted by applicant/owner, or if owner wishes to submit plans for additions to an existing residence, an additional fee may be required by the Architectural Standards Committee.

SECTION VIII - INSPECTIONS

8.1 The Architectural Standards Committee and/or its Administrator will perform periodic inspections at the building site to insure that all construction activity is in accordance with plans approved by the Architectural Standards Committee.

8.2 Prior to any clearing, excavating or filling on a lot for construction, a string stakeout inspection must be performed.

8.2.1 Applicant must string out the lot lines, building lines and setback lines; all trees to be removed must be clearly indicated. Upon notification from the applicant, the inspector will review the string stakeout for conformity to Architectural Standards Committee approved plans and will certify his findings to the Committee.

8.2.2 The Administrator will notify applicant of findings and whether or not construction may proceed. At such time as the Administrator grants approval, applicant may commence site preparation work.

8.3 Prior to emplacement of permanent improvements; e.g. footings, pilings, slabs, etc.,

applicant must receive a batter board inspection approval:

8.3.1 Applicant will place batter boards indicating all building areas. Additionally, stakes and strings defining the property lines must be in place.

8.3.2 The inspector, upon notification from the applicant, will review the batter boards for conformance with the Architectural Standards Committee approved plans and will certify his findings to the Committee.

8.3.3 At such time as the Administrator is satisfied as to the conformity of the batter boards and construction plans to Architectural Standards Committee approved plans, he will issue a building permit to the applicant.

8.3.4 Following the batter board inspection, and the pouring of footings or foundation, the applicant /owner is required to obtain an "instrument survey" which is to be performed by a registered surveyor. The survey should include all setback and property lines, dimensions of footprint and identified labeled benchmark of finished floor.

8.3.5 The Architectural Standards Committee permit must be displayed on the site, along with all other required building permits.

8.4 At such time as the applicant has completed all improvements, including landscaping, he shall request a final inspection.

8.4.1 Inspector will determine if all improvements have been made in accordance with Architectural Standards Committee approved plans and will certify his findings to the Committee.

8.4.2 Before the request for refund of the funds held in escrow may be returned to the owner, the owner must provide the following:

- a. An Instrument As-Built Survey to include, but not limited to, home, garage, decks, porches, driveway, pool, and walks indicating all property lines, set-back lines and permanent easements on an 8-½ x 14 sheet signed and sealed by a registered surveyor.
- b. 8" x 10" color photos of all four exterior elevations of the completed home.

8.4.3 Upon certification that all improvements have been satisfactorily completed, including landscaping, and that all other requirements have been met, the Administrator will release all funds held in escrow and any interest accrued thereon, pursuant to Section 6.2, contained herein.

SECTION IX - ENFORCEMENT OF ARTICLE 10 OF THE COVENANTS, CONDITIONS AND RESTRICTIONS

9.1 The Architectural Standards Committee, through its Administrator, will have the responsibility of enforcing all provisions of Article 40, whether or not they are specifically included herein.

9.1.1 The Administrator will inform the Architectural Standards Committee, from time to time, of any enforcement activities, regarding 9.1 hereinabove.

SECTION X - APPEALS OF ARCHITURAL STANDARDS COMMITTEE DECISIONS

10.1 An applicant receiving a negative decision from the Architectural Standards Committee is advised to revise the plans in accordance with recommendations and resubmit them to the Committee for approval.

10.2 If the applicant is unable to comply with the requirements of the Architectural Standards Committee, he may request a hearing before the Appeals Board. The request must be made in writing and directed to the Administrator of the Architectural Standards Committee.

10.2.1 The Administrator shall convene a meeting of the Appeals Board within fifteen (15) days of receipt of request.

10.3 The Appeals Board will consist of 3 members to be appointed by the Chairman of the Architectural Standards Committee and is not to include current members of the Architectural Standards Committee.

10.3.1 The Appeals Board may request consultation of other professionals, as it deems necessary.

10.4 The Appeals Board will conduct a review of the most recently disapproved plans of the applicant.

10.4.1 The appellant will be given an opportunity to speak before the Appeals Board; using whatever visual aids or consultants he feels appropriate.

10.5 All Appeals Board members must be present for a quorum.

10.5.1 The majority vote of the Appeals Board will carry a decision.

10.6 All decisions of the Appeals Board will be final.

SECTION XI - CONTRACTOR RESPONSIBILITIES

Section 10.05 of the Declaration of Covenants, Conditions and Restrictions states, "no construction of improvements of any nature whatsoever shall be commenced or maintained by any owner or Multi-Family Association, with respect to the construction or exterior of any dwelling or with respect to any other portion of the Development, including without limitation, the construction or installation of sidewalks, driveways, parking lots, mail boxes, decks, patios, courtyards, swimming pools, tennis courts, greenhouses, playhouses, awnings, walls, fences, docks, wharves, bulkheads, boat slips, boathouses, exterior lights, garages, guest or servants' quarters, or other outbuildings, nor shall any exterior addition to or change or alteration therein be made, unless and until... plans and specifications and related data showing the nature, color, type, shape, height, materials, and location of same shall have been submitted to and approved in writing as to the harmony of external design, location, and appearance in relation to surrounding structures and topography by the Architectural Standards Committee."

11.1 Section 10.19 of the Declaration of Covenants, Conditions and Restrictions prohibits noxious or offensive activities. Contractors, subcontractors, material deliverymen and any other agent of the owner doing business in Wexford Plantation, will be required to conduct themselves accordingly.

11.1.1 Wexford Plantation Security will have full authority to enforce the provisions of this section.

11.2 Contractors will be issued commercial bumper stickers, giving them limited access to Wexford Plantation.

11.2.1 The decal will be subject to revocation for any infraction of the provisions of the Declaration of this document.

11.3 Contractors may work only during the week, until 6 P.M. Special permission may be granted for construction on Saturdays or evenings, provided that work is done inside a structure (no outside noise created) and all vehicles are parked off the road. Special permission must be obtained in advance, from the Board of Directors of the Homeowners Association.

11.3.1 Material deliverymen may make deliveries, subject to the same provisions of Section 11.3 hereinabove.

11.3.2 Homeowners may affect routine repairs on their home during weekend periods; however, they will be subject to the noxious and offensive activity prohibition contained in Article X of the Declaration and, at the discretion of the Homeowners Association, may be asked to cease activity other than for emergencies.

11.4 Contractors for any construction on harbor front, lagoon or marsh lots are required to install a temporary debris fence, along the bulkhead or bank, to protect the area during the construction period. Please be certain that this fence is in place prior to the commencement of any construction activity.

11.4.1 Routine repairs would preclude the use of outside contractors who use trucks and equipment on the site.

11.5 Dumpsters are to be emptied frequently enough so as not to permit debris to blow into surrounding property.

SECTION XII - AMENDMENT

12.1 The foregoing Policies and Procedures may be amended at any time by majority vote of the Architectural Standards Committee at a duly constituted meeting, and upon the subsequent affirmation of a majority vote of the Board of Directors of Wexford Plantation present in person or by proxy at a duly held meeting of the Board.

12.2 No prior notices or announcements will be required to amend these Policies and Procedures.

12.3 Any preliminary or final plans, marked received, shall be subject to the Policies and Procedures applicable at that time.

SECTION XIII - SEVERABILITY

13.1 This document shall not be rendered invalid or unenforceable should any one or more of the provisions of this document or the application or effect thereof be invalid or unenforceable

for any reason or to any extent. Those provisions, which are not invalid or unenforceable, shall be enforced to the greatest extent permitted by law.

WEXFORD PLANTATION ACCEPTABLE PLANT LIST

| BOTANICAL NAME | COMMON NAME | BOTANICAL NAME | COMMON NAME |
|------------------------------------|--------------------------|---------------------------------------|-----------------------|
| Trees | | Shrubs | |
| <i>Acer palmatum</i> | Japanese Maple | <i>Aucuba japonica</i> | Japanese Aucuba |
| <i>Acer rubrum</i> | Red Maple | <i>Aucuba japonica nana</i> | Dwarf Japanese Aucuba |
| <i>Cercis canadensis</i> | Redbud | | |
| <i>Cocos Sp.</i> | Cocos Palm | <i>Azalea indica</i> | Indica Azalea |
| <i>Comus floriola</i> | Dogwood | <i>Azalea kurume</i> | Kurume Azalea |
| <i>Eriobotrya japonica</i> | Loquat | <i>Camellia Sasanqua</i> | Camellia |
| <i>Ilex cassine fosteri</i> | Foster Holly | <i>Camellia japonica</i> | Camellia |
| <i>Ilex opaca varieties</i> | Savannah Holly | <i>Cleyera japonica</i> | Cleyera |
| <i>Lagerstroemia indica</i> | Crepe Myrtle | <i>Cortaderia selloana</i> | Pampas Grass |
| | | <i>Ilex cornuta burfordi nana</i> | Dwarf Burford Holly |
| <i>Magnolia garndi flora</i> | Southern Magnolia | <i>Ilex cornuta rotunola</i> | Dwarf Chinese Holly |
| <i>Ilex Nellie R. Stevens</i> | Nellie Stevens Holly | <i>Ilex vomitoria</i> | Yaupon Holly |
| <i>Pinus taeda</i> | Loblolly Pine | <i>Ilex vomitoria nana</i> | Dwarf Yaupon Holly |
| <i>Quercus virginiana</i> | Live Oak | <i>Juniperus conferta</i> | Shore Juniper |
| | | "Blue Pacific" | |
| <i>Sabal palmetto</i> | Sabal Palm | <i>Juniperus horizontalis plumosa</i> | Andorra Juniper |
| Groundcovers | | <i>Juniperus pfizeriana</i> | Dwarf Juniper |
| <i>Hedera helix varieties</i> | Ivy | "Nicks Compact" | |
| <i>Hemerocallis species</i> | Daylily | <i>Ligustrum japonicum</i> | Ligustrum |
| <i>Cyrtomium Falcatum</i> | Holly Fern | <i>Myrica cerifera</i> | Wax Myrtle |
| <i>Liriope varieties</i> | Liriope | <i>Nerium oleander</i> | Oleander |
| <i>Mondo japonicum</i> | Dwarf Lilytuff | <i>Pittosporum tobira</i> | Pittosporum |
| <i>Trachelospermum jasminoides</i> | Confederate Jasmine | <i>Photinia frazeri</i> | Red Tip Photinia |
| | | <i>Pyracantha koidzumi</i> | Formosa Pyracantha |
| Lawn Grass | | <i>Raphiolepis indica</i> | India Raphiolepis |
| <i>Eremochloa ophiuroides</i> | Viburnum Sp. | <i>Viburnum</i> | |
| Lagoon Slopes | | <i>Yucca aloidolia</i> | Spanish Dagger |
| Mixture: | <i>Yucca filamentosa</i> | <i>Adamsneedle Yucca</i> | |
| <i>Eragrostis curvula</i> | Weeping Lovegrass | | |
| <i>Axonopus compressus</i> | Carpetgrass | | |

HELP WITH THE BEAUTIFICATION OF WEXFORD

Let's all work together to make Wexford Plantation the beautiful, prestigious community that influenced us to become members. Below are rules that will behoove all of us to follow:

1. Keep all garage doors closed at all times unless they are being used.
2. No towels or beach blankets or articles of clothing on outside railings. If you wish to dry something outside please use your service yard.
3. Keep your lawn furniture, pool equipment, etc. in neat arrangement remember the backs of our properties are very visible. Sporting equipment should be stored out of sight when not in use (windsurfer's, surfboard's, small boats, boxes).
4. No play equipment should be visible from the roadways. We realize children need play areas but we encourage you to remember your neighbor's views.
5. No standing flagpoles are permitted except in public areas, such as the Clubhouse or Harbourmaster Center. All other flagpoles are subject to review and approval by the Architectural Standards Committee.
6. No basketball goals may be installed unless the Architectural Standards Committee has first approved them.

REVISIONS TO THIRD EDITION

APRIL 1996

SIZE

All single family... living space. Lot coverage: The total ground floor area for the first habitable floor including living space and garage, carport or other covered or enclosed area shall not exceed 45% of the total lot area Except for Garden Home Lots and Town home Lots, no house shall touch all four setback lines and no house shall touch more than two lines for more than two percent of the total length of the contiguous setback line. Note: Any wall parallel to the property line and within five feet of the setback line may be considered contiguous for purposes of calculating percentages at the sole discretion of the Architectural Standards Committee). Garden and Town homes shall be developed in accordance with the guidelines for those sections of the Plantation and without regard to this amendment to the Master Guidelines.

HEIGHT

DEER FENCES - Deer fences - must be approved in writing by the ASC before they may be installed. The following restrictions apply:

A diagram of the property indicating the Placement of the fence must be submitted to the ASC for approval

The connectors, stakes and handles must be black

The rods must be 5/16" and camouflaged as much as possible.

BUILDING SETBACKS

See Illustration 2A – two adjoining lots.

Multiple lots legally merged into one lot shall have side yard setback of twenty-five (25) feet. If an adjacent lot is purchased and split with the other adjacent owner, the side yards on the common property line between the two lots may be reduced to twenty (20) feet. The other side yards of both enlarged lots shall be twenty-five (25) feet.

FOUNDATIONS

Because the finished... other house trim. Garage and crawl space elevations shall be set at a minimum of eighteen (18) inches above the average lot elevation covered by the footprint of the proposed residence.

DRAINAGE/RUN-OFF

Proposed site grading shall be indicated on the site plan and must show the proposed flow of storm water run-off into the Plantation storm drainage system.

Storm water run-off may not be directed onto an adjoining lot or into the harbor or harbor canals.

Storm water systems shall be designed and built to meet all federal, state and local

requirements and regulations.

EXTERIOR WALL FINISHES

Plywood, metal and vinyl siding is not acceptable. The ASC will consider composite wood siding.

PARKING

For each house... project is completed.

UNDEVELOPED LOTS

Drawings of the proposed parking arrangement must be submitted to the ASC for approval

Up to two parking spaces may be provided using only the first fifty (50) percent of the lot (not including the common area) with cars being parked parallel to the street (to obtain maximum screening).

No trees may be removed.

A path may be installed using wood chips or pine straw as a cover. The path may not be a straight line.

Only low voltage lighting may be used along the pathway.

To prevent unsightly ruts in the common area, install pervious paving stones in a two-track method from the street up to your lot line. The Wexford maintenance crew will continue to maintain this area.

Temporary storage buildings are permitted provided they are constructed per approved plans in the ASC office.

OUTBUILDINGS

Any permitted outbuildings... of any outbuilding.

SCREENED POOLS

Screened pools may be approved by the ASC if they meet the following standards:

They must be architecturally integrated into the home and not simply attached like a cage.

The metal structure must be color coordinated with the home

Nylon screening is required.

DOCKS, PIERS AND SEAWALLS

The Architectural Standards... any harbor lot.

Construction of private docks in the Broad Creek or Broad Creek access ways is not permitted.

The three lots in the Z section are permitted docks with the following provisions:

They do not come within thirty feet of the channel
They are maintained by the property owner
No vessels may be berthed at the docks
They may not in? Impede the channel in any manner
They may not be lighted
They may not have any superstructure except handrails and benches, which are in Compliance with Town codes.

Cleats and their fittings may be placed anywhere on a property owners property, but it may not interfere with the bulkhead and its supports in any way SUGGEST ADDJNG A LIMITATION 18"

Vessels must be berthed so that they do not protrude into the five-foot setback line that extends from the setback line on shore; the five- foot setback extends to center of harbor/canal. The extension of the five-foot back line into the harbor does not convey any rights in the common property (the harbor) to the landowner.

LANDSCAPING

No owner may remove or alter any trees or shrubs larger than 6" in diameter (measured 4'-0" above grade at tree base) without prior approval of the Architectural Standards Committee-.

All landscaping including... to their approval. Foundation plantings, unless specifically approved in writing by the ASC. Shall have a root ball of five gallons or* larger and have suitable Height for the plant species. Larger plants may be required by the ASC as a means of addressing specific situations. The ASC may require all plantings to be larger than the minimum with written justification to the property owner.

Houses undergoing renovations or additions are required to submit photos of existing landscaped areas when submitting landscape plans.

HORIZONTAL IMPROVEMENTS

Any horizontal improvement entrance and exits.

VIEWING STANDS

The ASC has approved per multiple lot owner, three viewing stands (one stand per lot) which meet the following specifications:

Maximim7 height is nine (9) feet -
They shall be no larger than four (4) feet by eight (8) feet
They shall be an unobtrusive co/or
They shall be constructed so as to be easily transported.

SECTION III - PLAN SUBMISSION PROCEDURES

3.0 The ASC requires phased documents to be submitted; including *conceptual* preliminary and final drawings. This is done to avoid unnecessary expense or time delays on behalf of the *property* owner. Upon request, a property owner may make a presentation to the Architectural Standards Committee. The ASC will only review plans of a property owner.

3.1.5 Requires that plans submitted to the Architectural Standards Committee be sealed by a South Carolina registered architect. If you are considering using a designer or architect not registered in South Carolina, please ask him or her to contact a South Carolina registered architect prior to beginning the decision process.

3.1.6 any property owner who acts as their own general contractor must comply with all rules, regulations and codes of the Town, County and State.

3.3 PRELIMINARY PLANS

3.3.2 Preliminary plans limited to:

"Perspective drawing" or model of front elevation.

3.4.4 LANDSCAPE PLANS

Complete landscape plans, to scale, indicating number, size, *height, spread* and **species of plants to be installed, location of statuary, as well as the ratio between grasslawn areas and natural areas.** Landscape plans to include foundation plants drawn on all four elevations with plant material drawn to specified size

SECTION VI - POSTING BONDS

6.1 The Architectural... Furthermore, the ASC shall be entitled to retain any sums so held in escrow and any interest thereon as a penalty for such failure to complete and comply with the Approved final plans. and such sums shall be remitted to and shall be the property of the Association.

6.3 Bond refund: the administrator will review the property owner's file for completeness and review the landscape plan on site to insure that the plantings are in accordance with the approved plan. If there are any discrepancies, the landscape architect will check the Installation Once the administrator is satisfied that the project is complete; the request for a refund will be placed on the agenda for approval by the Committee.

SECTION VI - POSTING BONDS

6.4 The Architectural Standards Committee, in its sole discretion, will require that an owner place in escrow with the Architectural Standards Committee, a sum set by the ASC in order to assure the completion of all renovations/additions to an existing residence, including /landscaping, within the time periods provided in Article 10 of the Declaration of Covenants, Conditions and Restrictions.

SECTION VII - PAYMENT OF FEE

7.1.3 the two thousand dollar submission fee is non-refundable.

SECTION X - APPEALS OF ASC DECISIONS

Delete Section X in its entirety.

HELP WITH THE BEAUTIFICATION OF WEXFORD

7. CHRISTMAS DECORATIONS: Decorations may not be installed prior to the day after Thanksgiving and must be removed prior to January 15th.