



PALMETTO BLUFF

Design & Construction GUIDELINES

January 2024

Disclaimer:

The Design and Construction Guidelines (The Guidelines) are intended to provide guidance for all development and construction of new buildings, building additions, renovations, site work and landscaping; as well as any subsequent changes or alterations to previously approved plans or existing structures. The Guidelines will be administered with the procedures set forth in the Palmetto Bluff Community Charter (The Charter) recorded with the Register of Deeds for Beaufort County, South Carolina, and may be amended thereafter. In the event of any conflict between the Guidelines and the Charter, the Charter shall govern and control.

The Guidelines may also be amended from time to time by the Design Review Board (DRB). It is the Owner's responsibility to be sure that they have the most current edition of the Guidelines and have carefully reviewed all applicable sections of the Charter. The purpose of these Guidelines is to ensure that designs are compatible with the site, the overall environment and the design objectives of Palmetto Bluff.

These Guidelines are binding on any persons, company or firm that intends to construct, reconstruct or modify any permanent or temporary improvements in the community or in any way alter the natural setting of the Lowcountry environment. The Charter has been adopted and recorded to establish the Palmetto Bluff Preservation Trust, Inc ("Trust") and the Trust rules and regulations. Owners and their consultants and contractors should familiarize themselves with these rules prior to the start of design and construction.

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Note: If a word or phrase used in these Guidelines is capitalized, this signifies that the word or phrase is a defined term. The definition can be found either in earlier provisions of these Guidelines or in APPENDIX 9.0 / Section C (Definitions).

VISION 1.0

Palmetto Bluff is planned to evolve into a vibrant settlement where a diverse group of people create their own legacy of living well—by connecting to themselves, their families and other people through self discovery, sincere interactions with each other, close contact with nature, authentic roots in history and an openness to new ideas—while enjoying the best of classic Lowcountry traditions within a majestic, beautiful, stimulating and protected environment.

September 27, 2001

1.1 | Palmetto Bluff Major Components

The Maritime Forest: The landscape zone on the perimeter of the island along the river's edge is a distinctive mix of ancient live oaks, hardwoods, palmetto and pine, which thrive in higher, sandy, well drained soils. This zone was the prime forest area during both the pre-historic and historic plantation years at Palmetto Bluff.

The Managed Forest: The interior of the island consists of lands that had been cleared for cotton farming and later managed as pine plantations. Comprised of some 6,700 acres, the Managed Forest is now protected by a development agreement with the Town of Bluffton. This area forms a large "wedge" of open space to be managed for its habitat value. This forest also incorporates undeveloped land to create a link from the New River on the west end of the island to May River Forest at the east end.

Wilson Village: At the heart of Palmetto Bluff, along the deep water of the May River and near the historic sites of the Octagon Plantation and the Wilson Mansion, a traditional coastal village, a "gathering place" for all island residents, has been established. Wilson Village is designed based on principles found in historic coastal towns, such as Beaufort, Charleston and Savannah. It includes a luxury Inn, boutique retail, a boat yard, and a range of traditional residences patterned around a new meandering inland waterway. Small, pedestrian-scale blocks lead to a park and esplanade at the edge of May River Forest.

Moreland Village: Located along the deep waters of Cauley Creek, Moreland Village was originally a part of a 12,000 acre barony purchased in 1730. Planned as the second major village for Palmetto Bluff, Moreland Village takes on a more relaxed character, celebrating the outdoors and the casual Lowcountry lifestyle. With several amenities planned, Moreland Village will have many activities for social interaction and connection to the beautiful outdoor surroundings. The architecture and landscape are slightly more informal and relaxed as well, capturing and blurring the connection between the indoors and outdoors.

Town Neighborhoods & Country Neighborhoods: The Town Neighborhoods reflect the "civilized" and/or more "urbanized" settlements of the Lowcountry. Included as distinct neighborhoods within the "Town" are Wilson Village Center, Wilson Row, Boat House Row, The Point, West Wilson, South Wilson, Wilson Hayfields, Moreland Village, Moreland Forest and River Road. The Country Neighborhoods typify the more rural, "out of town" patterns. Six distinctive Country Neighborhood areas surround the Managed Forest and front the May and Cooper Rivers: Mays Bend I & II, May River Forest, Anson Park, Barge Landing, Longfield, and Headwaters.

Linkages: The neighborhoods and Wilson Village are linked with each other by a network of new and historic roads, a trail system, and a freshwater inland waterway designed to allow recreational use in a natural setting.

1.2 | Palmetto Bluff Design Objectives

Palmetto Bluff has been designed to preserve the land's beauty, vastness, and rich landscape while taking advantage of the views and sea island setting to create a strong sense of place. Palmetto Bluff is committed to four main objectives:

1. Architecture and site planning are to preserve and build upon the natural setting and regional cultural traditions.

This essentially means that all buildings, structures, landscape improvements and roads take their cue from the region's indigenous architectural and design traditions while preserving and incorporating historically and environmentally significant site elements, such as the heritage oaks. No buildings or roads are to dominate or detract from the overall setting.

2. Site, landscape and architectural designs are to draw from the patterns of the Lowcountry design aesthetic to create contemporary integrated environments suited to today's lifestyle.

This area of the Carolina Lowcountry has a rich history of architectural design, from the early settler buildings to the great tradition of the informal, but elegant, plantation house. Many of these earlier design traditions and details are a result of the response to the coastal, semi-tropical climate, local cultural traditions and/or the indigenous materials that were available. The resulting simple, classic, straightforward forms and details are well suited for contemporary interpretations.

3. To create a varied, pedestrian-oriented community that maintains visual continuity while providing for a diversity of site and community elements.

Palmetto Bluff has many distinct neighborhoods and amenities: Headwaters, Wilson Village, The Point, South Wilson, West Wilson, River Road, Wilson Hayfields, May River Forest, Anson Park, Barge Landing, Moreland Village, Moreland Forest and Longfield. Although each area has its own distinct identity, the overall design principles that guide development are the same.

4. To encourage sustainable building systems, site development, materials and construction techniques in all development.

Reducing consumption of materials and energy, reducing waste and making intelligent choices about how a building is used benefits both Palmetto Bluff as a community and the sensitive sea island landscape as a whole. Palmetto Bluff is committed to the implementation of Sustainable Design and Low Impact Design (LID) concepts such as reducing the house's "footprint" on the land, energy and water conservation measures, reuse and recycling of building materials, and the preservation of the existing forest and river marsh frontage. See Section 2.0 for more on this topic.

Each Owner, with his Architect and Landscape Architect, must work together during the initial phases of design to ensure all aspects of the design are consistent with these design objectives.

1.3 | The Lowcountry Design Tradition at Palmetto Bluff

Palmetto Bluff draws upon the architectural and landscape traditions that shaped the Lowcountry region. At Palmetto Bluff the intent is to continue to build on this tradition to develop contemporary interpretations and details that incorporate sustainable concepts. This tradition is the result of a variety of cultural influences (English, French, and German) that are well suited to the area with regard to climate and the use of local materials. The Lowcountry style is generally characterized as having the following main elements and design philosophies:

Relaxed and informal living - The earliest settlers were mainly English and French and they brought with them an architectural language that was more rectangular and formal. These designs were assimilated into the coastal climate of the Carolinas. The use of columns and symmetrical layouts were then relaxed with deep porches for shade and raised foundations to capture coastal breezes.

Taking advantage of the coastal setting and climate - The influence of early settlers can be seen in the incorporation of wrap-around verandas, porches, and raised foundations that responded to the need of both ameliorating the climate impact and taking advantage of breezes, sun and orienting houses to the coastal views.

Collections of buildings that evolved over time - The main design influences during the settlement of the Lowcountry were that houses grew over time as families grew, technology advanced and cultural influences changed. A primary house was constructed first and as the family's needs changed, secondary wings and structures, such as cottages, garages, dormers and outbuildings were added. This evolution created a collection of informal buildings that were broken up, rather than creating one main dominant volume. This evolution preserved the more rural character of the Lowcountry and established a comfortable and "human" scale to the buildings.

1.4 | Palmetto Bluff Neighborhoods

Town Neighborhoods

Wilson Village, Wilson Row & Boat House Row: In Wilson Village, full-time and part-time residents live close together, creating a vibrant, pedestrian oriented town center. Located in the heart of Wilson Village and overlooking expansive salt marshes and scenic waterways of the May River, Boat House Row features six private residences set among dramatic live oak canopies with specialty shops below. Private garden courtyards, tranquil common areas and riverfront paths complement the village setting. Located adjacent to Boat House Row, Wilson Row is also comprised of six private residences.

The Point: Adjoining Wilson Village by a convenient foot bridge, The Point features homes and Homesites with views of the May River and the freshwater trail.

West Wilson: Located in a quiet wooded enclave just west of the Wilson Village, West Wilson enjoys close proximity to the May River Golf Club to the north and the Wilson Lawn & Racquet Club to the south.

South Wilson: Located close to the Wilson Village, this neighborhood is intended to be an extension of Wilson Village. Traditional neighborhood elements, including granite curbs, brick sidewalks, gas lanterns and quaint parks, give the neighborhood a sense of timelessness.

Wilson Hayfields: This neighborhood is located near the Palmetto Bluff equestrian facility and set in a more rural setting amongst the pastures, lake and pine forest. On the rural edge of Palmetto Bluff, Wilson Hayfields blends the convenience of village living with the comfort of a private retreat.

River Road: An extension of Wilson Village, the River Road neighborhood continues the established character of Wilson Village while also being adjacent to the 120-acre River Road Preserve. Classic period details that give the architecture a slightly more formal feel are allowed and encouraged in this neighborhood. In addition, owners may have more ornamental and formal gardens as a part of the overall landscape.

Moreland Village: Moreland Village (L1, L2, L3, L4 & L5), Palmetto Bluff's second village, inspires an active, outdoor lifestyle where the lines between developed and undeveloped blur and every turn exposes idyllic views of the May River. Moreland Village features a more casual, relaxed take on living in the Lowcountry, emphasizing outdoor living among the natural beauty of the surroundings.

Moreland Forest: M1, M2, M3, & M4 are considered outpost neighborhoods of Moreland, with a visual connection to River Road. This neighborhood is defined by contrasting materiality options, unique massing opportunities, an emphasis on front entry detailing, sustainable technologies, and the ability to apply color in unique ways.

* *Specific Neighborhoods may have unique characteristics and requirements. Refer to the Neighborhood Appendix for specific neighborhood guidelines.*

Country Neighborhoods

Headwaters: Headwaters is made up of ten Family Compounds overlooking the upper reaches of the May River. In general, compound sites in Headwaters will be allowed more flexibility in terms of material palette, color selection and landscape design.

Longfield: Longfield is a private country neighborhood featuring farm-like properties from 5 to 15 acres in size. Many feature expansive views of Longfield's stables, cross country equestrian area and freshwater lakes. Four-board, dark green fencing frames each property. The neighborhood features Lowcountry rural architecture along with family compound sites. All of this is within close proximity to Wilson Village. In general, compound sites in Longfield will be allowed more flexibility in terms of material palette, color selection and landscape design.

May River Forest: May River Forest is a residential enclave and golf course within the May River Forest peninsula, contiguous to the northern edge of Wilson Village. Houses are tucked away and are integrated with the existing landscape.

May's Bend and May's Bend II: May's Bend consists of larger lots located on either side of Old Palmetto Bluff Road. May's Bend has views to the May River while May's Bend II focuses on wooded views. The lots are marked with brick vehicular monuments with gas lanterns and the houses are tucked away behind a large natural buffer and integrated with the existing landscape.

Anson Park: Anson Park is a small neighborhood set at the entrance of the May River Forest with an emphasis on the Lowcountry and Arts & Crafts architectural style.

Barge Landing: Barge Landing consists of large riverfront lots located with views of the May River and Corley Creek. Historically the site of cotton shipping on the May River, Barge Landing offers spectacular water views, both of the river and the inland fresh water trail. Barge Landing stands at the trailhead to the River Road Preserve (a 120-acre park) with direct access to the inland waterway system within the preserve.

Moreland Forest: M5 lots are required to implement additional low impact design standards. The architectural character will be similar to the other Moreland Forest lots as defined in the Town sections.

* Many neighborhoods have unique characteristics and requirements. Refer to the Neighborhood-specific Requirements Appendix 9.0 Section A for specific neighborhood guidelines.

SUSTAINABILITY 2.0

Palmetto Bluff is committed to fostering sustainable building approaches and concepts in the planning and development of all Improvements within the Community. Sustainable Design is a philosophy that includes all aspects of site planning, building programming and design, and construction to minimize the impacts on economic, cultural and environmental resources.

At Palmetto Bluff, Sustainable Design means creating complete environments that utilize the proven building approaches of the past (regional Lowcountry vernacular that responds to the climate) combined with the best new technological advances. This approach enhances human health, results in more efficient use of water, energy and other resources, increases water quality, and better preserves natural habitats. This approach is evident in the planning and design criteria that have shaped Palmetto Bluff.

2.1 | Low Impact Design (LID) Principles

A building's design and siting determine its overall ecological impact. The essential goal of LID is to maintain or replicate the pre-development hydrologic functions of the site through the use of design techniques. These techniques are to be utilized to the greatest extent possible in stormwater management and site planning design. The design of all improvements at Palmetto Bluff should focus on integrating the following concepts to preserve and enhance the site's unique quality and character:

- 2.1.1** Buildings should be located on a site to minimize grading and earthwork. This reduces construction costs, such as those associated with retaining systems and drainage re-direction, and minimizes soil erosion and downstream water impacts.
- 2.1.2** Hydrologic impacts should be reduced by minimizing impacted surfaces, graded area, and vegetation clearing.
- 2.1.3** Stormwater should be controlled by using a network of smaller, simple solutions throughout the site. This includes finding increased opportunities for infiltration (utilizing pervious surfaces) or containment on site, depression storage, bioswale applications and vegetated swales that mimic the hydrologic functions of the site while at the same time adding aesthetic value.
- 2.1.4** Stormwater should be controlled at the source rather than only using end-of-pipe solutions. Minimizing or mitigating hydrologic impacts of land use activities closer to the source of generation by infiltration, interception, retention ponds, or depression storage decreases the need for pipe and protects the landscape and water quality.
- 2.1.5** The use of typical engineering materials such as concrete and steel should be reduced. By using materials such as native plants, soil, crushed rock and/or a water feature, a more integrated "natural" landscape will result.

2.2 | Sustainable Building Materials Selection

One of the main goals in Sustainable Design is to select and specify environmentally preferable materials for site development. In general, criteria for selection should include the conventional selection criteria such as strength, cost, appearance and suitability, but it should also include as sustainable criteria such as environmental impact, durability and toxicity.

- 2.2.1** Recycled content materials should be incorporated into the overall building materials selection. This would include using building materials that may be recycled at the end of their useful life.
- 2.2.2** Wood based materials certified in accordance with the Forest Stewardship Council Guidelines (FSC) should be used. On-site trees may be harvested during construction and either sent to a local mill or custom milled on-site.

- 2.2.3** Rapidly Renewable Materials (such as bamboo flooring, wool carpet, strawboard, cotton batt insulation, linoleum flooring, poplar OSB, and sunflower seed board) should be substituted for finite raw and long cycle renewable materials.
- 2.2.4** Building products should be obtained from local and regional resources (within a 500 mile radius) to support local economies and to reduce the environmental impacts of transporting materials over long distances.
- 2.2.5** Salvaged materials should be incorporated into the building design. Materials could include structural timbers such as beams and posts, hardwood flooring, doors and frames, cabinetry, furniture, bricks and decorative detailing salvaged from older buildings that can be refinished or re-milled.
- 2.2.6** Building materials that minimize the emission of Volatile Organic Compounds (VOCs) and other pollutants should be used.

2.3 | Alternative Energy Technologies

- 2.3.1** Sustainable design elements, on-site renewable energy sources, and alternative energy technologies are encouraged at Palmetto Bluff. This may include above-ground rain water collection systems (barrels, cisterns), solar panels, etc. Any above-ground components may require screening in the same manner as other utilities, as specified elsewhere in these Guidelines. As new technology becomes available, the DRB will make every attempt to work with an Owner to ensure the technology is both functionally feasible and in keeping with the aesthetic goals and guidelines of the Community.
- 2.3.2** Geothermal Closed Looped systems are allowed, assuming there is no outfall of any kind. Details of the system must be approved by the DRB.
- 2.3.3** Solar panels and solar tiles will be acceptable in established neighborhoods, provided they are located in inconspicuous areas and are thoughtfully incorporated into the design. The less visually obtrusive the solar panel is, the more likely it will be approved. Panels that fit between the seams on metal roofs are strongly encouraged since these tend to disappear especially on dark colored roofs. In new and future neighborhoods, other types of solar panels may be considered, but their location and aesthetic must be accomplished in a very thoughtful manner.

LANDSCAPE 3.0

The following chapter sets forth guidelines and standards for all work relating to the siting of homes and landscape treatments on Homesites within Palmetto Bluff.

3.1 | Site, Planning & Landscape Objectives

- 3.1.1** Residential landscape and site designs should be created to respond to the unique attributes of the Homesite.

The characteristics of each Homesite (i.e. sun orientation, light penetration, prevailing breezes, existing vegetation, view orientation, Homesite size and position on the block) are to shape the layout, building program, massing and organization of indoor and outdoor rooms. The uniqueness of each Homesite ensures that there will be a diversity of solutions and that a varied community pattern will evolve.

- 3.1.2** "Outdoor rooms" should be designed to be extensions of indoor areas and the larger community landscape.

Residential landscapes are to be thought of as a series of private outdoor spaces that provide the gradual transition to public zones (streets, alleys, sidewalks). These rooms should unfold slowly to the viewer in order to build an atmosphere of discovery and spontaneity. This objective can be attained by combining built elements (fences, walls, trellises, terraces, exterior stairs, building projections, etc.) with informal hedges, vines and overhead canopy trees to create layers of edges and defined spaces.

- 3.1.3** Natural materials, regional paving patterns, handcrafted details and plant materials that draw from the landscape traditions of the Lowcountry and that complement the architectural traditions of the Lowcountry buildings should be used.

Utilizing regional materials and vernacular to create contemporary environments reinforces the creation of an "authentic" place.

- 3.1.4** Golf, lake and river view corridors are to be maintained and enhanced.

Landscaped areas, waterways and open space areas are integrated throughout the Community. Creating, enhancing, and extending these areas is important to take advantage of the climate, provide for screening and privacy, and capture sunlight. The removal or thinning of any existing trees or other vegetation is to be minimized and, if it is to be done, completed in accordance with the standards established in these Guidelines.

- 3.1.5** The maritime forest should dominate the scene.

Buildings and outdoor improvements are to be subordinate to the landscape. The forest is to be re-established, extended and enhanced to create generous vegetative borders and screens that obscure buildings and landscape structures from off-site views. Structures are to be placed to take advantage of existing vegetation for views, screening and to create varied patterns of sunlight and shade.

3.2 | Setback Criteria & Homesite Matrix

- 3.2.1** Every Homesite has been carefully studied to ensure that buildings and other Improvements are sited to optimize their relationship to the existing landscape, overall streetscape, adjacent homes and view corridors from public areas. This has resulted in the development of the Homesite Matrix, which describes the criteria and design standards for each Homesite. The Homesite Matrix may be obtained from the DRB.
- 3.2.2** Town Homesites and Country Homesites have different Improvement Envelopes. Town Homesites may build edge treatments up to their property line, but all other vertical construction must remain within the Building Setback Lines as established by the Homesite Matrix. Country Homesites must keep edge treatments and all vertical construction within Building Setback Lines as established by the Homesite Matrix. The area outside of the Improvement Envelope is defined as the Natural Area and generally must remain undisturbed.
- 3.2.3** As a general rule, no vertical construction may encroach over the Building Setback Lines. Roof overhangs are not considered vertical construction and may encroach over the Building Setback Line provided they comply with all applicable building codes.
- 3.2.4** Building Setbacks are generally not open for interpretation. It is recognized, however, that each Homesite presents its own unique design challenges. An Owner and Architect may propose design solutions involving minor encroachments beyond the Building Setback Lines provided they allow for greater tree protection, allow for improved drainage solutions or present a better overall streetscape/ relationship to neighboring Homesites by submitting a Variance Request. All decisions regarding approvals of proposals for encroachments are to be made solely at the discretion of the DRB.
- 3.2.5** When an Owner combines two or more Homesites, the DRB will designate a new Homesite setback and design criteria based on the new property lines, existing utility easements and the objectives of these Guidelines. The DRB may consider allowing one entry point per lot depending on the Homesite location and impact on the street and neighborhood.
- 3.2.6** The Homesite Matrices may have requirements in addition to these Guidelines.
- 3.2.7** All exposed foundation materials must be located within the building envelope.
- 3.2.8** Some homesites have wetlands or wetland buffers located within the property lines. In such cases, a minimum setback of 30'-0" off the wetlands for all vertical and horizontal construction is required and a minimum 5'-0" off the wetland buffers for all vertical construction is required.
- 3.2.9** Please refer to 3.22 for RPOD specific setback criteria.

3.3 | Tree Protection, Removal and Pruning

- 3.3.1** Removal of trees and shrubs is to be avoided whenever possible to maintain the lush maritime forest and the wildlife habitat it provides. No tree, regardless of size, may be removed without first obtaining DRB approval. The DRB may impose fines for unauthorized removal or cutting of trees. If fines are assessed and not promptly paid, the DRB has the right to replace trees, at the Owner's expense, in accordance with a mitigation plan established by the DRB. During construction of Improvements, the DRB may recover the cost of mitigation and fines by drawing from the Compliance Deposit.
- 3.3.2** An arborist report is necessary for the removal of any specimen trees (larger than 24" in caliper) and any specimen trees within 30' of all vertical Improvements and within 10' of driveways and other site Improvements, or where construction and grading would encroach within the tree's dripline. The report should address tree health and structural stability and integrity. The health and structural integrity of trees should be a key factor in determining the locations of buildings and driveways within the Homesite. Arborist reports must include a site plan that clearly identifies the trees reviewed and includes a key referencing the report.
- 3.3.3** Pines with a trunk diameter over 24" and larger and in good health must be retained. These are specimen trees per the Bluffton Township Tree Ordinance.
- 3.3.4** During any construction, existing vegetation, including specimen hardwoods and oak trees, must be protected.
- 3.3.5** Regardless of any designated Building Setbacks, Improvements should be made in a way that avoids impacting existing trees.
- 3.3.6** Owners and their Consultants are responsible for obtaining an accurate survey to confirm site topography and tree locations.
- 3.3.8** Existing trees within proposed building drive and parking areas may be spaded and transplanted to other locations within the Homesite, as approved by the DRB.
- 3.3.9** With the approval of the DRB only, limited tree removal, understory limb pruning and thinning of other vegetation may occur within the View Corridor Area, RPOD , or Improvement Envelope to open up views or to maintain tree health. An on-site consultation with a DRB member or member of the Conservancy is required.
- 3.3.10** For tree removal requests after a construction project has been completed, mitigation may be required. Please contact the DRB for tree removal review policies and procedures and mitigation requirements.

3.4 | Lot Clearing & Bush Hogging

- 3.4.1 Lots may be bush hogged at the Owner's discretion, but certain restrictions apply. An application must be submitted to the DRB and approval granted prior to clearing or bush hogging.
- 3.4.2 On Country Homesites, no clearing or bush hogging of any kind is permitted beyond the Building Setbacks, other than one access point from the road that will act as the vehicular entrance to the site. Any clearing outside the Building Setbacks will result in a fine and/or a replanting requirement.

3.5 | Grading

- 3.5.1 Buildings should be sited or located to minimize grading and earth work as much as possible.
- 3.5.2 Grading and site disturbance must not extend beyond the Improvement Envelope.
- 3.5.3 Balancing cut and fill quantities on-site is encouraged where feasible. Cut and fill slopes are to be re-vegetated and blended into the surrounding environment.
- 3.5.4 Grading designs are to utilize natural and/or curvilinear shapes that blend into the natural landscape, rather than straight and angular solutions.

3.6 | Retaining Walls

- 3.6.1 Retaining walls may be used when they are necessary to preserve unique site attributes (such as existing trees) or where they are designed as extensions of the architecture.
- 3.6.2 Retaining walls are to be a maximum of 4' in height and utilize materials that complement the architecture, such as tabby stucco, brick, treated wood, or dry stacked stone. When additional retaining height is needed, terraced wall solutions may be used with a minimum of 4' of planting area between walls.

3.7 | Drainage

- 3.7.1 Stormwater from the site should be controlled using distributed stormwater control methods, using a network of smaller, simple solutions throughout the site that maintain or replicate the natural drainage patterns of the site. Please contact the POA for all updated standards that may be implemented from time to time.
- 3.7.2 Natural swales and native vegetation cover are to be used to absorb and filter runoff and to promote infiltration while directing water to the community drainage system.
- 3.7.3 Pervious materials, such as plantation fines, oyster shell, porous concrete or pervious pavers, should be used to encourage water percolation into the ground.
- 3.7.4 Gutters and downspouts should direct drainage away from foundations and paved surfaces into natural drainage systems such as crushed rock beds or grass-lined swales.
- 3.7.5 Owners are responsible for controlling and retaining drainage resulting from development of their Lot. Gutters and downspouts should not direct drainage onto adjacent Homesites, marshes, rivers, trails, or the golf course.
- 3.7.6 Much or gravel should be placed under dripline of non-guttered roofs to prevent soil erosion and increase ground absorption.
- 3.7.7 On Homesites that are within River Protection Overlay District (RPOD), drainage must meet the additional requirements of the RPOD.

3.8 | Planting Design & Requirements

- 3.8.1 Only approved plants, trees and shrubs may be planted on sites. Refer to Appendix B for List of Approved Plant Species.
- 3.8.2 The existing live oak and maritime forest is to be maintained, extended and preserved to the extent feasible on each Homesite so that all Improvements are set into and viewed through the lush canopy. Existing trees and other vegetation are to be incorporated into designs and dictate the placement of buildings and related Improvements.
- 3.8.3 Plant materials and existing vegetation should be used to "anchor" buildings to the site and provide screening.
- 3.8.4 Landscape is to be pervasive and intertwined with built elements. Plantings are to spill over, onto, climb up or otherwise soften surrounding site walls, foundations, paving, steps and fences to blend the built environment with the natural. Vines may be used to fill between structural components of walls and stairs.
- 3.8.5 Lawn areas should be used close to the home and must maintain a minimum 4' distance from an adjoining homesite. Landscape designs are to minimize the use of expansive lawn areas to reduce irrigation, fertilization and maintenance requirements.

- 3.8.6** Artificial turf may be used in very small areas adjacent to the home provided it is not visible from any neighboring properties, streets, and pedestrian pathways, sidewalks and/or trails.
- 3.8.7** Planting materials should be placed to obscure views of the garage, driveway, and service areas as much as possible.
- 3.8.8** Plantings, particularly along house foundations, are to appear "untamed" and loose rather than formal and patterned.
- 3.8.9** Shrub and vines planted along fences and walls are to be sufficient to cover 50% of fence or wall facades at maturity.
- 3.8.10** Plantings at the front of the house (along the foundation) should be layered from the ground plane using smaller plants and transition up to larger plants near the foundation. Shrubs planted near the foundation of the house are to be of sufficient size to soften and reduce the apparent height of the home. Utilizing plant materials of different sizes, colors and textures in natural groupings is encouraged.
- 3.8.11** Edible gardens consisting of vegetables, fruits, and herbs may be allowed on Homesites, provided the garden area is contained and is well maintained at all times.
- 3.8.12** Town Lots: Flowering vines and perennials should be integrated at garden structures and entry designs.
- 3.8.13** Country Lots: Within the Natural Area, only those plants species listed as "native" on the Approved Plant List may be planted.
- 3.8.14** The use of large specimen trees is preferred in areas close to structures to help blend buildings with the site and to reduce the use of mechanical cooling systems by providing shade and wind protection.
- 3.8.15** Country Lots: Landscape designs are to be relaxed and casual, reflecting the natural forest setting, rather than highly controlled or manicured.
- 3.8.16** Vegetation and plantings along golf course edges should augment and extend the golf course landscape onto the Lot. All golf course plantings must be preserved.
- 3.8.17** All landscape plans for a Homesite must satisfy the "Canopy Tree Requirements" outlined in Table 3.8.1. and the "Understory Tree Requirements" outlined in Table 3.8.2. In particular, "next generation" trees, such as oaks, hickories and magnolias, are to be included in landscape designs.
- 3.8.18** The DRB reserves the right to require more plantings should they deem it necessary at final inspection. Any disruptions to the existing landscape buffers that occur during construction must be revegetated. These plantings may be in addition to the approved landscape plan.

Table 3.8.1 CANOPY TREE REQUIREMENTS
(Includes Live Oak or Southern Magnolia)

	Quantity (Based on Total Homesite SF)	Minimum Caliper Size	Credits (Existing species as listed below with a minimum 12" caliper size may count toward total planting requirement)	Spacing (Minimum)
TOWN NEIGHBORHOODS & COUNTRY NEIGHBORHOODS	1 per 5,000 SF	4"	Southern Magnolia; Hickory; Live, Red, and/or Laurel Oak	50'

Table 3.8.2 UNDERSTORY TREE REQUIREMENTS
(Refer to Appendix for Approved list of Understory Trees)

	Quantity (Per Total Homesite SF)	Minimum Height	Credits (Existing species as listed below may count toward requirement)
TOWN NEIGHBORHOODS & COUNTRY NEIGHBORHOODS	1 per 2,500 SF	8'	N/A
RIVER ROAD	1 per 2,500 SF	8'	Existing Sabal Palmetto Trees
BARGE LANDING	1 per 2,500 SF	8'	Existing Sabal Palmetto Trees
MORELAND	1 per 2,500 SF	8'	Existing Sabal Palmetto Trees

Fractions are to be rounded to the nearest whole number.

The DRB may require additional canopy trees, understory tree plantings, as necessary, to adequately filter views from streets, the golf course, lakes, the May River and/or other public viewpoints.

3.9 | Irrigation

- 3.9.1 Indigenous or naturalized plant materials, grouped according to water consumption needs, should be used to reduce irrigation needs and to extend the natural ecosystems and habitat of Palmetto Bluff.
- 3.9.2 All permanent irrigation systems are to be below ground, fully automatic and include a backflow preventer. Use of water conserving systems, such as drip irrigation and rain/moisture sensors, is required. An electronic, solid state controller is required for all systems and is to be equipped with a master valve terminal and at least two fully independent programs.
- 3.9.3 In neighborhoods where Palmetto Bluff has irrigation in the right of ways, every new driveway should install a 4" conduit below the apron 3' to 4' from the back of curb/edge of road. This needs to be indicated on the landscape drawings.
- 3.9.4 The use of mulch at least 4" deep in planting areas is encouraged to retain moisture and reduce erosion.
- 3.9.5 Temporary irrigation systems are to be used in all revegetation areas.
- 3.9.6 Individual wells are not permitted.
- 3.9.7 No irrigation is allowed in the RPOD.

3.10 | Fences, Walls, Monuments, Shrub Screens and Gates

- 3.10.1** Edge designs are to draw from the Lowcountry tradition which is generally a loose shrub planting, low or pierced brick wall, painted picket, living fences, and cast iron fences. Walls and fences are usually heavily planted with informally spaced shrubs and vines.
- 3.10.2** Fences on the riverfront Homesites are not to be built within 10'-0" top of the bank and should generally be woven in among trees and other vegetation. Fencing must comply with RPOD setback requirements and follow the guidelines for Natural Areas.
- 3.10.3** Placement of fences, walls, and shrub screens is to respond to existing tree locations, guest parking areas and sidewalks.
- 3.10.4** All edge structures must integrate planting designs that will cover the structure by a minimum of 50% at the time of maturity. This requirement may be relaxed if the edge condition is a pierced brick wall or a living fence at the rear of a property with a view.
- 3.10.5** The height transition from the front yard edge treatment to the side or rear yard treatment is to be gradual and utilize stepped height transitions.
- 3.10.6** Fencing may extend beyond the Building Setback Lines on Town Homesites.
- 3.10.7** Fencing must remain within the Building Setback Lines on Country Homesites.
- 3.10.8** Country Homesite fence finishes are to be similar to those of the Residence and treated, stained, or painted so that they blend in with the surrounding landscape.
- 3.10.9** Fencing, in general, should not encompass the entire Homesite.
- 3.10.10** Deer fencing designs on Country Homesites will be reviewed by the DRB on a case-by-case basis, but in general will not be approved if the fencing is visible from off-site.
- 3.10.11** Vehicular gates and monuments are allowed on specific lots as dictated in the Homesite Matrix. If not specifically called out in the Homesite Matrix, the following rules apply:
 - 3.10.11 a.** Country Homesites may have vehicular monuments and gates, provided they are located within the Building Setbacks.
 - 3.10.11 b.** Town Homesites may have vehicular monuments (but generally not vehicular gates unless specified in particular areas) located outside of the Building Setbacks, provided they are sized appropriately.
- 3.10.12** All landscape edge treatments, gates, monuments, pedestrian entries and vehicular entries must satisfy the "Approved Walls and Fencing Treatments" outlined in Table 3.10.1. and must not contain any of prohibited items shown as "Unapproved Walls and Fencing Treatments" in Table 3.10.2. In addition, Town Homesites and Country Homesites must satisfy the particular "Walls and Fencing Requirements" outlined in Table 3.10.3.
- 3.10.13** Many neighborhoods have specific fencing requirements. Please refer to the specific neighborhood appendix for details.

- 3.10.14** Invisible fencing (fencing buried below ground and used in conjunction with a collar) must be located within the property lines. A design submittal is not required for this type of fence.

Table 3.10.1 TYPES OF APPROVED WALLS & FENCING	
<i>(Refer to Table 3.10.3 for Lot Type specifics)</i>	
OPAQUE	Dimension Guidelines
Tabby	18" - 42" in Height
Opaque Masonry (Tabby & Brick)	18" - 42" in Height
Low stone (Retaining walls in Country Areas Only)	18" - 24" in Height
SEMI-OPAQUE	Dimension Guidelines
Wood pickets, rails, or cutouts	3' - 6' in Height
Pierced brick	18" - 6' in Height
Handcrafted, painted cast iron	3' - 6' in Height
Wood/brick combinations	3' - 6' in Height
Cast iron/brick	3' - 6'-0" in Height
"Living Fences" (wire fencing planted heavily with vines or other vegetation)	3' - 6' in Height
GATES / MONUMENTS	Dimension Guidelines
Wood picket, single or double leaf	42" - 6' in Height
Handcrafted, cast iron, single or double leaf	42" - 6' in Height
Brick and/or tabby monuments	6' Maximum Height
PEDESTRIAN ENTRIES	Dimension Guidelines
Simple wood post	42" - 6' in Height
Arbor	9'-0" Max Height x 5'-0" Max Depth with 5'-0" Max Opening
Entry Piers (brick or wood)	4'-6" Max Height
Gates: painted wood or cast iron	3'-6" Max Height
VEHICULAR ENTRIES	Dimension Guidelines
Vehicular Gates: Wood or metal; painted an approved dark color; must be at least 50% open to views beyond.	4'-6" Maximum Height; 30' from the street, within Homesite property line
Vehicular Entry Piers: Brick or wood to frame vehicular gate	6' Maximum Height; 30' from the street, within Homesite property line

Table 3.10.2 UNAPPROVED WALLS & FENCING
Concrete block
Natural or manufactured stone
Woven wood slat or solid board fence or solid gate designs
High walls (over 4') that utilize solid, opaque masonry designs
Brick with a sharp, machined edge
Chain Link

Table 3.10.3 WALLS & FENCING REQUIREMENTS (Lot Type Specific)

	Placement	Semi-Opaque Treatments	Opaque Treatments	Piers & Gates
Town Homesites				
FRONT EDGE (Between front property line and 5' back of front building façade)	Up to or within 5' of front property line	Wood fences, iron/metal fences, pierced brick walls, living fences, 4' Max height	18" - 24" in height (must be combined with a 3'-0" min. high shrub screen behind wall)	18" above adjacent edge treatment height or 5' high, whichever is lower.
SIDE EDGE (from middle of main structure to the front)	2' minimum off side property line	4' Max. Height	3'-6" Max. Height	
SIDE EDGE (from middle of main structure to the rear)	5' minimum off side property line	6' Max. Height	3'-6" Max. Height	
REAR EDGE (Edge that extends along the rear of the property)	Up to rear property line	6' Max. Height	3'-6" Max. Height	
Country Homesites				
Country Homesites: Fencing and walls are to be minimized and are not to extend outside the Improvement Envelope. Barge Landing is the only exception which allows a living fence to extend along the side property lines, but is limited in length by the front and rear building setback line.				
FRONT EDGE (Between front property line and 5'-0" beyond front building façade)	Within Building Setbacks	4' Max. Height	3'-6" Max. Height	18" above fence height or 6', whichever is lower
SIDE YARD	Within Building Setbacks	4' Max. Height in front of house; 6' Max Height in back of house	Not Allowed	
REAR EDGE (Edge that extends along the rear of the property)	Within Building Setbacks	6' Max. Height	Not Allowed	

3.11 | Hardscape Material Selections

- 3.11.1 Approved Hardscape Materials include: Plantation fines, Oyster shell, Pervious pavers, Granite pavers, Crushed rock/pea gravel, Mulch, Brick (in traditional Lowcountry patterns), Unit/pre-cast pavers, Cobblestone pavers, Stone pavers, Coral Stone / Coquina, Stained concrete (color approved by DRB), Tabby Concrete, Bluestone, Native stones and Exposed aggregate concrete.
- 3.11.2 Unapproved Hardscape Materials include: Modern brick with wirecut edges, uncolored concrete, natural concrete finish, broom finished concrete, salt etched concrete, asphalt, concrete block, and painted rock.
- 3.11.3 50% of the area of sand-set pavers counts toward the impervious coverage calculation. Pervious pavers do not count against the impervious coverage calculation. Detailed calculations must be included on the hardscape plans showing all impervious coverage areas including buildings, service yards, impervious hardscape, and sand-set hardscape.

3.12 | Driveways & Parking

- 3.12.1 With respect to driveways and parking areas, the natural features of the Homesite should be preserved and pervious paving materials should be used whenever possible.
- 3.12.2 Paving, carports and garage doors should be located to minimize visibility from the street and principal rooms, porches, decks or terraces of adjoining houses, common areas or open public spaces. Garage doors on Country Homesites should not be visible from the street.
- 3.12.3 The maximum driveway width is 12'. The minimum horizontal clearance for a driveway is 16' clear or as required by the Town of Bluffton, whichever is greater.
- 3.12.4 The maximum driveway apron width (where driveway meets adjoining road) is 16'. Driveway aprons should be paved a minimum of 10' from the edge of the adjoining street to protect the road pavement edge and to prevent the spillage of impervious paving materials. All community paths that cross driveway accesses must be retained.
- 3.12.5 One driveway entry is allowed on each Homesite. Existing clear cuts should be used for driveway alignments, where possible.
- 3.12.6 A maximum of two types of paving materials may be used on driveways. Paving within auto courts should match or be similar in style and color to paving used for other outdoor areas, such as terraces and/or stairs associated with buildings.
- 3.12.7 Avoid straight driveway alignments to baffle views from the road where possible. Country Lots are required to have curved driveways.
- 3.12.8 Vehicles (cars and golf carts) should be screened as much as possible.
- 3.12.9 Town Homesites must have a minimum of 1 allocated parking space either open or covered.

- 3.12.10** Country Homesite must have a minimum of 2 allocated parking spaces either open or covered and they must occur within the Building Setbacks.
- 3.12.11** Subject to the approval of the DRB, Owners may make Improvements in the Common Area (driveway apron and curb) adjacent to their property. Any Improvements in these areas must be maintained by the Owner of the Unit and consistent with the Community-Wide Standard. Removal of any such Improvements is subject to DRB Guidelines and approval. Any damage to the Common Area, utilities, curb, or other easements shall be repaired immediately by and at the expense of the Owner of the Unit. If the Owner fails to make repairs in a timely manner or the improvements are not made to the Community Wide Standard, the DRB or the Trust shall make any necessary repairs, and the Owner of the Unit shall be charged the cost to make such repairs. Driveway aprons, curbs, or other Improvements made within the Common Area for the limited enjoyment or use of the adjacent property Owners' Units shall be maintained by the benefitted property Owner/Unit. The duty to maintain such improvements shall pass to the record Owner of the Unit. Under no circumstances may the Improvements within the Common Area interfere with the use, access, or other functions of the Common Area.

3.13 | Outdoor Rooms: Paths, Courtyards, & Terraces

- 3.13.1** Outdoor terraces, rooms and spaces should be designed to be natural extensions of the indoors. Outdoor areas are to be designed together with architectural devices such as balconies, trellises, arcades, verandas and/or porches to establish a gradual transition from indoors to outdoors.
- 3.13.2** Site features should be integrated into outdoor rooms. Paths, outdoor terraces and courtyards are to be combined with plant materials, fencing, walls and architectural devices such as balconies, verandas, trellises, and arcades to create a series of outdoor garden rooms.
- 3.13.3** For outdoor rooms, materials should complement the architecture of the Residence.
- 3.13.4** Pervious materials should be used to the greatest extent possible. Approved impervious materials may be used in areas immediate to buildings. Moving away from the house there is to be a gradual transition to pervious or "softer" surfaces. The number of different types of paving materials should be minimized to produce an understated, unified design.
- 3.13.5** Paths to the inland waterway and rivers must be a maximum of 4' in width and must be of approved pervious material. Paths may also be allowed in the Natural Area provided they are a maximum of 4' in width, utilize a pervious material, and disturb very little of the natural landscape.

3.14 | Water Features: Pools, Spas & Ponds

- 3.14.1 In designing water features, Lowcountry design traditions should be drawn upon by utilizing regional materials and contemporary interpretations of historical designs. Water features are to be residential in scale, complement the overall landscape design and utilize regional materials such as brick and tabby.
- 3.14.2 Water features should be incorporated into landscape and stormwater retention design.
- 3.14.3 Water features are to be designed using re-circulating water. Pumps and other equipment are to be screened from view and housed to prevent any noise emission. Backwashing of pool water into the Natural Area is strictly prohibited.
- 3.14.4 Swimming pools and spas will be approved on a case by case basis. They must be located within the Setback Area and in areas with limited public visibility. Swimming pools and spas are to be visually connected to the Residence through the use of landscaping, privacy fences or walls and courtyards. Above-ground pools that are not incorporated with the house are prohibited.
- 3.14.5 Aluminum screen pool enclosures are prohibited.
- 3.14.6 Ponds may be allowed on larger Homesites, within the Setback Area, and may be added as a visual feature, for recreational use, for stormwater management, or for irrigation.

3.15 | Landscape Structures & Site Furnishings

- 3.15.1 Landscape structures, including, but not limited to, gazebos, pavilions, arbors, trellises and greenhouses, are to be designed to appear as extensions or additional building components of the Residence and help to define outdoor rooms. The height, color, materials and style used for outdoor structures should be compatible with the Residence. Structures are to be designed with plantings to soften and integrate the structure with outdoor areas.
- 3.15.2 Site furnishings are to be consistent with historic Lowcountry designs and/or modern interpretations of traditional designs. Site furnishings are to be residential in scale and character.
- 3.15.3 Benches are allowed within the River Protection Overlay District, but must be installed over a natural or pervious surface and must minimize disturbance of existing vegetation and trees.
- 3.15.4 Play structures or furnishings are to be constructed of natural materials and painted, stained or finished in accordance with the approved color palette. Sports courts and play structures must be screened with landscaping to buffer impact from off-site views.
- 3.15.5 Recreational equipment, including basketball goals, trampolines, sporting nets (soccer, lacrosse, volleyball, badminton, tennis, etc) children's toys, and bicycles, must be concealed at all times or stored when not in use.

- 3.15.6** Flags may be displayed in accordance with traditional rules and patriotic customs. Flags that may be displayed include the American Flag and State Flags. Flags may be no larger than 4' x 6'. Free-standing flag poles must be located inside the Setback Area and the design and placement must be approved by the DRB. Flag poles may be a maximum of 30' high from finished grade to the top of the pole.

3.16 | Outdoor Firepits & Fireplaces

- 3.16.1** Fire pits and open fire features must be screened from adjoining Homesites and streets.
- 3.16.2** Fireplaces, fire pits and fire features are to be located in areas where they minimize nuisance smoke to adjoining streets and Homesites and do not present a fire hazard to trees.
- 3.16.3** Fireplaces, fire pits and fire features are to conform to the Bluffton Township Fire District Ordinance for size and use.
- 3.16.4** Fireplaces, fire pits and fire features are to be in scale with exterior living spaces and utilize appropriate masonry units and finishes that complement the Residence.
- 3.16.5** Fireplaces, fire pits and fire features are to not encroach within side setbacks, but may be located past the rear setback on certain lots.

3.17 | Docks (Inland Waterway & Lakes)

- 3.17.1** Individual dock permits should be in compliance with the Palmetto Bluff Master Plan.
- 3.17.2** Docks, dock pavilions, piers, floats, timber steps, boardwalks and any ancillary landscaping are to be designed so that they are well-suited to the aesthetic and ecological principles established at Palmetto Bluff.
- 3.17.3** All new work and alterations of existing water-related structures and landscaping must be approved by the DRB.
- 3.17.4** Docks are to be kept in a clean and tidy condition at all times and should avoid "visual clutter".
- 3.17.5** Dock furnishings such as benches, tables, or chairs are to be consistent with historic Lowcountry designs (simple and informal in nature) or modern interpretations of traditional designs. Furnishings are to be constructed of natural materials and painted, stained, or finished in accordance with approved colors. Permanent umbrellas are prohibited. All furnishings must comply with these Guidelines.
- 3.17.6** Homesites bordering any type of water feature without a dock easement are not entitled to any type of structure past the property line. Certain Homesites have been specifically designated by the developer to have docks, while others have not.

- 3.17.7** Certain Homesites within May River Forest allow docks on lagoons. These docks are to be platform docks only with no handrails or roof structures and are limited to a maximum of 200 SF. Each dock is reviewed by the DRB on a case-by-case basis.
- 3.17.8** Refer to neighborhood appendices for more detailed information on dock requirements.

3.18 | Landscaping of Exterior Service Yard & Utilities

- 3.18.1** All service yards and utilities must incorporate fencing and landscape screening.
- 3.18.2** Country Homesites may conceal electrical equipment with landscape only, so long as the equipment is completely screened from public view. When possible, all panels and boxes must be painted the color of the siding they are mounted on.
- 3.18.3** Gas meters are to be screened with landscape materials in a way that allows the meter to be read.

3.19 | Exterior Landscape Lighting

- 3.19.1** The maximum range for exterior landscape lighting is 25 watts. 2700k Kelvin color recommended.
- 3.19.2** Pole-mounted luminaires, sconces and path lights are to be minimized, but may be used to illuminate backyard areas for night-time use when integrated with landscape planting that obscures the post. Mounted lights are to be kept to a minimum to control the spread of light.
- 3.19.3** Subtle uplighting and downlighting in certain locations to highlight unique attributes of the site and landscape are permitted as long as the lighting does not affect the night-time sky, adjacent properties, or the natural surrounding habitat. The DRB may request to review a mock-up of the lighting and the final installation at night to ensure it complies with the requirements. A total of two uplights are allowed per individual lot. When lots are combined, they may have 2 uplights per each original lot. Any uplights required for flags count against the total allowed.
- 3.19.4** High efficiency exterior lighting such as light-emitting diode (LED) lighting or other high efficient equivalents are recommended. Exterior lights should have automatic photocell, motion or timer controls.
- 3.19.5** If any lighting is added without the consent of the DRB, fines and penalties may be issued.
- 3.19.6** String lighting may be used for special events and not on a regular basis. Please refer to the POA policy for reference.

3.20 | Address Markers & Mailboxes

- 3.20.1** Address numbers or placards may be mounted on the Residence, pedestrian entry pier, vehicular entry pier or mailbox. Address numbers are to be 3" tall and approved materials include the following: wood, stone, metal, cast-iron, naturally-weathered copper, steel or bronze, with a matte finish. Placards are to have engraved and painted or raised letters. Letters are to be handcrafted and 3-dimensional with a traditional font evocative of turn-of-the-century design.
- 3.20.2** Palmetto Bluff issues a standard mailbox on Homesites that permit individual mailboxes. An Owner may order a mailbox through the Preservation Trust upon receiving the certificate of occupancy.
- 3.20.3** Vegetation adjacent to mailboxes is to be well maintained at all times so that addresses are clearly visible to all emergency response personnel. Address markers and mailboxes may be illuminated with fully shielded downlights. For additional guidance on vegetation adjacent to mailboxes, see Section 3.12.11

3.21 | Ornamentation & Decorative Elements in the Landscape

- 3.21.1** Any decor (e.g. birdhouses, sculptures, urns, planters, bird baths, flags, wind chimes) that is placed within the landscape or on porches are subject to the Charter and Guidelines. The general rule of thumb is "less is more". Ornamentation should complement the natural landscape and architecture, not detract from it. If a property becomes too cluttered, then the DRB may notify the owner, requiring the Owner to take corrective action.
- 3.21.2** Anything placed in the landscaping or on porches that is permanent in nature (e.g. fountains, fire pits, fireplaces, flagpoles, large sculptures) must be submitted to the DRB for approval.

3.22 | River Protection Overlay District (RPOD) Standards

- 3.22.1** If a homesite is located along the edge and adjacent to a river, the rear setback will be considered the RPOD Setback. The setback can be found in the Homesite Matrix. The RPOD Setback indicated for each lot is where the RPOD starts. There may be multiple RPOD limits indicated on the recorded plat, but only one setback will apply to each homesite.
- 3.22.2** When siting homes, a 5' minimum dimension must be maintained between the outside edge of the foundation/footing and the RPOD Setback to facilitate construction activity along the rear of the site and to prevent any accidental encroachment into the RPOD.

- 3.22.3** The RPOD Setback is documented in the Homesite Matrix and is to be located based on the recorded plat, unless the critical line has expired. If the critical line has expired, the OCRM Wetlands Project Manager will need to be contacted to re-survey and revalidate the critical line and the RPOD Setback line (which is offset from the critical line).
- 3.22.4** The RPOD does not permit any lawn, impervious paving or non-native plantings. The existing understory plantings in the buffer can be supplemented with native shrubs and grasses, but no formal lawn grasses requiring additional watering or fertilization are allowed. The idea is to maintain the existing drainage patterns and native vegetation in the RPOD. The result will be to preserve the natural filtration capacity within the RPOD, thus reducing runoff and maintaining the water quality in the surrounding rivers.
- 3.22.5** Narrow, pervious footpaths of mulch, loose shell or plantation mix are allowed to meander through the RPOD. These paths may not be greater than 4' wide. Timber steps are allowed within the paths as necessary to accommodate grade changes, but details must be approved by the DRB. Any clearing for paths must be done by hand.
- 3.22.6** No hard or permanent construction, such as gazebos, decks, or fire pits, is permitted in the RPOD.
- 3.22.7** "Moveable" site furniture (e.g., benches, kettles) is permitted in the RPOD as long as it is not fixed in place.
- 3.22.8** Wire backed or a double silt fence must be installed along the entire RPOD Setback line prior to clearing, must be maintained during construction and must remain in place for the duration of construction.
- 3.22.9** No equipment or vehicles of any kind are allowed past the RPOD Setback line.
- 3.22.10** Selective thinning of trees within the RPOD may occur under the supervision of a member of the Conservancy. However, the following may not be removed: Evergreen trees with a diameter of 16" or greater, hardwood trees with a diameter of 8" or greater, Dogwood, Redbud, and/or Magnolia trees with a diameter of 4" or greater.
- 3.22.11** No lighting is allowed in the RPOD.
- 3.22.12** If any prohibited landscaping is added to the RPOD without the consent of the DRB, fines and penalties may be issued.

3.23 | Holiday Decor

- 3.23.1** Christmas holiday decorations may be displayed from the Friday after Thanksgiving to January 10.
- 3.23.2** Twinkling lights, blinking lights and lights in motion may not be used.
- 3.23.3** Exterior holiday music incorporated with a light show is generally not permitted.
- 3.23.4** Holiday decor for other holidays may be displayed 2 weeks prior to the holiday and must be removed one week after the holiday.

3.24 | Landscape Maintenance

- 3.24.1** Improved properties should be maintained and in a clean appearance at all times. Bushes should be trimmed as appropriate, weeds should be controlled, landscape debris should be removed, and lawns should be mowed on a regular basis. The Preservation Trust will periodically review lots for maintenance issues and follow up with notices to property owners as they deem appropriate.

ARCHITECTURE 4.0

The following chapter sets forth Guidelines and standards for all work relating to the renovation, alteration or addition to the exterior finish of an existing structure and/or new construction of building(s), including Building Heights, Massing, color, materials and Sustainability measures.

4.1 | Architectural Design Objectives

- 4.1.1** Embrace two distinct neighborhood patterns: Town Neighborhoods & Country Neighborhoods. The Town Neighborhoods have been planned as clusters of buildings, roads and related improvements that are subordinate to the landscape. This concept draws from the traditions and evolution of other small coastal towns in South Carolina, such as Beaufort. The architecture of Town Neighborhoods is to reflect the small town informality and coastal lifestyle. The Country Neighborhoods are planned as rural residential enclaves set within the maritime forest landscape. The architecture of the Country Neighborhoods should reflect a casual, relaxed "country" lifestyle.
- 4.1.2** Draw from the Lowcountry vernacular to create informal, relaxed, simple building designs. In general, buildings are to be designed to reflect a casual, civilized "town" environment in the Town Neighborhoods, or a more rural, relaxed, and natural feel in the Country Neighborhoods. Drawing upon historical styles within the region is also appropriate and creates an eclectic mix of homes that is very much in keeping with how the historic Southern towns evolved. Designs are to be responsive to existing tree patterns, landscape setting, neighborhood context, microclimate, and unique attributes of the particular Homesite.
- 4.1.3** "Unbundle" buildings so that they are a collection of simple related forms rather than one single "box." Buildings are to incorporate one or more roofs, offsets, and porch elements to create texture and informal composition. Building masses are to be "small town" in scale and sized to fit comfortably on the Homesite and nestled within the overall neighborhood landscape.
- 4.1.4** Draw upon the Lowcountry settlement patterns and the historical model of the rural Lowcountry house that has evolved into an informal collection of buildings. Historically a "main house" was built first, followed by outbuildings or wings that were added as the need arose resulting in a variety of building masses indicative of the various functions. Buildings may be detached or connected by breezeways, architectural projections, trellises and informal paths to create a series of outdoor and indoor spaces. Outbuildings may contain uses such as home offices, guest rooms, studios, workshops and garages.
- 4.1.5** Incorporate porches in building designs to respond to sun orientation, views and the adjoining streetscape. The porch has evolved as one of the most characteristic features of the Lowcountry vernacular. Porches establish a neighborhood atmosphere and reinforce the informal quality of the Town and Country setting.
- 4.1.6** Design buildings with Sustainable building goals in mind. Reducing consumption of materials and energy, reducing waste and making intelligent choices about how a building is used benefits both Palmetto Bluff as a community and the maritime forest environment. Owners are encouraged to utilize the many Sustainable Design concepts that help preserve the environment, lower long-term energy costs, improve indoor air quality and the overall quality of life for them and the Community.
- 4.1.7** Every side of every structure is equally important. All elevations are reviewed to the same standard.

4.2 | Building Types

The Neighborhood Plans and Homesite Matrix for each Homesite establish Building Types and building parameters. The overall intent is to encourage a diversity of contemporary building solutions that respond to the specific Homesite and neighborhood setting. The four general types of buildings are described below:

- 4.2.1 One Story** - The One Story Building Type organizes living spaces on one floor and utilizes high roof volumes and attic spaces primarily to introduce ventilation and light. A porch typically runs the full length of the main or side façade oriented towards the view or the sun. Additional one story volumes or wings that are subordinate to the main volume are added by utilizing breezeways, architectural projections and/or circulation spaces. Buildings typically range from 25' to 30' in height and the first floor is typically raised 30" (minimum) to 6' above finished grade.
- 4.2.2 One and a Half Story** - The One and a Half Story Building Type organizes living on two floors. The second floor living space is tucked into the roof structure by utilizing dormers, gables or similar roof designs. Second story vertical surfaces should be offset from the plane of the first story to avoid tall vertical building masses. Additional (1 to 1-1/2 Story) volumes or wings that are subordinate to the main volume may be added by utilizing breezeways, architectural projections or circulation spaces. Porches are located on one or more sides of the main volume. Building Heights typically range from 25' to 34' and the first floor is typically raised 30" (minimum) to 6' above finished grade.
- 4.2.3 Two Story** - The Two Story Building Type organizes living on two floors in the main volume and may include two story full-length porches along one or more facades. The second floor living space may be a full second floor living area, tucked into the roof structure by utilizing dormers, gables, or similar roof designs. Additional (1 to 2 story) volumes or wings that are subordinate to the main volume may be added by utilizing breezeways, architectural projections or circulation spaces. Porches are typically located on one or more sides of the main volume. Building Heights typically range from 25' to 35' and the first floor is typically raised 30" (minimum) to 6' above finished grade.
- 4.2.4 Two and a Half Story** - The Two and a Half Story Building Type organizes living on three floors with third floor living spaces contained in the roof structure utilizing dormers, gables or similar roof designs. Additional (1 to 2 story) volumes or wings that are subordinate to the main volume may be added by utilizing breezeways, architectural projections or circulation spaces. Porches are typically located on one or more sides of the main volume. Building Heights typically range from 25' to 40'. Ground levels count as a story and typically range from 8' to 9' or higher above finished grade.

4.3 | Building Size

- 4.3.1 The Homesite Matrix shows the Maximum Heated Square Footage requirement for a Homesite.
- 4.3.2 Efficient building programming to reduce the size of the building footprint is encouraged.

4.4 | Building Height

- 4.4.1 The Homesite Matrix may indicate the maximum Building Heights. If a maximum Building Height is not listed in the Homesite Matrix, then the Building Heights referenced in Section 4.2 will apply.
- 4.4.2 Building Height is to be measured as described in the definition of "Building Height".
- 4.4.3 Visual impact of all structures should be minimized by utilizing building projections and details to reduce apparent height.
- 4.4.4 Building Height should be in scale with the context and size of the Homesite.
- 4.4.5 Whenever feasible, structures should be designed to be lower than the existing tree canopy on the Homesite or adjoining Homesites.

4.5 | Building Forms & Massing

- 4.5.1 To reinforce the relaxed atmosphere of Palmetto Bluff, building compositions that are more casual and informal are preferred over static, classical forms such as the single "box" mansions. In general, the design intent is to "unbundle" the single, formal, rectangular form into a collection of Masses and volumes. Multiple additive masses under a single roof are not allowed.
- 4.5.2 The size, Massing and placement of buildings is to be responsive to the context. Building arrangements are to respond to existing tree locations, canopy spread and heights, available views, the character and scale of surrounding context, and any other climatic conditions such as prevailing breezes and sunlight.
- 4.5.3 Structures are to be simple, rectangular volumes organized in a hierarchy of masses. The composition of structures should have a clearly dominant volume (the main body) and complementary "secondary" volumes such as wings, accessory structures and garages.
- 4.5.4 Buildings are to be in scale with the neighborhood and Homesite and articulated with deep porches, balconies, breezeways, dormers, overhangs, vertically proportioned windows or exterior stairs.

- 4.5.5** Breezeways, open or glassed in, should be utilized as connections between separate building Masses.
- 4.5.6** Buildings are to be directed "outward" to reinforce the indoor/outdoor relationship. Each room should have an ample number of windows and may have an exterior door. In addition, exterior stairways or breezeways may be used rather than relying solely on internal stairs or hallways.

4.6 | Secondary Structures & Outbuildings

- 4.6.1** The intent at Palmetto Bluff is to create informal living environments that use the principles behind the settlement pattern of the Lowcountry. The design and placement of secondary structures draws from this concept of adding buildings (or adapting buildings for other uses) as the need arose and over time that create a collection of related buildings.
- 4.6.2** All Secondary Structures and Outbuildings are to be located within the Setbacks as noted on the Homesite Matrix.
- 4.6.3** Secondary Structures and Outbuildings are to be subordinate to the main house and are to utilize the same or similar detailing and stylistic qualities.
- 4.6.4** Secondary Structures and Outbuildings should be no more than 1-1/2 stories. A full 2-story Secondary Structure or Outbuilding will only be considered if it is appropriate in relation to the main house, the Homesite and the surrounding context. If the Secondary Structure is being built prior to the main house, then the structure must be 1-1/2 stories or less.
- 4.6.5** Offset garages with front facing garage doors must be placed a minimum of 10' from any building façade that faces the street, golf course, inland waterway, lake or May River.
- 4.6.6** Garages should be placed a minimum of 20' off alleys or streets when possible to provide ample space for cars to park in front of the garage and to provide for guest parking. When this is not possible due to the size of the Homesite, the DRB will review on a case-by-case basis and determine the best course of action.
- 4.6.7** Carports may be permitted if they are properly screened. Lattice designs accompanied by landscaping should be incorporated to screen cars and golf carts.
- 4.6.8** Garages should be sited to minimize visibility of garage doors from the adjacent street as much as possible.
- 4.6.9** Guest House finish floors heights may be a minimum 18" above finished grade.

4.7 | Phase 1 Construction

- 4.7.1** Phase 1 construction is a program for Owners who would like to build out their project over a defined period of time, starting with a secondary structure, followed later by the main house. Phase 1 construction is an option potentially available for designated Homesites (per the community homesite matrix) and for some existing Country Homesites. Phase 1 construction projects (those building a secondary structure first and then completing the main house at a later date) will be subject to different timelines, regulations, and review fees than projects that construct a main house first.
- 4.7.2** Only those Town lots that are designated as Phase 1 appropriate per the Community Homesite Matrix may submit for Phase 1 Construction.
- 4.7.3** For existing Country Homesite owners in Headwaters, Longfield, Mays Bend I & II, May River Forest, Anson Park and Barge Landing, a separate Phased 1 construction approval is required in order to submit as a Phase 1 project. Please contact the DRB for the application and fee requirements. Approval will be based on the property's location, visibility, proximity to existing Phase 1 projects, aesthetic criteria, construction accessibility, and approval is at the sole and absolute discretion of the DRB. PHASE 1 CONSTRUCTION MAY BE DENIED FOR ANY REASON OR NO REASON, AT THE SOLE AND ABSOLUTE DISCRETION OF THE DRB, AND THE DECISION OF THE DRB CONCERNING PHASE 1 CONSTRUCTION APPROVAL SHALL BE FINAL. DECISIONS MADE BY THE DRB RELATED TO PHASE 1 CONSTRUCTION APPROVAL MAY NOT BE APPEALED.
- 4.7.4** Outbuildings or Ancillary Structures may not be built as a Phase 1 project unless they are submitted and approved by the DRB. Any such approved Outbuildings or Ancillary Structures must be built along with the subject Secondary Structure.
- 4.7.5** Phase 1 projects submitted to the DRB are subject to the following requirements: (a) All Phase 1 projects must be reviewed as a complete project (including all structures that are planned for the Homesite, and a phased landscape plan) and the entire project must obtain final approval with no outstanding conditions; (b) Approval of the Phase 1 portion of the project is valid for 6 months. If a Palmetto Bluff Building Permit for the Phase 1 portion is not issued within 6 months from the final approval certificate date, then the project is considered expired along with any phased construction approval (if approval was required) and the project must be resubmitted to the DRB starting with the phase 1 approval request. Phase 1 approval is not automatically guaranteed if the project expires. (c) Approval of the Phase 2 (main house) portion of a phased submittal (project is valid for three years and will automatically expire (without the update of notice to the Owner) on the third anniversary of the final approval certificate. If construction of the Phase 2 (main house) does not commence within the required timeline, then the project must be resubmitted to the DRB, along with payment of

another full design review fee; (d) A time estimate of future phases must be established in the DRB application, and the Owner must strictly comply with that time estimate; and (e) Existing Country Homesites located in Headwaters, Longfield, and May's Bend (I & II) are only required to show a site plan of future phased structures and are exempt from the full project review as noted above.

- 4.7.6** Accessibility to future phases should be taken into consideration. There needs to be a clear understanding of how the future phased buildings will be constructed, including staging areas, dumpster location, ability to clear the remaining portion of the lot, parking, delivery and storage of building materials etc.
- 4.7.7** Landscaping for phased construction should take into account the natural vegetation on the Homesite. If a Homesite is heavily vegetated, then the DRB will require that the Homesite remain untouched other than the affected Phase 1 building area. If the Homesite is largely cleared, then additional landscaping may be required to fill in the Homesite until Phase 2 building is constructed. A phased landscaping plan will also need to be provided at the submittal stages.

4.8 | Foundations & Finish Floor Height Minimums

- 4.8.1** The finish floor height for primary structures should be a minimum of 30" above finished grade (porches may be lower to accommodate drainage and slope requirements).
- 4.8.2** Foundation materials may consist of the following: Brick (utilizing patterns typical of the Lowcountry) or tabby in combination with wood components (such as tabby piers with wood louvered vents). If using a crawl space, ensure that the crawl space area is entirely "critter" proofed.

4.9 | Exterior Walls

- 4.9.1** Exterior walls and finishes should be designed to tie buildings and building elements together.
- 4.9.2** Materials are to be applied consistently on all elevations of a structure.
- 4.9.3** The exterior walls of buildings are limited to a maximum of three materials - different applications of a similar material is considered a different material. For example, board and batten is considered one type of material and lap siding is considered a second type. Walls are to be composed primarily of wood or pre-approved synthetic siding with limited amounts of masonry for the raised basement, foundation elements or limited wall areas. Certain neighborhoods allow more masonry than others. Please refer to the neighborhood Appendix for specifics. Outbuildings are typically to utilize the same or similar materials as the main house.

- 4.9.4** Approved materials for exterior walls are the following: Painted or stained wood (clapboard, board and batten and/or shingle applications), tabby stucco, fiber cement siding (smooth clapboard and board and batten applications), and painted or natural brick.
- 4.9.5** At a change in wall material, there is to be a break in the plane of the surface and details appropriate to the materials. Material changes should occur at inside corners, not outside corners.
- 4.9.6** Design and detailing of materials is to result in an authentic appearing structure, with dimensions and spans of the visible materials related to their own structural properties.
- 4.9.7** Wood or fiber cement board siding materials are to be used for the primary façade elements on all buildings and may be used as infill for foundation elements.
- 4.9.8** Tabby stucco is generally to be utilized for masonry and foundation elements.
- 4.9.9** Exterior Insulation Finish Systems (EIFS) is not permitted. Entirely stucco buildings are generally not permitted, but may be considered by the DRB on a case-by-case basis depending upon location and overall design.
- 4.9.10** The appearance of tabby should be similar to prevalent historical styles and textures.
- 4.9.11** Smooth stucco may be allowed on a case by case basis. This stucco should have a smooth to lightly textured sand finish with a 3-coat application, (scratch coat, brown coat and sand finish coat). Smooth stucco should be used in combination with wood siding.
- 4.9.12** Large stucco surfaces should be broken up or recessed behind porches and columns.
- 4.9.13** The detailing of tabby and smooth stucco surfaces is to result in an authentic appearance including the use of integral pigments, and appropriate header and sill details for windows and doors. Window and door frames shall be recessed a minimum of 2".
- 4.9.14** Foundations and other masonry elements may use patterned brick elements typical of the Lowcountry.
- 4.9.15** Brick may be used on foundations, combined with wood siding or a wood infill such as lattice or horizontal fencing.
- 4.9.16** All brick shapes, styles and colors, as well as mortar colors and joint styles, are subject to DRB approval.
- 4.9.17** Entirely brick buildings may be permitted in specific neighborhoods.
- 4.9.18** Tumbled brick is allowed while wire cut/straight brick is not allowed. Brick should have an inconsistent face and edge.

4.10 | Windows & Shutters

- 4.10.1** Window placement is to respond to the site setting to capture daylight, take advantage of prevailing breezes and limit heat gain. Operable windows are to be incorporated to take advantage of ambient cooling effects from prevailing breezes. Large areas of glass are to be shaded with projecting roof overhangs, balconies or porches to minimize the glare and decrease heat gain.
- 4.10.2** Windows or window groupings are to be sized to be in scale with the exterior wall on which they occur. Window design is to utilize a consistent style and vernacular on all sides of the building. Windows on subordinate wings or on upper floors will typically be smaller than on the dominant volume and main floors.
- 4.10.3** While strict symmetry is not required across an entire facade, local symmetries and balanced compositions will be a required aspect of a house's fenestration.
- 4.10.4** Window vocabulary is to be based on the traditional principles that include the following:
- 4.10.4 a.** Multi-paned, vertically-oriented windows, such as 6 over 6, 4 over 4, 2 over 2 or multi-pane over single-pane.
 - 4.10.4 b.** Casement, double and/or triple-hung windows, fixed, or awning with a 2" sill.
 - 4.10.4 c.** Wood, clad, or steel windows. Vinyl windows are subject to approval at the discretion of the DRB and samples may be required.
 - 4.10.4 d.** Large windows that are subdivided with structural members or integral muntins.
 - 4.10.4 e.** Accent windows that use a triple unit, round or elliptical design.
 - 4.10.4 f.** Divided light patterns that are consistent among all elevations of buildings.
- 4.10.5** TDL (True Divided Light) or SDL (Simulated Divided Light) are the only muntin types permitted. No GBG (Grids Between Glass) muntins are permitted.
- 4.10.6** Glass block is not permitted.
- 4.10.7** Shutters may be used both for doors and window elements and at porches. Shutters are to be operable and utilize board or louvered designs (wood or synthetic) in typical Lowcountry design and patterns.
- 4.10.8** Shutter colors are to complement the exterior finish materials and trim used on the building.
- 4.10.9** Double shutters are to be full sash height and half the sash width for the window or door they adjoin. Single shutters are to be full sash height and the full sash width for the window or door they adjoin. The use of bi-fold shutters is permitted.
- 4.10.10** If used, shutters should be applied consistently on the entire project (on all elevations).
- 4.10.11** Stand-alone transom windows should incorporate some type of paneling detail below the transoms to help give it a better overall proportion.

4.11 | Doors

- 4.11.1 Door designs and placement are to draw from the Lowcountry traditions, which typically include multi-pane single and double door units that incorporate a panel design in the bottom third of the door. Multi-pane French doors were often used instead of windows on main floor living areas to open out to porches and terraces.
- 4.11.2 Numerous doors to exterior spaces from main living areas are to be incorporated to reinforce the connection to the outside.
- 4.11.3 Doors are to appear to be wood or wood clad. Synthetic garage doors may be used, but a sample must be submitted and approved by the DRB. Single-bay garage doors are to be used rather than double-bay doors. Glass garage door panels may be considered on a case by case basis, if the divided lites are square or vertically oriented.
- 4.11.4 Simple, rectilinear muntin patterns are preferred.
- 4.11.5 Main entry doors may incorporate elliptical and/or rectangular transoms.
- 4.11.6 Full lite glass doors (retractable, sliding, etc) must have divided lites that correspond to the windows and/or other doors on the project. An exception may be made on fixed screened porches that face views (and are not visible from the street or adjoining neighbors) where the doors themselves may be full glass with no divisions provided there is a divided transom lite above.

4.12 | Porches, Columns, Handrails, Verandas, Decks, Screening, & Steps

- 4.12.1 Porches, verandas, decks, and patios are to be designed as extensions of indoor rooms. Porches and decks should be designed to take advantage of natural ventilation opportunities.
- 4.12.2 Minimum allowable porch depth: 8'. Maximum allowable porch depth will typically be 14'.
- 4.12.3 In general, porches are an additive structure projecting from the primary volume of the house. They may run only a partial length of a facade or wrap around.
- 4.12.4 Porch enclosures may be closed in with mesh screens, traditional wood shutters, or infilled with glass. Unacceptable enclosures include plastic infill systems, roll down shutters, and/ or roll down shades. In general, front porches may not be 100% screened. A maximum of 2/3rds of a front porch width may be screened, and a minimum of 1/3rd should be left unscreened.
- 4.12.5 Column and railing designs are to be consistent with the detailing of the house and the neighborhood character. Highly decorated or ornate railing styles are inappropriate and not permitted. Columns may be wood, laminated timber, fiberglass and masonry (in limited applications).

- 4.12.6** Square columns and posts are generally more appropriate in reflecting the relaxed character of Palmetto Bluff in general. Simple, round classical styles may be used in limited applications. Ornate capitals are not acceptable.
- 4.12.7** The structure for two-story porch stacked columns may be similar at the lower and upper floors (e.g., simple square posts) or they may differ (e.g., the lower floor may have Tuscan columns, while the upper floor has square posts with chamfered corners).
- 4.12.8** Single two-story porch columns may be utilized.
- 4.12.9** If visible from the street or off-site, the underside of porches, decks and balconies are to be finished to a level consistent with the exterior materials and trim of the Residence and combined with an integrated planting scheme.
- 4.12.10** Acceptable handrail system solutions include wood, wood with steel cable systems, metal (aluminum, iron and steel) and some high-end synthetic wood alternatives.
- 4.12.11** Aluminum frame systems may be used provided that they are framed within a wood surround.
- 4.12.12** Fabric awnings (permanent and/or retractable) are generally prohibited.
- 4.12.13** Pools may not be enclosed by a screening system.
- 4.12.14** All exposed stone edging/coping must be a minimum 1" thick.

4.13 | Roofs

- 4.13.1** Roof pitches for dominant roof forms are to be 5:12 to 12:12. Double pitch roofs may utilize a minimum 5:12 roof for the main body of the roof and a minimum of 3:12 roof over the porch elements. Shed roof elements may utilize 2:12 to 4:12 pitches. Flat roof sections may be acceptable on porches and connecting elements.
- 4.13.2** Acceptable roof shapes may include gable, gable on gable, partial or full hip, double-pitched, gambrel, shed (typically used over porch element, dormers or on Outbuildings). The gambrel roof form is not as typical in the surrounding region and should be used sparingly and in less visible locations.
- 4.13.3** A visible hierarchy of roof forms is to be incorporated in the overall design of individual buildings as well as the overall "collection" of forms. A dominant primary roof plane, with secondary roof planes, is to be established.
- 4.13.4** Dormers may utilize gable, hipped or shed roof styles.
- 4.13.5** Roof materials are to be Class A fire rated, 5 V-crimp, standing seam metal, corrugated metal, wood shake/shingle, copper shingle or standing seam, slate, flat clay or concrete tile. Composite materials will be reviewed on a case-by-case basis. Asphalt shingles are no longer permitted in Palmetto Bluff. Highly reflective roofs (such as galvalume) are not permitted if the Homesite is located on the golf course.

- 4.13.6 Gutters and downspouts draining water from roofs are to be designed to empty into natural drainage systems.
- 4.13.7 Gutters must be half-round and the color should match either the trim or the roof.

4.14 | Chimneys, Vents & Roof Projections

- 4.14.1 Chimney designs, vents, and roof projections are to be compatible with the structure from which they project.
- 4.14.2 All chimneys are to have masonry or tabby stucco finishes. No wood siding is permitted on chimneys.
- 4.14.3 If fireplaces are to be expressed as masonry on the exterior of the building, a chimney detail must be incorporated.
- 4.14.4 Other projections (such as vents and flues) are to be located in areas not visible from the street and painted to match the surrounding surface and/or roof color.
- 4.14.5 Direct vent fireplaces are allowed and are not required to be expressed as a chimney on the exterior of the structure. The direct vent itself must be concealed from view with adequate landscaping.
- 4.14.6 Metal spark arrestors must be completely hidden from view from the main street/front elevation.
- 4.14.7 Chimney designs must incorporate a cap detail that draws from Lowcountry traditions. Appropriate cap designs include terra cotta chimney pots, bishop's hat, or simple rectilinear detailing. Metal standing-seam shrouds may be allowed in certain neighborhoods, but this is not the preferred cap solution.
- 4.14.8 Masonry chimney cap materials should be consistent with the material of the chimney stack. Masonry stack and cap materials should not be mixed. A brick chimney cap, for example, should not be designed over a tabby stucco stack.

4.15 | Service Yards

- 4.15.1 A wall or fence of at least 5' in height must be constructed to conceal mechanical equipment (including HVAC, generators, pool equipment, water heaters, etc). If integrated with the electric meter, then the overall service yard fence should be a minimum 6' tall or tall enough to hide all of the wall mounted utilities. This wall or fence design, should have integrated plantings. It should allow for adequate ventilation and shall be sized properly to allow for servicing of the mechanical equipment. Country Homesites may conceal HVAC equipment with landscape only if the equipment is completely screened from public view.

- 4.15.2** Electrical service is generally run from the transformer to the nearest side of the building. Electric meters and utility service panels must be completely screened with a wall or fence design that includes integrated plantings, that is a minimum of 6' tall and have the required 3' minimum clearance from the building.
- 4.15.3** Additional connection boxes (e.g. fiber optic cable, telephone, tankless water heaters) should be located in one of the service yard enclosures.
- 4.15.4** Outdoor work areas and outside equipment storage areas are to be completely screened from off-site views by the use of architectural features and plant materials. Where feasible, these areas are to be integrated into the Residence.
- 4.15.5** Trash container areas are to be completely screened from view by a wall or fence with integrated plantings. These areas are to be animal-proofed. The POA manages and distributes the trash cans and recycle containers. Each home must contain a full-size trash container and a full-size recycling container that is easily accessible for trash personnel.
- 4.15.6** Generators are to be enclosed by a service yard and sufficiently screened with plantings.
- 4.15.7** Pool and spa equipment, heating and air conditioning units, and generators are to be shielded so that the noise is controlled as much as possible. Additional noise suppression methods may be required if the DRB deems it necessary.
- 4.15.8** Service yard fencing (regardless of what it is containing) and anything it is shielding may not be located outside the building setbacks.

4.16 | Colors & Finishes

- 4.16.1** Colors should draw from historic Carolina references. Colors for buildings on Country Homesites are typically more muted and neutral. Some shades of white with low reflectivity will be considered provided they have a light reflectivity value (LRV) of less than 75%. The color design for buildings on Country Homesites should also try to limit the contrast between the trim and the wall color. Colors for buildings on Town Homesites may be more vibrant. All colors must be submitted at the preliminary design review stage, but final color approval will not be given until the on-site mock up review that occurs during construction.
- 4.16.2** Brick walls and paving should utilize historic Carolina colors and patterns with deep varied colors typical of those used at the turn of the 19th century.
- 4.16.3** Colors palettes must also take into account surrounding structures. Three of the same siding and roof color in a row will not be allowed in most custom home neighborhoods. Exceptions may be made by the Developer when developing "pocket" neighborhoods and areas that need to tie in visually because of the building product. Homes directly adjacent to one another may not match siding and roof color. If the siding matches the adjacent house (and does not

violate the three in a row principle), then the roof will need to be distinctly different. If the roof matches the adjacent house (and does not violate the three in a row principle), then the siding will need to be distinctly different. If at anytime the DRB feels that this monotony code is not strict enough to achieve the desired diverse color palette, it may enforce stricter standards on a project by project basis in its sole and absolute discretion.

4.17 | Skylights, Satellite Dishes & Antennas

- 4.17.1 Skylights, satellite dishes and antennas are to be integrally designed into the roof structure or located on the back of structures so as not to be visible from the street, adjoining Homesites, lakes, the river and/or the golf course.
- 4.17.2 At-grade or pole-mounted satellite dishes may be allowed on certain Homesites if that is the only way to receive an adequate signal. Dishes must be concealed with landscape as much as possible, must not be placed on major thoroughfares and must be placed as inconspicuously as possible.
- 4.17.3 Satellite dishes may be spray painted to better blend into their surroundings.
- 4.17.4 Skylight glazing is not to be backlit or manufactured of reflective material. Skylight framing and glazing is to be colored or coated to match adjacent materials. Skylights are to be located so that night-time light emission does not uplight adjacent canopy trees. Sun light tunnels and tube lighting with semi-spherical lenses will not be permitted.

4.18 | Exterior Lighting & Security Measures

- 4.18.1 Exterior lighting design should maintain the dark night-time sky and restrict light spill to those areas directly adjacent to buildings to the greatest extent possible. The maximum range for exterior light fixtures is 450 Lumens and should be a warmer Kelvin color like 2700. The DRB reserves the right to further limit maximum lumens depending on the house location and its impact on the surrounding areas.
- 4.18.2 Low-intensity and low lumen light sources with translucent, seeded or frosted glass lenses should be used. Clear glass may be allowed when necessary to maintain consistency among existing fixtures, but clear glass is not encouraged.
- 4.18.3 Lighting that uses timing mechanisms to shut off lights automatically is encouraged in parking and service areas. Motion detectors may be used, where appropriate. Infrared sensors are preferable to ultrasonic types.
- 4.18.4 Exterior high intensity lighting, if used for security purposes, must be designed to reduce the amount of time that lighting is on through the use of motion sensors and timers. Lights must be positioned so that they do not disturb neighboring properties.

4.18.5 Audible alarm systems are not permitted.

4.18.6 Please refer to any additional POA policies regarding light emission standards.

4.19 | Hurricane Protection

4.19.1 Hurricane protection systems must be approved by the DRB. Pre-approved systems include hurricane impact windows and doors, impact-rated shutters and removable panels (metal, plywood and fabric). Any type of system that involves removable panels with permanent grommets will only be permitted if the grommets are integrated within the surrounding trim and painted to match. Other than impact-rated shutters, permanent protection systems placed on the exterior of the home are not permitted.

4.19.2 Hurricane protection systems may only be put in place if there is a threatening or named storm, and all protection systems must be removed within 72 hours after the threat of the storm has been lifted.

VEHICLES & BOATS 5.0

5.1 | Inland Waterway Vessels

- 5.1.1 All watercraft must be approved by the DRB prior to using the Inland Waterway. Spec sheets, photos, color samples and other items specified by the DRB must be submitted for review and the design review fee must be paid.
- 5.1.2 Only "Duffy Electric Boats" have been pre-approved by the DRB.
- 5.1.3 Watercraft vessels are limited to a maximum of 22 feet in length and a maximum height of 8 feet from waterline.
- 5.1.4 Watercraft hull design that adheres to classic naval architectural forms is preferred.
- 5.1.5 Hull colors should be of classical nautical colors: White, off-whites, dark green, flag or admiral blue, etc. All colors are subject to DRB review and approval.
- 5.1.6 Canvas top colors should also adhere to traditional nautical colors such as those listed above and will be subject to DRB review and approval
- 5.1.7 Hulls should not have any type of decorative graphics or hull wraps
- 5.1.8 Vessel name lettering should be limited to the stern or rear of hull. Vessel names shall not be profane or offensive in nature
- 5.1.9 "Pontoon" boats or "Party Barges" are not allowed.
- 5.1.10 All watercraft in excess of 14 feet in length must have hulls made of fiberglass or wood.
- 5.1.11 Watercraft must be electric-powered. No gas-powered motors are allowed.
- 5.1.12 No watercraft may be moored or anchored in the Inland Waterway at night. All boats must be moored at private docks for the safety of all users of the Inland Waterway.
- 5.1.13 All watercraft must be properly maintained in a neat and orderly manner.
- 5.1.14 Jet skis, water skis, jet boats, wave runners or similar watercraft are prohibited.

5.2 | Golf Carts

- 5.2.1 Golf cart colors should be standard colors that blend in with the overall Palmetto Bluff landscape. Nothing flashy, ornate, or loud will be allowed. Gas or electric carts are allowed.

DESIGN REVIEW 6.0

All new construction, alterations and renovations to existing buildings and major site improvements must comply with the design review process as outline in this portion of these Guidelines and must conform to the guiding principles of Palmetto Bluff as outlined in these Guidelines.

6.1 | Project Types to be Reviewed

Proposals for the following types of Improvements are subject to review and approval by the DRB in accordance with the procedures outlined in Section 6.0:

- 6.1.1** New Construction: Construction of any new, freestanding structure, whether as a Main Structure, a Secondary Structure, an Ancillary Structure or a landscape structure.
- 6.1.2** Alterations, additions or rehabilitation of an existing structure: Any construction or rehabilitation to an existing building that alters the original massing, exterior finishes, window/door placement, roof design and/or other significant design elements.
- 6.1.3** Site and/or Landscape Improvements: Any Improvements that alters the configuration and appearance of a site and its landscape, including, but not limited to, grading, swimming pools, driveways, fencing, paving and/or drainage, tree removal, addition of sod, or anything of significance that alters an existing landscape.
- 6.1.4** Lot Consolidations

The DRB evaluates all development proposals on the basis of these Guidelines. Some of these Guidelines are written as broad standards, leaving the interpretation of these standards to the discretion of the DRB.

6.2 | Approved Design Professionals

- 6.2.1** The most important decision in designing a custom home is the selection of the design and building team. All members of the design team must be licensed in the State of South Carolina (if the area of professional expertise has licensing requirements). Further, all members of the design team must be approved by the DRB (or by the Trust). Contact the DRB for procedures regarding the approval process for design professionals and other consultants. The DRB also may make available a list of design professionals who have been previously approved by the DRB and who have performed well on previous projects within Palmetto Bluff, but this does not constitute a representation or guarantee of the quality of the design professionals' work on the Owner's project.
- 6.2.2** The design team is to be comprised of the following Consultants:
 - 6.2.2.1** Architect: The Architect is the primary consultant for the Owner, playing a very important role on the design team that often includes serving as the coordinator of the entire design and building process. As such, careful evaluation and selection of this person or firm must be made to ensure the quality of the design and construction. Accordingly, an Owner should thoroughly investigate an architect's references and the experiences of previous clients of that architect.

- 6.2.2.2** Landscape Architect
- 6.2.2.3** Civil Engineer (as applicable)
- 6.2.2.4** Certified Arborist (as applicable)
- 6.2.2.5** Environmental Consultant (as applicable)

6.3 | Design Review Schedule

- 6.3.1** From time to time, the DRB will publish a schedule for the design review process. The DRB will make every reasonable effort to comply with the time schedule for design review. However, the DRB will not be liable for delays that are caused by circumstances beyond their control.
- 6.3.2** Contact the DRB for the current review schedule.

6.4 | Design Review Fees

- 6.4.1** To defray the expense of reviewing plans, monitoring construction and related data, and to compensate consulting professionals, the DRB will establish a schedule of fees for various types of approval submissions.
- 6.4.2** The fee schedule is published by the DRB and may be amended from time to time. Complicated or very large projects may require a customized review fee. Fees are payable at time of the initial project submission. If excessive re-submissions are required, additional fees may be required.

6.5 | Design Review Process for New Construction & Major Improvements

The Owner and its Consultants should carefully review the Charter and these Guidelines prior to commencing the design review process. The design review process consists of the following steps or components:

- 6.5.1 Pre-Design Conference (Optional)** – During the optional pre-design conference, the Owner and its Consultants walk the homesite with Palmetto Bluff representatives, so that all parties understand the site better prior to preparing any drawings.
- 6.5.2 Conceptual Design Review** – This is required for all custom home designs. During this phase, conceptual level design plans are presented to the DRB for review as to conformance with these Guidelines and appropriateness for the Homesite. This phase is intended to ensure compliance with broader requirements before the Owner expends too many resources.

- 6.5.3 Preliminary Design Review** - This is required for all custom home designs. At this phase, preliminary design plans with the next level of detail are presented to the DRB. These design plans should reflect input received from the DRB during the conceptual design review. The DRB may make additional comments at this stage. These plans are not quite to construction document level so that modifications are still easily implemented.
- 6.5.4 Final Design Review** - This is required for all projects. At this stage, construction documents are presented to the DRB. The intent of the final design review process is ensure that all suggestions from the DRB at prior review stages have been fully implemented.

6.6 | Design Review Process for Minor Improvements

- 6.6.1** "Minor Improvements" include, but are not limited to, construction of, or addition to, fences, walls, pools/spas, fireplaces, firepits, landscape structures, monuments, color change, shutter additions, docks, sod addition, tree removal, hardscape additions, generator additions, etc.
- 6.6.2** Minor Improvements that are being completed independent of any major Improvements do not need to proceed through all four steps of the general design review process outlined in Section 6.5. Specific submission requirements and fees will be established based upon the nature of the Improvement. Contact the DRB for the current fee schedule and submittal requirements.
- 6.6.3** A project must complete the minor improvements design review process within 3 months from the first submission date. If the design review process for the project goes beyond this deadline, then the project must start the design review process over, including paying new design review fees.

6.7 | Final Design Approval/Construction Timeline & Expiration

- 6.7.1** Upon satisfactory completion of the design review process, the DRB will issue its "Final Design Approval".
- 6.7.2** The Final Design Approval is valid for 3 years from the date of final approval. Accordingly, the Owner must commence construction of all approved Improvements within 3 years of Final Design Approval and must diligently pursue completion of construction of the Improvements in accordance with the requirements of Section 8.2. If the approval expires, then the project will be subject to a new design review process, including paying new design review fees, regardless of the stage at which it is being resubmitted for review.

- 6.7.3** A project must complete the design review process within 12 months from the first submission date. If the design review process for the project goes beyond this deadline, then the project must start the design review process over, including paying new design review fees. An Owner or their representative may request an extension of this deadline. The DRB may grant an extension on a case-by-case basis, but is under no obligation to do so. For minor improvement expiration, see section 6.6.
- 6.7.4** An Owner must be current in the payment of assessments and fees due the Trust and any dues payable to the Palmetto Bluff Club in order to receive Final Design Approval for any Improvements. If an account is not current, the DRB will notify the Owner and hold the Final Design Approval until the accounting office for the Trust and for Palmetto Bluff Club verifies that all assessments and dues have been paid.

6.8 | General Design Submission Requirements

- 6.8.1** In Section 6.9 through Section 6.12, there is a list of submission requirements for each phase of the design review process. Submissions will not be reviewed at each phase unless all the required materials for that phase have been submitted. It is the responsibility of the Owner(s) and their Consultants to ensure that the submissions are complete.
- 6.8.2** Submissions are due by 5 p.m. on the day that is 7 days prior to the scheduled review meetings. Late submissions will not be reviewed until the review date that follows the originally-scheduled review meeting.
- 6.8.3** All submissions are to be turned in electronically.
- 6.8.4** The DRB reserves the right to amend any of the submission requirements for a phase of the design review process on a case-by-case basis as required by conditions and considerations of the individual project.
- 6.8.5** The DRB prefers that the Architect make the submissions, attend the meetings (if necessary) and act as the point person for all communication.
- 6.8.6** If the DRB has made written comments at a stage of the design review process, the subsequent submission must include a cover letter from the Architect that explains how the comment/condition was addressed and identifies how the change can be identified (by including drawing page numbers and location).
- 6.8.7** Anything labeled on any drawings as something to be designed in the future will not be reviewed or approved unless full details of the proposed design are included with the submission.

6.9 | Pre-Design Conference Requirements

- 6.9.1 Pre-Design Conference** - The pre-design conference is an optional meeting on the Homesite to review the proposed project, as described in Section 6.5.1. Recommended attendees include the Owner, Architect, Landscape Architect and any other Consultant of Owner who will be involved in the design of the project. However, attendance by all parties is not required. The Owner must bring to the meeting, at minimum, the items listed in Section 6.9.2.
- 6.9.2 Property Survey** - A property survey prepared by a licensed surveyor indicating property boundaries, the area of the property, all easements of record, existing utilities, existing topography at 1' contour intervals, Palmetto Bluff setbacks, RPOD setbacks, all existing trees 6" or greater in diameter at breast height (DBH), OCRM Critical Line other legal encumbrances (refer to 3.22.3), and adjacent building information (homes and/or driveways if they exist). The survey must not be older than 3 years and must be updated with all adjacent buildings if applicable. (Scale: 1" = 16' minimum)

6.10 | Conceptual Design Review Submission Requirements

- 6.10.1 Application and Design Review Fee** - a current application form and fee schedule should be obtained from the DRB office. The design review fee must be paid with the first design review submission. A submission will not be considered complete without the payment.
- 6.10.2 Location Map** - a map highlighting the location of the lot and/or building within Palmetto Bluff.
- 6.10.3 Property Survey** - as described in Section 6.9.2.
- 6.10.4 Site Plan** - a plan showing the proposed footprint(s) of any improvements overlaid on the tree and topo survey. Trees that are proposed to be removed should be clearly indicated. All service yards need to be shown on this site plan. Note that the power company typically prefers that the meter be located on the same side as the transformer. Clearly indicate the meter location.
- 6.10.5 Architectural Sketches** - conceptual sketches of all proposed structures. Information on all sides of all structures is required.
- 6.10.6 Streetscape Elevations** - If a project is directly adjacent to an existing home or homes, a streetscape elevation is required to show the proposed home in context with adjoining buildings and indicate any change in grade between lots. If homes are highly visible on other sides, then additional contextual elevation studies may be required. Contact the DRB for adjacent property information. Both front and rear may be required depending on lot location.

6.11 | Preliminary Design Review Submission Requirements

- 6.11.1** All of the items required to be submitted under Section 6.10, with modifications or additional components described below.
- 6.11.2** **Site Plan** - the site plan referenced in Section 6.10.4, but now also showing all property survey information, all building footprints with finished floor grades, driveway, parking areas, patios, decks, pools, hardscape, fences/walls, utilities, all service yards and any other site amenities. Indicate existing vegetation patterns (including extent of tree canopies), proposed clearance areas and trees to be removed and/or preserved. (Scale: 1" = 20' minimum)
- 6.11.3** **Site Section** - drawing showing proposed buildings, building heights, elevations and existing and finished grades in relation to the surrounding site, including adjacent buildings and roads as may be required by the DRB. This drawing should clearly illustrate how the proposed design conforms to the Building Height requirements, existing and proposed grades. Typically the site section is cut front to back. (Scale: 1" = 20' minimum)
- 6.11.4** **Staking Plan** - plan illustrating the layout of building corners and site improvements, including dimensions from building corners to property/setback lines. (Scale: 1" = 20' minimum)
- 6.11.5** **Staking** - A Consultant should stake the corners of all proposed buildings, additions, major improvements, driveway centerlines, Setback Lines and property lines. Strings should not be carried across sidewalks or community paths. Homesites are to bush-hogged prior to staking. On Country Homesites, bush-hogging may only be done within the Setback Area and along the driveway. A photograph of the stake out must be provided with the submittal.
- 6.11.6** **Floor & Roof Plans** - plans should include all proposed uses, proposed walls, door and window locations, overall dimensions, and total heated square footage for all Main Structures, Secondary Structures, and Ancillary Structures. (Scale: 1/8" = 1' minimum)
- 6.11.7** **Schematic Elevations** -elevations should include Building Heights, roof pitch, existing and finished grades, and notation of exterior materials on all elevations. Include elevations of service yards and elevations behind screened sections. (Scale: 1/8" = 1' minimum).
- 6.11.8** **Overall Elevations** -if there are multiple structures, overall elevations are required on all applicable sides. (Scale varies)
- 6.11.9** **Sample Color Board** - include roof material and color, wall materials and colors, exterior trim material and color, window material and color, exterior door material and color, exterior rails, fencing, paving materials. Actual paint and roof samples must be provided. A photograph of any masonry application (provided it is prevalent in Palmetto Bluff) may be used in lieu of a physical sample. (Size: 8-1/2 x 11)
- 6.11.10** **Study Model, 3D Renderings and/or Colored Elevations** - recommended only, but may be required by the DRB should the design need clarification.

- 6.11.11 Conceptual Landscape Plan** – a conceptual plan showing irrigated areas, areas of planting, a preliminary plant list, extent of lawns, areas to be revegetated, water features, patios, decks, courtyards, fences, schematic utility layout, service areas and any other significant design elements. (Scale: 1" = 20' minimum)
- 6.11.12 Arborist Report** – required to evaluate the health and structural integrity of specimen sized trees within a certain proximity of proposed Improvements and making recommendations for tree protection measures to be implemented prior to and during construction.
- 6.11.13 Tree Taping** – A Consultant should tape all trees on the Homesite, using the following conventions to identify the proposed treatment of the different trees:
- Red Tape = Trees to be removed.
 - Blue Tape = Trees to be pruned and/or limbed at the limb and/ or area of trimming.
 - Yellow Tape = Trees that are to be transplanted and place a stake in the proposed location of the transplant.

6.12 | Final Design Review Submission Requirements

- 6.12.1** All of the items required to be submitted or done under Section 6.10 and Section 6.11, with modifications or additional components described below Application and Design Review Fee: (Reference Preliminary Design Review)
- 6.12.2 Foundation, Floor & Roof Plans** - as described in Section 6.11.6, plus include location of mechanical, electrical and fire sprinkler systems; location and type of all exterior lighting fixtures and proposed fireplaces. Roof plans should indicate ridge elevations, roof pitches and locations of drainage systems, chimneys, skylights and solar panels. An architectural foundation plan with full dimensions, notes, and details is required for final approval. The structural foundation plan can be submitted as a supplemental document but does not satisfy this requirement. The architectural foundation plan must show all brick veneer, brick porch borders, exterior stairs, service yard slabs, etc. (Scale: 1/4" = 1' minimum)
- 6.12.3 Elevations** -, illustrating the exterior appearance of all views labeled in accordance with the site plan. Indicate the height of chimney(s), as compared to the ridge of the roof, the highest ridge of the roof, finished floor elevations, and existing and finished grades for each elevation. Describe all exterior materials, colors and finishes on all elevations (walls, roofs, trim, chimneys, windows, doors, light fixtures, signs, etc.). Light fixtures shall be shown on the elevation drawings. For Homesites within Town neighborhoods, this should include schematic elevations/ photos of adjacent homes. (Scale: 1/4" = 1' minimum)
- 6.12.4 Details & Wall Sections** - sections should be submitted for all exterior materials and unique conditions and should be properly dimensioned. Window sill, jamb and head and wall sections shall match exterior details should be shown on the elevation drawings. Wall sections of all

unique conditions must be addressed. It is not adequate to merely show typical wall sections. Details of doors, windows, window & door schedules, wall openings, columns, fascias, chimney caps, all roof conditions, service yard walls/fencing, screened sections, exterior stairs, railings, etc. must be submitted. (Scale: 3/4" = 1' minimum)

- 6.12.5 Exterior Lighting Cut sheets** - for all exterior light fixtures and for manufactured items, including sizes and finishes.
- 6.12.6 Sample Color Board** - As described in Section 6.11.10, but if colors/materials are unchanged from those submitted at the preliminary design review stage, then it is not necessary to submit another sample color board for final review. Final color approval will be made from an on-site mock-up of all exterior colors and materials.
- 6.12.7 Landscape and Revegetation Plans** - plans should show areas of automatic irrigation, a lighting plan with locations of all exterior and landscape light fixtures and cut sheets for all proposed fixture types; proposed plant materials, including names, quantity, sizes and locations; trees to be removed; areas of planting, water features, patios, decks, courtyards, utility layout and utility cuts through buffer areas, service areas and any other significant design elements. Revegetation calculations and mitigation must be included on the landscape plan. All landscaped areas are to be irrigated. All disturbed areas are to be grassed, vegetated or mulched. Include detailed impervious coverage calculation on this drawing that clearly delineates building footprint, service yard pads, driveway, hardscape, etc. The tree removal plan must be coordinated with the architectural site plan. In the case of any discrepancy, the landscape tree removal plan will be considered the final approved plan. (Scale: 1" = 20' minimum)
- 6.12.8 Grading Plan** - plan should include spot elevations at corners of structures and finish floor elevations of structures, and site drainage elements. (Scale: 1" = 20' minimum)
- 6.12.9 Site Mobilization Plan** - plan should include tree protection fencing, silt fence location, and utility trench and re-planting notation. (Scale: 1" = 20' minimum)
- 6.12.10 Exterior & Landscape Details** - provide details of retaining walls, paving, trellises, arbors, gazebos, garden features (e.g. sculptures, fountains), etc. that establish and describe the character and overall style of the house and landscape. Details should be accurately dimensioned and shall match exterior details shown on the elevation drawings. (Scale: 3/4" = 1' minimum)
- 6.12.11 Pool/Spa Drawings and Details (if applicable)** - Hardscape surround materials (including pool coping and tile) must be specified and if any portion of the pool/spa is raised, elevations and wall details must be provided. These drawings may be included on the final landscape plan provided all the information is included.
- 6.12.12 Garage Door Cutsheet (if applicable)** - Garage door cutsheets must be provided from the manufacturer and must match the garage doors shown on the elevations.

6.13 | Variance Requests

An applicant wishing to alter boundaries of the Settlement Area, Setbacks, Improvement Envelope, or make any changes to the allowable impervious coverage, allowable home size requirements, or any other changes that extend beyond the set parameters for the individual lot, must indicate that the Applicant is making a "Variance Request" on the Review Application.

6.14 | Design Review Meeting Communication

The DRB will issue a decision (either approval, approval with conditions or disapproval) at each design review stage in writing (preferably sent in electronic format) within seven working days of the design review meeting. The DRB may grant approval contingent upon conditions and/or changes. If the decision of the DRB is to disapprove the proposal, the DRB will provide the Owner and the Architect with a written statement of the basis for such disapproval to assist the Architect in redesigning the project so as to obtain the approval of the DRB.

6.15 | Re-submittal of Plans

If submissions are not approved by the DRB, the Architect will follow the same procedures for a re-submission as for original submissions and must be resubmitted at the same design review stage until it is approved. An additional design review fee may be required for each re-submission.

6.16 | Actions & Approvals

The DRB's actions on matters will be by a majority opinion of the DRB determined either by a vote or by individual review and responses by members of the DRB. Any action required to be taken by the DRB may be taken regardless of its ability to meet together as a group in a live meeting, but the DRB shall make every effort to facilitate a discussion of the matter among all members through teleconferencing and/or other means of communication. The DRB will keep and maintain a record of all actions taken by it. The powers of the DRB relating to design review will be in addition to all review requirements imposed by the Town of Bluffton.

6.17 | Changes after Final Design Approval

If after obtaining Final Design Approval, the Owner, the Architect or the Builder/Contractor wish to make changes to construction, landscaping or other plans, the proposed changes must be submitted to the DRB for review with a design change application, all documentation to explain the proposed changes and appropriate review fee. DRB approval must be obtained prior to implementing changes to the project. The DRB may hold all or part of the compliance deposit should the Owner or the Builder/Contractor implement changes to the project prior to receiving approval from the DRB.

6.18 | Town Approval

In addition to the design review process described above, the Owner must separately apply for all applicable building permits from the Town of Bluffton Building Department. If the Town or any other government agency requires adjustments to plans previously approved by the DRB, the Owner and the Architect must resubmit the plans to the DRB for review and approval prior to commencing construction. The issuance of any approvals by the DRB does not suggest or imply that the plans comply with the legal requirements of the Town or any other government agencies or building or fire codes.

6.19 | DRB Discretion Regarding Guidelines

The DRB recognizes that each Homesite and/or Building has its own characteristics and that each Owner has individual needs and desires. For this reason, the DRB has the authority to approve deviations from any of these Guidelines. It should be understood, however, that any request to deviate from these Guidelines will be evaluated at the sole discretion of the DRB. Prior to the DRB approving any deviation from these Guidelines, it must be demonstrated that the proposal is consistent with the overall objectives of these Guidelines and that the deviation will not adversely affect adjoining properties or the Community of Palmetto Bluff as a whole. The DRB also reserves the right to waive any of the procedural steps outlined in these Guidelines if the Owner demonstrates there is good cause to do so.

6.20 | Non-Waiver

An approval by the DRB of drawings, specifications or work done or proposed, or in connection with other matters requiring approval under these Guidelines, including a waiver by the DRB, shall not be deemed to constitute a waiver of the right to withhold subsequent approval. For example, the DRB may disapprove an item shown in the final design submittal even though it may have been evident and could have been, but was not, disapproved at the preliminary design review. An oversight by the DRB of non-compliance at any time during the review process, construction process or during its final inspection does not relieve the Owner, Architect or Builder/Contractor from compliance with these Guidelines and all other applicable codes, ordinances and laws.

6.21 | Design Review Board Organization

- 6.21.1 DRB Membership:** The DRB will consist of at least three, but not more than five, members appointed by the Board of Stewards. However, until 100% of the properties covered by the Trust have been developed and conveyed to Owners other than Builders, the Founder retains the right to appoint all members of the DRB. It is not required that a member of the Trust be represented on the DRB.
- 6.21.2 Qualification of DRB Members; Engagement of DRB Consultants:** The Board and the Founder will endeavor to select individuals whose occupations or education will provide technical knowledge and expertise relevant to matters within the DRB's jurisdiction. If a Landscape Architect, Architect, and/or civil engineer do not sit on the DRB, one each shall be retained by the DRB as a consultant. As needed, the DRB may retain a Commissioning Agent or other qualified consultant to advise the DRB and Owners on the design, construction and maintenance of sustainable design considerations, such as energy conservation and indoor air quality.
- 6.21.3 Resignation or Removal of Members:** Any member of the DRB may at any time resign upon written notice stating the effective date of the member's resignation to the Board or whichever entity then has the right to appoint and remove members. Any member may be removed at any time by the body that appointed them, with or without cause.
- 6.21.4 Function of the DRB:** The duty of the DRB is to consider and act upon such proposals or plans from time to time submitted to it in accordance with the design review procedures established by these Guidelines; to amend these Guidelines as deemed appropriate with the approval of the Board; and to perform any duties assigned to it by the Founder or the Board as set forth in this document and the Charter. The DRB will meet regularly as needed to perform its duties.
- 6.21.5 Compensation:** The Board shall determine what compensation, if any, DRB members are to receive for services performed pursuant to their duties. All members will be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of any DRB function or duty. The DRB may contract and/or assign some of the DRB's administrative duties, but not authority, to any qualified design professional as needed.
- 6.21.6 Amendment of Design Guidelines:** The Board of Stewards, or the DRB with the approval of the Board of Stewards, may from time to time adopt, amend and repeal by unanimous vote rules and regulations of these Guidelines. These amendments may, among other things, interpret, supplement or implement the provisions of these Guidelines. All such rules and regulations or amendments, as they may from time to time be adopted, amended or repealed, will be appended to and made a part of these Guidelines. Each Owner is responsible for obtaining from the DRB a copy of the most recently revised Design Guidelines.

6.21.7 Non-Liability: Neither the DRB nor any member, employee or agent will be liable to any party for any action, or failure to act with respect to any matter if such action or failure to act was in good faith and without malice. If DRB members act in good faith, neither the DRB nor any member will be liable to the Trust, any Owner or any other person for any damage, loss or prejudice suffered or claimed on account of:

1. Approving or disapproving any plans, specifications and other materials, whether or not defective.
2. Constructing or performing any work, whether or not pursuant to approved plans, specifications and other materials.
3. The development or manner of development of any land within Palmetto Bluff.
4. Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct.
5. Performing any other function pursuant to the provisions of these Guidelines.

CONSTRUCTION 7.0

To ensure that the construction of any Improvement within Palmetto Bluff occurs in a safe and timely manner, implements principles of Sustainable Design, and is performed without damaging the natural landscape of Palmetto Bluff or disrupting residents or guests, these regulations will be enforced during the construction period.

Construction may not begin until the DRB issues Palmetto Bluff Building Permit.

7.1 | Approved Builder/Contractor

- 7.1.1** All Palmetto Bluff homes must be built by a residential builder licensed in the State of South Carolina or by a contractor licensed in the State of South Carolina. All residential Builders/Contractors must be specifically approved by the DRB or the Trust. Contact the DRB regarding the approval process.
- 7.1.2** A custom home Builder/Contractor plays an important role in determining the ultimate craftsmanship and quality of the construction. The Builder's/Contractor's relationship with the individual craftsmen who perform the work is critical to the quality of the finished product. While construction drawings and specifications should establish the materials and methods of work, the standard of quality achieved is the responsibility of the Builder/Contractor. This relationship depends directly on Builder's/Contractor's ability to direct and supervise the construction work. As with architect selection, Owners are encouraged to research a Builder's/Contractor's references and consult with prior clients. The DRB may also provide a list of reputable, quality Builders/Contractors, but the provision of such a list does not constitute a representation or guarantee of the quality of the work performed by a Builder/Contractor on Owner's project.

7.2 | Required Submissions and Inspection During Construction Process

The requirements in the table below must be satisfied and submissions must be made during the construction process. Failure to follow these requirements on a timely basis, may result in penalties or fines being assessed by the DRB.

Prior to initiating any construction activity, all of the pre-construction items must be submitted all at one time (incomplete submissions will not be considered). Upon receipt of all of the pre-construction items, a Palmetto Bluff Building Permit will be issued. At that point, site prep and construction work may proceed.

#	Task	Section	Delivery	Notes	Construction Process Deadline		
					Pre	During	Post
1	Palmetto Bluff Residential Construction Application		Via Email		X		
2	Final Design Approval Verification		Via Email	Obtain from the DRB.	X		
3	Final Approved Architectural & Landscape Drawings		Via Email	Stamped and signed and with the following notation "Approved for Construction".	X		
4	Compliance Deposit	7.3	Mail in Check	Must be paid by Builder	X		
5	Town Building Permit		Via Email		X		
6	Site Mobilization Plan	7.4	Via Email	Changes to the originally approved Site Mobilization Plan should be red-lined and submitted for approval.	X		
7	Construction Schedule (at the request of the DRB)	7.5	Via Email	This is only required at the specific request of the DRB.	X		
8	Photo of Job Sign in place on Homesite	7.6	Electronic		X		
9	Permit Fee	7.4	Mail in Check	Non-refundable	X		
10	Pre-installation Foundation Survey (with FFE noted or an accompanying Elevation Certificate)	7.11	Via Email			X	
11	Mock-up Review & Application	7.12	Via Email	Schedule site visit by DRB.		X	
12	Final As-Built Survey	7.13	Via Email				X
13	Final Elevation Certificate	7.13	Via Email				X
14	Certificate of Occupancy	7.13	Via Email				X
15	Final Site Inspection / Notice to Comply or Notice of Completion	7.14	Inform DRB by email that project is ready for inspection				X
16	Builder Renewal Application (as part of the Builder Application/Approval process for first time Builders)	7.1	Submit per Builder Renewal Application requirements (via email)	Required for first time Builders after they complete their first project. This will ensure their Builder Status will be extended until the standard renewal period for all Builders that occurs on March 15th of every even year.			X

7.3 | Compliance Deposit

- 7.3.1** Prior to commencing any Construction Activity, a Compliance Deposit shall be mailed by the Builder/Contractor to the DRB, for the benefit of the Trust, as security for the full and faithful performance of Construction Activity for the project in accordance with the approved final plans. Compliance Deposit amounts are based on the individual Builder/Contractor and determined during the Builder Application review. Contact the DRB for the individual Builder/Contractor compliance deposit amounts. The Builder/Contractor is responsible for paying the full compliance deposit unless special permission is given.
- 7.3.2** The DRB may use, apply or retain any part of a Compliance Deposit to reimburse the DRB for any cost that it may incur due to the Construction Activity and to cover any fines or penalties that the DRB may impose based on failure to follow these Guidelines. If the DRB uses any portion of the Compliance Deposit, Construction Activity will be halted until the Compliance Deposit is brought up to the original amount by the Builder/Contractor.
- 7.3.3** Upon completing the project, the Builder/Contractor must request the return of the Compliance Deposit by submitting the required documents to the DRB. If return of the Compliance Deposit is not requested within 45 days from the date of the final Certificate of Occupancy, the Compliance Deposit may be forfeited to the Trust without further notification.
- 7.3.4** Once a Notice of Completion (as described in Section 7.13) is given, the DRB will submit the return of the Compliance Deposit request to accounting. If the project or a portion of the project is not brought into compliance (meaning all conditions have been addressed) within 45 days after receiving notice of the conditions, then the project is considered out of compliance and the Compliance Deposit or determined portion thereof may be forfeited without further notification. Additional fines and penalties may be implemented at the discretion of the DRB depending on the level and scope of non-compliance.
- 7.3.5** If an Owner or Builder/Contractor is delinquent in payment of amounts due to the Trust for assessments and/or to Palmetto Bluff Club for dues, the DRB shall have the right to deduct such amounts from the Compliance Deposit prior to return of the Compliance Deposit.
- 7.3.6** If a Builder/Contractor abandons a project, the Builder/Contractor may forfeit the Compliance Deposit. If the project has not received a Certificate of Occupancy, the Owner must hire another Builder/Contractor to finish the project. Refer to section 7.31 for additional requirements. Since the DRB requires the Compliance Deposit come from the Builder, the Owner has no rights to the Compliance Deposit paid to the DRB.

7.4 | Permit Fee

7.4.1 The Permit Fee covers road repairs and any other repairs the POA deems necessary.

7.5 | Site Mobilization Plan

7.5.1 The Owner or the Builder/Contractor must deliver to the DRB a plan detailing the area in which all Construction Activity will be confined, and how the remaining portions of the Lot will be protected. Based on specific lot conditions, additional requirements above and beyond the minimum standards set forth in these Guidelines may be required. Construction Activity, other than work access drives and utility improvements, is to be limited to within 50' of proposed structures. This plan is essentially the Site Mobilization Plan approved during the design review process, with any additions or changes the Builder/Contractor may wish to submit. The revised plan should be overlaid and coordinated with the originally approved Site Mobilization Plan and should include the following:

- Vehicular access routes (maximum of one) and Parking areas (including maximum number of vehicular parking spaces)
- Extent of silt fence, shaker pad, and construction fence (where approved).
- Extent of tree protection fencing.
- Location and size of the construction material storage and any staging areas.
- Locations of the chemical toilet, temporary trailer/structure, dumpster and debris storage, and firefighting equipment.

7.6 | Construction Schedule

7.6.1 A detailed construction schedule may be requested as part of the construction application or at anytime during the construction process. Significant deviation from this schedule as determined by the DRB may result in construction fines and penalties.

7.7 | Job Sign

7.7.1 All signs at Palmetto Bluff will conform to a unified standard prescribed by the DRB. Construction signage will be limited to one sign per site and must be installed parallel to the street unless prior approval is granted by the DRB. A list of approved sign manufacturers and sign specifications may be obtained from the DRB. Construction signs must be removed at completion of construction and prior to the final inspection.

7.8 | Tree Protection

- 7.8.1 No trees are to be removed without prior approval from the DRB. If removal of additional trees is required, the Builder/Contractor must follow the standard tree removal requirements and pay the required fees.
- 7.8.2 Before construction starts, exclusionary fencing must be installed around the perimeter of the drip line of all trees not approved for removal. The drip line is defined as the point where the distance from the edge of the tree canopy to the trunk is the greatest. Straw bales or split rail fencing are required for all trees closer than 4'-0" from the driveway or within 4'-0" of where heavy equipment is being operated.
- 7.8.3 Fencing material must be highly visible and sturdy. Split rail fencing is the standard fencing type.
- 7.8.4 Construction equipment or activity is not permitted within the fenced area (exclusionary zone) without written authorization from the DRB. Vehicle/equipment parking and materials storage is generally not allowed within the drip line of trees and should be avoided whenever possible.
- 7.8.5 Adequate drainage must be provided to prevent ponding of water around the base of trees.
- 7.8.6 Soil compaction must be avoided around all trees. Mulch at a depth of 4" - 6" must be installed within the drip line of all trees that might be exposed to construction traffic.

7.9 | Silt Fence & Shaker Pad

- 7.9.1 A fencing barrier for sedimentation control shall be placed around the perimeter of the lot during construction and must be maintained erect and in good condition until the construction is complete.
- 7.9.2 Fencing material should be of the fiberglass reinforced type with heavy gauge steel posts. It should be installed by burying the bottom of the fabric at least 6" to prevent silt from passing under it.
- 7.9.3 Silt fencing must be placed around the down-slope perimeter of areas that are to be graded, while providing adequate space for construction activities. Soil may not be placed against the fence. Silt must be cleared out regularly.
- 7.9.4 Modification and/or repair of fencing must be performed as soon as need is evident. Inspect erosion control measures regularly, especially during storm cycles. Perform pre- and post-storm inspections. Any breach is subject to a fine and must be cleaned up within 24 hours of occurrence and to the satisfaction of the DRB.

- 7.9.5** In some cases, the DRB may require the use of more extensive erosion and sediment control methods, such as hay bales or temporary retaining walls, and/or multiple silt fences.
- 7.9.6** Vegetation disturbances must be limited to the area within 30' of proposed improvements. In any case, vegetation may not be disturbed in the River Protection Overlay District setbacks.
- 7.9.7** Topsoil is to be properly stockpiled and covered to minimize blowing dust within the Construction Area and reused on the lot.
- 7.9.8** Disturbed areas must be watered to prevent dust from leaving the Construction Area.
- 7.9.9** A Shaker Pad is to be installed where the construction entrance meets the road to prevent sediment transfer from the site. The shaker pad must consist of #4 stone and be at least 12' 0" in width by 15' 0" in length. The Shaker Pad must be maintained during the entire construction period. In general, the shaker pad/construction entrance should align with the driveway.

7.10 | Pre-installation Foundation Survey & Elevations

- 7.10.1** A pre-installation foundation survey must be submitted and approved by the DRB to ensure that the placement of improvements is in accordance with the approved plans. The survey must include all Setbacks.
- 7.10.2** Elevations for all structures must be provided either on the survey or in the form of an elevation certificate. This is to ensure that the approved finished floor elevations match what has been constructed in the field.
- 7.10.3** If the Builder/Contractor fails to submit this document as soon as it is received, fines will be issued. No progress may be made until the survey and elevations have been approved by the DRB.

7.11 | Mock-up Application and Mock-up Review

- 7.11.1** A full-scale mock-up (minimum 4'-0" by 6'-0") shall be constructed that accurately conveys all proposed exterior materials, colors, and detailing, including window color, roof material and color, shutters and corner and trim details and/or details of areas where one material changes to another. The mock-up must be constructed within the development envelope. Do not place on the street. The mock-up must be approved before ordering any windows and roofing materials to assure color acceptance of those materials. The Builder/Contractor must schedule the mock-up review with the DRB and fill out the Mock-up Application available from DRB. The DRB will issue either an approval or a disapproval in writing. Should changes to the mock-up be required, the Builder/Contractor must rectify and schedule an additional observation. Once approved, the Builder/Contractor may proceed and order the materials. It is the responsibility of the Builder/Contractor to submit for the mock up review or fines will be issued.

7.12 | Final As-Built Survey, Final Elevations Certificate & Certificate of Occupancy

- 7.12.1** The Builder/Contractor must submit to the DRB a final as-built survey, final elevation certificate and a Certificate of Occupancy. These are to be submitted electronically to the DRB all at one time.

7.13 | Final Site Inspection / Notice to Comply & Notice of Completion

- 7.13.1** Upon delivering the items described in Section 7.12.1, and the completion of all construction clean-up and landscaping, the Builder/Contractor must schedule the final site inspection with the DRB to initiate the compliance deposit return process.
- 7.13.2** If the DRB determines that the Construction Activity has been completed in accordance with the Final Design Approval and with these Guidelines, the DRB issues a Notice of Completion. The Notice of Completion is a project close-out request that the DRB sends to the accounting department for the Trust to initiate the return of the Compliance Deposit.
- 7.13.3** If the DRB determines that the Construction Activity was not completed in accordance with the Final Design Approval or these Guidelines, the DRB will issue a Notice to Comply. The Notice to Comply will generally come in the form of an email from the DRB that contains a detailed list of items that need to be addressed prior to issuing the Notice of Completion. If a Notice to Comply is issued, the Builder/Contractor must address the items noted in the Notice to Comply and then schedule an additional site visit by the DRB.
- 7.13.4** The DRB will communicate with one project representative (preferably the Builder/Contractor) regarding the compliance issues. The project representative must then make sure the proper people are notified regarding the outstanding compliance issues. The DRB will not be responsible for communicating to other contractors, landscape contractors, sub-contractors, etc. regarding compliance issues.
- 7.13.5** The Builder/Contractor has 45 days to comply with any outstanding conditions starting from the date the conditions are communicated to the Builder/Contractor. Additional fines and penalties may be applied if this date is exceeded.
- 7.13.6** The POA reserves the right to inspect for drainage issues following final inspection and project closeout to assess issues during storm events specific to common areas.
- 7.13.7** If drainage problems persist between neighboring homes once both projects are closed out, the homeowners are required to work out their issues together to come up with an acceptable solution that keeps all water from draining onto an adjacent homesite. Additional measures may need to be taken in order to achieve an optimal solution including, but not limited to, additional subsurface drainage, gutters, additional grading and additional plantings.

7.14 | Construction Hours

- 7.14.1 The Trust or the DRB will establish a schedule of hours during which Construction Activity will be permitted. For a current schedule please contact Palmetto Bluff Security office.
- 7.14.2 Construction Activities may not occur outside of the permitted construction hours, on Sundays or on holidays observed by Palmetto Bluff. For a list of observed holidays, please contact the Palmetto Bluff Security office.
- 7.14.3 Quiet activities that do not involve heavy equipment or machinery may be permitted at other times subject to the review and approval of the DRB and or the Palmetto Bluff Security Office. No personnel are to remain at the construction site after the working hours designated by the Trust or the DRB.

7.15 | Builder/Contractor Code of Conduct & Noise

- 7.15.1 Construction personnel must be appropriately dressed, which includes wearing shirts at all times.
- 7.15.2 No hunting or fishing is allowed.
- 7.15.3 Construction personnel must make every effort to keep noise to a minimum. Radios are not allowed to be played outside of homes, or in homes that are not yet conditioned.
- 7.15.4 Construction personnel are prohibited from bringing pets, particularly dogs, into Palmetto Bluff.

7.16 | Construction Access to Homesite

- 7.16.1 Only one construction access route will be permitted onto any one Construction Site, unless otherwise approved by the DRB.
- 7.16.2 Access for heavy equipment and tower cranes (including crane reach) will require DRB approval.

7.17 | Vehicles

- 7.17.1 Each Builder/Contractor, and its employees, subcontractors and suppliers, must obey the speed limit (35 mph unless otherwise posted) and traffic regulations for Palmetto Bluff. Fines may be imposed by the local authority having jurisdiction over Palmetto Bluff. Each Builder/Contractor is responsible for the actions of its employees, subcontractors and suppliers. The DRB may impose fines against the Builder/Contractor for the violations of employees, subcontractors and suppliers, with the right to collect the fines from the Compliance Deposit, for repeated violations.
- 7.17.2 Construction crews may not park on, or otherwise use, other sites or any open space. Private and Construction Vehicles and machinery are to be parked only within the Construction Area unless otherwise approved by the DRB. All vehicles are to be parked so as not to inhibit traffic.
- 7.17.3 Driving or parking within the drip line (canopy) of trees should be avoided.
- 7.17.4 Staging and parking areas should be laid out with 3"-4" of mulch over the entire area.
- 7.17.5 Palmetto Bluff encourages Builders/Contractors and subs to ride share when possible.
- 7.17.6 All vehicles used by each Builder/Contractor, and its employees, subcontractors and suppliers, must display appropriate entry decals or daily gate passes at all times. Entry decals must be purchased from the Trust. Passes may be obtained at the Palmetto Bluff Security office.

7.18 | Adjacent Lots

- 7.18.1 Adjacent lots may not be utilized for alternate parking, material storage, Construction Activity, or to gain access to the Construction Site unless approval from the owner has been received in writing and submitted to the DRB. If any of the above activities do occur without first obtaining written approval from the adjacent lot owner, the Builder/Contractor will be cited for trespassing and fined by the DRB.

7.19 | Storage of Materials & Equipment

- 7.19.1 All construction materials, equipment and vehicles are to be stored within the DRB-approved Construction Area.
- 7.19.2 Equipment and machinery are to be stored on-site only while needed.
- 7.19.3 All flammable products must be stored in a metal cabinet with doors.
- 7.19.4 Equipment is to be inspected daily for damaged hoses, leaks, and hazards. Equipment that is not in proper working order should not be utilized.

- 7.19.5 Equipment cleaning, maintenance and painting may not occur under tree canopies, within 100' of rivers, within 25' of storm drains, or outside of the property lines.
- 7.19.6 Paints, primers, etc. are to be stored in an enclosed area that is bermed or sealed from spills.

7.20 | Construction Trailers and/or Temporary Structures

- 7.20.1 The use of any construction trailer is limited to certain lot types and must be shown and installed in compliance with the approved Site Mobilization Plan. The DRB will work closely with the Builder/Contractor to place the trailer in the best possible location to minimize impacts to the site and to adjacent owners. All such facilities must be removed from the property prior to issuance of a Certificate of Occupancy.

7.21 | Sanitary Facilities

- 7.21.1 Sanitary facilities (including port-o-lets) must be provided for construction personnel on-site in a location approved by the DRB, as shown in the approved Site Mobilization Plan.
- 7.21.2 The sanitary facilities may not be situated closer than 50'-0" from storm water drainage facilities, bodies of water or other sensitive resources.
- 7.21.3 All port-o-lets are to be screened on three sides with T1-11/pressure treated wood, painted Charleston Green. Lattice and mesh screens, are no longer permitted. The frame and components need to be high enough to screen the entire unit and be uniform in appearance. The port-o-let should be located per the construction area plan and hidden from public view as much as possible.
- 7.21.4 The sanitary facilities must be maintained regularly.

7.22 | Foundations

- 7.22.1 The Builder/Contractor should seek the assistance of a licensed soil engineer to examine and test soil conditions to determine the suitability and feasibility of any site for construction of the intended improvements and prior to undertaking any design or construction of foundations. No representations or warranties, expressed or implied, are made by any parties associated with Palmetto Bluff (including the Founder, the Trust and the DRB) as to soil conditions.
- 7.22.2 The Architect and Civil Engineer must give due consideration to the soil conditions in the design of the foundation systems for all structures.

7.23 | Reuse & Recycling of Building Materials

7.23.1 To the greatest extent practicable, the Builder/Contractor must develop and maintain a waste management program that separates all construction waste on-site for recycling or reuse, to divert as much waste as possible from landfill disposal. The waste management program might include designating a specific area on the Construction Site where recyclable materials may be sorted. Builders/Contractors should check with local waste disposal agencies to determine whether recycling services are available for construction waste materials, such as cardboard, metals, concrete, asphalt, land clearing debris, clean dimensional wood, glass, plastic, gypsum board, carpet and insulation. Salvage may include the donation of materials to charitable organizations.

7.24 | Clean Work Site; Debris & Waste Removal

- 7.24.1** Builders/Contractors must clean up all trash and debris on the Construction Site at the end of each day. All trash should be securely covered to prevent access by wildlife.
- 7.24.2** Trash and debris must be removed from each Construction Site at least once a week and transported to an authorized disposal site.
- 7.24.3** Lightweight material, packaging and other items must be covered or weighted down to prevent wind from blowing such materials off the Construction Site.
- 7.24.4** Temporary concrete "wash pits" must be installed in locations shown on the approved Site Mobilization Plan and cleaned by the Builder/Contractor during and after completion of construction.
- 7.24.5** Paints, solvents and other hazardous materials are not to be disposed of on-site. The use of solvents to clean painting equipment and brushes and allowing the solvents to soak into the earth is prohibited.
- 7.24.6** No trash, construction materials or organic materials (including trees and other plants that may have been removed from the Construction Site) may be dumped, buried or burned anywhere on a Homesite or other property within Palmetto Bluff.
- 7.24.7** During the construction period, each Construction Site must be kept neat and tidy to prevent it from becoming a public eyesore or affecting adjacent areas.
- 7.24.8** Dirt, mud or debris resulting from activity on each Construction Site must be promptly removed from roads, open spaces and driveways or other portions of Palmetto Bluff.
- 7.24.9** Any clean-up costs incurred by the DRB or the Trust due to the failure to satisfy these requirements will be taken out of the Compliance Deposit or billed to the Owner or Builder/Contractor, as appropriate.

7.25 | Fire & Safety Precautions

- 7.25.1 Any fire must be reported even if it is thought to be contained, extinguished, or already reported.
- 7.25.2 One or more persons are to be appointed as the individuals responsible for reporting emergencies or phoning 911.
- 7.25.3 Access for emergency vehicles is to be maintained at all times. A minimum of 16' of horizontal clearance is required for emergency vehicles.
- 7.25.4 Access to fire hydrants, emergency water tanks, and emergency turnouts should not be blocked at any time.
- 7.25.5 Smoking materials must be discarded in approved containers.
- 7.25.6 A shovel and fire extinguisher, rated at least 4A, 20BC, must be mounted in plain view.
- 7.25.7 All equipment, including small tools, should have a working spark arrestor.

7.26 | Hazardous Waste

- 7.26.1 A company experienced in emergency response must be engaged by the Builder/Contractor and available for vacuuming and containing spills of hazardous materials (including oil or other petroleum products) at the Construction Site. The name and telephone number for a representative of that company must be posted in a visible location at the Construction Site.
- 7.26.2 In the event of a spill, the construction personnel should immediately attempt to stop the flow of contaminants.
- 7.26.3 Absorbent sheets are to be used for spill prevention and clean up. Several boxes should be located at fuel trucks, storage areas and in maintenance vehicles. Inventories must be maintained as necessary.
- 7.26.4 All necessary manpower, equipment, and materials must be committed to the containment and rapid clean-up of spills.
- 7.26.5 After any reportable spill is contained, the spill must be reported by Builder/Contractor to the appropriate local, state and federal agencies. A reportable spill is a spill of one or more gallons and a significant spill is more than ten gallons.
- 7.26.6 A list of product names and a Materials Safety Data Sheet (MSDS) for all hazardous material products used or located on-site must be maintained by the Builder/Contractor. In the event of a leak, spill or release, the Builder/Contractor is to provide MSDS to emergency personnel for health and safety concerns.

- 7.26.7** Equipment is to be fueled in designated staging areas only. Equipment that cannot be readily moved to designated staging areas (track mounted equipment) must be fueled a minimum of 100' from a known storm water drainage course.
- 7.26.8** Disposal of paint residue on-site or anywhere in Palmetto Bluff is not permitted.
- 7.26.9** Disposal of mortar, cement, concrete (containers), etc., must occur in designated containment areas.
- 7.26.10** Prior to storing a hazardous material, the Builder/Contractor must ensure that (a) the material is stored in an approved container; (b) the container is tightly closed; (c) the container has the proper warning label; and (d) the container is inspected for leaks.
- 7.26.11** All contaminated soil must be stored in a lined and bermed storage area that is protected from wind, erosion and rainfall.
- 7.26.12** Equipment and vehicles must be inspected daily for damaged hoses, leaks and hazards prior to start and at the end of each shift. Equipment that is leaking hazardous products must not be used. Maintenance and service records must be made available upon request.
- 7.26.13** Intentional or unreported spillage or dumping of fuels, hydraulics, solvents and other hazardous materials will be cause for permanent or temporary removal from the Construction Site.

7.27 | Air Quality Control

- 7.27.1** Open burning of removed vegetation is not permitted.
- 7.27.2** Masonry should be cut using a wet saw to create as little disturbance to neighboring houses as possible.

7.28 | Preservation of Archaeological Sites

- 7.28.1** A detailed archaeological survey has been conducted for Palmetto Bluff. All known significant archaeological sites existing on individual properties have been clearly delineated on plats. Should artifacts be encountered or uncovered during the construction process, the Builder/Contractor must notify the State Historic Preservation Office and/or South Carolina Department of Archives and History (SCDAH) and the DRB. Owners or Builders/Contractors may contact the DRB for information regarding the archaeological survey information specific to their property.

7.29 | Repair & Restoration of Damage

- 7.29.1** Damage (including scarring) to other property, including adjacent properties, existing buildings, roads, road shoulders, sidewalks, paths, lamp posts, driveways and/or other improvements is not permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the person causing the damage or at the expense of the Builder/Contractor. This also includes damages brought upon common grounds during utilities connection to a property while under construction if not repaired by utility vendor.
- 7.29.2** If the Builder/Contractor, or any of their employees, subcontractors or suppliers, crosses into protected areas outside the limits of clearing, the Builder/Contractor shall:
- 7.29.2.a** To the DRB's satisfaction, revegetate the area disturbed immediately and maintain said vegetation until established; and,
 - 7.29.2.b** Pay any fines imposed by the Town of Bluffton or other governmental agencies as a result of said violation.
- 7.29.4** Upon completion of construction, the Builder/Contractor will be responsible for (a) cleaning up the Construction Site, (b) the repair of all property that was damaged, including but not limited to restoring grades, (c) planting shrubs, planting sod on road shoulders 4-5' from the road and planting trees as approved or required by the DRB, and (d) repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. Any incurred by the DRB or the Trust due to the failure to satisfy these requirements will be taken out of the Compliance Deposit or billed to the Builder/Contractor, as appropriate.

7.30 | Security

- 7.30.1** Security precautions at the Construction Site may include temporary fencing and signs approved by the DRB as well as security cameras. Security lights, audible alarms and guard animals are not permitted.

7.31 | Change in Contractor/Builder During Construction

- 7.31.1** If an Owner decides to change their Builder/Contractor once the project has received a Palmetto Bluff Building Permit, then the new Builder/Contractor must go through the full process to obtain a new Palmetto Bluff Building Permit. The original compliance deposit may not be returned to the original Builder/Contractor until a new compliance deposit has been deposited for the project and the original Builder/Contractor requests the return of the original Compliance Deposit. The DRB must be notified immediately if this change causes any delays to the original construction schedule. The DRB, at its discretion, may implement fines per Chapter 8.0 for any delays to the project schedule. If the original Builder/Contractor does not request the compliance deposit return, then the compliance deposit will be forfeited after 45 days from receipt of the new compliance deposit without the update of notice to the Builder.

7.32 | Project Abandonment

- 7.32.1** If an Owner abandons a project during a construction stage prior to being dried in, and must sell or relinquish the property, then the project must be demolished at the Owner's expense and the lot revegetated to the satisfaction of the DRB.

ENFORCEMENT 8.0

The Trust and DRB shall have certain rights to enforce the procedures and standards contained within these Guidelines as provided in the Charter and this Section.

8.1 | Right to Fine and Stop Work

- 8.1.1 If any Owner, Builder/Contractor, or their employees, subcontractors or suppliers, violates any of the procedures set forth in these Guidelines, the DRB has the right to impose fines against any Owner or Builder/Contractor and to apply the Compliance Deposit made by such Owner or Builder/Contractor toward the payment of such fines. The amount of the Compliance Deposit shall in no way limit the amount of the fine imposed by the DRB.
- 8.1.2 The DRB reserves the right to fine any individual who provides false information on the Palmetto Bluff Residential Construction Application.
- 8.1.3 The DRB also reserves the right to impose a fine of no less than \$1,000 for an applicant's failure to provide a foundation survey and/or missing mockup reviews. The fine may increase based on repeat offenses and as determined by the DRB.
- 8.1.4 The DRB reserves the right to stop work should warnings or fines not work in changing the behavior of the Builder/Contractor and the people working for them. The DRB will issue a stop work order by posting a sign to the job sign. Should work occur while a stop work order is active, the Builder/Contractor will be subject to more fines, increased compliance fees, and possible eviction from the property.

8.2 | Construction Schedule

- 8.2.1 Other than Phase 1 projects (as defined in Section 4.7) and minor improvements (as defined in Section 6.6), all improvements commenced on a Lot and/or building must be completed within 18 months after commencement in accordance with the Final Design Approval unless an exception is granted in writing by the DRB.
- 8.2.2 All Phase 1 projects (as defined in Section 4.7) must be completed within 12 months after commencement in accordance with the Final Design Approval unless an exception is granted in writing by the DRB.
- 8.2.3 All minor additions, renovations and improvements (as defined in Section 6.6) must be completed within 6 months after commencement in accordance with the Final Design Approval unless an exception is granted in writing by the DRB.

- 8.2.4** If either (i) Construction Activity on an Improvement is commenced and construction is then abandoned for more than 60 days, or (ii) construction is not completed within the required construction period described above, the DRB may impose fines as provided in this Section 8.2.4. Until construction is resumed or the Improvement is completed (unless the Owner or Builder/Contractor proves to the satisfaction of the Board of Stewards of the Trust that such abandonment or delayed construction is caused by circumstances beyond the control of the Owner or Builder/Contractor), the DRB may impose the following fines against the Owner or the Builder/Contractor:
- 8.2.4.a** For Lots that are not located within a Town neighborhood, or a Lot that does not have a common boundary with the Palmetto Bluff Golf Club, the DRB may impose a fine of not less than \$100 per day, or such other reasonable amount as the DRB may set.
 - 8.2.4.b** For Lots that are located within a Town neighborhood, Lots that are highly visible to other members of the Palmetto Bluff Community, or any Lot that has a common boundary with the Palmetto Bluff Golf Club (as determined by the DRB), the DRB may impose a fine of not less than \$150 per day, or such other reasonable amount as the Trust may set.
- 8.2.5** If an Owner or Builder/Contractor becomes aware that a project will not be completed within the applicable timeline described above (as it may have been previously extended), they must contact the DRB for an extension. The request must be submitted in writing and include an updated construction schedule. The DRB may then provide the Builder/Contractor with up to two separate 6 month extensions to complete the project. The DRB may condition either extension with the following: (a) provide an additional Compliance Deposit, (b) pay the daily fines described in Section 8.2.4, and/or (c) be subject to any other sanctions or fees available to the Trust under the Charter.

8.3 | Probationary Status

In addition to the fines or sanctions that the DRB and the Trust may impose against any Builder/Contractor who fails to adhere to the Guidelines, the DRB may place a Builder/Contractor found in violation of these Guidelines on probationary status. If this occurs, such Builder/Contractor may be subject to the following with respect to future projects within the Palmetto Bluff Community: (i) increased required amounts for Compliance Deposits; (ii) increased design review fees; (iii) additional design review requirements; (iv) stricter required construction timelines; (v) restrictions on the number of projects that may be in process at any given time; and (vi) a requirement to provide certain financial information as determined by the DRB prior to submitting design review proposals.

8.4 | Work Prohibitions

The Trust may prohibit certain Builders/Contractors or design professionals from working within the Palmetto Bluff Community, based on the recommendation of the DRB. Such a recommendation may be based on any of the following, as determined by the DRB and Trust in its sole discretion: (i) performance issues as determined by the DRB; (ii) loss or lapse of any license or construction permit; (iii) known engagement in criminal activity or found guilty of a crime; (iv) failure to complete projects in a timely manner and as required by Section 8.2; (v) abandoning a project as described in Section 8.2; (vi) financial instability as determined by the DRB; (vii) failure to have a current Town of Bluffton business license; (viii) accumulation of unpaid fines; (ix) failure to make improvements as shown in the Final Design Approval; (x) failure to demonstrate the ability to design and/or make improvements to a property to a level of quality consistent with the Community Standards as defined in the Charter; and (xi) a determination that the Builder/Contractor or design professional does not have sufficient qualifications to continue to engage in projects within the Community as determined by the DRB and the Trust.

APPENDIX 9.0

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Section A | Neighborhood-Specific Requirements

The provisions of this Section A impose requirements that are specific to individual neighborhoods. The main section references below (e.g. 3.6, 3.15, 4.1) tie in to the section numbers in the main body of these Guidelines.

A.1 Wilson Hayfields

WH 3.6 | Planting Design & Requirements

- WH 3.6.1** Larger lawn areas may be incorporated into the landscape design within the Wilson Hayfields neighborhood, but lawns must still have a 4'-0" minimum distance from adjacent Homesites.

WH 3.15 | Docks (Inland Waterway & Lakes)

- WH 3.15.1** Low profile platform decks that are a maximum of 200 SF are allowed on the lagoon lots that have a dock easement. Docks will be reviewed by the DRB on a case-by-case basis for each lot.
- WH 3.15.2** All of the following types of water structures are permitted: Floating or fixed docks, fishing piers, and canoe/kayak ramps.
- WH3.15.3** Retaining walls with a maximum height of 30" may be built into the bank of the lagoon.

WH 4.1 | Architectural Design Objectives

- WH4.1.1** The Wilson Hayfields neighborhood has been planned as an in-town neighborhood with a more rural feel. The large expansive Homesites allow homes to be sited so that they capture the wide-open views to the lake or the equestrian fields.

WH 4.2 | Building Types

- WH4.2.1** Buildings in Wilson Hayfields may be One Story or One and a Half Story.

A.2 River Road

RR 3.6 | Planting Design & Requirements

RR3.6.1 The landscape should be vibrant with flowering edges and may be more structured and manicured in style to give the neighborhood an "in-town" look and feel. Owners are encouraged to provide an edge treatment along the street frontage and along with pedestrian entries and landscape structures. Larger lawn areas may be incorporated into the landscape design within the River Road Neighborhood, but lawns must maintain a 4' buffer between adjacent Homesites.

RR 3.8 | Fences, Walls, Monuments, Shrub Screens and Gates

Supplement to Table 3.8.3				
RIVER ROAD: Fencing is not to encompass entire homesite. Traditional fencing designs with pedestrian entries are encouraged along streetscape edges.				
	Edge Placement	Semi-Opaque Edge Treatments	Opaque Edge Treatments	Piers & Gates
STREETSCAPE EDGE: (Along the front property line)	May be located up to the property line	3' Max. Height (Traditional fencing designs)	18" - 24" in height (must be combined with a 3'-0" min. high shrub screen behind wall)	3'-6" Max. Height
SIDE EDGE:	Up to 2' from the property line	4' Max. Height. A living fence preferred.	Not Allowed	3'-6" Max. Height
REAR EDGE: (Edge that extends along the rear of the property)	Up to the rear property line	4' Max. Height. A living fence preferred.	Not Allowed	4' Max Height
Supplement to Table 3.8.3 for Lots in K4 & K6 designated for Courtyard Villa Homes: (Lots 5467, 6250, 6265, 6266, 6267, 6268, 6269, & 6270)				
	Edge Placement	Semi-Opaque Edge Treatments	Opaque Edge Treatments	Piers & Gates
FRONT PARK EDGE: (Behind the hedgerow)	May be located up to the property line	6' Max. Height	6' Max. height	6' Max. Height
SIDE EDGE PRIVACY WALL: (May encompass front courtyard, but not beyond)	May be located up to the property line	6' Max. Height.	6' Max. height	6' Max. Height
SIDE EDGE: (located beyond front courtyard)	Up to 2' from the property line	4' Max. Height. A living fence preferred.	18" - 24"	4' Max. Height
REAR EDGE: (Edge that extends along the rear of the property)	Up to the rear property line	4' Max. Height	18" - 24"	4' Max Height

RR 3.10 | Fences, Walls, Monuments, Shrub Screens and Gates

- RR3.10.1** Lots along the park and behind the hedgerow designated for Courtyard Villas (see Lot numbers and detailed requirements in Table 3.8.3), may have privacy fences that encompass the front Courtyard only. The fences may be pierced brick, solid brick, pressure treated painted wood (Charleston Green or approved color), or tabby stucco and may be built to the front and side property lines. Neighbors may tie into existing fences, or build a new fence on their side of the property line if the adjacent fence does not match their design details.

RR 3.17 | Dock Structures (Inland Waterway & Lakes)

- RR3.17.1** Owners of certain Homesites within River Road along the lakes, lagoons, and inland waterway have been granted dock easements. Each dock will be reviewed by the DRB on a case-by-case basis. Platform docks are encouraged, but covered docks will be considered by the DRB depending on location.
- RR3.17.2** Structures along the inland waterway may include structures to shelter boats, floating or fixed docks, fishing piers and canoe/kayak ramps. All structures with roofs must be visually unobtrusive and simply designed and detailed so as not to detract from the natural surroundings.
- RR3.17.3** All docks and structures should maintain a neutral color and material palette consisting of natural (not stained or painted) wood, and patrician bronze metal, standing seam roofs.
- RR3.17.4** Docks are to be designed so that they are close to the elevation of the water. Covered structures are limited to 15 feet of maximum ridge height above the dock.
- RR3.17.5** Uncovered docks may not exceed 450 square feet on the inland waterway and 150 square feet on smaller lakes and lagoons. Covered docks may not exceed 150 square feet unless the dock or a portion of the dock is utilized to cover a boat. A combined covered and uncovered dock design may not exceed 450 square feet total (still limiting the covered portion to 150 square feet). If housing a boat, the covered dock may not exceed 300 square feet. The DRB will determine the ultimate size of each dock based upon aesthetics, surrounding context and view corridors. Dock designs are not required to preserve views from neighboring properties.
- RR3.17.6** Covered docks must have a low sloping roof (6:12 or less) to be as visually unobtrusive as possible.
- RR3.17.7** Covered docks must be completely open, not enclosed. Covered docks may not be screened.

- RR3.17.8** Boat lifts are not allowed.
- RR3.17.9** Weathervanes are not allowed.
- RR3.17.10** When slopes to the lake edge exceed a grade of 6":1', steps that respond to the contours of the land may be used to access the dock. Step material may include timber or brick.
- RR3.17.11** Docks and steps to docks may be illuminated by low voltage, path lighting only.

RR 4.1 | Architectural Design Objectives

- RR4.1.1** River Road has been planned as a Garden District closely associated with Wilson Village. The architecture may incorporate historic period details and more formality as found in the surrounding old Southern towns of Charleston, Savannah and Beaufort.

RR 4.5 | Building Forms & Massing

- RR4.5.1** Buildings should be broken into groups of smaller masses to reinforce the dominance of the landscape.
- RR4.5.2** Individual building masses should not be any larger than 4,500 square feet, including all habitable floors.
- RR4.5.3** Secondary wings and additions are to be one to one and a half stories in height.

A.3 Moreland Village

Moreland Village celebrates regional traditions, with a spirit that emphasizes a simpler Lowcountry vernacular compared to the more refined architecture and landscape of Wilson Village. While each building will be influenced by the past, the vernacular architecture of Moreland Village will feature design elements that are updated and modern. Homes will be typified by simple masses and details, but high-quality building materials. Larger masses will be broken down to be more sympathetic to the vernacular context.

M 3.6 | Planting Design & Requirements

- M3.6.1** Relaxed and eclectic, but organized.
- M3.6.2** Consistent transition from street to front of house/property line articulation.
- M3.6.3** Define edge between natural areas and manicured areas. A less manicured, more organic and natural planting plan is preferred in Moreland Village.
- M3.6.4** Useable outdoor spaces connecting to porches and interior spaces.
- M3.6.5** Landscape compliments the evolution of the architecture.
- M3.6.6** Simplification of foundation plantings.
- M3.6.7** Materials authentic to the area: Tabby/oyster shell, brick, wrought iron and wood.
- M3.6.8** The condition of the edge of the bank must be specified. Limited amounts of sod are preferred. Natural grasses can be supplemented beyond the property line on edge of the bank provided the Owner maintains the area.

M 3.15 | Docks (Inland Waterway & Lakes)

- M3.15.1** All docks, regardless of area, are reviewed on a case-by-case basis.

PLAT L1 (LOTS 5566, 5567, 5568, 5569, 5570) ON LAKE BALES:

- M3.15.2** These lots on Lake Bales are intended to provide unique outdoor living experiences along the water's edge.
- M3.15.3** Covered structures along the lakes edge are allowed. These may be 16' maximum width (measured parallel to the waterline) and 24' maximum depth.
- M3.15.4** Covered lake structures may include outdoor kitchens and fireplaces. The structures should complement the main house in scale. Lake structures may only be one level. Roof terraces are not allowed. Eaves may project a maximum of 5' over the water's edge. The overall height from roof ridge to finish floor may not exceed 15'. Low-sloped roofs are required, with the maximum roof pitch being 3:12.

- M3.15.5** Docks may be fixed, floating, or a combination of the two. The dock portion that extends into the water is limited to a maximum of 200 SF. Maximum width for any portion of a dock that extends into the water is 16’.
- M3.15.6** Kayaks and canoes (including canoe variations) are the only water vessels allowed on Lake Bales. Vessels may be tied-up to the dock, but must be kept clean and in orderly condition.
- M3.15.7** Permitted materials for the dock and lake edge structures are as follows:
1. Dock materials that project out into the water may be lpe wood and non-finished pressure treated wood. Wood piles may be round or square. No painted docks or synthetic materials are allowed.
 2. Flooring material under covered structures that are engaged into the land may be tabby concrete, lpe wood, sandset brick, crushed tabby, or watershed brick pavers.
 3. Structural elements (including columns, beams, trusses, brackets, etc.) should be natural, unfinished pressure treated wood. Painted structural elements may be allowed provided they blend in with the native surroundings.
 4. The preference is for roofs to be patrician bronze standing seam or patrician bronze corrugated. Cedar shake roofs may also be permitted. Other dark metal roofs may be considered on a case-by-case basis.
- M3.15.8** Any rubber fender, cleat, built-in bench, railing, or other dock accessory is subject to DRB review.
- M3.15.9** All outdoor furnishings are subject to DRB approval since they will be seen from the entry street to Moreland Village.
- M3.15.10** Hammocks may be incorporated into the design of the docks.
- M3.15.11** Gas lighting is encouraged. Low voltage lighting along the dock is allowed. Lighting within the lake structures should be thoughtfully designed so that the buildings have a soft glow when lit at night. TVs and speakers should be discreet and properly planned to not be visible or audible from the street or the neighboring properties.
- M3.15.12** Docks and lake structures may not be built prior to the construction of the main house.

PLAT L1 (LOTS 5580-5584) AND PLATS L2, L4, and L5 ON LAKE BALES:

- M3.15.13** Fixed platform docks and floating docks are allowed in this section of Lake Bales. No covered docks are allowed. Platform docks may not have rails. Retaining walls, bulkheads, and docks built into the land are not acceptable.
- M3.15.14** The maximum platform dock size is 12’ x 10’. The platform dock may sit over the water. The top of the dock (finished floor height) should be located 18”-24” from the water surface. The dock connector piece may project 5’ into the water (measured from the edge of the

water) and can have a maximum width of 6'. The full dock, including the connector, may project a maximum of 15' into the water (measured from the edge of the water).

- M3.15.15** Wood timber steps may be used to navigate down the bank if necessary.
- M3.15.16** Dock materials may be lpe wood and non-finished pressure treated wood. No painted wood or synthetic materials are allowed.
- M3.15.17** Any rubber fender, cleat, built-in bench, or other dock accessory is subject to DRB review.
- M3.15.18** Kayaks and canoes (including canoe variations) are the only water vessels allowed on Lake Bales. Vessels may be tied up to the dock, but must be kept clean and in orderly condition.
- M3.15.19** Owners may place approved outdoor furnishings on the dock provided they are kept clean and maintained. Docks should remain clutter free and all times.
- M3.15.20** Docks and lake structures may not be built prior to the construction of the main house.

M 4.9 | Exterior Walls

- M4.9.1** Wood or fiber cement (including lapped, ship lapped, and board & batten) is the preferred material for the primary walls.
- M4.9.2** Brick is allowed as a major wall material. Generally painted brick is preferred, although natural brick may be allowed, but will be approved on a case by case basis.
- M4.9.3** Shake and shingle siding is allowed but only in very limited applications. Shake and shingle siding may not be used as the primary wall material. The use throughout Moreland Village should be kept to a minimum. It is preferred that wood shakes be used as roofing only. Where used, shake and shingle siding must be real wood (substituted materials will not be allowed). All trim and siding must exhibit squared edges (no rounded edges).

M 4.10 | Windows & Doors

- M4.10.1** Great care should be taken in the quality and arrangement of doors and windows, since they are critical elements in the integration of outdoor and indoor spaces.
- M4.10.2** Windows should be generously scaled to maximize views of the Moreland Village landscape, with triple-hung and ganged windows being very effective to this end. Doors should be numerous and sized in such a way as to create a casual relationship between the outdoors and indoors.

Composition

- M4.10.3** In some instances, the numbers and size of windows may create a glass wall effect. If this is the case, a high level of articulation should be maintained (i.e., the glass wall should still be designed with appropriate mulls, muntins, and use of required proportions).

Proportions

- M4.10.4** Windows, sashes, and glazing patterns should be vertically oriented.
- M4.10.5** Only vertically oriented rectangular windows will be allowed.
- M4.10.6** Doors should be rectangular. Doors may be solid, paneled, or glazed.

M 4.12 | Porches

- M4.12.1** The beauty of Moreland Village's natural setting and its pleasant climate makes the articulation of outdoor spaces a critical component of design. Porches and balconies are integral to Lowcountry living and, in many ways, they are the heart of the Moreland Village lifestyle.
- M4.12.2** In general, porches are an additive structure projecting from the primary volume of the house.
- M4.12.3** Columns should exhibit simple details reflecting the Lowcountry aesthetic.
- M4.12.4** Railings should also exhibit simple detailing. Wood pickets, boards, metal rods, or wire mesh may be used, and top rails should be profiled to shed water.
- M4.12.5** The ceiling structure should be exposed.

M 4.13 | Roofs

- M4.13.1** Front and side gables and hipped roofs are typical for primary masses. Secondary masses may exhibit these shapes in addition to shed roofs.
- M4.13.2** Primary roof slopes should be between 5:12 and 10:12.
- M4.13.3** Secondary roof slopes are typically less than primary roof slopes and should be between 2:12 and 5:12.
- M4.13.4** Flat roofs are only allowed for walk-outs or widows walks.

A.4 Anson Park (AP)

AP 3.6 | Planting Design & Requirements

- AP3.6.1** The planted hedgerow surrounding the lots in Anson Park is to remain. Supplementing or replacing the existing hedgerow with a different approved species may be allowed at the DRB's discretion.

AP 4.1 | Architectural Design Objectives

- AP4.1.1** Anson Park within the May River Forest should draw upon the Lowcountry, Craftsman and Shingle Style traditions to create architectural designs that are well integrated with their environment. These traditions emphasize utilizing natural building materials and handcrafted details to create buildings that are responsive to the climate, setting and site.

AP 4.2 | Building Types

- AP4.2.1** Main buildings in Anson Park may be One Story, One and a Half Story or Two Story. Secondary Structures may be One Story or One and a Half Story.

AP 4.5 | Building Forms & Massing

- AP4.5.1** Individual building Masses should not be any larger than 3,000 square feet. Secondary buildings, wings and additions may be One Story or One and a Half Story.
- AP4.5.2** In general, all continuous roof ridge lines are to be a maximum of 60'-0" in length. Roofs are to incorporate a break in the roof plane and or utilize an offset if greater than 60'-0".
- AP4.5.3** Residences are to be a minimum of 1,400 square feet.

A.5 Barge Landing (BL)

BL 3.8 | Fence, Walls, Monuments, Shrub Screens and Gates

- BL3.8.1** A fence may extend to the side property line provided it is a living fence that does not exceed 4' in height.
- BL3.8.2** Vehicular monuments may be located outside of the Building Setback Area. Vehicular gates must be located within the Building Setbacks, unless otherwise designated on the Homesite Matrix.

BL 4.1 | Architectural Design Objectives

- BL4.1.1** Located along the May River with views in every direction, the Barge Landing Neighborhood is a rural enclave set within the maritime forest. Specific lots have been designated as family compound sites. These should draw upon the historical model of the rural plantation that evolved over the years to respond to changes in lifestyles, growing families and/or technological advances. Creating a "collection" of informally sited buildings responds to the objectives of minimizing large, dominant structures, builds in flexibility for programming and future needs and establishes a family legacy for years to come.

A.6 Longfield

Landscape Buffer:

1. The front buffer on Longfield lots is to remain untouched so that the views to the structures are extremely limited. If this buffer is compromised, it must be replanted.

Outdoor Equestrian Facility Design and Maintenance

Objectives:

1. Utilize the highest standards for design and maintenance of all equestrian facilities.
2. Place equestrian facilities on a site to minimize disturbance of the existing forest and to create healthy horse interaction.
3. Design paddocks, riding rings, arenas and pasture areas with adequate drainage solutions to reduce standing water while maintaining and capturing runoff onsite.
4. Utilize efficient and high-performance irrigation and landscape materials/methods for pasture and paddock areas in order to minimize water consumption.
5. Pastures, paddocks, riding rings, turn-out areas, water and feed areas and similar unenclosed equestrian facilities are to comply with the following standards and design considerations.

Bare Ground Paddocks, Riding Rings and/or Arenas:

1. All bare ground facilities are to be located outside of the Setback Area.
2. All ground facilities are to be covered with a 4" layer of heavy grade masonry sand (or similar) to reduce offsite runoff, erosion and dust. This layer is to be maintained by the Owner as needed.
3. All bare-ground horse facilities are to be graded so that the minimum slope is 3% to ensure adequate drainage and reduce the likelihood of standing water.
4. Riding rings, arenas or similar facilities used for the exercising of horses may install a sprinkler system to reduce dust levels.
5. All equestrian facilities that require fencing are to use the approved four-board Longfield community equestrian fencing design.

Grass Pasture, Paddock or similar Equestrian Areas:

1. All grass pasture and paddock areas are generally to be located within the Building Setback Area. The front Setback Area should remain untouched.
2. Refer to the Longfield Neighborhood Charter for minimum pasture acre requirements per horse.
3. All grass pasture, paddock or related areas are to be adequately maintained to avoid the occurrence of erosion-prone areas and should be seeded with an approved grass mix.
4. If a pasture becomes overgrazed in entirety or in part, the Owner will restrict usage of affected areas so that these areas may be restored. Any denuded or erosion-prone areas are to be reseeded and temporary exclusionary fencing erected.
5. Pasture and paddock fencing are to use the existing Longfield fencing details (four-board, Charleston green).
6. The dripline areas of Landmark Oaks and hardwoods are to be avoided in paddock and pasture areas to prevent compaction and damage to the root systems. Large copses of trees are to be retained within pasture areas to provide screening and shade. Copses are to be protected as needed by fencing or similar means.

Equestrian Fence and Gate Guidelines

1. All fences and gates outside of the Settlement Area or related to equestrian uses are to utilize the approved Longfield four-board equestrian fence.
2. Each pasture, paddock or similar horse facility is to be fenced utilizing the existing Longfield fence design (four-board, Charleston green).
3. Gates may be located as needed to access trails and are to utilize the approved Longfield gate design with rider accessible latches.
4. Fencing for pasture areas should integrate with other fences on the lot.

Entry Gates and Monuments

1. Driveway entry gates and entry monuments are permitted as long as they utilize an integrated landscape treatment. Gates and monuments should transition to a planted screen or dense vegetated border.
2. Driveway entry gates are to be recessed from the property line so that they are screened from view and provide ample pullout space (25 foot minimum) from the main road. Monuments may be a maximum of 6'-6" in height. Intercoms and/or gate operators should be inconspicuously located in landscaping beside the driveway, within the property boundaries.

Equestrian Buildings

All equestrian building designs should include the following principles and requirements:

1. Simple, rectangular massing.
2. Roof planes that are broken up by a series of dormers, cupolas and/or clerestories.
3. Building materials that are closer to their natural state: Board and batten, shingle siding, either painted or stained.
4. Straightforward roof designs that predominately utilize double pitched or gable roof forms.
5. Vertically proportioned windows and doors with shutters that are shaded by roof overhangs, balconies or porches.
6. "Residential" in size and scale
7. For all equestrian building arrangements there may be a maximum of one Main Barn (as defined below), one Stable complex and up to three other Secondary Structures, as needed.
8. Any horse stalls must be a minimum of 144 SF for each horse.

Main Equestrian Structures:

1. **Main Barn:** This structure is the main "icon" building of the equestrian facility. This building may incorporate horse stalls, grooming facilities, washdown areas, living quarters, kitchens, offices, and storage of vehicles and bedding, hay and feed. It is recommended that this building be 4,000 SF, with up to 1,500 SF of living quarters.
2. **Stables:** The Stables may consist of several structures built-in addition to the Main Barn when stables are not included in the Main Barn. The Stables may also be the main equestrian structure on the lot. This complex may incorporate horse stalls, offices, living quarters and any program elements related to the grooming and maintenance of horses. It is recommended that this complex not exceed 4,000 SF of covered area.
3. These Main Equestrian Structures may have a maximum height of 30'-0" and may not have more than two stories.

Secondary Equestrian Structures:

1. The Secondary Equestrian Structures should be clearly subordinate to the Main Barn and the Stables. These buildings should be connected by breezeways or informal paths to the Main Equestrian Structures.
2. **Storage Buildings:** These buildings serve as the place to store equipment and materials related to horse keeping. These buildings may include areas for storage of equipment, vehicles, trailers, and bedding, hay and feed. It is recommended that these buildings are a maximum of 1,500 SF each.
3. **Carriage Houses:** These buildings provide for enclosed parking for trailers, vehicles and horse drawn carriages. It is recommended that this building be a maximum of 2,500 SF. It is also recommended that the living quarters within the Carriage House not exceed 1,500 SF.
4. These Secondary Equestrian Structures may have a maximum height of 25'-0" and may not be more than one and a half stories.

Dwelling Units and Residential Structures

- a. Including the Residence and all living quarters within equestrian buildings of the Carriage House, there may be no more than 3 "Dwelling Units" on the lot, as determined by the Town of Bluffton.
- b. Main Structures may have a maximum height of 42' 0" and may not be more than two and a half stories.
- b. Secondary Structures may have a maximum height of 30' 0" and may not be more than one and a half stories.
- c. Ancillary Structures may have a maximum height of 25' 0".

A.7 Moreland Forest (M1, M2, M3, M4 & M5)

Moreland Forest is located in close proximity to Moreland Village and across the inland waterway from River Road which naturally sets itself up for new architectural styling. The unique identifying architectural and landscape elements are listed in the guidelines below.

MF 1.4 | Palmetto Bluff Neighborhoods

Town Homesites M1, M2, M3, & M4 are Town Lots

Country Homesites in M5 are Country Lots

MF 2.1 | Low Impact Design (LID) Principles

The Town of Bluffton requires a compliance calculator for the M5 Lots and additional Low Impact Design Principles must be applied.

MF2.1.1 The landscape design must incorporate a number of the following elements in order to achieve the required site calculations: bioretention, permeable pavements, infiltration, rainwater harvesting, grass channels, dry and wet swales, filtering systems, storage practices, stormwater pond/wetlands, etc. Please refer to the Town of Bluffton Stormwater Compliance Calculator for more information . Approval for the calculations will come from the Town of Bluffton during the permit submittal.

MF 3.8 | Planting Design & Requirements

MF3.8.1 Lawn/sod is allowed in the zone between street curb and property line.

MF3.8.2 The front yard should consist of primarily native plantings as opposed to large areas of sod. Any required canopy trees are encouraged in this area.

MF3.8.3 Fencing should be located closer to front of the homes rather than close to the street, but smaller, low profile monuments may be located at the front property line. No vehicular gates are allowed.

MF3.8.4 Lawn/sod in the rear yards is acceptable, but should not dominate the full bank. A mix of lawn and native grasses are to be used along the bank in order to create some interest and to break up the sod. Undulating native and existing vegetation should be used and maintained 6'-12' from the water line at the bank's edge.

MF3.8.5 Any existing native vegetation along the bank's edge should be maintained if possible.

MF3.8.6 Homesites along the inland waterway should try and maintain as many existing trees outside of the building envelope as possible to help create filtered views to and from the water. If no trees exist, the Board may require a canopy tree or 1-2 understory trees along the rear top of bank to help create some visual interruption so that it is not a clear swath from setback line to setback line.

3.10 | Fences, Walls, Monuments, Shrub Screens and Gates

MF3.10.1 Refer to the Homesite Matrix for unique fence/edge requirements.

Supplement to Table 3.10.3

MORELAND FOREST

	Placement	Semi-Opaque Treatments	Opaque Treatments	Monuments & Piers
FRONT EDGE:	Fencing must be located closer to the house and inside the front setbacks. Monuments and Piers and may be located on the front property line	4' Max. Height	18" - 24" in height (must be combined with a 3'-0" min. high shrub screen behind wall)	3'-6" Max. Height
SIDE EDGE:	Up to 2' from the side property lines	4' Max. Height A living fence preferred.	Not Allowed	3'-6" Max. Height
REAR EDGE:	Up to the rear property line	4' Max. Height. A living fence preferred.	Not Allowed	4' Max Height

MF 3.12 | Driveways & Parking

MF3.12.1 Long drives should be curved and grass should be minimized near parking areas.

MF 3.15 | Docks (Inland Waterway & Lakes)

BLOCKS M1, M2, M3, M4 INLAND WATERWAY:

MF3.15.21 Docks may not be built prior to the construction of the main house.

MF3.15.22 Structures along the inland waterway may include structures to shelter boats, floating or fixed docks, fishing piers and canoe/kayak ramps. All structures with roofs must be visually unobtrusive and simply designed and detailed so as not to detract from the natural surroundings.

- MF3.15.23** All structures must be one level with a low slope roof (6:12 max).
- MF3.15.24** Dock materials may be lpe wood and non-finished pressure treated wood. No painted wood or synthetic materials are allowed for the dock structure itself. Plastic kayak ramps are not permitted. If covered, the roof material must be wood shake (a synthetic shake option may be considered with prior approval) or patrician bronze, standing seam metal.
- MF3.15.25** Docks are to be designed so that they are close to the elevation of the water. Covered structures are limited to 15 feet of maximum ridge height above the dock.
- MF3.15.26** Uncovered docks may not exceed 300 square feet on the inland waterway. Covered docks may not exceed 150 square feet unless the dock or a portion of the dock is utilized to cover a boat. In such case, the covered dock may not exceed 300 square feet. The DRB will determine the ultimate size of each dock based upon aesthetics, surrounding context and view corridors. The maximum size may not be achievable within every dock easement due to a limited dock easement size.
- MF3.15.27** Covered docks must be completely open, not enclosed. Covered docks may not be screened.
- MF3.15.28** Boat lifts are not allowed.
- MF3.15.29** Weathervanes are not allowed.
- MF3.15.30** When slopes to the waters edge exceed a grade of 6":1', timber steps that respond to the contours of the land may be used to access the dock.
- MF3.15.31** Docks and steps to docks may be illuminated by low voltage, path lighting only.
- MF3.15.32** Retaining walls with a maximum height of 30" may be built into the banks edge and incorporated with the dock design. Retaining wall materials should be natural materials that blend in with the land like wood timbers.

MF 4.1 | Architectural Design Objectives

- MF4.1.1** The home designs should have a feeling of relaxed elegance with a modern sensibility. The intent is to create a neighborhood at the crossroad between River Road and Moreland Village that has its own identity. This will be achieved through emphasizing volumes with material and color and exploring new proportions by allowing steeper roof pitches. Homes should incorporate some of the elements outlined in the Moreland Forest appendix.

MF 4.5 | Building Forms & Massing

- MF4.5.1** Taller, one story masses are encouraged to help break up the scale and proportion of elements and to allow for transom windows.
- MF4.5.2** Detached garages that connect via open breezeways or porte cocheres are encouraged over attached garage conditions. Attached garages are allowed, but it should be done in a way that makes it look as if they were two separate buildings originally.

MF 4.9 | Exterior Walls

- MF4.9.1** Masonry (painted brick or tabby stucco) may be a prominent material. Expressing the full first level in a masonry material, incorporating parapet masonry walls, full masonry structures, or including masonry accent walls should be strongly considered.
- MF4.9.2** Lighter siding materials including wood or a pre-approved wood synthetic product may be used in conjunction with the masonry elements. A hierarchy of siding exposures (the higher up, the smaller the exposure) should be considered as a design feature.
- MF4.9.3** Shake and shingle siding are allowed in Moreland Forest and should be strongly considered when not employing the use of masonry walls. Where used, shake and shingle siding must be real wood, or pre-approved synthetic materials. All trim and siding are preferred to exhibit squared edges.
- MF4.9.4** In order to create an elongated facade, eliminating the watertable is encouraged. This will create a simpler volume that is less chopped up visually.
- MF4.9.5** If all wood or pre-approved wood synthetic product in more traditional applications (like lap siding and board and batten) is preferred as the dominant exterior material, then additional Moreland Forest design elements need to be incorporated. This could include, but is not limited to color blocking, or using wood with unique finishes (e.g. reclaimed wood)

MF 4.10 | Windows

- MF4.10.1** Great care should be taken in the quality and arrangement of doors and windows, since they are critical elements in the integration of outdoor and indoor spaces.
- MF4.10.2** Windows should be generously scaled to maximize views of the Moreland Forest landscape, with triple-hung and ganged windows being very effective to this end. Doors

should be numerous and sized in such a way as to create a casual relationship between the outdoors and indoors.

Composition

MF4.10.3 In some instances, the numbers and size of windows may create a glass wall effect. If this is the case, a high level of articulation should be maintained (i.e., the glass wall should still be designed with appropriate mulls, muntins, and use of required proportions).

Proportions

MF4.10.4 Windows, sashes, and glazing patterns should be vertically proportioned. However, a horizontal opening can be achieved through a series of vertically oriented ganged windows.

MF4.10.5 Only vertically oriented rectangular windows will be allowed.

MF 4.13 | Roofs

MF4.13.1 Steeper roof pitches will be allowed (up to 16:12).

MF4.13.2 Metal, shake, and slate roofs are all encouraged. Synthetic alternatives to shake and slate might be acceptable depending on the quality of the material.

MF4.13.3 Solar panels are encouraged in Moreland Forest, but they must be located in areas that make them as visually inconspicuous as possible. They must be integrated into the overall design and aesthetic of the home and should not be a prominent feature. Solar panels (unless using a panel that sits between the metal roof seams, and is on a black roof) should not be placed on roof surfaces that face the inland waterway or the main street. A fully integrated solar roof will also be considered which would not be limit the location of the solar cells since the entire roof would be have a homogenous look.

MF 4.16 | Colors

MF4.16.1 Color Blocking (using different colors on different masses) is encouraged if it makes sense with the home design. The color blocking may be subtle or dramatic. Elevation color studies will likely be required to better understand the design intent.

Section B | Approved Plant List

The following is a list of approved plants that may be used in Palmetto Bluff.

General Notes:

* Limited use permitted when not visible from off site

** Limited use permitted in enclosed areas

TREES AND PALMS		
Botanical Name	Common Name	Natives
<i>Acer barbatum</i>	Southern Sugar Maple	x
<i>Acer negundo</i>	Box Elder	x
<i>Acer rubrum</i> var. <i>trilobum</i>	Carolina Red Maple	x
<i>Amelanchier arborea</i> var. <i>arborea</i>	Serviceberry	x
<i>Amelanchier canadensis</i>	Serviceberry	x
<i>Baccharis halimifolia</i>	Common Groundsel-bush	x
<i>Betula nigra</i>	River Birch	x
<i>Bumelia lycioides</i>	Buckthorn Bully	x
<i>Bumelia tenax</i>	Tough Bumelia	x
<i>Butia Capitata</i>	Pindo Palm	
<i>Carpinus caroliniana</i>	American Hop-hornbeam	x
<i>Carpinus caroliniana</i>	Costal American Hornback	x
<i>Carya alba</i>	Mockernut Hickory	x
<i>Carya aquatica</i>	Water Hickory	x
<i>Carya cordiformis</i>	Bitternut Hickory	x
<i>Carya glabra</i>	Pignut Hickory	x
<i>Carya illinoensis</i>	Pecan	
<i>Carya ovalis</i>	Sweet Pignut Hickory	x
<i>Carya ovata</i>	Shagbark Hickory	
<i>Carya pallida</i>	Pale Hickory	x
<i>Carya tomentosa</i>	Mockernut Hickory	x
<i>Castanea pumila</i>	Common Chinkapin	x
<i>Celtis laevigata</i>	Sugarberry	x
<i>Cercis canadensis</i>	Redbud	x
<i>Chionanthus virginicus</i>	Fringe Tree	x
<i>Cornus amomum</i>	Swamp Dogwood	
<i>Cornus asperifolia</i>	Rough-leaved Dogwood	x
<i>Cornus florida</i>	Flowering Dogwood	x
<i>Cornus foemina</i>	Southern Swamp Dogwood	x
<i>Crataegus crus-galli</i>	Cock-spur Hawthorn	x
<i>Crataegus marshalla</i>	Hawthorn	x
<i>Crataegus uniflora</i>	Hawthorn	x
<i>Cycas revoluta</i>	Sago Palm	
<i>Diospyros virginiana</i> var. <i>virginiana</i>	American Persimmon	
<i>Fagus grandifolia</i> var. <i>caroliniana</i>	White Beech	
<i>Frangula caroliniana</i>	Buckhorn	x
<i>Fraxinus americana</i>	White ash	x
<i>Fraxinus caroliniana</i>	Carolina Ash	x

TREES AND PALMS		
Botanical Name	Common Name	Natives
<i>Fraxinus pennsylvanica</i>	Green Ash	x
<i>Fraxinus tomentosa</i>	Pumpkin Ash	x
<i>Gordonia lasianthus</i>	Loblolly Bay	x
<i>Halesia carolina</i>	Carolina Silverbell	x
<i>Hamamelis virginiana</i>	Witch-Hazel	x
<i>Ilex ambigua</i>	Carolina Holly	x
<i>Ilex coriacea</i>	Large Gallberry	x
<i>Ilex opaca</i> var. <i>opaca</i>	American Holly	x
<i>Ilex opaca</i>	American Holly	x
<i>Ilex vomitoria</i>	Yaupon Holly	x
<i>Iva frutescens</i> var. <i>frutescens</i>	Southern Maritime Marsh-elder	x
<i>Juglans nigra</i>	Black Walnut	x
<i>Juniperus salicifolia</i>	Southern Red Cedar	
<i>Juniperus virginiana</i>	Eastern Red Cedar	x
<i>Lagerstroemia indica</i> *	Crape Myrtle *	
<i>Liquidambar styraciflua</i>	Sweet Gum	x
<i>Liriodendron tulipifera</i> var. <i>L</i>	Coastal Plain Tulip Tree (Yellow Poplar)	x
<i>Livistonia chinensis</i>	Chinese Fan Palm	
<i>Magnolia</i> 'Little Gem'	Little Gem Magnolia	
<i>Magnolia grandiflora</i>	Southern Magnolia	x
<i>Magnolia lilliflora</i> & hybrids	Lily Magnolia	
<i>Magnolia stellata</i>	Star Magnolia	
<i>Magnolia virginiana</i>	Sweetbay Magnolia	x
<i>Magnolia x soulangiana</i>	Saucer Magnolia	
<i>Malus angustifolia</i> var. <i>angustifolia</i>	Southern Crabapple	x
<i>Myrica cerifera</i>	Common Wax-myrtle	x
<i>Nyssa aquatica</i>	Water Tupelo	x
<i>Nyssa biflora</i>	Swamp Tupelo	x
<i>Nyssa ogeche</i>	Ogeechee Lime	x
<i>Nyssa sylvatica</i>	Black Gum	x
<i>Osmanthus americana</i>	Wild Olive	x
<i>Ostrya virginiana</i>	Eastern Hop Hornbeam	x
<i>Persea borbonia</i>	Red Bay	x
<i>Persea palustris</i>	Swamp Red-bay	x
<i>Persea pubescens</i>	Swamp Red-Bay	x
<i>Pinus elliotii</i> var. <i>elliottii</i>	Slash Pine	x
<i>Pinus glabra</i>	Spruce Pine	x
<i>Pinus palustris</i>	Longleaf Pine	x
<i>Pinus serotina</i>	Pond Pine	x
<i>Pinus taeda</i>	Loblolly Pine	x
<i>Planera aquatica</i>	Water Elm	x
<i>Platanus occidentalis</i> var. <i>occidentalis</i>	American Sycamore	
<i>Populus deltoides</i>	Cottonwood	x
<i>Prunus serotina</i> var. <i>serotina</i>	Black Cherry	x
<i>Prunus umbellata</i>	Hog Plum	x

TREES AND PALMS

Botanical Name	Common Name	Natives
<i>Quercus alba</i>	White Oak	x
<i>Quercus ausovina</i>	Bluff Oak	x
<i>Quercus chapmanii</i>	Chapman's Oak	x
<i>Quercus coccinea</i>	Scarlet Oak	x
<i>Quercus falcata</i>	Southern Red Oak	x
<i>Quercus geminata</i>	Sand Live Oak	x
<i>Quercus hemisphaerica</i>	Sand Laurel Oak	x
<i>Quercus incana</i>	Bluejack Oak	x
<i>Quercus laevis</i>	Turkey Oak	x
<i>Quercus laurifolia</i>	Laurel Oak	x
<i>Quercus lyrata</i>	Overcup Oak	x
<i>Quercus margarettiae</i>	Sand Post Oak	x
<i>Quercus marilandica</i>	Blackjack Oak	x
<i>Quercus michauxii</i>	Swamp Chestnut Oak	x
<i>Quercus myrtifolia</i>	Myrtle Oak	x
<i>Quercus nigra</i>	Water Oak	x
<i>Quercus pagoda</i>	Cherrybark Oak	x
<i>Quercus phellos</i>	Willow Oak	x
<i>Quercus similis</i>	Bottom Post Oak	x
<i>Quercus sinuata</i> var. <i>sinuata</i>	Bastard Oak	x
<i>Quercus stellata</i>	Post Oak	x
<i>Quercus velutina</i>	Black Oak	x
<i>Quercus virginiana</i>	Live Oak	x
<i>Rhapidophyllum hystrix</i>	Needle Palm	x
<i>Sabal palmetto</i>	Cabbage Palm	x
<i>Salix caroliniana</i>	Carolina Willow	x
<i>Salix nigra</i>	Black Willow	x
<i>Sassafras albidum</i>	Sassafras	x
<i>Stewartia malacodendron</i>	Silky-camelia	x
<i>Styrax americana</i>	Storax	x
<i>Styrax americanus</i> var. <i>americanus</i>	American Snowbell	x
<i>Taxodium ascendens</i>	Pond Cypress	x
<i>Taxodium disticum</i>	Bald Cypress	x
<i>Ulmus alata</i>	Winged Elm	x
<i>Ulmus americana</i> var. <i>americana</i>	American Elm	x
<i>Ulmus rubra</i>	Slippery Elm	x
<i>Viburnum dentatum</i>	Arrowwood Viburnum	x
<i>Viburnum obovatum</i>	Small Leaf Viburnum	x
<i>Viburnum rufidulum</i>	Rusty Black Haw Viburnum	x
<i>Xanthoxylum americanum</i>	Toothache-tree	x
<i>Xanthoxylum clavaberculis</i>	Hercules Club	x
<i>Xanthoxylum clava-herculis</i>	Prickly Ash	
<i>Zanthoxylum clava-herculis</i>	Toothache-tree	x

SHRUBS		
Botanical Name	Common Name	Natives
Abelia sp.*	Glossy Abelia *	
Aesculus pavia var. pavia	Red Buckeye	x
Agarista populifolia	Florida Leucothoe/Hobblebush	
Alnus serrulata	Tag Alder	x
Aralia spinosa	Hercules Club	x
Aronia arbutifolia	Red Chokecherry	
Asimina triloba	Common Pawpaw	x
Azalea sp.	Azalea 'gumpo'	
Baccharis halimifolia	Common Groundsel -bush Easter Bacharis	x
Batis maritime	Saltwort	x
Brunfelsia pauciflora	Yesterday, Today, Tomorrow	
Bunelia sp.	Buckhorn	x
Buxus microphylla japonica	Japanese Boxwood	
Buxus sempervirens 'Suff.'	English Boxwood	
Callicarpa americana	Beautyberry	
Callicarpa americana	Beauty-berry	x
Calycanthus floridus	Sweet Shrub	x
Camellia japonica *	Camellia *	
Camellia sasanqua *	Sasanqua Camellia *	
Ceanothus americanus	New Jersey Tea	
Cephalanthus occidentalis	Buttonbush	x
Choisya ternata *	Mexican Orange *	
Clethra alnifolia	Sweet Pepperbush	x
Cleyera japonica	Cleyera	
Cliftonia monophylla	Buckwheat Tree	
Crataegus viridis	Green Hawthorne	
Crinum	Lily	
Cyrilla racemiflora	White Titi	x
Cyrtomium falcatum	Holly Fern	x
Daphne odora	Winter Daphne	
Euonymus americana	Strawberry Bush	
Fatsia japonica *	Japanese Fatsia *	
Fatsia japonica *	Japanese Fatsia *	
Forestiera acuminata	Eastern Swamp-Privet	x
Forestiera godfreyi	Godfrey's River	x
Forsythia x intermedia sp.*	Forsythia *	
Fothergilla gantdnii *	Witch Alder *	x
Fothergilla major	Witch Alder	
Fothergilla minor	Dwarf Witch Alder	
Gardenia jasminoides *	Gardenia *	
Gaylussacia dunosa	Dwarf Huckleberry	x
Hedychia coronarium	Ginger Lily	
Hibiscus moscheutos	Rose Mallow	
Hibiscus syriacus	Rose-of-Sharon	
Hpericum hypericoides	St. Andrews Cross	x

SHRUBS		
Botanical Name	Common Name	Natives
<i>Hydrangea quercifolia</i> *	Oakleaf Hydrangea *	
<i>Hydrangea</i> sp. *	Hydrangea *	
<i>Hypericum patulum</i>	St. Johnswort	x
<i>Hypericum stans</i>	St. Peter's-Wort	x
<i>Ilex</i> 'Sparkleberry'		
<i>Ilex cassine</i> var. <i>cassine</i>	Dahoon Holly	x
<i>Ilex cornuta</i>	Burford Holly	
<i>Ilex deciduas</i> var. <i>decidua</i>	Possum-haw Holly	x
<i>Ilex glabra</i>	Inkberry	x
<i>Ilex laevigata</i>	Smooth Winterberry	
<i>Ilex myrtifolia</i>	Myrtle Holly	x
<i>Ilex verticillata</i>	Winterberry Holly	x
<i>Ilex vomitoria</i>	Yaupon Holly	x
<i>Illicium floridanum</i>	Florida Anise	x
<i>Itea virginica</i>	Sweetspire	x
<i>Iva imbricata</i>	Marsh Elder	
<i>Kosteletzkya virginica</i>	Seashore Mallow	
<i>Lagerstroemia indica</i> *	Crapemyrtle *	
<i>Leucothoe axillaris</i>	Fetterbush	x
<i>Leucothoe fontanesiana</i>	Highland Doggobble	
<i>Leucothoe populifolia</i>	Florida Leucothoe	
<i>Lindera benzoin</i>	Spicebush	
<i>Litsea aestivalis</i>	Pondspice	x
<i>Lonicera nitida</i>	Box Honeysuckle	
<i>Loropetalum chinense</i> *	Chinese Fringe Flower *	
<i>Loropetalum chinense</i> *	Loropetalum *	
<i>Lyonia ferruginea</i>	Staggerbush	x
<i>Lyonia ligustrina</i>	Southern Mayberry	x
<i>Lyonia lucida</i>	Fetterbush	x
<i>Magnolia virginiana</i>	Sweet Bay Magnolia	x
<i>Mahonia aquifolium</i>	Oregon Grape	
<i>Myrica cerifera</i>	Wax Myrtle	x
<i>Myrica pennsylvanica</i>	Northern Bayberry	
<i>Osmanthus americanus</i>	Devilwood	x
<i>Osmanthus fragrans</i>	Sweet Olive	
<i>Phlox carolina</i>	Carolina Phlox	
<i>Pieris japonica</i>	Japanese Andromeda	
<i>Pinckneya bracteata</i>	Fevertree	
<i>Pittosporum tobira</i>	Tobira	
<i>Pittosporum</i> 'Wheeler's'	Dwarf Tobira	x
<i>Podocarpus gracilior</i>	Fern Pine	
<i>Podocarpus macrophyllus</i>	Yew Pine	
<i>Porteranthus trifoliatus</i>	Bowman's Root	
<i>Prunus angustifolia</i> var. <i>angustifolia</i>	Chickasaw	
<i>Prunus caroliniana</i>	Carolina Cherry Laurel	x

SHRUBS		
Botanical Name	Common Name	Natives
<i>Quercus minima</i>	Dwarf live Oak	x
<i>Quercus pumila</i>	Running Oak	x
<i>Raphiolepis</i> sp.	Hawthorn	
<i>Rhododendron alaticum</i>	Dwarf Azalea	x
<i>Rhododendron austrinum</i>	Florida Flame Azalea	
<i>Rhododendron canescens</i>	Wild Azalea	x
<i>Rhododendron flammeum</i>	Oconee Azalea	
<i>Rhododendron nudiflorum</i>	Pinxter Azalea	
<i>Rhododendron</i> sp	Rhodoendron	
<i>Rhododendron viscosum</i>	Swamp Azalea	
<i>Rhus copallinum</i> var. <i>copallinum</i>	Winged sumac	x
<i>Rhus glabra</i>	Smooth Sumac	
<i>Rhus typhina</i>	Staghorn Sumac	
<i>Rosa carolina</i>	Wild Rose	x
<i>Rosa paluseris</i>	Swamp Rose	x
<i>Rosmarinus</i>	Rosemary	
<i>Sabal minor</i>	Dwarf Palmetto	x
<i>Sambucus canadensis</i>	Common Elderberry	x
<i>Serenoa repens</i>	Saw Palmetto	x
<i>Simplocos tinctoria</i>	Sweeleaf	
<i>Skimmia japonica</i>	Skimmia	
<i>Spiraea</i> sp.	Spiraea	
<i>Vaccinium crassifolium</i>	Creeping Blueberry	x
<i>Vaccinium arboreum</i>	Sparkleberry	x
<i>Vaccinium corymbosum</i>	Highbush Blueberry	x
<i>Viburnum nefidulum</i>	Blue Haw	x
<i>Viburnum nudum</i>	Possum Haw	x
<i>Viburnum dentatum</i>	Southern Arrow-Wood	
<i>Viburnum odoratissimum</i>	Sweet Viburnum	
<i>Viburnum prunifolium</i>	Black Haw	x
<i>Viburnum suspensum</i>	Sandankwa viburnum	x
<i>Viburnum tinus</i>	Laurustinus	
<i>Viburnum v.grandiflorum</i> 'Snow White'	Snow White Viburnum	
<i>Zamia furfuracea</i> *	Coontie *	

GROUND COVER		
Botanical Name	Common Name	Natives
<i>Ajuga reptans</i> *	Carpet Bugle *	x
<i>Antennaria plantaginifolia</i>	Pussytoes	
<i>Euonymus</i>	Winter Creeper	x
<i>Ilex vomitoria</i> (dwarf cultivars)	Yaupon Holly	x
<i>Liriope muscari</i>	Big Blue Lilyturf	
<i>Liriope spicata</i>	Creeping Lilyturf	
<i>Lysimachia nummularia</i>	Creeping Jenny	
<i>Mitchella repens</i>	Partridgeberry	x
<i>Ophiopogon japonicus</i>	Mondo Grass	
<i>Ophiopogon planiscapus</i>	Black Mondo Grass	x
<i>Rubus arguta</i>	Creeping Blackberry	x
<i>Trachelospermum asiaticum</i>	Asiatic Jasmine	x
<i>Uvularia sessilifolia</i>	Bellwort	

PERENNIALS, BIENNIALS, ANNUALS, AND FORBS		
Botanical Name	Common Name	Natives
<i>Achillea millefolium</i> var. <i>occidentalis</i>	American Yarrow	x
<i>Achillea</i> spp.	Yarrow	
<i>Aesclepias tuberosa</i>	Butterfly Weed	x
<i>Agalinis aphylla</i>	Gerardia	x
<i>Agalinis linifolia</i>	Gerardia	x
<i>Agalinis maritima</i>	Gerardia	x
<i>Agalinis obtusifolia</i>	Gerardia	x
<i>Agalinis pupurea</i>	Gerardia	x
<i>Agalinis virgata</i>	Gerardia	
<i>Ageratum houstonianum</i> *	Floss Flower *	x
<i>Agrimonia incisa</i>	Pineland Agrimony	x
<i>Agrimonia parviflora</i>	Southern Agrimony	x
<i>Agrimonia pubescens</i>	Downy Agrimony	
<i>Alcea rosea</i>	Hollyhock (biennial)	
<i>Aletris aurea</i>	Yellow Colic-root	x
<i>Aletris farinosa</i>	White Colic-root	x
<i>Allium canadense</i> var. <i>canadense</i>	Wild Onion	x
<i>Aquelegia canadensis</i>	Columbine	
<i>Arisaema triphyllum</i>	Jack-In-The-Pulpit	x
<i>Aristolochia serpentaria</i>	Snake Root	x
<i>Artemisia</i> spp.	Wormwood (1)	
<i>Arum italicum</i>	Italian Arum	
<i>Asclepias humistrata</i>	Fleshy Milkweed	x
<i>Asclepias lanceolata</i>	Few-flower Milkweed	x
<i>Asclepias pedicellata</i>	Stalked Milkweed	x
<i>Asclepias rubra</i>	Red Milkweed	x
<i>Asclepias tuberosa</i> ssp. <i>tuberosa</i>	Butterfly-weed	x
<i>Asclepias verticillata</i>	Whorled Milkweed	
<i>Aspidistra elatior</i>	Cast-iron Plant	

PERENNIALS, BIENNIALS, ANNUALS, AND FORBS		
Botanical Name	Common Name	Natives
<i>Aster candianus</i>	Climbing Aster	x
<i>Aster concolor</i>	Eastern Slivery Aster	x
<i>Aster dumosus</i>	Long-stalked Aster	x
<i>Aster limarifolius</i>	Stiff-leaved Aster	x
<i>Aster patens</i>	Common Claspig Aster	x
<i>Aster paternus</i>	White-topped Aster	x
<i>Aster solidagineus</i>	White-topped Aster	x
<i>Aster squarrosus</i>		
<i>Aster subulatus</i>		
<i>Aster tendulants</i>		
<i>Aster tortifolius</i>	White-topped Aster	
<i>Aster lateriflorus</i>	Goblet Aster	
<i>Bacopa caroliniana</i>	Blue Water Hyssop	
<i>Bacopa monnieri</i>	Monnier's Water-hyssop	x
<i>Bartonia verna</i>	Spring Bartonia	x
<i>Bidens bipinnata</i>	Spanish Needles	
<i>Bidens laevis</i>	Showy Bur-marigold	x
<i>Bidens mitis</i>		x
<i>Bigelovia nudata</i>	Pineland Rayless-goldenrod	x
<i>Calopagon multiflorus</i>	Multi-flowered grass	x
<i>Calopagon pallidus</i>	Pale Grass Pink Orchid	x
<i>Calopagon tuberosus</i>	Common Grass Pink Orchid	
<i>Campanula rotundifolia</i>	Bluebell Bellflower	
<i>Canna flaccida</i>	Southern Marsh Canna	
<i>Canna x generalis</i>	Canna	
<i>Chrysanthemum dencanthemum</i>	Ox-eye Daisy	x
<i>Cleistes divaricata</i>	Large Spreading Pogonia Orchid	x
<i>Coreopsis angustifolia</i>	Tickseed Coreopsis	x
<i>Coreopsis auriculata 'nana'</i>	Dwarf-eared Coreopsis	
<i>Coreopsis falcata</i>	Sickle Tickseed	x
<i>Coreopsis helianthoides</i>	Coastalplain Tickseed	x
<i>Coreopsis lanceolata</i>	Lanceleaf Tickseed	x
<i>Coreopsis major</i>	Greater Tickseed	
<i>Coreopsis spp.</i>	Tickseed	
<i>Coreopsis verticillata</i>	Whorled Tickseed	x
<i>Crinum americanus *</i>	American Lily *	
<i>Dyschoriste oblongifolia</i>	Pineland Twinflower	x
<i>Echinacea spp.</i>	Coneflower	
<i>Epidendrum conopseum</i>	Green Fly Orchid	
<i>Eryngium aquaticum var. aquaticum</i>	Marsh Eryngo	x
<i>Erythrina herbacea</i>	Cherokee	
<i>Eupatorium album</i>	White-braced Thoroughwort	
<i>Eupatorium corollata</i>	Flowering Spurge	x
<i>Eupatorium crelestinum</i>	Wild Ageratum	x
<i>Eupatorium leucolepis</i>	Savanna Eupatorium	x

PERENNIALS, BIENNIALS, ANNUALS, AND FORBS

Botanical Name	Common Name	Natives
<i>Eupatorium molrri</i>	Mohr's Eupatorium	x
<i>Eupatorium perfoliatum</i>	Boneset	x
<i>Eupatorium pilosum</i>	Ragged Eupatorium	x
<i>Eupatorium recurvans</i>	Recurved Eupatorium	x
<i>Eupatorium rotundifolium</i>	Roundleaf Eupatorium	
<i>Fragaria</i> 'Pink Panda'	Ornamental Strawberry	
<i>Gallardia</i> spp.	Blanketflower	
<i>Gardenia jasminoides</i>	Gardenia	x
<i>Gomphrena globosa</i>	Globe Amaranth (annual)	
<i>Helianthus angustifolius</i>	Swamp Sunflower	x
<i>Helianthus floridanus</i>	Florida Sunflower	x
<i>Helianthus microcephalus</i>	Small-Headed Sunflower	x
<i>Helianthus strumosus</i>	Paleleaf Woodland Sunflower	
<i>Helleborus orientalis</i>	Hellebore	
<i>Hemerocallis</i> sp.	Daylily	x
<i>Hexaletris spicata</i>	Crested Coralroot Orchid	x
<i>Hibiscus aculeatus</i>	Savannah Hibiscus	x
<i>Hibiscus moscheutos</i>	Eastern Rose-mallow	
<i>Hyacinthoides hispanica</i>	Spanish Bluebell	
<i>Hydrocotyle umbellata</i>	Marsh Pennywort	
<i>Hypericum</i> spp.	St. John's Wort	
<i>Hypericum calycinum</i>	St. Johnswort	
<i>Hypericum hypericoides</i>	St. Andrew's Cross	
<i>Iris hexagona</i>	Dixie Iris	x
<i>Iris ovata</i> var. <i>ovata</i>	Costal Plain Waterwillow	x
<i>Iris tectorum</i>	Japanese Roof Iris	
<i>Iris virginica</i>	Blue Flag Iris	
<i>Isotoma fluviatilis</i>	Blue Star Creeper	x
<i>Kosteletzkya virginica</i>	Southern Seashore Mallow	
<i>Krigia dandelion</i>	Potato Dandelion	x
<i>Lachnanthes caroliniana</i>	Redroot	x
<i>Lantana sellowiana</i> *	Trailing Lantana *	
<i>Laurentia fluviatilis</i>	Bluestar Creeper	
<i>Liatris gracilis</i>	Slender Gayfeather	x
<i>Liatris granigolia</i>	Blazing Star	x
<i>Liatris spicata</i> var. <i>resinosa</i>	Dense Gayfeather	x
<i>Liatris spicna</i>	Blazing Star	x
<i>Lilium careslvei</i>	Pine Lilly	x
<i>Lilium michauxii</i>	Carolina Lilly	
<i>Listera australis</i>	Southern Twayblade Orchid	x
<i>Lobelia cardinalis</i>	Cardinal Flower	x
<i>Lobelia glandulosa</i>	Glade Lobelia	x
<i>Lythrum lanceolatum</i>	Southern Winged Loosestrife	x
<i>Malaxis spicata</i>	Florida Adder's Mouth Orchid	x
<i>Malaxis unifolia</i>	Green Adder's Mouth Orchid	

PERENNIALS, BIENNIALS, ANNUALS, AND FORBS

Botanical Name	Common Name	Natives
<i>Malvaviscus arboreus drummondii</i>	Turk's Cap	
<i>Melanthera nivea</i>	Salt and Pepper	x
<i>Monarda punctata</i> var. <i>punctata</i>	Eastern Horse Mint	
<i>Myosotis sylvatica</i>	Forget-Me-Not	
<i>Nelumbo lutea</i>	American Lotus	x
<i>Nothoscordum bivale</i>	American False Garlic	x
<i>Nuphar advena</i> **	Broadleaf Pondlily **	x
<i>Nuphar haemum</i> **	Yellow Pond Lily **	
<i>Nymphaea odorata</i> ssp. <i>odorata</i> **	American White Waterlily **	x
<i>Oclemena reticulata</i>	Pine-barren Aster	x
<i>Oenothera humifusa</i>	Dunes Evening Primrose	x
<i>Oenothera speciosa</i>	Evening Primrose	x
<i>Oenothera biennis</i>	Biennial Evening Primrose	x
<i>Oenothera drummondii</i>	Beach Evening Primrose	
<i>Oxypolis filiformis</i>	Water Cowbane	x
<i>Parnassia caroliniana</i>	Grass-of-Parnassus	x
<i>Peltandra virginica</i>	Green Arrow	
<i>Penstemon asutralis</i>	Southern Beardtounge	x
<i>Penstemon digitalis</i>	White Beard Tongue	
<i>Pentas lanceolata</i>	Pentas (annual)	
<i>Persicaria virginiana</i>	Jumpseed	x
<i>Phlox bifida</i>	Sand Phlox	
<i>Phlox carolina</i>	Carolina Phlox	
<i>Phlox divaricata</i>	Wild Blue Phlox	
<i>Phlox glaberrima</i> var. <i>glaberrima</i>	Piedmont Smooth Phlox	x
<i>Phlox nivalis</i>	Trailing Phlox	
<i>Phlox subulata</i>	Moss Phlox	
<i>Physostegia virginiana</i>	Obedient Plant	
<i>Plantago sparsiflora</i>	Pineland Plantain	x
<i>Plantago virginica</i>	Hoary Plantain	x
<i>Platanthera ciliaris</i>	Yellow-fringed Orchid	x
<i>Platanthera cristata</i>	Crested-fringed Orchid	x
<i>Platanthera flava</i>	Southern Rein Orchid	x
<i>Platanthera integra</i>	Golden Fringless Orchid	x
<i>Platanthera nivea</i>	Snowy Orchid	x
<i>Pogonia aphiglossoides</i>	Rose Pogonia Orchid	x
<i>Polygala grandiflora</i>	Showy Milkwort	x
<i>Polygala lutea</i>	Orange Milkwort	x
<i>Polygonatum biflorum</i>	Solomon's Seal	
<i>Pontederia cordata</i> var. <i>cordata</i> **	Heartleaf Pickerelweed **	x
<i>Prenanthes alba</i>	White lettuce	x
<i>Prenanthes autumnalis</i>	Slender Rattlesnake-root	x
<i>Prenanthes serpenaria</i>	Lion's Foot	x
<i>Preroglossaspis ecrisata</i>	Spiked Medusa Orchid	x
<i>Pycnanthemum incanum</i>	Hoary Mountain-mint	x

PERENNIALS, BIENNIALS, ANNUALS, AND FORBS

Botanical Name	Common Name	Natives
<i>Rhexia alifanus</i>	Savannah Meadow-beauty	x
<i>Rhexia aristosa</i>	Awed Meadow-beauty	x
<i>Rhexia lutea</i>	Yellow Meadow-beauty	x
<i>Rhexia mariana</i>	Swollen Meadow-beauty	x
<i>Rhexia nashii</i>	Hairy Meadow-beauty	x
<i>Rhexia virginica</i>	Virginia Meadow-beauty	
<i>Rudbeckia fulgida</i>	Black-eyed Susan	x
<i>Rudbeckia hirta</i>	Woodland Black-eyed Susan	x
<i>Rudbeckia</i> spp.	Black Eyed Susan	
<i>Ruellia caroliniensis</i>	Common Wild-petunia	x
<i>Sabatia calycina</i>	Coastal Rose-Pink	x
<i>Sabatia stellaris</i>	Annual Sea-Pink	x
<i>Sagittaria lancifolia</i> var. <i>lancifolia</i>	Arrowhead	x
<i>Salvia coccinea</i>	Scarlet Sage	x
<i>Salvia lyrata</i>	Lyre-leaved Sage	x
<i>Salvia</i> spp.	Sage	
<i>Sanguinaria canadensis</i>	Bloodroot	x
<i>Santolina</i> spp.	Lavender Cotton (1)	
<i>Saracenia flava</i>	Trumpet Pitcher Plant	x
<i>Sarracenia minor</i>	Hooded Pitcher Plant	x
<i>Sarracenia rubra</i>	Red Pitcher Plant	x
<i>Saururus cernuus</i>	Lizard's Tail	x
<i>Scabiosa columbaria</i>	Pincushion Flower	
<i>Schwalbea americana</i>	Chaffseed	
<i>Scutellaria integrifolia</i>	Skullcap	x
<i>Sedum telephium</i>	Stonecrop	
<i>Sedum telephium</i>	Stonecrop	
<i>Senecio cineraria</i>	Dusty Miller	
<i>Senecio</i> spp.	Dusty Miller (1)	
<i>Sesuvium portulacastrum</i>	Large Sea-purslane	x
<i>Sisyrinchium albidum</i>	Blue-eyed Grass	x
<i>Smilacina racemosa</i>	False Solomon's Seal	
<i>Smilax pumila</i>	Dwarf smilax	x
<i>Solidago elliotii</i>	Elliott's Goldenrod	x
<i>Solidago fistulosa</i>	Hairy Pinewoods Goldenrod	x
<i>Solidago nemoralis</i>	Southern Gray Goldenrod	x
<i>Solidago odora</i> var. <i>odora</i>	Sweet Goldenrod	x
<i>Solidago petiolaris</i>	Wrinkleleaf Goldenrod	x
<i>Solidago rugosa</i>	Rough Goldenrod	x
<i>Solidago sempervirens</i>	Seaside Goldenrod	x
<i>Solidago tortifolia</i>	Leafy Pinewoods Goldenrod	x
<i>Spigelia marilandica</i>	Maryland Pink	x
<i>Spiranthes cernia</i>	Nodding Ladies Tresses Orchid	x
<i>Spiranthes laciniata</i>	Lace-lip Ladies Tresses Orchid	x
<i>Spiranthes praecox</i>	Grass-leaved Ladies Tresses	x

PERENNIALS, BIENNIALS, ANNUALS, AND FORBS		
Botanical Name	Common Name	Natives
<i>Spiranthes vernalis</i>	Spring Ladies Tresses Orchid	
<i>Stachys byzantina</i>	Lamb's Ears	
<i>Susyrinchium angustifolium</i>	Narrowleaf Blue-eyed-grass	x
<i>Symphotrichum lateriflorum</i>	Starved Aster	x
<i>Symphotrichum concolor</i>	Eastern Silvery Aster	x
<i>Symphotrichum dumosum</i>	Aster	x
<i>Symphotrichum elliotti</i>	Elliott's Aster	x
<i>Teucrium canadensis</i>	Wood-sage	x
<i>Thalia dealbata</i>	Powdery Thalia	x
Thyme sp.	Thyme	x
<i>Tipularia discolor</i>	Cranefly Orchid	
<i>Tradescantia virginiana</i>	Spiderwort	x
<i>Triadenum virginicum</i>	Marsh St. John's Wort	x
<i>Trichostema dichotomum</i>	Common Blue Curls	x
<i>Trillium maculatum</i>	Spotted Trillium	x
<i>Verbena canadensis</i> *		
<i>Verbena scabra</i>	Verbena	
<i>Verbesina occidentalis</i>	Southern Crownbread	x
<i>Verbesina walteri</i>	Walter's Wingstem	x
<i>Viola cornuta</i>	Violet	
<i>Zephyranthes atamasca</i>	Common Atamasco Lilly	x
VINES		
Botanical Name	Common Name	Natives
<i>Ampelopsis arborea</i>	Peppervine	x
<i>Bignonia capreolata</i>	Cross Vine	
<i>Bignonia capreolata</i>	Cross Vine	
<i>Campsis radicans</i>	Trumpet Creeper	
<i>Campsis radicans</i>	Trumpet Creeper	x
<i>Clematis</i>	Clematis	
<i>Clematis armandii</i>	Evergreen Clematis	
<i>Clematis paniculata</i>	Sweet Autumn Clematis	
<i>Clematis</i> spp. (except <i>terniflora</i>)	Clematis	
<i>Clytostoma callistegioides</i>	Lavender Trumpet Vine	
<i>Decumaria barbara</i>	Climbing Hydrangea	
<i>Ficus pumila</i>	Creeping Fig	
<i>Gelsemium rankinii</i>	Rankin's Trumpetflower	
<i>Gelsemium sempervirens</i>	Carolina Jessamine	
<i>Gelsemium sempervirens</i>	Yellow Jessamine	x
<i>Ipomea alba</i>	Moonflower	
<i>Ipomea purpurea</i> (native)	Native Morning Glory	
<i>Jasminum officinale</i>	White Jasmine	
<i>Lonicera fragrantissima</i>	Winter Honeysuckle	
<i>Lonicera heckrottii</i>	Coral Honeysuckle	
<i>Lonicera heckrottii</i>	Coldflame Honeysuckle	
<i>Lonicera periclymenum</i>	Woodbine	
<i>Lonicera sempervirens</i>	Trumpet Honeysuckle	

VINES		
Botanical Name	Common Name	Natives
<i>Lonicera sempervirens</i> , 'sulphurea'	Red, Yellow Trumpet Honeysuckle	x
<i>Parthenocissus quinquefolia</i>	Virginia Creeper	x
<i>Passiflora incarnata</i>	May-Pop Passionflower	x
<i>Passiflora</i> spp.	Passion Flower	
<i>Petrea volubilis</i>	Sandpaper Vine	
Rosa - Climbing Roses	Climbing Roses	
Rosa 'Aimee Vibert'	Aimee Vibert Rose	
<i>Rosa banksiae</i>	Lady Banksia Rose	
<i>Rosa banksiae</i>	Lady Bank's Rose	
<i>Rosa laevigata</i>	Cherokee Rose	
<i>Smilax</i> sp.	Smilax	
<i>Thunbergia grandiflora</i>	Sky Vine	
<i>Trachelospermum jasminoides</i>	Star Jasmine	
<i>Vitis rotundifolia</i>	Muscadine	
<i>Wisteria frutescens</i>	Native American Wisteria	
<i>Wisteria frutescens</i>	Wild Wisteria	
<i>Wisteria macrostachya</i>	Kentucky Wisteria	
GRASSES/ SEDGES/WILDFLOWERS		
Botanical Name	Common Name	Natives
<i>Agrostis altissima</i>	Coastal Bog Bentgrass	x
<i>Andropogon capillipes</i>	Coastal Broomsedge	x
<i>Andropogon gerardii</i>	Big Bluestem	x
<i>Andropogon glaucopsis</i>	Chalky Bluestem	x
<i>Andropogon glomeratus</i>	Bushy Bluestem	x
<i>Andropogon tenuispathus</i>	Broomsedge	x
<i>Andropogon virginicus</i> var. <i>virginicus</i>	Old Field Broom sedge	x
<i>Aristida lanosa</i>	Wollysheath Three-awn Grass	x
<i>Aristida purpurascens</i>	Arrowfeather	x
<i>Aristida spiciformis</i>	Bottlebrush Three-awn Grass	x
<i>Aristida stricta/beyriciana</i>	Carolina Wiregrass	x
<i>Aristida virgata</i>	Three-awn grass	x
<i>Arundinaria gigantea</i>	Switch Cane	x
<i>Asclepias humistrata</i>	Sand Milkweed	x
<i>Asclepias tuberosa</i>	Butterfly Milkweed	x
<i>Aster</i> sp.	Aster	x
<i>Axonopus affinis</i>	Common Carpet Grass	x
<i>Axonopus fissifolius</i>	Common Carpet Grass	x
<i>Axonopus furcatus</i>	Big Carpet Grass	x
<i>Bolboschoenus robustus</i>	Salt Marsh Bulrush	x
<i>Borrchia frutescens</i>	Sea Oxe-Eye	
<i>Calamagrostis 'Karl Foerster'</i>	Feather Reed Grass	
<i>Cenchrus tribuloides</i>	Dune Sandspur	x
<i>Chasmanthium latifolium</i>	River Oats	x
<i>Chasmanthium laxum</i>	Slender Spikegrass	x
<i>Chasmanthium sessiliflorum</i>	Longleaf Spikegrass	x
<i>Chimophila maculata</i>	Pipsissewa	

GRASSES/ SEDGES/WILDFLOWERS		
Botanical Name	Common Name	Natives
<i>Chrysanthemum</i> sp.	Oxe-Eye Daisy	
<i>Clasium jamaicense</i>	Sawgrass	x
<i>Clitoria mariana</i>	Butterfly Pea	
<i>Coelorachis rugosa</i>	Wrinkled Jointgrass	x
<i>Coreopsis lanceolata</i>	Coreopsis	x
<i>Cyperus haspan</i>	Sheathed Flatsedge	x
<i>Danthonia spicata</i>	Poverty Oat Grass	x
<i>Digitaria filiformis</i>	Crabgrass	x
<i>Distichlis spicata</i>	Saltgrass	x
<i>Eleocharis</i> sp.	Spikerushes	
<i>Eragrosis elliotii</i>	Elliott's Love Grass	x
<i>Eragrosis refracta</i>	Lovegrass	x
<i>Eragrotis pectinacea</i>	Carolina Lovegrass	
<i>Eragrotis spectabilis</i>	Purple Love Grass	x
<i>Erianthus giganteus</i>	Plume Grass	
<i>Erythrina herbacea</i>	Coral Bean	x
<i>Festuca paradoxa</i>	Nodding Fescue	x
<i>Galactactia volubilis</i>	Milk Vetch	
<i>Gallardia pulchella</i>	Blanket Flower	
<i>Glyceria strata</i>	Fowl Mannagrass	x
<i>Hexastylis arifolia</i>	Wild Ginger	
<i>Hibiscus aculeatus</i>	Pinelance Hibiscus	
<i>Ipomea</i> sp.	Morning Glory	
<i>Juncus effusus</i> ssp. <i>Solutus</i>	Soft Rush	x
<i>Juncus roemerianus</i>	Black Needle Rush	x
<i>Leersia hexandra</i>	Southern Cutgrass	x
<i>Leersia oryzoides</i>	Rice Cutgrass	x
<i>Liastris graminifolia</i>	Blazing Star	x
<i>Lobelia glandulosa</i>	Purple Logella	
<i>Melica mutica</i>	Two-flowered Melic	x
<i>Muhlenbergia capillaries</i>	Hairawn Muhly	x
<i>Muhlenbergia expansa</i>	Savanna Hairgrass	x
<i>Muhlenbergia filipes</i>	Sweetgrass	x
<i>Muhlenbergia sericea</i>	Dune Sweetgrass	x
<i>Oplismenus hirtellus setarius</i>	Basket Grass	x
<i>Panicum verrucosum</i>	Warry Panic Grass	x
<i>Panicum agrostoides</i>	Redtop Panic Grass	
<i>Panicum amarum</i>	Dune Panic Grass	x
<i>Panicum amarum</i>	Bitter Seabeach Grass	
<i>Panicum anceps</i>	Beaked Panic Grass	
<i>Panicum hemitomom</i>	Maidencane	x
<i>Panicum rigidium</i>	Redtop Panic Grass	x
<i>Panicum tenerum</i>	Southeastern Panic Grass	x
<i>Panicum virgatum</i>	Switchgrass	x
<i>Panicum virgatum</i> "Heavy Metal"	Heavy Metal Switch Grass	

GRASSES/ SEDGES/WILDFLOWERS		
Botanical Name	Common Name	Natives
<i>Paspalum distichum</i>	Joint Paspalum	x
<i>Paspalum laeve</i>	Brownseed Paspalum	x
<i>Paspalum praxox</i>	Early Crown Grass	x
<i>Paspalum setaceum</i>	Paspalum	x
<i>Phragmites australis</i>	Common Reed	
<i>Piprochaetium avanaceum</i>	Eastern Needlegrass	x
<i>Rhexia virginica</i>	Meadow beauty	x
<i>Rhynchospora colorata</i>	Narrowleaf Whitetop Sedge	x
<i>Saccharium alopecuoides</i>	Silver Plumegrass	x
<i>Saccharium currcatum</i>	Brown Plumegrass	x
<i>Saccharum giganteum</i>	Sugarcane Plumegrass	x
<i>Schoenoplectus tabernaemontani</i>	Soft-stem Bulrush	x
<i>Schzachyrium scoparium</i> var. <i>scoparium</i>	Common Little Bluestem	x
<i>Scirpus robustus</i>	Bulrush	
<i>Searia veridis</i>	Green Bristlegrass	x
<i>Setaria magna</i>	Giant Foxtail Grass	x
<i>Solidago</i> sp.	Golden rod	
<i>Sparana alterniflora</i>	Smooth Cordgrass	x
<i>Sparana cynosuroides</i>	Giant Cordgrass	x
<i>Spartina alterniflora</i>	Salt Marsh	x
<i>Spartina bakeri</i>	Cord Grass	x
<i>Spartina patens</i> var. <i>monogyna</i>	Marshhay	x
<i>Sperodus clandestinus</i>	Rough Dropseed	
<i>Sperodus curtisii</i>	Curtis' Dropseed	
<i>Sporobolus virginicus</i>	Seashore Dropseed	x
<i>Srenium aromaticum</i>	Toothache Grass	
<i>Stenatophorum secundatum</i>	St. Augustine Grass	x
<i>Tradescantia</i>	Spiderwort	
<i>Trillium discolor</i>	Trillium	
<i>Tripsacum dactyloides</i> var. <i>dactyloides</i>	Gamma Grass	x
<i>Uniola paniculata</i>	Sea Oats	x
<i>Verbascum thapsis</i>	Mullien	
<i>Zizaniopsis miliacea</i>	Southern Wild-rice	x
<i>Zizania aquatica</i>	Wild Rice	x
FERNS		
Botanical Name	Common Name	Natives
<i>Adiantum capillus-veneris</i>	Southern Maidenhair Fern	x
<i>Asplenium platyneuron</i>	Ebony Spleenwort	x
<i>Asplenium resiliens</i>	Blackstem Spleenwort	x
<i>Athyrium asplenioides</i>	Southern Lady Fern	
<i>Botrychium biternatum</i>	Southern Grape Fern	x
<i>Botrychium dissectum</i>	Common Grape Fern	x
<i>Botrychium virginianum</i>	Rattlesnake Fern	x
<i>Cyrtomium falcatum</i>	Holly Fern	
<i>Dryopteris erythrosorus</i>	Autumn Fern	

FERNS		
Botanical Name	Common Name	Natives
<i>Dryopteris ludoviciana</i>	Southern Wood Fern	x
<i>Equisetum hyemale</i> ssp. <i>Affine</i>	Tall Scouring-rush	x
<i>Onoclea sensibilis</i> var. <i>sensibilis</i>	Sensitive Fern	x
<i>Osmunda cinnamomea</i>	Cinnamon Fern	x
<i>Osmunda regalis</i> var. <i>spectabilis</i>	Royal Fern	x
<i>Phegopteris hexagonoptera</i>	Broad Beech Fern	x
<i>Pleopeltis polypodiodes</i>	Resurrection Fern	x
<i>Polypodium polypodiodes</i>	Resurrection Fern	
<i>Polystichum acrostichoides</i>	Christmas Fern	x
<i>Psilotum nidum</i>	Whiskfern	x
<i>Pteridium aquilinum</i>	Southern Bracken Fern	x
<i>Thelypteris kunthii</i>	Southern Shield Fern	x
<i>Thelypteris normalis</i>	Souther Wood Fern	
<i>Thelypteris palusteris</i>	Marsh Fern	x
<i>Woodwardia areolata</i>	Netted Chain Fern	x
<i>Woodwardia virginica</i>	Virginia Chain Fern	x
BULBS		
Botanical Name	Common Name	Natives
<i>Crocasmia crocosmiiflora</i>	Montbretia	
<i>Hemerocallis</i> spp.	Daylilies	
<i>Hyacinthoides hispanica</i>	Spanish Bluebells	
<i>Hyacinthoides non-scripta</i> *	English Bluebell *	
<i>Hyacinthus orientalis</i> var. <i>albulus</i>	White French-Roman Hyacinth	
<i>Ipheion uniflorum</i>	Starflower	
<i>Leucojum aestivum</i>	Summer Snowflakes	
<i>Narcissus</i>	Daffodil	
<i>Narcissus bulbocodium</i>	Hoop Petticoat Daffodil	
<i>Narcissus cyclamineus</i>	Dwarf Reflexed Jonquils	
'Jack Snipe'		
'Jetfire'		
'Tete a tete'		
<i>Narcissus odorus</i> Linnaeus 'Campernelle'	The Campernelle	
<i>Narcissus pseudonarcissus</i> 'Telemoneus Plenus'	Lent Lily	
<i>Narcissus tazetta</i>	Paperwhites	
'Grand Primo'		
'Erlcheer'		
'Avalanche'		
<i>Narcissus tazetta</i> var. <i>Orientalis</i>	Chinese Sacred lily	
<i>Narcissus triandrus</i>	Angel's Tears Hybrid Daffodils	
'Hawera'		
'Ice Wings'		
'Petrel'		
'Thalia'		
<i>Scilla peruviana</i>	Cuban lily	
<i>Zantedeschia</i> spp.	Calla lily	
<i>Zephyranthes atamasco</i>	Atamasco lily	

Section C | Definitions

Unless the context otherwise specifies or requires, the following words or phrases when capitalized in these Design Guidelines shall have the following meanings.

Ancillary Structures: Small enclosed or semi-enclosed structures, such as pool houses, pavilions, storage sheds, potting sheds, art studios and cabanas that do not include sleeping/living quarters.

Applicant: An Owner or Owner's consultant who is applying for approval for the new construction, renovation, alteration, addition or any other Improvement to any building, site or sign.

Architect: A person licensed to practice architecture per the legal requirements of the State of South Carolina.

Big House: One of two options for the Main Structure in a Family Compound. The Big House includes sleeping quarters for the original family.

Board of Stewards (Board): See definition contained in the Charter.

Buffer Zone: A Buffer Zone is maintained along Family Compound property lines. The Buffer Zone is to be 50' wide alongside property lines and 100' wide along front property lines and road easements. Thinning of trees and vegetation, beyond that required for forest and fire management purposes, is not allowed within the Buffer Zone.

Builder/Contractor: As defined in the Charter, or a licensed person or entity engaged by an Owner for the purpose of constructing any Improvement within Palmetto Bluff, or an owner self-contracting.

Building Height: Building Height is measured from average finished grade to a point at the average height of the highest roof having a pitch (exclusive of chimneys and minor roof projections).

Building Setback: The minimum distance which a building or other structure must be set back from the property line, a river or other stream, a shore or flood plain, or any other place which is deemed to need protection. The Building Setback is marked by the "Building Setback Line". The phrase "Outside the Building Setback" means the area between the property line or other boundary and the Building Setback Line. The phrase "within the Building Setback" or "within the Building Setback Lines" refers to the area between the Building Setback Lines in which improvements can be made.

Building Square Footage: The sum of the areas of all conditioned spaces of all floors of all buildings on a Homesite as measured from the exterior face of walls, including lofts, stairways, fireplaces, halls, habitable attics, above grade basements, bathrooms, and closets. A maximum Building Square Footage is specified for each Homesite, as noted on the applicable Homesite Matrix.

Building Type: The building types designated for a Homesite are One Story, One and a Half Story, Two Story and Two and a Half Story.

Bunk House (Bunkie): An informal, rustic, detached Secondary Structure used as sleeping quarters for children, grandchildren and guests. Typically, these structures would have large screened-in sleeping porches and a small bath. Bunkies would not contain kitchen facilities.

Carriage House: A secondary structure that houses vehicles as well as people. Any structure with at least one fully integrated, enclosed bay for parking a vehicle is considered a carriage house. Any living quarters over parking or living quarters adjacent to enclosed parking that is not separated by a breezeway is considered to be a Carriage House.

Civil Engineer: A person licensed to practice civil engineering per the legal requirements of the State of South Carolina.

Commercial/Mixed-Use Site (Site): Properties within the Village centers designated for commercial/mixed use.

Commissioning Authority/Agent: A professional qualified to evaluate and certify that a building is designed, constructed and functions in accordance with the Owner's specified operational requirements, such as energy conservation and indoor air quality.

Community: See definition in the Charter.

Compliance Deposit: The deposit that is required to be delivered to the DRB prior to commencing Construction Activity.

Compound: See "Family Compound."

Conservancy: The Palmetto Bluff Conservancy is a non-profit organization dedicated to protecting the natural resources of Palmetto Bluff. The Conservancy is the keeper of the natural and historical world of Palmetto Bluff, and the organization responsible for educating everyone involved in the development of a new piece of property.

Construction Activity: Any site disturbance, construction, addition or alteration of any building, landscaping or any other improvement on any Construction Site.

Construction Area: The area in which all Construction Activity, including Construction Vehicle parking, is confined on a particular Lot.

Construction Site: A site upon which Construction Activity takes place.

Construction Vehicle: Any car, truck, tractor, trailer or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site.

Consultant: A person retained by an Owner to provide professional advice or services.

Cottage: Cottages are Secondary Structures. A cottage is a small (usually 1,500 SF or less) Dwelling Unit that is usually one or one and half stories in height. It may have an attached car port as long as it is covered but not enclosed. A Cottage typically does not exceed 2,000 SF in size (based on Heated SF)

Country Homesite: A Homesite located in a Country Neighborhood.

Country Neighborhood: A neighborhood that is designated as a Country Neighborhood in Section 1.4.

Design & Construction Guidelines (Guidelines): The architectural, design and construction regulations, restrictions and review procedures adopted and enforced by the DRB as set forth in these Guidelines and any future books or addenda that may be adopted by the DRB. Refer also to definition in the Charter.

Design Review Board (DRB): The Design Review Board appointed by the Board of Stewards as provided in the Charter to review and either approve or disapprove proposals and/or plans and specifications for the construction, exterior additions, landscaping, or changes and alterations within Palmetto Bluff.

Dwelling Unit: Dwelling Units are defined as detached structures that incorporate both bedrooms and kitchen facilities.

Excavation: Any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching that results in the removal of earth, rock or other substance from a depth of more than 12 inches below the natural surface of the land or any grading of the surface.

Family Compound (Compound): Private residential properties within the Headwaters Neighborhood. Family Compounds break up building masses into separate structures, indicative of each building's function and reflective of the evolutionary development of a rural homestead. See definition in the Charter.

Fill: Any addition of earth, rock or other materials to the surface of the land, which increases the natural elevation of such surface.

Gathering House: One of two options for the Main Structure in a Family Compound, which is the central meeting, gathering, cooking, and dining area or where all "family" functions occur. This building does not incorporate any bedrooms.

Homesite: Private residential properties within Palmetto Bluff

Homesite Matrix (Matrix): The companion document to Neighborhood Plans which quantifies the design criteria including but not limited to, Setbacks, Building Type, maximum Building Height, maximum Building Square Footage and Maximum Coverage Area.

Improvement: Any changes, exterior alterations, additions or installations on a Compound and/or Homesite including any grading, Excavation, Fill, clearing, and construction or installation of a Residence or buildings, Outbuildings, roads, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, hedges, posts, fences, signs, mailboxes, sports and play equipment or any structure of any type or kind.

Improvement Envelope: That portion of a Compound or Homesite in which all horizontal and vertical improvements may take place, including, but not limited to, all vertical structures, terraces, pools, auto courts and grading. The area of the Improvement Envelope is established by the Building Setback Lines. The exception to this is that in lots designated as Town Homesites, some edge conditions and horizontal improvements may be carried beyond Building Setback Lines (that is, outside the Building Setbacks). Country Homesites must contain all improvements within the Building Setback Lines (within the Building Setback Area) with the exception of the singular drive cut that enters through the front buffer.

Inland Waterway: Inland, non-tidal tracts of freshwater located within Palmetto Bluff.

Landscape Architect: A person licensed to practice landscape architecture per the legal requirements of the State of South Carolina.

Light Reflective Value (LRV): The light reflective value is a classification system by which paint manufacturers categorize the reflectivity of various paints. Country Homesites must maintain an LRV of 75% or lower for the main wall color.

Low Emissivity (Low-e): Emissivity is a measure of how much heat is emitted from an object by radiation. Low-emissivity, or low-e, coatings are put on windowpanes to reduce the amount of heat they give off through radiation.

Main House: The dominant structure on a property.

Managed Forest: The interior of the island, comprising approximately 6,500 acres, that is now protected in perpetuity as open space by a development agreement with the Town of Bluffton.

Mass or Massing: The overall size, volume, spread, expression and articulation of building forms, including the main house, Secondary Structures, Ancillary Structures, Outbuildings, covered terraces and other roofed areas, as they relate to the topography and landscape of each particular property. Compliance with the maximum Building Square Footage requirement is necessary, but may not be sufficient, to demonstrate a building has complied with Massing requirements as described in these Guidelines.

Master Plan: See definition contained in the Charter.

Maximum Coverage Area: The maximum portion of a Homesite that may be covered by a building and/or any other impervious surface, including, but not limited to, porches, service yard pads, courtyards, decks, swimming pools and terraces, and driveways. Sand-set pavers only have to count 50% of their area against the impervious coverage.

Maximum Gross Square Footage: The sum of the gross horizontal areas of all floors of a building measured to the exterior face of walls, including but not limited to lofts, stairways, fireplaces, halls, habitable attics, bathrooms, closets and storage or utility/mechanical areas, but not including crawl spaces, garages or areas designed for parking.

Natural Area: The area of a Homesite that lies outside of the Improvement Envelope on Country Homesites and View Corridor Area. The Natural Area is to remain essentially in a natural and forested state to create screens that obscure built Improvements from neighboring Homesites, streets, lakes, the May River and the golf course. With the exception of driveways, the Natural Area may not contain any hardscape elements, such as buildings, terraces, pools, spas, auto courts and/or landscape structures.

Neighborhood Plan: The overall development plan for residential Homesites and Commercial/Mixed-Use Sites within Country or Town areas, demonstrating the general relationship of all buildings within the neighborhood to each other, the neighborhood streetscape and other public spaces. The Community Plan's accompanying document, the Homesite Matrix, provides quantitative information regarding the design patterns illustrated on the Community Plan.

One Story: The One Story Building Type organizes living spaces on one floor and utilizes high roof volumes and attic spaces primarily to introduce ventilation and light.

One and a Half Story: The One and a Half Story Building Type organizes living spaces on two floors with the second floor being tucked into the roof structure utilizing dormers, gables and/or similar roof designs.

Outbuilding: An ancillary structure that is subordinate to, and separate in use from, the main house. Outbuildings may be either detached from, or connected to, the main house by minor architectural elements such as breezeways, trellises and porches. Outbuildings may include cart parking, garages, pavilions, gardening sheds, home offices or art studios. Outbuildings may not be built prior to construction of a Dwelling Unit.

Owner: See definition contained in the Charter.

Palmetto Bluff Building Permit: Different from the Town of Bluffton Building Permit, this permit is issued internally by the DRB once the Construction Application is complete. Construction may not commence until the Palmetto Bluff Building Permit is received and posted on the construction sign.

Palmetto Bluff Community Charter (Charter): One of the legal Governing Documents recorded by Palmetto Bluff Development, LLC. The Charter creates obligations that are binding upon the Trust and all present and future Owners of property in Palmetto Bluff and serves as a framework for community governance reflective of the priority given to the preservation of Palmetto Bluff's rich history, abundant wildlife, natural beauty and critical fresh and salt water environments.

Property Owner's Association (POA): Also referred to as the Preservation Trust (Trust). See definition contained in the Charter.

Professional Engineer: A person licensed to practice as a professional engineer within the State of South Carolina.

Rapidly Renewable Material: Materials that are manufactured or produced from natural resources that are easily and quickly renewed (within two years).

Residence: The building or buildings, including any garage or other accessory building, used for residential purposes, and any improvements constructed in connection therewith. In the Charter, a "Residence" is referred to as a "Dwelling".

River Protection Overlay District (RPOD): A section of the Beaufort County Development Standards Ordinance governing the construction of all new buildings and the expansion of all existing buildings within a specified setback from all Outstanding Resource Waters.

River Protection Overlay District Setback Area: The area between the RPOD Setback Line and the Office of Ocean and Coastal Resource Management Critical Line, the development of which is governed by the RPOD guidelines.

Secondary Structure: A Dwelling Unit that falls under one of the following two building types: Carriage House or Cottage.

Spec Home: A Residence constructed for the sole purpose of subsequent sale.

Story: That portion of any building (including garage) included between the surface of any floor and the surface of the floor above it, or if there is no floor above, then the space between the floor and the ceiling next above it. Any portion of a Story exceeding 18' in height shall be considered as an additional Story for each 18' or fraction thereof. If the finished floor level directly above a basement or cellar is more than 6' above grade, such basement shall be considered a Story.

Sustainable Design (Sustainable, Sustainability): The implementation of environmentally sensitive and resource conserving techniques into the design of a building and associated landscape. Sustainable Design is intended to create buildings that are integrated with the local landscape and climate to create a healthier living environment for the building's inhabitants and neighbors.

Town Homesite: A Homesite located in a Town Neighborhood.

Town Neighborhood: A neighborhood that is designated as a Town Neighborhood in Section 1.4.

Two and a Half Story: The Two and a Half Story Building Type organizes living on three floors with third floor living spaces contained in above-ground basements or tucked into the roof structure utilizing dormers, gables and/or similar roof designs.

Trust: See definition contained in the Charter.

Two Story: The Two Story Building Type organizes living on two floors in the main volume and may include two story full-length porches along one or more facades. The second floor living space may be a full second floor living area, tucked into the roof structure by utilizing dormers, gables and/or similar roof designs, or contained in above-ground basements.

View Corridor Area: As indicated on the Matrix, specific Homesites may include a View Corridor Area adjacent to the golf course or lake. The View Corridor Area is defined as the area extending from the rear corners of the Improvement Envelope to the rear property corners. Within the View Corridor Area, selective tree removal and landscape modification may occur to open up views while still providing a layer of vegetative screening between vertical improvements and the lake and/or golf course. Built Improvements may not extend into the View Corridor Area.



PALMETTO BLUFF