

RESIDENTIAL DESIGN GUIDELINES

RIVERSIDE at CAROLINA PARK



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SECTION 1 - INTRODUCTION

PROJECT SUMMARY

Carolina Park (“Community”) is a mixed-use development of approximately 1,700 Acres located in the Town of Mount Pleasant with a master plan that provides for business and commercial districts, civic sites, educational facilities, churches, health care facilities, parks, and residential neighborhoods. Riverside is a 545 acre section of Carolina Park featuring larger lots, expansive green space and lower density zoning. The following Residential Design Guidelines are unique to Riverside and intended to maximize the benefits of its open space and natural beauty.

PURPOSE AND OBJECTIVES OF THE RESIDENTIAL DESIGN GUIDELINES

The purpose of these guidelines is to establish the development requirements, architectural standards, site planning standards, and landscaping requirements for the residential Riverside neighborhood. The criteria as set forth will aid homeowners, builders, and their consultants to understand the importance of creating a cohesive planned community by developing plans for each home and residential lot that lend themselves to the highest standards of neighborhood design and the architectural traditions of the South Carolina Low Country. It is the intent of these guidelines to achieve this goal by outlining standards for streetscape, setbacks, lot sizes, site preparation, fences, walls, signage, mailboxes, landscaping, and architectural standards that detail the exterior materials for each home.

The creation and implementation of the Residential Design Guidelines for Riverside are to accomplish the following objectives for the benefit of the Owners of residential property within the Community:

- (a) Protect property values and enhance the real estate investment via reasonable appreciation of property values by ensuring a well-planned and meticulously maintained development;
- (b) Create an attractive and efficient residential environment through sound land use planning and design principles that exceed industry standards;
- (c) Ensure harmonious relationships between land uses, architectural styles, signage, and landscaping through planning coordination and design continuity;
- (d) Encourage imaginative and innovative planning that respects the environment and produces a high standard of architectural design;
- (e) Prevent owners of residential property or other entities from building structures or developing property within the Community that is to the detriment of any other owners of residential property;
- (f) Ensure that the location and configuration of structures are visually harmonious with the environment, with the vegetation of the residential lot, and with surrounding residential lots and structures, and does not unnecessarily block scenic views from existing structures or tend to dominate any general development or the natural landscape of the property;
- (g) Ensure that the architectural design of structures and their materials and colors are visually harmonious with the overall appearance of the property, with the region’s historical and cultural heritage, with surrounding development, with natural land forms and native vegetation, and with development plans officially approved by the Developer or any governmental or public authority, if any, for the areas in which the structures are proposed to be located within the Community;



(h) Ensure landscaping plans provide visually pleasing settings for structures and the lot, for adjoining or nearby lots, and blend harmoniously with the natural landscape of the property.

As the Community evolves and matures over time, the design guidelines will serve as a cornerstone for proposed new construction as well as modifications to existing structures, and to ensure that any changes affecting existing structures are consistent with the standards outlined in the design guidelines; thereby, maintaining the value, character, and quality of the residential neighborhoods within Riverside.

MASTER PLAN FOR RESIDENTIAL NEIGHBORHOODS

The layout of the residential neighborhoods has been designed to promote the traditional building pattern of mixed residential development which historically forms a vibrant, active, and cohesive neighborhood unit amongst a diverse mix of residential product types while preserving the natural characteristics of the property such as grand trees, wetland areas, buffers, marsh front, and tidal creeks. Neighborhoods are set within this framework to promote compatibility between development and the environment by an interconnection of streets, public walkways, and nature trails that provide for a seamless blend of land uses that can be easily accessed by the residents of the Community.

GOVERNMENTAL AUTHORITY

The planning and development of the residential components at Riverside is subject to the requirements of the Development Agreement between the Town of Mount Pleasant and CDM of Charleston, LLC executed in September 2011 which may be further amended from time to time by the parties. As outlined in the Development Agreement, Carolina Park is bound by the development regulations of the Town of Mount Pleasant with certain modifications defined in the Development Agreement. The Town of Mount Pleasant is responsible for administering the development regulations which are included as a part of the Development Agreement. The development regulations with certain modifications defined in the Development Agreement, are referred to as the "Current Regulations". Copies of the Current Regulations can be obtained from the Carolina Park Design Review Board for a reasonable fee set forth by the Carolina Park Riverside Association. Developers, Builders, and Homeowners are encouraged to obtain and understand this document prior to any planning, development, or construction activities within Riverside.

The Residential Design Guidelines set forth by this document are not intended to take precedence over any laws, statutes, ordinances, rules, or regulations of the Federal Government, the State of South Carolina, Charleston County, the Town of Mount Pleasant, or any other governmental authority having jurisdiction over the property, the provisions of the Development Agreement, or any recorded covenants imposed on the property (all of which are hereinafter referred to the "Applicable Rules") that govern the planning, development, and construction of the project. Unless otherwise provided in the Residential Design Guidelines, the most stringent of the requirements, whether in the Applicable Rules or in the Residential Design Guidelines shall govern the planning, development, and construction of the project.

The Residential Design Guidelines set forth in this document and attachments hereto are the basis upon which the site plans and architectural plans will be reviewed and subsequently approved by the Carolina Park Riverside Association's Design Review Board (referred to hereinafter as the "DRB"). Any deviations from the guidelines are subject to the approval of the DRB in accordance with the covenants recorded on the property. The approval of plans, details, specifications, or any other documents submitted before the DRB shall not relieve a Lot Owner, Builder, or Homeowner of the responsibility of complying with the Applicable Rules.



LIMITING CONDITIONS

The schematics and/or written requirements that are outlined within the Residential Design Guidelines are intended to convey the composition and framework for the design of the neighborhood and its building structures.

Any use by any party of the name "Carolina Park Development, LLC", "Carolina Park", and "Riverside at Carolina Park", the use of any of the logos or service marks associated with Carolina Park must be approved in written form by Carolina Park Development, LLC.



SECTION 2 – NEIGHBORHOOD STANDARDS

STREET DESIGN

The streets and roads within Carolina Park comprise a large percentage of the public realm within the project. As such, streets have been designed to promote interconnectivity between neighborhoods to serve not only as access and vehicular circulation to and within the project, but also accommodate pedestrian movement and interaction amongst residents by the incorporation of a trail system and sidewalks along both sides of the street. With the installation of streetlights, planting of street trees, and installation of street signage, the streetscape creates a sense of scale and character that correlates with the architectural elements of the neighborhood.

STREETScape

The area between the back of curb and the road right-of-way within the residential neighborhoods will incorporate a sidewalk, street trees, and grass areas; the installation and maintenance of which shall be the responsibility of the owner of the residential lot adjacent to the road right-of-way.

SIDEWALKS AND PATHWAYS

A network of sidewalks and pathways shall be incorporated into the residential neighborhoods to provide linkages, beyond the vehicular network of streets and roads, from the residential neighborhoods to common facilities such as parks and recreational areas, schools, amenity centers, churches, civic buildings, businesses, and commercial areas. The intent is to provide a safe, comfortable, and convenient network of paths for pedestrians and bicyclists to move throughout the community.

- Sidewalks shall be concrete and are required on both sides of the street in the residential areas. Corner lots shall have sidewalks along both sides adjacent to the road.
- Sidewalks and Pathways in areas other than the residential neighborhoods may vary in width depending on projected volume of traffic and its intended use, and constructed with asphalt, concrete, pavers (clay or concrete), boardwalks, plantation mix, or the use of mulch in woodland areas.
- Sidewalks along the road right-of-way shall be 4 feet in width and located 7 feet behind the back of curb. The Builder shall install sidewalks, including handicap ramps, as part of the building process. Upon acceptance, sidewalks are maintained by the Town of Mount Pleasant.
- Sidewalks and Pathways other than those located in the road right-of-way shall be maintained by the Carolina Park Riverside Association or as may be applicable within the Community, a Subordinate Association.
- Sidewalks and Pathways may be located in common areas or buffer areas at the discretion of the Developer.
- Sidewalks and Pathways shall strive to cross a street or road, wherever possible, at vehicular intersections.
- Walkways are also required from the front door of the house to the front sidewalk or from the front door of the house to the driveway. The width of this walk is typically 4 feet unless site-specific or other conditions warrant a variance from the DRB. Materials for the walk may be concrete (broom finish, tabby, stamped or salt finish) or colored concrete (beige or grey tones), pavers (brick or concrete) or natural stone. Walkways should be flush with the ground. If a step(s) is needed, the step(s) shall be brick, or border landscaping is required to be incorporated into the area with the step(s).



LOT SIZES

The widths and depths of lots vary within the Riverside neighborhood and meet the minimum standards for width, depth, and square footage as established for each zoning district per the Development Agreement.

Any submittals to the DRB shall be in writing and shall indicate lot number and/or street address.

HOME SIZES

In order to maintain visual consistency within the Riverside neighborhood, minimum and maximum house sizes have been developed as part of the neighborhood standards. The heated portion of a detached single-family house must be no less than 2,400 s.f. and no more than 5,200 s.f.

SETBACKS / BUILD TO LINES

Front and side “Build-to Lines” have been established to provide continuity in the relationship of the home and street from lot to lot. On rectilinear lots, the front Build to Line is set at a minimum of 20 to a maximum of 35 feet back from the right of way depending on the depth of the lot and placement of adjacent homes. Final placement will be approved by the DRB. At least 60 percent of the building’s frontage must be built at the Build to Line unless site specific conditions would warrant an exception from the DRB. On lots with curved frontages, unusual shapes, grand trees or other significant features, exceptions may be granted as determined by the DRB.

GARAGES

A key element in enhancing the element of neighborhood design is the relationship of the garage to the home and its correlation with the street. This is achieved by emphasizing the architectural presence of the home by detaching the garage from the home and/or recessing the garage from the front façade in the case of front entry garages. Riverside allows a range of garage solutions provided that the design is architecturally pleasing and functional.

Below are acceptable garage solutions:

A. Front Entry Garages

Front entry garages are permitted, although side entry garages and detached front entry garages behind the home are encouraged. The added benefits of a detached garage are better design flexibility of the house plan, more exterior walls for better views, enhanced tree preservation opportunities, a more efficient use of lot area, and a de-emphasis of the garage element from the streetscape. Garages should usually be oriented so they are on the opposite side of the house from the main flow of street traffic. The reason for this orientation is to further emphasize the architecture of the house, and to downplay the car storage area.

Front-entry garages attached to the home shall be recessed from the front façade, positioned at a minimum of twenty feet (20’) from the front porch.

B. Side Entry Garages

Side entry garages are preferred on lots with adequate width.

C. Rear Entry Garages

The garage can be placed at the rear of the house, either attached to the house or detached on lots that do not back up to greenway or open space. The garage can be accessed from the street in front of the house with an eleven foot maximum width driveway leading to a rear turnout.

D. Detached or Rear Garage

A major element of the development philosophy of Riverside is to downplay the presence of garages and accentuate the relationship of the house to the street. There are a number of advantages that occur by taking this design approach:

1. Enhancement of Streetscape – The placement of the garage element to the rear of the property provides a more varied and interesting streetscape as a part of the overall development pattern
2. Better House Planning — The separation of the garage from the house allows for a more open and spacious floor plan since the garage does not block off a substantial exterior portion of the house. The detached garage can serve as a means to help define backyard areas and create privacy between neighbors.
3. Development of Space Above the Garage — Provides opportunity for a separated space for a home office, guest suite or studio apartment
4. Diversity of Design — The detached garage will allow for greater diversity in exterior house design, creating a more appealing neighborhood.
5. Preservation of Trees — The detached garage will allow more flexibility in home and garage placement on the lot so that more trees can be accommodated in site planning.

All corner lots are required to have detached garages with access from a side street.

The design of a house plan with a detached garage must adhere to the following DRB guidelines:

1. The minimum rear yard setback for rear facing detached garages on an alley is 18 feet, which would allow cars to park behind the garage and not block the alley.
2. A detached garage (with or without second floor development) cannot exceed a building footprint of 600 square feet as per Town Ordinances.

Garage doors seen from the street shall be the width of a single car space; therefore, a two-car garage shall have two separate garage doors. This allows for the doors to be in proportion to the front or side elevation of the home. No more than two garage doors may face the street unless the garage is detached and at the rear of the lot. Maximum height for garage doors shall be 8' at detached garages at the rear of the lot and 7' for front-entry attached garages. Garage doors provide an important architectural element and shall embody the overall style and characteristics of the home. Wood (painted or stained), composite, or prefinished metal are permitted materials. All garage doors require material selection pre-approval. Base-level aluminum doors are not permitted.

Front entry garages not recessed from the façade of the home and courtyard style homes that have the garage in front of the main body of the home with garage doors perpendicular to the street shall not be permitted in the Riverside neighborhood.

On homes with attached garages where garage doors are set at right angles to the street, the garage wall facing the street does not need to be set back the 20 feet required for garage doors facing the street. In these instances, side entry garages may protrude a maximum of 5 ft from the main body of the home. In cases where an attached or detached two-story garage faces the street, an architectural element that complements the design of the house should be included above the garage door. Examples include a shed roof, arbor, or other features as approved by the DRB.



DRIVEWAYS

No driveway can be closer than 50 feet to a street intersection as measured from the right-of-way line to the edge of the driveway. Homes shall be restricted to one driveway per lot. Driveways are required to be placed at least three feet off the property line. Exceptions may be granted in certain cases with lots widths or other factors dictate otherwise. Driveways shall be a maximum width of twelve feet (12') at the street with a radius or flare not to exceed three feet (3') along the curb. The width of the driveway may be widened beyond the front setback line to provide for two-car parking, entry into the garage, or as may be approved by the DRB; however, this taper shall be restricted to within thirty feet (30') of the garage entry. On front entry garages, no more than two garage doors may face the street; therefore, the maximum pavement width at the garage is 24 feet. In order to allow a recommended 18-inch minimum plant bed, driveway materials shall not abut the residential structure, except at the garage entry. Driveways with a total length from garage to the curb of 110 feet or greater will require a slight bend to break up the long straightaway.

Driveway materials acceptable within the neighborhood are concrete (broom, tabby, stamped, or salt finish), concrete pavers, clay pavers, stone, or a combination of the above materials, or other materials as may be approved by the DRB. Asphalt driveways shall not be permitted within Carolina Park.

HOME IDENTIFICATION

House numbers shall be clearly visible from the street and coincide with the 911 Numerical Listing as approved by the local governing agency. The style, scale, and size of the house numbers shall be approved by the DRB; and as applicable, shall be in compliance with the Applicable Rules. To maintain a look of consistency, a vertical orientation of house numbers is encouraged.

MAILBOXES

Community mailboxes are a requirement of the U.S. Postal Service for this development; therefore, private mailboxes are not allowed. Developer shall provide community mailboxes throughout the development and the U.S. Postal Service assigns one incoming mail unit per lot. Builder is required to reimburse Developer a mailbox fee based on Developer's actual direct costs.

ANTENNAS AND SATELLITE DISHES

No exterior antennas shall be installed on any residential lot or attached to any residential structure (house or detached garage) in the Community.

Satellite dishes are permissible with approved application; however, the satellite dish shall not exceed 18" in diameter, must not be visible from any street or green space, should if at all possible be attached to a residential structure (house or detached garage) to minimize the visual impact of the satellite dish, and prior to installation the location of the satellite dish must be approved by the DRB. Dishes and wiring are required to be painted an inconspicuous color to blend in with the surrounding environment. Additional landscaping may be required to screen views of the satellite dish.

OPEN SPACE

Open space such as parks, buffers, ponds, and greenways are provided throughout the Community by the Developer. These spaces serve as focal points for the layout of the residential lots within each phase of the development and typically act as gathering places for neighborhood interaction between the residents.



WETLANDS

The preservation of wetlands and the establishment of wetland buffers have been approved by the Office of Coastal Resource Management (OCRM) and the Army Corps of Engineers. The development of the Community shall comply with the permit requirements set forth by the governmental authority and as such the developer, builder, homeowners, and their consultants shall follow and abide by all rules and regulations and/or any covenants and restrictions for the property as established by the governing authority with respect to such wetlands or wetland buffers.

ANTI-MONOTONY CODE

A critical component to the success of a neighborhood streetscape is a diversity of elevations from house to house; therefore, each house should present an individual character through color, plan, and placement within the Community. No house of the same elevation without significant modification shall be permitted by the DRB within sight distance of an approved house. Houses of the same color scheme may be approved within sight distance if the proposed home is not adjacent to, directly facing, or located diagonally across the street to a house of such color scheme. Certain commonly used color schemes, such as whites, beiges and grays may not be considered a violation of the anti-monotony code at the discretion of the DRB. In Riverside, a diversity of garage types is encouraged and is subject to the review of the anti-monotony code.



SECTION 3 – LOT DEVELOPMENT STANDARDS

Carolina Park –Riverside District

ATTN: Use DRB approved standard unless written exception is granted.

Dimensional Standards- Setbacks	DRB Approved	PD Minimum
Front Yard	25-35 ft.	15 ft.
Street Side Yard	10 ft.	10 ft.
Side Yard with Adjacent Alley	10 ft.	10 ft.
Side Yard	5 ft.	5 ft.
Rear Yard	15 ft.	10 ft.
Accessory Dwelling Units- Side Yard	5 ft.	5 ft.
Accessory Dwelling Units- Rear Yard	5 ft.	5 ft.
Other Accessory Structures- Side Yard	5 ft.	5 ft.
Other Accessory Structures- Rear Yard	5 ft.	5 ft.
Phase K.2 Estate Lots - setbacks (front, side, rear)	50 ft.	5 ft.
Phase K.2 Estate Lots - accessory structures	20 ft.	5 ft.
Building Coverage (maximum)	40% of Lot	40% of Lot
Height (maximum)		
Principal Structure	45 ft.	45 ft.
Accessory Dwelling Unit	25 ft.	25 ft.
Accessory Structure	25 ft.	25 ft.
Other		
Maximum Driveway Width	12 ft.	N/A
Maximum Front Walkway Width	7 ft.	N/A
Driveway Offset From Property Line- Minimum	3 ft.	N/A

1. Front setbacks shall be adjusted to preserve as many existing trees in the front yard as possible. In general, homes with attached garages should have a 35' setback and homes with detached garages a 25' setback.
2. Existing trees and natural areas are regarded as an essential part of Carolina Park and must be preserved where possible. Owners and builders may not remove trees prior to final approval of plans by the DRB.
3. Accessory structure to have the option to leave the interior unfinished, and/or have the option to include a sink or bathroom in a finished space.
4. Front-entry garages attached to the home shall be recessed from the front façade, positioned at a minimum of twenty feet (20') from the front porch.
5. Houses located outside of flood zones shall be constructed with an FFE 31" – 48".
6. Principal roof should be symmetrical gable or hip style with a roof slope of 8:12 to 12:12.
7. Front porches should span at least 55% of the width of the main mass of the home.

SECTION 4 – SITE PREPARATION

CLEARING

Site clearing of a specific lot shall be kept to a minimum and alterations to natural drainage ways shall be avoided. All hardwood trees 16" or greater caliper shall require approval before removal. Clearing shall be in accordance with permit document(s) and the Applicable Rules that govern the planning, development, and construction of the project. If applicable, a clearing plan shall be approved by the local governing agency prior to the commencement of any clearing activities. On-site approval shall also be required for all clearing outside ten feet of the building footprint. After the site plan has been approved and building corners have been staked, an on-site meeting shall be conducted to establish clearing limits.

Existing trees and natural areas are regarded as an essential part of Carolina Park and must be preserved where possible. One of the primary goals is to minimize the disturbance of the existing ecological systems and to preserve existing trees. Owners and builders may not remove trees prior to final approval of plans by the DRB.

The following measures will be undertaken to ensure preservation of existing vegetation:

1. A tree survey should be obtained that shows the location, species, and canopy width of hardwood trees 16 inches in caliper and above. It will ultimately be the responsibility of the builder/owner to verify that the information contained on the tree survey is accurate or has not been changed prior to the commencement of construction.
2. Mitigation requirements by the Town of Mount Pleasant for the replacement of trees removed without permit or damaged during construction will be at the expense of the builder/owner (and not the development company).
3. The tree survey shall be used as an aid in developing preliminary plans. Tree preservation should be a high priority in siting homes, drives, and other site elements.
4. Final plans must clearly delineate trees to be preserved and a limit of disturbance line. This should be cross-referenced with all aspects of the development such as utilities, grading, layout, etc. Final grade should eliminate uneven low areas. No stones, roots, grass, weeds, debris or other foreign material should be left at final grade.
5. Tree protection fencing will be required for all existing trees and natural areas shown to be preserved on the approved Site Plan. Fencing should be placed at the limit of disturbance line and must be conspicuous and high enough to be seen by equipment operators. Fencing must be installed far enough from the tree to prevent compaction and puddling over the root system and large enough to include the area within the drip-line of trees to be preserved. Sensitive root systems fall within this area and must be protected. Fencing must also meet all Town of Mount Pleasant requirements.
6. No equipment storage or parking will be allowed within these preservation areas. Weed and debris removal within these areas must be done with hand tools.
7. Tree protection fencing, as well as silt fencing to protect the Visual Buffer Zone and the Street from storm water runoff, will be required to be installed prior to plans being permitted by the DRB. All fencing must be maintained in good condition until construction is completed.

Any clearing in violation of these guidelines shall cause the Developer and/or DRB to require the Owner of the residential lot to replace such tree(s) with trees(s) of equivalent to two (2) times the diameter of the tree removed by the Owner and of a tree species as specified and determined by the developer and/or DRB in accordance with the Landscape Standards set forth in these guidelines at the cost of the Owner.

All areas designated for preservation on any site plan shall be protected during the construction process via the installation of tree protection fencing which is to be installed prior to the commencement of any clearing activities. No such storage, parking, or trenching of utilities shall be permitted within these areas. Any grading within these areas, as approved in writing by the DRB, shall be limited to fine grading only as a measure to eliminate any low areas and facilitate positive surface drainage to the storm drainage network.

Debris and/or materials removed during the clearing operation shall be legally disposed of in accordance with any permit document(s) and/or the Applicable Rules that govern the planning, development, and construction of the project.

GRADING

Grading shall be in accordance with any permit document(s) and/or the Applicable Rules that govern the planning, development, and construction of the project. A grading plan shall be submitted to the DRB and approved in writing by the DRB; and if applicable, approved by the local governing agency prior to the commencement of any grading activities. Every effort should be made to develop site plans consistent with natural drainage flow. Grading activities shall be limited to areas within the residential lot necessary to facilitate positive surface drainage to the storm drainage network and in a manner that produces a natural appearance through graceful contours with smooth transitions along the head and toe of slopes.

Grading activities shall not alter any waterways, water bodies, or any wetlands without the written approval of the Developer, the Design Review Board, and any governing agency that has jurisdiction over the waterway, water body, or wetland area. Once construction is completed, drainage easements belong to the Town of Mount Pleasant, but homeowners are responsible for keeping drainage easements clear and maintaining them.

EROSION CONTROL

Erosion Control Measures shall be required during construction to control sedimentation and erosion to prevent damage to natural areas within the lot or adjacent properties, prevent damage to infrastructure, and maintain the visual appearance of the neighborhood.

Erosion Control Measures shall be installed and maintained in accordance with any permit document(s) and the Applicable Rules that govern the planning, development, and construction of the project.

The Owner of the residential lot shall be responsible for any and all fines, penalties, and/or expenses incurred by the Developer related to the failure of the Owner to facilitate the construction, installation, or maintenance of erosion control measures on the lot as may be required by the permit documents and/or the Applicable Rules that govern the planning, development, and construction of the project.

STORM DRAINAGE

Storm drainage shall be installed in accordance with any permit document(s) and the Applicable Rules that govern the planning, development, and construction of the project. The storm drainage network for each residential lot may involve the installation of drainage inlets, drainage pipe, and/or the construction of drainage swales. Drainage Easements within the project are dedicated to the Town of Mount Pleasant with the responsibility of maintaining such easement being that of the Owner of the residential lot.

SECTION 5 – ARCHITECTURAL PATTERNS

The primary objective of this section is to develop an architectural language that sets forth to describe the design elements and the appropriate scale, material, and arrangement of those elements to guide the architects, designers, builders, and homeowners to create homes that honor the architectural traditions and character of the South Carolina Low Country.

These architectural patterns identify restrictions and facilitate recommendations for the design of the home; however, all site plans, construction documents, materials, color palettes, and landscape plans require a review and approval by the Design Review Board for Riverside.

MASSING

Houses at Riverside shall have simple geometric shapes in plan and elevation, with pitched roofs, in keeping with the Southern American architectural tradition. Additions and porches should be simple rectangles in plan and should be continuations of the main mass or built at right angles to the main mass of the house. Normally, additions should be articulated from the main mass; that is, a wall of the main part of the house should not simply be extended to form part of the addition. However, small breaks in plan, or additions that only extend the house a few feet, and require additional roofs and gables, are discouraged. These areas should be accommodated within the main mass of the house.

The main mass of the house should have all ground floor rooms at the same level. "Split-level" houses will be reviewed by the ARB on a case-by-case basis. Small differences in floor level between the main part of the house and additions and porches are permitted.

FOUNDATIONS

Foundations and piers for the house and its porches must be finished in brick, smooth or scored stucco, tabby stucco, or other similar materials approved by the DRB. Exposed concrete or concrete block foundations shall not be permitted within the Community. At a minimum, concrete block foundation and piers must have a stucco or cement finish. The foundation of the back of the house is to have the same treatment and finish as the front and sides of the house.

Houses located outside of flood zones shall be constructed with a first floor elevation at a minimum of thirty one inches (31") above the finish grade of the lot and a maximum first floor elevation of forty eight inches (48") above the finish grade of the lot.

Houses within flood zones shall be constructed with a first floor elevation as required by Local, State, and/or Federal Building Codes.

Houses and their porches shall either be constructed with a crawl space or may use raised concrete slab foundations that provide the appearance of crawl space construction.

Houses with slab construction (concrete slab on existing grade or finish grade of the lot), with the exception of the garage floor, are not permitted within the Community.

Where the garage is an integral part of the house, the foundation walls for garages shall be treated in the same manner as the rest of the house, although the floor of the garage may be a slab-on-grade, and thus below the top of a foundation wall that is uniform with the rest of the house.



Foundations must be constructed in a manner and support finished floor elevations as required by Local, State, and/or Federal Building Codes.

Decks and porches must have either brick or block pier foundations if visible from the street. Block piers must be finished as required above. Foundation supports shall align with deck or porch supports. The space below the deck must be enclosed with lattice or louvers complying with building standards.

CRAWL SPACE SKIRTING

Carolina Park encourages fully enclosed crawl space foundations; however, if lattice material is used it must be recessed from the face of the foundation pier, a minimum thickness of 5/16", a spacing no wider 1½", be framed along all sides, screened on the back side, and be painted in a color that blends with the foundation of the home.

The lattice panel between foundation piers must be wood lattice (horizontal and vertical skirting), wooden or cementitious louvers (horizontal or vertical).

The use of wooden louvered foundation vents will be permitted with size and spacing appropriate to the style of the home. Plastic or vinyl foundation vents are permitted within the Community, but must be painted to match the foundation color.

ELEVATIONS

The design of elevations visible from the street should be governed by the rules of architectural composition traditional to Southern domestic architecture. On corner lots, this will require that both street elevations be designed to present an attractive, interesting facade. For front facades in Southern architecture, a symmetrical composition with the door in the center and windows placed evenly on either side is traditional. Non-symmetrical compositions of doors and windows are permitted, but windows and doors should be evenly spaced and the front facade should have a strong geometric organization. Bay windows and paired windows on front facades are permitted if they are composed and aligned in the same way as individual windows.

Second-story windows should be at least 10% less tall than ground floor windows and of the same width. Glass block is generally discouraged. Window details may be required as part of the DRB review process. Picture windows may be permitted where not visible from a public right of way, green space or adjacent property. There is no maximum pane size, but all pane divisions should be proportionately correct. Unless windows have true divided lights, it is not recommended to have numerous pane dimensions.

All windows must be surrounded by a minimum of 4-inch trim board; doors should have 6-inch trim. Windows on the front elevations of a home that do not have shutters must have a more detailed pediment at the head of the window and a more elaborate sill. When used, it should follow simple, traditional designs.

Elevations not visible from the street, Neighborhood Park, or Greenway may be treated more freely. Larger areas of glass are permitted; glass windows and doors do not need to be divided; windows may not need to be aligned, symmetrical or geometric compositions of windows and door openings are not required. However, all other requirements for elevations, such as exterior materials requirements apply to these elevations as well

EXTERIOR OPENINGS

Doors

- Main entry doors must be appropriate to the style of the home and complement the overall design concept of the home and do require material selection pre-approval.
- Main entry doors must contain some form of glazing whether it be included in the door itself or through the use of transoms and/or sidelights. Things to avoid:
 - Doors should not entirely consist of glazing and should at a minimum include a low panel at the bottom of the door.
 - Etched glass
 - Sidelights that extend to the ground.
- Doors installed on exterior entryways to the home are to be of a high quality wood or fiberglass and painted or stained in a color that complements the color palette of the home. The installation of metal entry doors are not permitted in the Community.
- Mullions in doors will be divided light or simulated divided light. The use of pop-in grills are not allowed on exterior entry doors. No grills-between-glass or "GBG" will be permitted on primary entrance doors on the front elevation, but will be permitted on the sides and rear of the home.

Windows

- Windows may be wood, clad-wood, or solid vinyl type and are to be the same type and style on all sides of the home. Window selection requires material selection pre-approval.
- All glass surfaces shall have a true divided light appearance with interior and exterior glass surface being broken by the use of muntins. This may be accomplished by a true divided light, simulated divided light, and grille between glass via use of vertical or horizontal bars that separate glass in a sash into multiple lights often called a window grille.
- Window sash to be rectangular with vertical proportions in relation to the window.
- Window light patterns shall be appropriate to the style of the home and complement the overall design concept of the home.
- Window casing shall be a minimum of 5/4" x 3 1/2" and the casing must extend past the siding of the house (5/4" x 5 1/2" for 2" x 6" wall framing). Note that some lapped siding may require a window casing with a minimum thickness of 1 1/2".
- Window screens shall be an integral component of the window.

SHUTTERS

The DRB prefers that all external window or door shutters are operable. Shutters that are not operable must still be mounted as though they are operable. Shutters may not be mounted directly to the wall of the house. Approved shutter styles include Paneled, Board, or Louvered. Shutters also require material selection pre-approval.

Shutters must include hardware to give the appearance of being functionally operable and are encouraged to be adequately sized to cover the window opening. In locations where it is not feasible to provide full-sized window coverage eg. (grouped windows), standard sized shutters will be acceptable.

Shutters may be wood or synthetic, such as composite wood materials, to resemble wood with a minimum thickness of 5/4". Vinyl shutters are not permitted.

Shutters shall lie flat on the building elevation with no obstructions with the exception of awning shutters.

Shutters on the front elevation on the first floor that appear closed to create the illusion of a window behind them shall not be allowed. Shutter hardware (hinges and shutter dogs) shall be corrosion resistant and in a color consistent with the shutter.

EXTERIOR MATERIALS

All the facades of a house that are visible from the street should use the same materials. (That is, houses with brick fronts should also have brick sides and rear) When a portion of the front facade is a clearly defined and separated architectural element such as a wing, it may be finished with a different exterior material from the material of the main part of the house, provided that all external surfaces of the separate architectural element have the same external material.

Acceptable wall materials include natural wood, cementitious boards (such as “Hardiplank”), brick, or stucco and any materials changes along the facade of the home shall occur at the appropriate architectural transition. Most exterior materials require material selection pre-approval.

The use of aluminum siding, vinyl siding, steel siding, plywood type siding, pressboard, and synthetic stucco is prohibited in the Community.

Siding and Corner Boards

- Horizontal beveled, beaded, or lapped siding should produce horizontal lines and an even outer surface with a five inch (5”) to six inch (6”) exposure utilizing natural wood or cementitious boards. Installation per manufacturer’s instructions including joint flashing required on prefinished siding with tightly butted joints and joint flashing recommended on primed siding with tightly butted joints and/or caulked and sanded vertical seams on primed siding only.
- Horizontal butt boarding with ship lap of tongue and groove joints may be utilized for contrast on entryways, porches, and friezes to the home.
- Vertical board and batten is permissible.
- Cedar shingles are permissible.
- Siding must not protrude beyond the corner boards.
- Corner boards on main body of house shall yield a minimum of 5½" x 5/4" smooth, wood or cementitious board.
- Wooden horizontal band boards are required between the top of the foundation and bottom of the siding. Dimensions are to be a minimum of 10" x 5/4".

Brick

- Traditional brick and mortar styles with horizontal running bonds.
- Solider courses at story changes, use of water tables, and shaped brick are encouraged when utilizing brick as part of the architectural elements in the home.
- Brick and mortar samples are to be submitted to the DRB for review in conjunction with the color palette of the home.

Stucco

- Design Review Board (DRB) will only approve stucco on an individual basis after checking details for each house. Placement of expansion joints and the size and positioning of the trim are examples of details that are of concern.
- Stucco shall be smooth finish, continuous product applied over vapor barrier and lath with a three coat application (scratch coat, brown coat, and sand finish final coat).
- Final coat can be painted or color in concrete finish.

ROOFS

Roofs shall be proportional and appropriate to the architectural style with a color that blends naturally with the primary color of the home.

Principal Roof – Symmetrical Gable or Hip Style with a roof slope of 8:12 to 12:12

Auxiliary Roof(s) – Symmetrical Gable, Hip Style, or Shed Style with a minimum slope of 2:12.

Flat or low sloped roofs (slopes less than 2:12) shall be permitted based upon the architectural merit or as enclosed by porch railings, a balustrade, or parapet.

Roofing Materials to be used shall be Metal Standing Seam or V-Crimp (5v or 8v Crimp), Wood (Shake or Shingle), Copper, Slate, and/or Architectural Grade Fiberglass Shingles (30 Year Minimum). Materials must obtain material selection pre-approval. Slopes of 2:12 or less are typically required to be metal standing seam or V-crimp type roofing material.

Eaves may be enclosed or open with exposed rafter tails and roof decking utilizing natural wood or cementitious boards as dictated by the architectural style of the home.

All houses should either have triangular gable ends or the roof may be hipped. The required roof pitch ratios apply to all slopes of a roof and should be consistent with each other.

A twelve-inch (12") minimum overhang is required on architecturally significant roof components.

An additional piece of trim is required to provide architectural relief and further detailing from a straight fascia board on all homes.

Roof penetrations and skylights, if approved, should be placed only on the rear slope of the roof, are not to be visible from the street, and are to be painted to match the roof color. All vent pipes and other roof elements that penetrate the roof must be painted black or painted to match the roofing color.

Roof rain diverters shall not be allowed on the front of the house.

DORMERS

The use of dormers is encouraged provided they fit the context of the style and architectural design of the home. Dormer should have an appropriate scale and material related to the style of house with attention to the proportion of the dormer to roof lines and other exterior elements of the home. Siding, corner boards or other materials shall be appropriately sized for the specific dormer design and will be judged as part of the overall review process.

PORCHES

Front porches are an important architectural characteristic of homes in the South Carolina Low Country and as such a front porch or front-corner porch is a required element for all homes in Riverside.

Front porches are encouraged to be, a typical depth of eight feet (8') to twelve feet (12') and span at least 55 percent of the width of the main mass of the home.

Front porches should be pulled in from the outside edges of the main body of the home so it appears as a separate structure.



Front porches or front-corner porches may be one or two stories.

A covered primary exterior entry to the home is a requirement in the Community. The minimum dimension of the covered entry shall be four feet (4') in depth by six feet (6') in width. It is encouraged that the use of a front porch serve as the architectural element that provides the covering of the primary exterior entryway to the home.

Side and rear porches are encouraged to be incorporated into the architecture of the home and may be screened or glass enclosed for additional living area subject to these design guidelines.

PORCH ENCLOSURES

The enclosing of the front porch or the appearance of an enclosed front porch is not permitted in the Community.

Rear screened-in porches are permitted if the columns and railings maintain the proportions as outlined in the sections described for Porch Columns, Porch Flooring, Porch Ceiling, and Porch Rails and Balusters.

Rear glassed-in porches are permitted, should maintain the proportions of open or screened porches, and be constructed (exterior materials, windows, etc.) in such a manner that is consistent with these design guidelines.

Porch enclosures should be avoided on street elevations and must be setback a minimum of ten feet (10') from the front facade of the home.

PORCH COLUMNS

Porch columns shall be made of wood, fiberglass, or other synthetic material approved by the Design Review Board.

Porch columns shall be round, square, or tapered. Porch columns visible from the street shall be a minimum of eight (8") inches.

PORCH FLOORING

Porch flooring shall be brick, wood, tile, or other material as approved by the DRB.

PORCH CEILINGS

Porch ceilings may consist of wood boards that are plain or beaded, square edged, or tongue and groove. Board on board ceilings should form a patterned ceiling creating the appearance of rectilinear flat panels. These panels may vary in size and may be trimmed to accentuate the panel style.

Porch ceilings may be open to show the rafters with the roof decking of these porches consisting of solid boarding or spaced boarding to allow the roof decking to be seen from the porch.

Porch ceilings shall be painted or stained in a color that complements that color palette associated with the exterior of the home. Vinyl bead board is not allowed in Riverside.

PORCH RAILS, BALUSTERS, AND NEWEL POSTS

Porch rails, balusters, and newel posts provide an opportunity to showcase decorative craftwork in order to highlight the architectural details of a porch area and the home. The size of the railings, balusters, and newel posts should be sized in scale and proportion with the porch with a spacing not to exceed four inches (4").

Hand and shoe railings shall be in character with the architectural style of the home and designed to shed water



away from the balusters.

Handrails shall be constructed of wood and may be rectilinear, round or oval, chamfered or eased cap with apron, which may be square, and have beaded edge or simple shape.

Porch railings and hand railings shall be constructed with top and bottom rails. A 2" x 4" rail cap is not recommended at rails for front porches. A bevel or beveled cap is strongly recommended.

A variation of baluster design styles are desired within the Community from simple square, to round section, and to shaped and cut boards.

The combination of solid masonry half walls and open rails with balusters are acceptable subject to review and approval by the DRB to insure consistency with the architectural style of the home.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts should be designed to be compatible with the architectural character of the house, and their color should complement the color scheme of the house.

All downspouts will empty onto concrete splash blocks or other DRB approved method to disperse water away from the foundation without adversely affecting the adjoining property.

Gutters are only required as necessary to meet site drainage requirements.

Gutter style shall be square or half-round only; aluminum with factory finished color, painted galvanized steel, or aged copper with downspouts that have a compatible profile and color that compliments the color scheme of the house.

Vinyl gutters and downspouts are not allowed in the Community.

When possible, downspouts shall not be run on the front façade of the house. Front gutters should turn to the side of the house where the downspout shall be run.

CHIMNEYS

The exterior material of the chimney is required to match the foundation.

Chimneys should terminate with a cap or shroud. Exposed metal flues are not permitted to be visible.

Chimneys are to extend to the ground, should break and return to a smaller width at the top of the chimney, and all chimneys shall have trim at the caps.

Direct vent fireplaces are allowed on the side and rear elevations, and any associated "bump-outs" must extend to the ground and shall not be cantilevered. Vent caps are to be painted to match the siding.

Prefabricated fireplaces situated on an interior wall should be vented by a four inch (4") to six inch (6") flue that cannot be seen from the front elevation and shall be painted to match the roof and other protruding vents.

The metal flues associated with wood burning stoves flues shall be located in the rear of the major mass or the rear or side of the minor mass of the home.

No metal spark arrestors or shrouds are allowed on the chimney(s).

DECKS and PATIOS

Decks and patios are permitted on the non-street facing elevation (rear elevation) of the home. All decks visible from the street must have pier foundations. The space below the deck must be enclosed with lattice. All detailing of the deck must be in keeping with the architectural details of the main part of the house. The colors of the deck must also be in keeping with the main part of the house. All railings, pickets and skirt boards on decks visible from the street (especially on corner lots) must be painted to match the trim color of the house.

Decks may be constructed of wood or recycled vinyl (such as “Trex” or an equal) and must be a minimum of twenty-four inches (24”) above the finish grade of the lot.

Patios may be constructed of concrete with a rock salt or tabby finish, stone, brick pavers, stamped concrete, or other material approved by DRB.

EXTERNAL STAIRWAYS

External stairways visible from the street should be constructed of wood or brick. The staircase should be either received within the porch or external to the porch. If received external to the porch, the staircase shall be enclosed underneath in a manner consistent with the crawl space skirting of the home. If a raised concrete landing at the bottom of the stairs is used, it is encouraged to be more decorative (tabby or bordered with brick). As an alternative, this can be addressed by incorporating landscaping around the landing.

RAMPS

Ramps may be used as an entry element for handicap accessibility to residences within Carolina Park. The majority length of any ramp shall, wherever possible, be located along the non-street facade of the home and be constructed in a manner that is consistent with the architectural theme of the home.

Ramps shall meet all the guidelines for Foundations and Porches as outlined in the Architectural Patterns of these guidelines, with materials consistent with those of the porches, may be located along the rear and side of the home, and shall in no instance extend more than seventeen feet (17') along the street facing facade of the home

The dimensions of the ramp must comply with the minimum requirements as established by Local, State, and/or Federal Building Codes.

MECHANICAL EQUIPMENT / SERVICE YARDS (SCREENING)

Exterior mechanical equipment and service yards (Generators, HVAC Units, Meters, Trash Receptacles, etc.) shall be grouped in such a manner to allow for screening by wood fencing or landscaping material to minimize impact on surrounding properties. Trash receptacles, air conditioner compressors and tank less hot water heaters shall be screened from public view on lots adjoining parks, greenways, public right-of-way, including other streets not directly adjacent to the lot, and adjacent homes, by an approved fence (picket, solid, or lattice) of adequate height, wall enclosure (louvered), or landscaping. If landscaping is used, it must be installed at such a height to provide immediate screening upon installation. All screening is to be shown on submitted site plan for DRB approval.

Builders are encouraged to locate mechanical equipment and utilize low noise mechanical systems as a measure to reduce background noise within the home as well as any noise infiltration to an adjacent property.

No window or thru-wall air conditioning units are permitted within the Community.

ACCESSORY BUILDINGS

Accessory buildings are defined as a detached structure from the main house, including garages, guest houses, studios, workshops, conservatories, and maintenance / supply facilities.

Accessory buildings shall be compatible with the architectural style of the main house, but appear secondary in terms of the mass and scale when compared to the main house.

Accessory buildings shall be situated toward the rear of the lot.

Accessory buildings may be attached to the main house via the use of a breezeway or similar type of structure.

Accessory buildings shall have exterior materials and colors consistent with the main body of the house.

COLOR PALETTE

Exterior colors must be ones that have a precedent of use in the area and are consistent with the architectural traditions of the South Carolina Low Country. The use of earth tones or colors of the natural landscape are recommended for use in Riverside. Stark and vivid colors, such as flora colors, are not permitted for use as a color for the main body of the house.

A minimum of a three-color palette is required for all residences in the Community and a color board shall be submitted to the DRB for review for approval prior to painting the home.

All vent pipes and other roof elements that penetrate the roof must be painted black or painted to match the color of the roofing material.

All house meter boxes and utility boxes must be painted to match the siding color or housing material.

Sherwin Williams Colors of Historic Charleston Palette or similar and James Hardie ColorPlus Technology prefinished siding colors are recommended for use in the Community.

Brick and mortar samples must be submitted with all exterior color palettes for review by the DRB. The use of machine cut bricks is discouraged by the DRB.

Builders and Home Owners are advised that Design Review Board approval of all exterior colors shall be required prior to the installation of the exterior materials or painting of the exterior materials associated with the home. Any colors installed or painted without the approval of the DRB are subject to removal, replacement, and/or modification at the cost of the builder or homeowner to meet the requirements of this section of the design guidelines.

SECTION 6 – LANDSCAPE STANDARDS

Well planned landscaping is recognized as an asset to Riverside, providing a more healthful and beautiful place to live, as well as being beneficial to home sales and property values.

The purpose and intent of these landscape guidelines is to achieve a neighborhood landscape, which provides the following:

1. A more or less continuous over-story of filtered shade in the front yards.
2. A partial over-story, and screening between lots in the rear yards.
3. Planting which is appropriate to the scale, setting and environmental conditions of the neighborhood. This includes the use of minimum size specifications, and appropriate (especially deer resistant), mainly native, plant material.
4. A landscape in which each front yard compliments its neighbors, where adjacent areas of sod and planting flow into each other across side property lines.
5. Foundation planting to 'ground' the individual home on its lot. This includes the use of 'layering' i.e., planting 2-3 levels of differently sized plant material around the foundation in the front yard.
6. Preservation of the maximum possible existing vegetation, and its integration into the planned landscaping.
7. Compatible and continuous landscape treatment throughout the residential neighborhoods. The intent is to have the 'flow' of the landscape continuous from one lot to another between the street and the front of the house, rather than making each lot an autonomous island from site property line to property line.
8. This can be achieved by using grass and mulch lines and continuous shrub masses that do not recognize property lines between adjoining lots.
9. The quality image of the development. Imaginative landscape design that solves the functions of screening, color, textures, and enhancement of the architecture can set the standard for a high quality development.
10. The plant material proposed is compatible with environmental conditions and tolerant of local wildlife for year-round landscape beauty.

The Riverside Landscape Palette

Only plant material from the Riverside Landscape Palette (Shown at end of Section 6) may be used in rights-of-way, front Setback Zones, open spaces, and back or side yards of lots adjoining public open spaces. Plants of similar characteristics may be added to the list upon approval by the DRB. Plant selection criteria should consider those shrub and groundcover materials that are deer resistant because of the proliferation of deer within Riverside, and their appetite for many varieties of plant material. Also, drought resistant plants should be considered in non-irrigated areas of the landscape.

The Natural Planting Approach

Plant materials should complement native species and be compatible with existing environmental and ecological conditions. Where there is existing vegetation, it should be preserved as much as possible. Views can be obtained without extensive clearing. The thinning of the forest under-story may be done to open up views but should be kept to a minimum, leaving the vegetation for buffering, privacy, and landscape definition. In cases where any under-story is not present, the addition of small flowering trees, grouped in clusters, should be considered in the landscape plan.

The landscaping approach should concentrate planting efforts adjacent to the house, especially near the entry. Ornamental plants, if used correctly, will provide a transition from the natural character of the site to the more finished areas closer to the house. For maximum appeal, mix textures and colors but keep the plan simple. A better effect can be achieved from using quantities of a few species rather than a few plants each of many species.

The planting plan itself should sufficiently screen utility areas, break up the foundation of the building, buffer driveways and parking areas adjacent to property lines, and provide cover for areas disturbed during construction. Plants for screening should be appropriate and of sufficient size and spacing to ensure an adequate buffer within a year or two. Foundation plantings, likewise, should be able to screen any foundations, crawl spaces, or decks.

Lawns

Front yard – all unplanted area is to be sodded, including the portion from the sidewalk to the curb.

Rear yard – all unplanted areas are to be sodded.

Beds for existing trees can break the sod along the property line. Any beds for hedges, buffers, or shrub masses meeting the property line must be approved by the DRB, which will take into consideration the landscaping on the adjoining lot. Corner lots are considered as having two front yards. The area between the curb and back of sidewalks and between the alley pavement and rear property line is considered part of the owner's lot for purposes of maintenance of lawn areas.

Irrigation

An automatic irrigation system is required for maintaining lawn and landscape areas in healthy condition. 100% coverage is required including the grass strip between sidewalk and curb.

Street Trees

Street trees with a minimum caliper of 4 inches 1 foot above the ground are to be planted on both sides of all streets and lanes in the right-of-way, with spacing no greater than 50 feet on center throughout the neighborhoods by the Builder. Tree locations should be coordinated with the DRB. Should the tree die after the one year guarantee, it is the homeowner's responsibility to remove and replace the tree. If a different species is desired, the homeowner will need DRB approval before planting the new street tree. Street trees should be placed a minimum of 10' away from driveways and storm structures.

Preservation of Existing Trees

In an effort to preserve existing quality trees, the owner may be given credit for trees preserved and minimum tree planting requirements eased relative to the lot as decided by the Design Review Board (DRB). Tree protection must be installed prior to commencement of construction and the trees should be evaluated and cared for by a certified arborist. At least two-thirds of the planted trees must be trees native to the Lowcountry. Please note that existing pine trees and palmetto trees do not count toward the minimum requirements, nor do Tallow trees, which are considered an invasive nuisance species. It has also been noted that existing red oaks and sweet gums are particularly sensitive to any grading in their root zone; credit for the retention of existing Sweet Gums will be reviewed on a case-by-case basis. Mitigation requirements will be determined on a case-by-case basis and would not typically include other required trees. Both owners and builders will be held financially accountable for preserving trees. Clear cutting of a lot is not permitted. The siting of the home and ancillary structures should accommodate existing large specimen trees. It is recommended that 8" or greater tree caliper be saved. Existing trees 8" and above require DRB approval prior to removal.

Rear Yard Transition Areas

Many home sites purposely back up to ponds, wetlands, and other natural areas. It is the builder's responsibility to remediate any areas disturbed during construction and provide a natural transition from lawn to common area.

Shrubs and Groundcovers

Shrubs and groundcovers are encouraged to be installed in areas of deep shade as it will be difficult to establish and maintain turf grass in those areas. The landscape bed incorporating shrubs and groundcovers shall be of an appropriate portion of the pervious surfaces within the yard, in balance with the lawn area, and are a required landscape element for non-lawn areas.

No areas of mulch or pine straw greater than one hundred (100) square feet will be without shrubs or groundcovers. Acceptable ground covers include natural colored mulch and pine straw.

PLANTING REQUIREMENTS

The following chart is provided to assist in the preparation of a landscaping plan, and the quantities noted are minimums only; Property Owners are encouraged to install plants beyond the numbers outlined in the chart. Individually designed landscape plans that complement the home and provide a variety of plant species are required. Live Oaks may be used as deciduous trees and may be repeated.

Lot Width	Canopy Trees	Understory Trees	Evergreen/Ornamental Trees	Shrubs
70' - 80'	3	3	3	140
80' - 90'	3	3	3	160
90' - 100'	4	4	4	180
Greater than 100'	4	4	4	200
Plant Size at Installation				
Canopy Trees		3" caliper (well branched) and 12' height		
Understory Trees		8' height (full)		
Evergreen/Ornamental Trees		8-10' height (full)		
Shrubs		3 gallon container (full). Shrubs along the foundation wall at the front elevation and around the HVAC equipment shall be 7 gallon container (full). Foundation planting to 'ground' the individual home on the lot should be done through the use of 'layering' i.e., planting 2-3 levels of differently sized plant material around the foundation in the front yard. On Drive Under Homes, all foundation plantings must be ½ the height of the foundation at the time of installation.		

Trees and shrubs should be distributed on the lot with primary focus on front and forward side elevations.

The chart above does not specify the minimum quantity of turf grass or groundcovers; however, it is implied that all disturbed areas must be re-vegetated with sod or groundcovers. Bare ground is not allowed as part of the landscape design. Pine straw or mulch must be used to cover the soil where turf or plants are not utilized. Landscaping shall be completed prior to occupancy of the home by its resident(s) and in no case shall this date be later than thirty (30) days after issuance of the Certificate of Occupancy.

All utility boxes (transformers, telephone pedestals, CATV boxes, etc.) should be incorporated into planting beds wherever possible and be screened with a minimum of 3 plants sized 3 GAL or larger per box. This is in addition to the number of shrubs listed in the above chart.

A minimum of 2 accent shrubs, 7GAL or larger, should be placed in the front flower bed on both sides of front porch steps. Ideally, accent shrubs should be a variety of palm (such as a sago, windmill, or Sabal minor) or a flowering shrub (such as azaleas, hydrangeas, knockout roses, gardenia, bottle brush, Nandina "fire power", or Vitex) or an approved equal.

Substitutions/deletions/additions:

- Two 1 gal. flowering plants may be substituted for each required 3 gal. shrub in the front yard.
- One 7 gal. shrub may be substituted for each two of the required 3 gal. shrubs in the front yard.
- One ornamental tree 10'– 12' ht. may be substituted for one of the required shade trees in smaller rear yards, at the discretion of the DRB.
- The required number of shade trees and/ or evergreen trees may be reduced at the discretion of the DRB where there are existing, well-preserved trees on the lot. Such existing trees must be clearly marked on the submitted landscape plan with location, species, and trunk caliper inches. For front and side yards of the home in which the builder has preserved qualifying trees of any caliber or species, eligible reductions of up



to 1:1 inch per preserved caliber inch will be awarded. In addition, at the discretion of the DRB, awards may be given towards the total shrub requirements in addition to tree reductions.

Special Condition Lots

Elevated Homesites/Park Beneath (Only permitted on select flood zone lots requiring elevated homesites):

- Standard requirements apply, with the following modification to the Front Yard sizes/quantities:
- If more than one shade tree is required in the front yard, at least two of them shall be of 3.5 inch cal.
- Add 1 Palmettos @ 10'– 20' ht. to the front yard planting.
- The DRB will require that all foundation plantings for park under homes be half the height of the foundation at the time of installation.
- All required evergreen trees must be min. 10' – 12'ht.
- 15 Shrubs per 500 S.F.: 5 @ min. 5' – 6' ht.
- 5 @ min. 7 gal.
- 5 @ min. 3 gal.

Corner Lots:

- Standard requirements apply, with additional requirements for the area from the back corner of the house to the property line. This area is between the side setback/build-to line and the sidewalk, outside any required fence. All unplanted area must be sodded, including the portion from the sidewalk to the curb line.
- Required planting per 1000 S.F. for this area is:
 - 1 Shade Tree: min. 2.5" cal. (3.5" cal. If an elevated home)
 - 1 Evergreen Tree: min. 8'ht. (All required evergreen trees must be min. 10' – 12' ht. if an elevated home)
 - 10 Shrubs: min. 7 gal./ea. (5 @ min. 5' – 6' ht. if an elevated home)

Vegetable/Flower Gardens

Vegetable and flower gardens under 500 sqft. are permitted as long as they are located in the rear yards and not visible from the street. If visible from the street, screening will be necessary.

In addition to the above plant material, seasonal color and groundcover is encouraged, especially in the front entrance.

Lighting

All proposed site and landscape lighting shall be detailed on the Site or Landscape plans for approval by the DRB. Lighting should be subtle and designed as thoughtful integrations to the overall architecture of the home and its landscape plan. As an example, lighting should be focused on the landscaping and not on the architecture of the house as light sources placed away from the house, rather than on the house, provide a greater feeling of spaciousness even in the smallest of landscape gardens.

- No exterior lighting shall be permitted that overflows to adjacent property or that affects views from public open spaces as determined by the DRB.
- No residential lighting shall be placed adjacent to any street, within the road right-of-way, drainage easements, and utility easements, or shine directly into another property or the marsh.
- Spotlights or floodlights attached to building walls or roof eaves are permitted in rear yards only and should not be used to light the yard on a continuous basis during the evening or overnight hours.
- Lighting of a driveway entrance is permissible; however, the use of "runway lighting" is not allowed along the length of the driveway.
- Outdoor lighting should be limited to the immediate area of the home. Lighting for safety on walkways and driveways permissible by DRB shall be through the use of low intensity, indirect lights.

- Lampposts are permitted if compatible with the style of the home and other exterior lighting, and have a lamp with a source-shielding hood.
- A limited number of down lights or up lights on trees and/or structures is permissible, as approved by the
- DRB, as a use to enhance the beauty of specimen trees or the architectural features of a home.
- Shielded spotlights will be permissible only in limited number, while non-shielded spotlights are not permitted within the Community.
- All lighting shall be white.

Fences and Screens

The Master Plan concept is to encourage a feeling of open space and the unity of spaces throughout the community. Fences and walls must harmonize in character and color with the house. The Developer and/or DRB may approve fences and screens if they support the overall landscape theme and are appropriate to the architecture of the house. No fences or screens shall be erected or allowed to remain in the Community without written approval from the Developer and/or DRB.

Fences are required:

1. On a side yard abutting a trail or sidewalk, a minimum 3-foot picket fence or landscape screen is required from the front corner of the house to the rear property line to provide definition. The fence is to be located on the property line.
2. On a rear or side yard adjoining a greenway, if the sidewalk is within 20 feet, a minimum of 3-foot picket fence or landscape screen is required on the rear or side property line to provide definition.
3. A 36" – 48" tall fence is required on side and rear property lines adjacent to an alley. An evergreen hedge, minimum of 42 inches tall at installation, may be substituted for this fence requirement.

Fences are permitted:

1. On side and rear lot lines, when backing or siding to other lots, a minimum 3-foot solid or open type fence may be constructed. All fences must be located on the property line. Fences up to 6 feet may be allowed but must be approved in advance by the DRB. Columns (used to separate sections of fence) must be compatible with the masonry material of the house. Unpainted wood fences must be approved by the DRB and will only be permitted on lots that are wooded heavily enough so that the fence disappears against the vegetation. The builder or homeowner may use supplemental screen planting of tall growing landscape material if additional privacy is required.
2. In the visual buffer zone, fences must be an open style and left with a natural finish. All fences in the visual buffer zone must be approved in advance by the DRB.
3. On a corner lot, along the side street, a minimum 3-foot picket fence or landscape screen is recommended between the back corner of the house or garage and the back property line. This fence may be located on the side property line if it does not exceed 4 feet in height.

Fence Guidelines:

1. The finished side of the fence shall always face out from the lot, including fences along the back or side of the home.
2. Fence styles shall be limited to a spaced picket that is a painted or stained white color, a painted or stained off-white color to match the trim of the home, a painted Charleston Green or black color to correlate with the colors of the house or to the use of wrought iron or anodized tubular fence that is dark in color such as black, dark bronze, or Charleston Green.

3. The bottom of the fence should be 1-2" off finished grade, pickets should be spaced no farther than 1½" apart, and posts should have decorative caps and be no larger than 6" x 6". Requests for picket spacing greater than 1½" will be considered by the DRB on a case-by-case basis.
4. Both sides of all fences are to be painted or stained.. Maintenance on all fences is the responsibility of the individual homeowner
5. Fences, as part of the landscape design, should be softened by plantings that include vines and other plant material from the landscape palette.
6. Fences and screens shall be required around trash receptacles, HVAC units, and service yard(s).
7. No vinyl fencing, chain link fencing, or rough cut lumber fencing is permitted within the neighborhood.
8. Fence heights for pool enclosures shall be regulated by the Town of Mount Pleasant, Charleston County, and/or the State of South Carolina including any conditions set forth by the permit document(s) subject to the review and approval of the DRB. Materials are as noted above.
9. No fences will be allowed in the wetland buffers or within the limits of the critical line setback as established by the Applicable Rules.

Playground Equipment

Swing sets and similar outdoor play areas, structures, and equipment shall be located in the rear yard in a manner that will have a minimum impact on adjacent properties and are screened from public view.

Pools & Spas

The installation of pools and/or spas on residential lots will be reviewed by the DRB on an individual basis.

The pool, spa, and related equipment enclosures must relate in its placement, materials, and detailing to the architectural elements of the house and its landscape to achieve a feeling of compatibility with the surrounding environment and to minimize impact on adjacent properties.

The location of any permitted pool shall be limited to that of the building envelope of the residential lot. No above ground pools shall be permitted within the Community.

Tennis Courts/ Sports Courts

The installation of tennis courts / sport courts shall not be permitted on any residential lot within the Community.

Tree Removal

Homeowners shall receive DRB approval to remove any healthy tree for any reason. The DRB will typically require a tree replacement value equal to the caliper of inches removed.

In emergency situations, diseased or sick trees can be removed without DRB approval but are subject to the same replacement standards.

Tree removals are subject to municipality rules of the Town of Mt. Pleasant; separate applications or permits may be required.

Maintenance

Owners of the residential lot shall be responsible for maintaining their yard and landscape, including the area within the road right-of-way between the curb and the boundary of the lot commensurate with the standards set forth by the Developer for the Community.

All turf grass areas, plant materials, and trees shall be adequately watered and fertilized by the Owner. Dead trees and/or dead plant materials must be replaced within a reasonable period of time by the Owner

PLANT PALETTE

The plant materials summarized below are provided simply as a measure to outline a typical list of plants acceptable to the DRB. This list shall not act as a restriction of what plants can and cannot be utilized as many varieties exist beyond those listed below within the South Carolina Low Country; therefore, each landscape design shall incorporate plant materials that blend seamlessly with adjacent properties as well as with those that are a part of the natural characteristics indigenous to the region.

CANOPY TREES

Common Name	Botanical Name
Live Oak	<i>Quercus virginiana</i>
Red Maple	<i>Acerrubrum</i>
Red Sunset Maple	<i>Acer rubrum 'Red Sunset'</i>
October Glory Red Maple	<i>Acer rubrum 'October Glory'</i>
Florida Sugar Maple	<i>Acer barbatum</i>
River Birch	<i>Betula nigra</i>
Heritage River	<i>Betula nigra 'Heritage'</i>
Pecan	<i>Carya illinoiensis</i>
Green Ash	<i>Fraxinus pennsylvanica</i>
Fruitless Sweetgum	<i>Liquidambar styraciflua 'Rotundiloba'</i>
Yellow Poplar	<i>Liriodendron tulipifera</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Sycamore	<i>Plantanus occidentalis</i>
Sawtooth Oak	<i>Quercus acutissima</i>
Southern Red Oak	<i>Quercus falcata</i>
Water Oak	<i>Quercus nigra</i>
Willow Oak	<i>Quercus phellos</i>
Shumard Oak	<i>Quercus shumardii</i>
Laurel Oak	<i>Quercus laurifolia</i>
Pin Oak	<i>Quercus palustris</i>
Bald Cypress	<i>Taxodium distichum</i>
Drake Chinese Elm	<i>Ulmus parvifolia 'Drake'</i>
Green Vase Zelkova	<i>Zelkova serrata 'Green Vase'</i>
Black Tupelo	<i>Nyssa sylvatica</i>

UNDERSTORY TREES

Common Name	Botanical Name
Trident Maple	<i>Acer buergeranum</i>
Service Berry	<i>Amelanchier arborea</i>
Pindo Palm	<i>Butia capitata</i>
Eastern Redbud	<i>Cercis canadensis</i>
Flowering Dogwood	<i>Cornus florida</i>
Carolina Silverbell	<i>Halesia deptera</i>
East Palatka Holly	<i>Ilex x attenuata 'East Palatka'</i>
Foster Holly	<i>Ilex x attenuata 'Fosteri'</i>
Hume Holly	<i>Ilex x attenuata 'Hume #2'</i>
Savannah Holly	<i>Ilex x attenuata 'Savannah'</i>
Nellie Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Natchez Crepe Myrtle (white)	<i>Lagerstroemia indica 'Natchez'</i>
Potomac Crepe Myrtle (medium pink)	<i>Lagerstroemia indica 'Potomac'</i>
Musogee Crepe Myrtle (lavender)	<i>Lagerstroemia indica 'Muskogee'</i>
Catawba Crepe Myrtle (dark purple)	<i>Lagerstroemia indica 'Catawba'</i>

Tuscarora Crepe Myrtle (dark pink)	<i>Lagerstroemai indica</i> 'Tuscarora'
Saucer Magnolia	<i>Magnolia soulangiana</i>
Sweetbay Magnolia	<i>Magnolica virginiana</i>
Flowering Crabapple	<i>Malus species</i> Wax
Myrtle	<i>Myrica cerifera</i>
Okame Cherry	<i>Prunus x okame</i>
Pistachio	<i>Pistacia chinensis</i>
Cherry Laurel	<i>Prunus californiana</i>
Purple Leaf Plum	<i>Prunus cerasifera</i> 'Atropurpurea'
Palmetto	<i>Sabal Palmetto</i>
Tallow Tree	<i>Sapium Sebiferum</i>
Windmill Palm	<i>Tracycarpus fortunei</i>
Vitex 'Chaste'	<i>Vitex agnus-castus</i>
Leyland Cypress	<i>X Cupressocyparis Leylandii</i>

BUFFER SHRUBS

Common Name	Botanical Name
Glossy Abelia	<i>Abelia grandiflora</i>
Indian Azalea	<i>Azalea Indica</i>
Sasanqua Camellia	<i>Camellia sasanqua</i>
Elaeagnus	<i>Elaeagnus pungens</i>
Common Fig Tree	<i>Ficus Carica</i>
Forsythia	<i>Forsythia x intermedia</i>
East Palatka Holly	<i>Ilex x attenuata</i> 'East Palatka'
Foster Holly	<i>Ilex x attenuata</i> 'Fosteri'
Hume Holly	<i>Ilex x attenuata</i> 'Hume #2'
Savannah Holly	<i>Ilex x attenuata</i> 'Savannah'
Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burfordii nana'
Burford Holly	<i>Ilex cornuta</i> 'Burfordii'
Nellie Stevens Holly	<i>Ilex x</i> 'Nellie R. Stevens'
Yaupon Holly	<i>Ilex vomitoria</i>
Anise	<i>Illicium floridanum</i>
Pfitzer Juniper	<i>Juniperus chinensis</i> 'Pfitzeriana'
Maiden Grass	<i>Miscanthus sinensis</i> 'Gracillimus'
Japanese Silver Grass	<i>Miscanthus sinensis</i> 'Variegatus'
Wax Myrtle	<i>Myrica cerifera</i>
Nandina	<i>Nandina domestica</i>
Oleander	<i>Nerium oleander</i>
Fortunes Tea Olive	<i>Osmanthus fortunei</i>
Fragrant Tea Olive	<i>Osmanthus fragrans</i>
Pittosporum	<i>Pittosporum tobira</i>
Variegated Pittosporum	<i>Pittosporum tobira</i> 'Variegata'
Formosa Firethorn	<i>Pyranantha koidzumi</i>
Majestic Beauty Hawthorn	<i>Raphiolepis umbellata</i> 'Majestic Beauty'
Japanese Cleyera	<i>Ternstroemia gymnanthera</i>
Sweet Viburnum	<i>Viburnum odoratissimum</i>

ORNAMENTAL SHRUBS

Common Name	Botanical Name
Edward Goucher Abelia	<i>Abelia x grandiflora 'Edward Goucher'</i>
Sherwood Abelia	<i>Abelia x grandiflora 'Sherwoodii'</i>
Purpleleaf Japanese Barberry	<i>Berberis thunbergii 'Aatropurpurea'</i>
Cotoneaster	<i>Cotoneaster horizontalis</i>
Carissa Holly	<i>Ilex cornuta 'Carissa'</i>
Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>
Dwarf Horned Holly	<i>Ilex cornuta 'Rotunda'</i>
Harbour Dwarf Nandina	<i>Nandina domestica 'Harbour Dwarf'</i>
Dwarf Pittosporum	<i>Pittosporum tobira 'Wheelers Dwarf'</i>
Dwarf Indian Hawthorn	<i>Raphiolepis indica</i>
Sandankwa Viburnum	<i>Viburnum Suspensum</i>
Big Leaf Hydrangea	<i>Hydrangea Macropylla</i>

GRASSES / VINES

Common Name	Botanical Name
Cast Iron Plant	<i>Aspidistra elatior</i>
Akebia	<i>Akebia quinata</i>
Holly Fern	<i>Cyrtomium falcatum</i>
Weeping Love Grass	<i>Eragrostis curvula</i>
Wintercreeper	<i>Enonymous fortunei 'Coloratus' Blue</i>
Pacific Shore Juniper	<i>Juniperus conferta 'Blue Pacific'</i>
Parsons Juniper	<i>Juniperus conferta 'Expansa Parsonii'</i>
Day Lily	<i>Hemerocalis hybrida</i>
Trumpet Honeysuckle	<i>Lnocera sempervirens</i>
Liriope	<i>Liriope species</i>
Mondo Grass	<i>Ophiopogon japonicus</i>
Foundation Grass	<i>Pennisetum alopecuroides</i>
Asiatic Jasmine	<i>Trachelospermum jasminoides</i>
Carolina Jessamine	<i>Gelsemuim sempervirens</i>
Climbing Fig	<i>Ficus pumila</i>

TURFGRASS

Common Name	Botanical Name
Tifton Bermuda	<i>Cynodon dactylon 'Tifton 419'</i>
Centipede	<i>Eremochloa ophiuroides</i>
Saint Augustine	<i>Stenotaphrum secundatum</i>
Zoysia	<i>Zoysia matrella</i>

STREET TREES

*Per approved Town of Mt. Pleasant Master Street Tree Plan for Carolina Park

GROUNDCOVER

Natural Colored Mulch
Pine straw



SECTION 7 – CONSTRUCTION GUIDELINES

The following guidelines apply to all builders, general contractors, subcontractors, vendors, suppliers, and service personnel affiliated with the development and/or construction of residential property within Carolina Park.

GENERAL RULES

- Builders and/or general contractors must be licensed by the State of South Carolina and as applicable, Charleston County and the Town of Mount Pleasant.
- Construction activities shall be in accordance with any laws, statutes, ordinances, rules, or regulations of the Federal Government, the State of South Carolina, Charleston County, the Town of Mount Pleasant, or any other governmental authority having jurisdiction over the property and of those plans approved by the DRB.
- No construction shall be permitted to commence without obtaining the required building permits or approvals by the local governing agency including written approvals by the DRB. All building permits and associated approvals shall be posted at the job site.
- Builders, general contractors, subcontractors, vendors, and suppliers shall be required to provide proof of insurance coverage, general liability and workers compensation, at the limits set forth by the Developer and/or the DRB. The certificates of insurance shall be provided to the Developer and/or the DRB prior to the commencement of any work in the project.
- Construction Hours shall be from 7:00am to 7:00pm on Monday through Friday, from 8:00am to 5:00pm on Saturday, and no construction shall be permitted on Sundays or Holidays.
- Signage within the project shall be limited to that as approved by the Developer and be limited to identifying the builder/general contractor, architect(s), and designer(s). The sign shall only refer to the premises for which it is displayed and be installed only for the period of time associated with the construction and sale of the home.
- Builders shall be required to install erosion control measures around the perimeter of their lot(s) prior to commencing with construction activities.
- Construction vehicles shall not park in any tree protection areas or travel at high speeds within the project.
- Music playing on the job site shall be at a volume as not to disturb residents or personnel on adjoining properties.
- All personnel are required to enter and leave through the designated construction entrance(s).
- All personnel shall be properly attired, shirt and shoes, when not at their designated job site.
- Construction personnel shall not be permitted to bring any pets onto the property.
- No open fires shall be permitted on any construction site within the project without the written approval of the DRB; and as applicable, those permits as may be required by a local governing agency.
- Any harassment of residents, guests, visitors, or other personnel within the project is strictly prohibited and may result in the permanent removal of such violators from the project.

GENERAL MAINTENANCE

Construction sites will be cleaned on a daily basis by disposing of construction debris into a dumpster or other DRB approved trash receptacle. Dumpsters and trash receptacles shall be removed and replaced upon reaching maximum capacity.

Builders and/or general contractors shall be held responsible for trash and debris falling from construction vehicles operating on behalf of the builder and/or general contractor. All vehicles removing trash and debris from the project site and traveling on roadways outside of the project shall comply with the rules and regulations of the local governing authority.

The open burning or burial of debris material related to the construction of a home shall not be permitted on the home site or in other locations within the project.

Construction materials must be kept within property lines and/or lot lines. The use of adjoining properties and/or lots is permissible only with written approval by the adjacent property owner and/or lot owner which will be provided to the DRB upon its receipt by the builder and/or general contractor.

Construction vehicles shall not be washed on any street or roadways within the project. The washout of concrete delivery trucks shall occur on that specific lot for which concrete is being delivered or in another area designated by the Developer as an approved location for the washout of concrete delivery trucks. The maintenance of the concrete washout area shall be the responsibility of the Builder(s).

Builders and/or general contractors shall be responsible for the removal of any mud, dirt, or surface debris deposited on any street or roadway within the project and/or on streets or roadways adjoining the project caused by construction vehicles or the vehicles of construction personnel related to their job site.

Builders and/or general contractors shall be responsible for any damage to streets, roadways, sidewalks, drainage structures, street signage, street lights, and/or mailboxes related to their construction activities or those of their subcontractors, vendors, suppliers, service personnel, or employees. The coordination of such repair will be undertaken by the Developer, upon receiving notice of such damage; however, the cost of such repair will solely be borne by the builder and/or general contractor.

Builders and/or general contractors shall be responsible for any damage to utilities related to their construction activities or those of their subcontractors, vendors, suppliers, service personnel, or employees. The coordination of such repair shall be undertaken by the builder and/or general contractor by immediately notifying the appropriate utility company and providing the necessary services to facilitate the repair of the utility as requested by the utility company. The cost of such repair shall be the responsibility of the builder and/or general contractor.

TEMPORARY STRUCTURES, TEMPORARY FACILITIES, AND TEMPORARY UTILITIES

The installation of temporary structures such as construction trailers, storage buildings, dumpsters, and portable toilet facilities shall be located within the project or job site in a manner that minimizes impact to adjoining properties.

- Builders and general contractors may be permitted to have a construction trailer and storage buildings at centralized locations within the project subject to the location being approved by the Developer.
- Portable toilet facilities shall be located outside of the road right of way with the door facing away from the street and are to be maintained in a sanitary condition in compliance with all applicable health regulations.
- No construction trailers, storage buildings, storage yards, dumpsters, or portable toilet facilities shall be installed within the drip lines of any significant trees or preservation areas.
- The removal of any temporary structures (construction trailers, storage buildings, and portable toilet facilities) shall be the responsibility of the builder and/or general contractor which is required to occur upon completion of the home(s) prior to occupancy of the home(s).
- The installation of temporary utilities to serve the construction trailers and storage buildings, if deemed necessary by the builder and/or general contractor, shall be coordinated with the Developer and the applicable utility companies; however, all costs to install such utilities will be at the expense of the builder and/or general contractor.
- The removal of temporary utilities to serve the construction trailers and storage buildings utilized by the builder and/or general contractor shall be coordinated with the Developer and the applicable utility companies; however, all costs to remove such utilities will be at the expense of the builder and/or general contractor. The removal of the utilities shall occur within thirty (30) days of completing the construction of the home(s).

CONSTRUCTION DEPOSIT

A deposit of two thousand five hundred dollars (\$2,500) shall be submitted to the DRB with the construction application form as part of the design review process. The deposit is to ensure compliance with the plans approved by the DRB, for any job site maintenance undertaken by the DRB, and for repairs of any damage to streets, sidewalks, common areas, or adjacent properties undertaken by the DRB. For Phase K.2, the deposit is \$10,000 per lot.

This deposit is refundable minus any compliance costs, maintenance costs, repair costs, or fines that occur during the construction process.

CONSTRUCTION REVIEW

All work shall proceed in accordance with the plans and/or documents approved by the DRB. If it is determined that the work in progress or completed is not in compliance with the design guidelines and/or any approvals as issued by the DRB, the DRB shall notify the owner of the residential lot in writing of outlining the items that are not in compliance with approvals provided by the DRB.

If there is a failure to correct the items or work continues on the items noted as being in non-compliance by the DRB, the DRB is permitted to place a "Stop Work Order" on the home or the related improvements until such work is brought into compliance by the owner of the residential lot.



It should be noted that the Developer, the DRB, nor its agents assume any responsibility or liability for inspecting construction of the home or the related improvements to ensure compliance with the Residential Design Guidelines.

The owner of the residential lot assumes full responsibility and any liabilities associated with the compliance to these guidelines.

CONSTRUCTION VIOLATIONS

The failure of the owner of the residential lot to comply with the plans and/or documents approved by the DRB shall subject the owner of the residential lot to a fine as imposed by the DRB in an amount not to exceed two hundred fifty dollars (\$250) per day until the home or the related improvements are brought into compliance with the plans and/or documents approved by the DRB.

CONSTRUCTION SCHEDULE

Home construction is required to commence in accordance with the following schedule:

CPR	Multiple Builder Program Lots	All Residential Phases	18 Months
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The construction of the house shall proceed in a manner to facilitate its completion in a reasonable time period correlating to the size and scale of the house.



SECTION 8 – DESIGN REVIEW

The interpretation of the Residential Design Guidelines will be the responsibility of the Design Review Board “DRB” with the intent to review the application, plans, documents, materials, and samples to determine if the submittal conforms to the appearance and criteria set forth by these guidelines as established by the Developer.

The number of persons composing the DRB and the members of the DRB shall be determined by the Developer, or as may be designated by the Developer to the Carolina Park Community Association or its Subordinate Association. The individuals serving on the DRB may be professional consultants involved with residential development, architecture, land planning, and/or landscape architecture. In certain instances, at the election of the DRB, the DRB may select non-voting advisors and/or retain consultants as it determines useful for the purpose of reviewing and evaluating submittals to the DRB.

The review of the submittal by the DRB does not eliminate the need for the review by the Town of Mount Pleasant as required by the Current Regulations and/or the Applicable Rules which govern the property. In many instances, the information required by the DRB will be similar to that required by the Town of Mount Pleasant; therefore, the applicants and their consultants are to be reasonably familiar with the review and approval process and criteria set forth by the Current Regulations and/or the Applicable Rules so that, to the extent practical, the submissions to the DRB also incorporate any information required by the Town of Mount Pleasant.

USE OF DESIGN PROFESSIONALS

All plans and documents for home construction, additions to existing structures, accessory buildings, landscaping, or any related improvements shall be prepared by licensed professionals or otherwise approved and qualified designers, engineers, or landscape professionals.

DESIGN REVIEW FEES

The fees associated with a submittal to the DRB will be established on an annual basis by the DRB in conjunction with the preparation of the annual budget for the Carolina Park Community Association or its Subordinate Association.

A fee schedule can be obtained from the DRB.

SUBMITTALS TO DESIGN REVIEW BOARD

At this early stage of Carolina Park, the DRB will practice a personalized, hands-on review process. There are currently no regularly scheduled DRB meetings, but submittals will be reviewed as they are received and responded to promptly. As the submission volume increases, we will announce and begin a formal meeting schedule.

All submittals and correspondence shall be sent to the office of the Carolina Park DRB Administrator..

Carolina Park DRB Administrator c/o
Carolina Park Development, LLC
3520 Park Avenue Blvd., Suite 103
Mt. Pleasant, SC 29466

All submittals shall be in hard copy form and delivered to the offices of the DRB via hand delivery, mail, or by courier and will be stamped upon its receipt by the DRB Office. Submissions via electronic mail may be accepted upon receiving approval from the DRB.



The review of submittals to the Design Review Board will occur at the offices of the Carolina Park DRB Administrator or at a location as otherwise determined by the DRB. A meeting schedule specific to each calendar year will be established on an annual basis by the DRB. This schedule will set forth the date and time of the meeting along with the deadlines for submissions for each meeting.

The failure to submit documents in accordance with procedures established by the DRB may result in a delay in the review or deferral until such submittal meets the requirements set forth by these design guidelines.

DESIGN REVIEW PROCESS

Courtesy Review

A courtesy review may be held with the DRB Administrator upon request by the applicant for general guidance prior to a submittal to the DRB. This meeting with the applicant, and if selected the architect and builder, typically involves discussion about the Residential Design Guidelines, the design review process, and general information related to the project.

Preliminary Submission

An application can be made to the DRB as soon as the architect(s) and designer(s) have completed the design development phase of the particular residence and site. The Preliminary Submission shall include

1. An application
2. Payment of design review fees
3. Two (2) complete sets of the following items:

Architectural Plans (Elevations and Floor Plans) at a minimum scale of $1/8'' = 1'0''$ illustrating:

- Building Elevations for each side of the Structure with Dimensions indicating relationship of Finished Floor Elevations to Existing Grade, Overall Height from Existing Grade to Ridge Height of the Roof, Window and Door Openings, Exterior Materials and Color Selections, Roof Pitches, and showing any visible HVAC Units, Utility Meters, Chimneys, Parapets, Vents, and Exterior Light Fixtures
- Building Floor Plans indicating Room Type and Room Size including Porches, Decks, Patios, and Balconies
- Elevation and Sections of Screening Elements (Trash Receptacles, HVAC Units, Utility Meters, etc.)

Lot Layout Plan at a minimum scale of $1'' = 20'$

- Building Footprints with Dimensions and Distances between Proposed and Existing Structures, Distances between the Building and Lot Boundaries, First Floor Elevation (FFE), Porches, Decks, Patios, Balconies, Courtyards, and Roof Overhangs and also to include:
- Location of HVAC Units, Electrical Meters, Gas Meters, Trash Receptacles, and Other External Equipment
- Driveways including Curb cuts
- Sidewalks and Front Walks to the Building(s)
- Fences
- Trees to be removed and saved

Landscaping Plans at a minimum scale of $1'' = 20'$ indicating:

- Planting Plans referencing Location, Variety of Plant Material, and Size of Plant Material
- Plant List referencing Plant Materials by Common Name, Size, and Quantity
- Lighting Plans referencing Locations and Type of Light Fixtures (as applicable)
- Exterior Hardscape such as Patios, Retaining Walls, Benches, Gazebos, and Arbors (as applicable)

Material Sample Boards for all proposed materials and colors for all exterior finishes of the house and accessory building(s):

- Exterior Walls (Siding Material and Brick Samples)



- ☉ Roof Material(s)
- ☉ Exterior Paint Samples

The time frame for review and response from the DRB for this submission shall be in accordance with the schedule adopted by the DRB.

Upon completion of this phase of the design review process, the plans and documents submitted to the DRB will be approved without exception, approved with conditions, deferred to allow the DRB and/or the applicant to address specific items pertaining to the submittal, or denied.

If the plans and documents are approved without exception, the applicant may proceed to the phase of Final Submission in the review process. If the plans and documents are approved with conditions, the applicant may proceed to the phase of Final Submission provided the conditions noted by the DRB have been made to the plans and documents. If the plans and documents were denied by the DRB, the applicant shall redesign and modify the plans and documents for resubmittal to the DRB.

The submittal of plans and documents to the applicable governmental agencies shall not be made, unless expressly approved in writing by the DRB, until the Preliminary Submission has been approved in writing by the DRB. This restriction is intended to avoid the need to modify and resubmit applications after review by the DRB.

Final Submission

This step of the Design Review Process is to validate that the conditions set forth by the DRB during Preliminary Submission have been incorporated in the plans and documents being submitted to the DRB as part of the Final Submission by the applicant. The Final Submission shall include two complete sets of the following items with revisions related to the conditions provided by the DRB during Preliminary Submission:

- ☉ Lot Layout Plan at a minimum scale of 1" = 20'
- ☉ Architectural Plans (Elevations and Floor Plans) at a minimum scale of 1/8" = 1'0"
- ☉ Landscaping Plans at a minimum scale of 1" = 20'

The plans noted above shall be sealed construction documents indicating and illustrating, at a minimum, all of those items referenced under Preliminary Submission as well as those required for Final Submission.

Construction shall not proceed until plans and documents submitted to the DRB as part of the Final Submission have been approved in writing by the DRB, a building permit has been issued by the Town of Mount Pleasant, and any other requirements set forth by these design guidelines have been met by the applicant.

The time frame for review and response from the DRB for this submission shall be in accordance with the schedule adopted by the DRB.

MEETINGS WITH DESIGN REVIEW BOARD

An applicant can request a meeting with the DRB Administrator if an application has been denied or if the approval issued by the DRB is subject to specific conditions in order for the applicant and their consultants to understand the premise for such denial or approval with specific conditions.

The denial of an application or approval subject to specific conditions may be based solely upon aesthetic considerations which may be deemed as sufficient cause for the recommendation by the DRB.

DESIGN VARIANCES

Any variances from the Residential Design Guidelines as requested by the applicant shall be noted on the application and highlighted on the plans submitted to the DRB. The DRB may authorize variances from the design guidelines when issues such as natural site conditions (topography, trees, drainage, etc.) or specific architectural or engineering conditions merit a variance from the design guidelines as long as such variance does not impact the architectural and/or development objectives set forth by the Developer. If in the opinion of the DRB the variance requires input from the Developer, the DRB shall defer the application until such time that the issue can be addressed by the Developer.

All variances from the design guidelines approved by the DRB are only effective if the approval is in written form.

A specific variance granted by the DRB shall only be applicable to that specific applicant and does not bind the DRB to approve similar variances within the project.

MODIFICATIONS TO APPROVED PLANS

Any modifications to the final plans, prior to construction or during construction, that were approved by the DRB must be reviewed by the DRB. No modifications can take place without the written approval of the DRB. If modifications to the house, accessory buildings, landscaping, or any other related improvements occur without the approval of the DRB, the DRB has the right to require the applicant to remove, repair, and/or replace the item(s) at the expense of the applicant.

FUTURE MODIFICATIONS

It is anticipated that homeowners may wish to make improvements, modifications, and/or incorporate additions to their home, accessory buildings, and/or landscape following occupancy of the residence. No improvements, modifications, or additions may be made to the home, accessory buildings, and/or landscape without approval by the DRB.

A request for such change shall be made to the DRB and depending upon the request made by the homeowner, the following information may be required as a part of the submittal:

- ☉ Application and Payment of Design Review Fees
- ☉ Site Plans
- ☉ Architectural Plans (Elevations & Floor Plans)
- ☉ Landscaping Plans
- ☉ Material Sample Board(s)

GOVERNMENTAL APPROVALS

The applicant, builder, general contractor, and/or homeowner shall be responsible for obtaining all necessary building permits and approvals from the local governing agencies.

NOTICE OF INTENT TO CONSTRUCT

The applicant, prior to undertaking any construction activities on a parcel or residential lot, shall notify the Design Review Board in writing of its intent to commence with construction and the proposed commencement date for those construction activities.



AS-BUILT DRAWINGS – SITE DEVELOPMENT

The Developer shall provide the DRB upon completion of each residential phase a final plat, as-built drawings (storm drainage, water, sanitary sewer, etc.), utility agreements, and any permit approvals issued by the governmental authorities.

CERTIFICATES OF OCCUPANCY (TOWN OF MOUNT PLEASANT) AND COMPLIANCE INSPECTION (DESIGN REVIEW BOARD)

After an application is made to the Town of Mount Pleasant for a Certificate of Occupancy, the applicant shall submit a written request for a compliance inspection from the Design Review Board. The Town of Mount Pleasant's issuance of a Certificate of Occupancy and the issuance of a Certificate of Compliance by the DRB communicates to the Builder and/or Homeowner that construction was completed in accordance with the requirements set forth by the Residential Design Guidelines and the plans approved by the DRB; however, nothing in this review process removes the Builder and/or Homeowner as well as their consultants from the responsibility to comply with the Applicable Rules that govern the Community.

All items shown and addressed in the approved final plans will be subject to inspection by the DRB, and a list of items to be corrected, if any, shall be provided to the applicant by the DRB. Any deficiencies must be corrected by the applicant in a reasonable time period as noted in the report. The failure of a Builder and/or Homeowner to correct the deficiencies or failure to request a compliance inspection may result in forfeiture of the construction deposit and/or actions entitled to the Carolina Park Community Association and/or its Subordinate Association by the Declaration of Covenants and Restrictions.