

**DESIGN GUIDELINES  
&  
ARCHITECTURAL REVIEW BOARD SUBMITTAL  
REQUIREMENTS**

---

**ROSE DHU CREEK  
Bluffton, South Carolina**



EFFECTIVE DATE: July 2007

# Table of Contents

	Page
Cover Page	
Table of Contents	
I. INTRODUCTION .....	4-5
II. THE REVIEW PROCESS .....	6-10
A. ARB Meetings	
B. Review Procedure	
C. Submittal Procedure	
D. Final Design Approval	
E. Changes and Modifications	
F. Variances	
III. DESIGN GUIDELINES .....	11-22
A. Setback Requirements	
B. Waterfront Setback Requirements	
C. Easements	
D. Site and Positioning of New Construction	
E. Garages, Driveways, Guest Parking	
F. Decks, Terraces, Patios and Porches	
G. Screen Enclosures	
H. Exterior Lighting	
I. Propane Tanks	
J. Service Yards	
K. Minimum Square Footage of Interior air-conditioned Space, excluding Garages	
L. Materials	
M. Building Elevation and Height	
N. Roofs	
O. Antennas, Satellite Discs and Accessory Structures	
P. Wells	
Q. Grading and Drainage	
R. Pools	
S. Landscaping	
T. Landscape Accessory Structures and Ornaments	
U. Mailboxes and House Numbers	
V. Fences	
W. Exterior Storm and Hurricane Shutters	
IV. CONSTRUCTION START UP AND SITE PREPARATION .....	23-24
A. Tree Protection	
B. Silt Fence	
C. Portable Chemical	
D. Dumpster	
E. Illegal Dumping	
F. Utilities	
G. Signs	

V.	CONSTRUCTION GUIDELINES .....	24-26
	A. Contractor Licensing and Insurance	
	B. Access to Construction Sites	
	C. Site Protection/Traffic Laws/Parking	
	D. Utility Vehicles	
	E. Construction Rules	
VI.	ARB INSPECTIONS AND PERMITS.....	26-27
	A. Stakeout Survey/Building Permit	
	B. Building Construction	
	C. Form Board Survey	
	D. Foundation Survey	
	E. As-built Survey	
	F. Intermediate Inspections	
	G. Final Inspection	
VII.	EXTERIOR HOME GUIDELINES .....	28
	A. Exterior Modifications	
	B. Landscaping Additions	
VIII.	FEES AND DEPOSITS .....	29-29
	A. Non-refundable Fees	
	B. Refundable Deposits	
	C. Deposit Refund	
	D. Penalties and Post Construction Review Fees	
	E. Non-Compliance	
IX.	FEE SCHEDULE .....	29
	A. Review Fees	
	B. Deposits	
X.	SCHEDULE OF PENALTIES .....	30-31
	A. Minor Offences	
	B. Major Offences	
XI.	APPEALS .....	31
XII.	FAILURE TO COMPLETE HOUSE IN ONE YEAR.....	31
XIII.	SAMPLE FORMS .....	31

# ROSE DHU CREEK PLANTATION

## Design Guidelines

### **I. INTRODUCTION**

The Architectural Review Board (ARB), appointed by the Board of Directors of the Rose Dhu Creek Plantation, is responsible for approving all new construction, modifications, additions and landscaping in Rose Dhu Creek Plantation.

To achieve its objectives as well as ensure a pleasant building experience for the homeowner, the ARB has set forth these Architectural Guidelines. These design guidelines are intended to provide a framework for the construction of a home and the subsequent landscaping around the home.

The Rose Dhu Creek Plantation ARB will administer these guidelines to help preserve the natural beauty of Rose Dhu Creek while protecting the property investments made by its members.

Architectural and Design Review shall be directed towards attaining the following objectives for Rose Dhu Creek Plantation:

- Preventing excessive or unsightly grading, indiscriminate earth moving or clearing of property, removal of trees and vegetation which could cause disruption of natural water courses or scar natural landforms;
- Ensuring that the location and the configuration of the structures are visually harmonious with the terrain and vegetation of the Lot, with surrounding Lots and structures. Ensuring that the structures do not unnecessarily block scenic views from existing structures or unacceptably dominate any area of the general development and the natural landscape;
- Ensuring that architectural design of structures and their materials and colors are visually harmonious with the Property's overall appearance, history and cultural heritage, with surrounding development, with natural landforms and native vegetations, 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;
- Ensuring the plans for landscaping provide visually pleasing setting for structures on the same Lots and on the adjoining Lots, and blend or co-exist harmoniously with the natural landscape;

- Ensuring that any development, structure, building or landscaping complies with the provisions of the Covenants of Rose Dhu Creek Plantation.
- Promoting building design and construction techniques that respond to energy conservation and environmental quality considerations such as heat loss, air emissions, and run-off water quality.

The present guidelines have been approved by the Rose Dhu Creek Board (Declarant) but may from time to time be amended. Prior decisions or rules regarding design will not be deemed to have set a precedent, if the ARB feels, in its sole discretion that the repetition of such actions will have any adverse effects on the community.

The Rose Dhu Creek Plantation ARB recommends that you obtain professional design assistance in planning your new home. It is important that both you and your professional read and understand these guidelines. In regard to the Design Documents, it is the responsibility of the Property Owner and the Architect or Designer to ensure that all plans, documents, and submittals prepared by the architect or designer are in accordance with these Guidelines, satisfy the building codes and all other governing codes, rules and restrictions. A Final Design Approval letter from Rose Dhu Creek's ARB will not be issued until all design documents have been completed and approved, including color boards and landscape plans and until all appropriate fees and deposits have been paid.

The ARB recommends that approved projects be started within ninety (90) days after final approval of plans, however, all projects must commence within six (6) months of the final approval date. Any projects not commencing within six (6) months must be resubmitted for approval under the applicable sections of the current guidelines and to verify there have been no changes since final approval was granted. Further, any changes to plans after final approval must be re-submitted for approval before work is begun.

Once begun, new construction projects must be completed within twelve (12) months. The implementation of the landscaping plan must be completed within ninety (90) days of the issuance of the Certificate of Occupancy by the Town of Bluffton. Exceptions may be granted by the ARB contingent on the receipt of a written request for an extension with an acceptable justification, prior to the expiration of the time limit. Pastures or paddocks within any Lot must be stabilized immediately to prevent erosion by such devices as may be required by the ARB.

## **II. THE REVIEW PROCESS**

### **A. ARB Meetings**

The ARB meets regularly on the 1st and 3rd Tuesday of the month. Other meetings may be called from time to time when necessary.

### **B. Review Procedure**

Drawings and specifications for any proposed work in Rose Dhu Creek Plantation must be submitted to the ARB administrator by noon at least one week prior to the next ARB meeting in order to be considered for review at that meeting. **All submittals and re-submittals must include an application stating what the submittal is for and the appropriate review fee.**

#### **1. Conceptual Design Submittal:**

Conceptual designs may be submitted if the property owner or architect would like comments on the concept before proceeding with the preliminary plan.

#### **2. Preliminary Design Submittals:**

Review of preliminary submittals is of an advisory nature, meaning that even very favorable reviews will neither imply nor guarantee acceptance of final design submittals.

Preliminary submittals should include a completed, signed and dated application accompanied by the appropriate review fee, a site plan, all elevations, as well as a certified tree and topographical survey.

#### **3. Final Design Submittals:**

Final design submittals must adequately reflect to the ARB the true design quality of the proposed work. Submissions must include a complete set of construction plans, detailed site plan, and an updated application as detailed in section **C** below.

### **C. Submittal Procedure**

**The following items must be submitted to insure the timely review of the project. Incomplete submittals will not be placed on the ARB agenda.**

**1. A completed application**

Any request for review and approval of **new construction, modifications, additions and landscaping** must start with a completed application. A sample is provided at the rear of this manual.

**2. Applicable Fees:**

Separate checks for all application fees and deposits are payable to the Rose Dhu Creek Plantation ARB. Checks for fees can be combined, and checks for deposits can be combined.

**3. Drawings:**

One complete set of drawing/building plans, sheet size 24" X 36", containing the following minimum drawings:

**NOTE: These site drawing requirements also apply to additions, screened enclosures, pools, etc.**

**a. Tree and Topographic Survey:**

- Scale at minimum of 1" = 10'.0", 1/8"=1'.0" preferred.
- Sealed by a registered South Carolina surveyor.
- Survey should show the location of all trees 6" or larger in diameter.

**b. Site Plan:** the following information must appear on the site plan:

- Scale at minimum of 1" = 10'.0", 1/8"=1'.0" preferred.
- Should be overlaid on Tree and Topographic survey.
- Include legal description, lot number, and street address.
- Detail and dimension the location of all vertical and horizontal construction.
- **The following calculations are required:**
  - Square Footage of Lot
  - Square footage of all impervious coverage on the lot
- Show elevation above mean sea level (MSL) of finished floor of lowest habitable level of the house and top of the slab at garage.
- Label materials for driveways, walkways, decks, patios, etc.
- Show trees to be removed by marking with an "X".
- Must include all buildings, structures, pools, fences and entry elements.
- Dimensions should reflect the closest point from the property line to the building foundation on all four sides of the house/garage.
- Plans are to include existing and finished grade lines in one foot intervals as well as spot elevations of sited home.
- The finished first floor elevation at the front of the house is to be a **minimum of twenty-four inches (30") above finished grade across the front of the home** (the home can be at grade in the back of the home).
- Show silt fence locations with installation details.
- Show other erosion control devices such as check dams, if required.

- Show footprint and elevation of closest side of any vertical structure (over 18") on adjacent lots.
- Show correct setback lines.

**NOTE: For existing homes. Any building additions or exterior remodeling, including screened enclosures, requires the submittal of a full size site plan containing the above information.**

**c. Drainage Plan:**

- May be part of Site Plan or separate
- Must be same scale as Site Plan
- Must show the following:
  - House and garage finished floor elevations.
  - Existing and finished grade lines at 1' intervals maximum extending 10' inside the adjacent property lines.
  - Spot elevations minimum at corners of lot and at corners of house, and any other pertinent locations.
  - Swales, berms with grades and direction of drainage.
  - Culverts or other drainage structures as required.
  - If there are significant elevation changes between the proposed site and adjacent lots then detailed drainage plans will be required.

**d. Floor Plans:**

- Floor Plans of all structures
- Scale at 1/4" = 1'-0". (1/8" scale may be allowed with approval from the ARB).
- Show the following calculations:
  - Square footage of air conditioned space for each floor
  - Square footage of garage
  - Square footage of covered decks, screen porches, etc.
  - Square footage of open decks or patios
- Must show the following:
  - All pertinent items, particularly items visible from the exterior of the house, including stairs, decks, patios, railing, planters, walls, doors, windows, skylights, etc.
  - Materials for exterior decks, railings, etc.
  - Complete dimensioning.

**e. Roof Plan of all structures:**

- May be part of Site Plan or separate
- Scale 1/8" = 1'-0" minimum
- Must show the following:
  - Roof slopes
  - Roof elements (skylights, chimneys, power ventilators, etc.)



- f. **Building Elevations:** Scale  $\frac{1}{4}'' = 1'-0''$  (Scale  $\frac{1}{8}'' = 1'-0''$  may be used if approved by ARB). Must show the following:
- All major elevations and other elevations which may not be visible on the major elevations
  - Vertical dimensions, including first floor and garage slab elevations (above MSL), floor to floor dimensions, dimension from finished first floor to highest point of roof (excluding chimney), floor to rafter bearing plate heights, roof pitches
  - Existing grade lines (dashed line) and finish grade lines (solid line).
  - Label exterior finish materials.

**NOTE: For existing homes: Any building additions or exterior remodeling, including screened enclosures, requires the submittal of architecturally drawn, full size elevation plans showing the proposed work as seen from the three affected sides of the building. These plans must also contain the above information.**

- g. **Wall Sections:** Scale  $1'' = 1'-0''$  minimum. Must include the following:
- Section at main house and garage, and other sections as necessary which may depict unique conditions
  - Complete notes and dimensions.
- h. **Details:** Scale  $1'' = 1'-0''$  where applicable. Must include the following:
- Service yard wall
  - Corner detail
  - Columns and pilasters
  - Banding and frieze details if not shown on wall sections
  - Door and window head, jamb, and sill details (larger scale preferred)
  - Door and window schedules – must list type, size, any special features
  - Other details as necessary to depict unique features
- i. **Electrical Plan:** Scale  $\frac{1}{4}'' = 1'-0''$ . Must show the following:
- All interior and exterior lighting, switches, and electrical outlets.
  - Electrical meter located in service yard.
  - Provide catalog cut sheets for all exterior lighting fixtures.
- j. **Landscape Plan:** Scale  $\frac{1}{8}'' = 1'$ . Landscape plans must coordinate with drainage plan. Landscape plan must be approved before landscaping starts. The plan shall show:
- Plant symbols shall be scaled to actual size to represent the mature spread of each plant. A legend must be included to indicate the following for each plant: botanical and common name, plant height at time of planting, plant spread at time of planting, plant quantities, Root

specifications, square footage of lawn areas, and square footage of mulched areas.

- Existing trees of 6" DBH and larger must be identified as to exact location, genus name and species. Also show new trees to be planted. Provide a summary table of these trees including those to be removed, those to remain along with new trees to be planted.
- All existing features within 30 feet of the property lines such as roads, driveways and paths.
- All surfacing materials such as concrete, lawn, planting beds, etc. Provide either a sample, catalog cuts and/or color samples.
- Indicate whether an irrigation system is to be installed.
- Proposed locations of any landscape lighting or landscape furnishings.

#### **4. Color Board:**

The ARB encourages the designers, architects and owners to be aware of the color scheme of nearby residences to avoid duplications. An 8 1/2" X 11" color board shall be submitted containing the following information:

- Paint chips showing exterior wall, trim, shutter colors and any other vertical construction (2x2 sample size)
- Siding material and color
- Masonry or brick sample
- Roofing sample
- Driveway material and color

#### **D. Final Design Approval**

Once the ARB has given final approval to the design package the ARB will issue a **Final Design Approval** letter. Neither permit can be issued nor work start without this approval letter.

#### **E. Changes and Modifications**

Once ARB Final Design Approval has been granted, it is expected that the home will be built per the approved drawings. In the event a plan needs to be modified during construction, the change must be submitted to the ARB for approval. If the drawings are not submitted until after the change is underway or if the change is found during final inspection, additional review fees and penalties may result.

#### **F. Variances**

A variance request, required for a unique site condition, must be filed no later than final design submittal. Once the variance request has been received, the ARB will make a preliminary decision as to whether or not the request may be granted.

### **III. DESIGN GUIDELINES**

#### **A. Setback Requirements:**

Setback is defined as the minimum distance from a property line that any structure may be placed. Compliance with setback requirements will be determined by measurement of the distance from property lines to the closest portion of the proposed construction. Setback variances will be considered by the ARB on a case-by-case basis.

#### **B. Waterfront Setback Requirements:**

No structure or building may be erected by anyone other than POA within one hundred fifty (150') feet of the OCRM Critical Line. Within the one hundred fifty (150') foot setback, there is a fifty (50') foot buffer within which improvements may be made subject to the Beaufort County River Overlay District Ordinance and with specific approval of the ARB.

#### **C. Easements:**

There is also a fifty-foot (50') utility easement inside all front property lines and side property lines if adjacent to the road right-of-way in Phases I and II. In Phase III (Millers' Pond) there is a fifteen-foot (15') utility easement inside all front, rear, and side property lines if adjacent to the road right-of-way. Other easements for storm sewers, etc may be shown on the plat drawings.

These easement areas are an important aesthetic and functional feature of Rose Dhu Creek. Any proposed improvements in the easement will require specific approval by the ARB.

#### **D. Site and Positioning of New Construction:**

1. Homes do not have to be placed square with the street or setback lines.
2. Two (2) or more Lots can be combined into one (1) larger Lot if approved by the ARB Board. No Owner can subdivide a Lot to create two (2) or more resulting Lots.
3. In general, homes should be designed and positioned on the lot to minimize the removal of all hardwoods and other large trees. No trees, bushes, or underbush of any kind having a diameter of six (6) inches or more and four (4) feet above the ground level may be removed without the written approval of the ARB.
4. To aid the Architect/Owner and the ARB in the positioning of the new home, the plot plan for the proposed home should include the location and first floor elevation of the adjacent homes.

## **E. Garages, Driveways and Guest Parking:**

1. Any attached or connecting buildings on a lot such as garages, etc., must be compatible in style, material and color with the main house.
2. Two-car garages at a minimum are required. Porte-cocheres are allowed but do not replace garages. Planting beds or plants in masonry pots should separate garage doors wherever practicable.
3. Garages must have finished interior walls.
4. Boats, trailers, recreational vehicles, and similar vehicles should be stored in an enclosed garage or screened area and not be exposed to view.
5. Driveways should be concrete, approved pavers, plantation mix or a combination thereof. It is recommended that pervious material be used for driveways and walkways near specimen trees and desirable natural vegetation. It is required in the front of the lot, easement in Phase I and II.
6. One driveway access to the street is recommended. Double driveway entries are permitted subject to ARB approval. Circular driveways must have an adequate turning radius and be appropriately landscaped.
7. Two off-street guest-parking spaces must be provided on an approved surface. These spaces must not impede egress into or out of the garage. They must not be located closer than five feet from the property line. Off-street guest parking spaces and driveways within five feet (5') of property lines must be screened from adjacent properties and the road with landscape material.
8. No building elements, other than mailboxes, can be located in the utility easement between the curb and the property line except as approved by ARB. All entry elements must be shown on the architectural and landscape drawings and must be located inside the property line. It is strongly recommended that any entry element of a structural nature not be constructed in the utility easement. If the property owner places any structural element in this easement, it will be at risk if underground utility work takes place. If entry elements have landscaping or lighting, these details must be shown on the appropriate drawings.

## **F. Decks, Terraces, Patios and Porches:**

Decks, terraces, patios, and screened porches should be designed as an integral part of the architecture of the main structure using compatible materials in both color and texture. If aluminum trim is used, it must be dark screen colored and only used around the perimeter of the screened opening.

**G. Screened Enclosures:**

Screened enclosures are allowed in Rose Dhu Creek Plantation. All screened enclosures should be constructed in a manner that is architecturally pleasing and complementary to the house. Gabled screened roofing is preferred to flat screened roofing. No exterior aluminum tubing (facing out) should exceed 3 inches in width. The depth of aluminum tubing is dependent on the size of the screened enclosure.

**H. Exterior Lighting:**

Exterior and security lighting must be installed so that neighboring properties and street traffic are unaffected by the glare.

1. The design and location of all exterior and landscape lighting shall be indicated on the site plan and the landscape plan. The property owner is advised that all elements including lampposts that are installed in the utility easement are installed at the property owner's risk.
2. Driveway and walkway lighting must be of the type that is located close to the ground with no more than 180 degree light spread. Cut sheets must be submitted for approval with the landscape plan for all exterior lighting.
3. Landscape lighting should also be subdued. If up-lighting is used, care should be taken to avoid creating a halo or glow in the night sky. Down-lighting should be focused on specific landscape vegetation should be subtle, subdued, hidden from view, and not used for general illumination purposes.
4. COLORED LIGHTING IS NOT ALLOWED for landscape lighting. Temporary holiday lighting is excluded.

**I. Propane Tanks:**

1. Propane tanks, 60 gallon or more, must be buried underground and located no closer than 5 feet to the property line.
2. Propane tanks, of less than 60 gallon, including 100 lb. Exchange units, may be installed above ground but must be hidden from view by enclosures or year round screening shrubs.
3. All propane tank installations must comply with the current NFPA documents administered by the State Fire Marshall.

## **J. Service Yards:**

All residences are required to have an attached service yard. All utilities, including electrical service, garbage containers, HVAC compressors, water softeners, pool equipment, well equipment, etc. shall be located in a service yard.

1. All service yards shall be designed to have minimum impact on neighboring residences and be located within the setback lines. Exceptions may be considered for non-standard lots.
2. The service yards should be located in the side or rear yards.
3. The primary service yard enclosing equipment shall be screened from view by a wall or fence with a minimum height of six feet (6') fee, variances must be approved by the ARB. All service yard equipment must be completely screened from view at the top and at the slab portion or bottom. The maximum distance between the bottom of the screening enclosure and the slab is three inches (3"). The door of the service yard is to be full height.
4. The service yard will have colors compatible with the house.
5. All service yards will have concrete slabs or pavers.

## **K. Minimum Square Footage:**

No plans will be approved unless the proposed improvements will have the minimum required square footage of enclosed dwelling area as determined by ARB. The term "enclosed dwelling area" is the total enclosed heated and cooled area within a dwelling excluding garages, terraces, decks, open porches, screen porches, shed-type porches or the like. However, if enclosed porches are heated and cooled and have a roof line that forms an integral part of the roof line of the main dwelling, they can be included in the term "enclosed dwelling area." Guest quarters which are either attached or detached from the main dwelling are included in the term "enclosed dwelling area" as well.

## **L. Materials:**

1. Exterior walls should be of brick, wood, stucco, stone, fiber-cement siding, etc. Siding materials must be approved by the ARB. No vinyl siding will be allowed.
2. Various styles of windows may be desired to accent the architectural style of the house. Low country and traditional style homes are encouraged to have permanent exterior grids (minimum 7/8" wide) on all windows of rooms that do not face the rear of the house unless the architectural style demands otherwise. It is

recommended that the interior grids be permanent but if removable, the grids must be framed. It is also encouraged that all windows be of a style compatible with the rest of the house.

3. All exterior wood trim or wood siding including stairs will be painted or stained. All exterior colors must be approved by the ARB.

#### **M. Building Elevation and Height:**

1. Single-family residences must conform to federal flood zone regulations for minimum finished floor elevation established by Federal Emergency Management Agency (FEMA). The ARB requires that the proposed finish floor be at least the level of the 100 year flood, but not be excessively higher than the required elevations.
2. The exterior walls shall be a minimum of 10' from finished grade at the exterior of the structure, to the top of the plate at the exterior wall. The height of the front foundation wall of the home (garage not included), as measured from finished grade at the exterior of the structure, to the finished floor elevation will be between a minimum of twenty-four (24 inches) and a maximum of 60" (60 inches). Allowances will be made for homes located in the flood plain.
3. The maximum height of a residence as measured from finished first floor to the top of the tallest roof ridge beam is 35 feet. No house should exceed forty feet of height from the finished grade.  
No structure shall be constructed on any lot which has a height exceeding three (3) stories above the minimum height established by applicable flood zone regulations of the United States. A parking level or deck underneath a building built on lot or above the minimum height established by applicable flood zone regulations may not, in the discretion of the ARB, be considered a story.

#### **N. Roofs:**

1. Architectural roofing materials must be approved by the ARB. If fiberglass shingles are used, colors and configurations that do not call attention to the roof should be chosen. If fiberglass shingles are used a minimum of 300 # and/or 30 year warranty is recommended.
2. Exaggerated roof slopes (both high and low) should be avoided.
3. Roof vents, plumbing vents and other penetrations will be painted to blend with the roof. All roof penetrations will be on the rear side of the roof ridge.
4. Low profile roof ventilators will be used.
5. Skylights should not be visible on the street side elevation.

6. Chimney exteriors shall be of masonry or stucco construction. Direct vent fireplaces through the roof are not allowed unless they are vented through a full chimney. Prefabricated chimney flue caps shall be screened with a metal or other non-combustible material shroud for safety and ornamentation.

**O. Antennas, Satellite Dishes and Accessory Structures:**

1. Satellite dishes, which do not exceed 2' in diameter or 2' in height, may be erected and maintained on the property with ARB approval. It is recommended that satellite dishes be mounted within the service yard. If satellite dishes have to be mounted on the roof they must be mounted on the rear of the roof. The location must be approved by ARB.
2. Other than O-1. above, no television antenna, radio receiver, transmitter, or other similar device shall be attached or installed on the exterior portion of the property within Rose Dhu Creek Plantation.
3. No exterior speaker, horn, whistle, bell, or other sound device, which is unreasonably loud or annoying, except home security devices used exclusively for security purposes, shall be located, used, or placed upon lands within Rose Dhu Creek Plantation.

**P. Wells:**

1. Closed loop water source heat pump systems are allowed in Rose Dhu Creek provided the holes bored for the loop shall be drilled by a South Carolina licensed well driller in accordance with South Carolina regulations and approval by ARB.
2. No private water wells for the purpose of domestic consumption will be drilled or maintained on any residential lot.
3. Wells for irrigation purposes may be installed on an owner's property (limited to the backyard) subject to the approval of the ARB. All wells constructed on an owner's property must comply with all State regulation and be constructed within the applicable rear setbacks.

**Q. Grading and Drainage:**

1. Grading and drainage shall be designed to ensure no storm water or roof water runoff is directed toward adjacent home sites or directly into marsh areas. Runoff should be directed into swales or dry wells to prevent runoff onto any adjacent properties.
2. In general, the areas of the lot that may be filled are limited to the area immediately under and around the house and adjacent driveway. This fill area should start



transitioning down to existing grade as soon as possible once beyond the building line. It should be anticipated that natural low-lying areas will be preserved where possible and that these low areas may retain water for several days following heavy rainfall.

3. Cuts and fills should be designed to complement the natural topography. Grading should produce graceful contours, not sharp angles, and provide smooth transitions at the head and toe of the slope. No grading (cut or fill) should occur under the drip lines of large significant trees.

**R. Pools:**

1. Pool equipment shall be placed inside a service yard or appropriately screened.
2. The top of the pool or pool deck may not be over 2' above existing grade unless integrated into a terraced landscaping plan approved by the ARB.
3. Backwash is not permitted to be discharged into the sanitary sewer system, storm water sewer system, and must be contained on the lot.
4. Significant landscaping will be required around pools and pool decks to screen adjacent properties.
5. Pool fences are allowed but shall be no higher than 36" above grade. The pool fence should be approved by ARB and constructed from a substantial material such as heavy gauge anodized aluminum, painted wrought iron or wood.
6. All pool fences should be installed in the immediate area of the pool in conformance with the normal setback requirements. No pool fence can be installed closer than three feet (3') of the property line.
7. All pool fences will be evaluated on a case-by-case basis.
8. Pools cannot be built within utility easements. Subject to ARB approval, pools may encroach to a maximum distance of one half the setback.
9. The Owner is solely responsible for complying with any South Carolina DHEC rules and regulations applicable to residential pools.

**S. Landscaping:**

The ARB reserves the right to employ an arborist to develop preservation guidelines, the cost of which will be borne by the owner. Such guidelines may include porous pavers in landscapes over root zones, subterranean irrigation and/or aeration, ongoing maintenance plans, etc. Parking, dumpsters, material storage or other construction activities are not permitted within the drip line of specimen trees.

The ARB recommends the property owner select a landscape professional familiar with the soil and growing conditions of the area. The landscape architect should advise the homeowner of the type of soil and the effect on the landscape plan.

1. Landscape plans must be submitted at the time of framing. Landscape plans must be approved before landscaping starts. Landscaping must be completed within ninety (90) days of issuance of a Certificate of Occupancy unless winter weather conditions necessitate additional time the completion of the landscape, as determined by the sole discretion of ARB.
2. Planting design:
  - a. Proposed foundation plantings must create levels of vegetation to soften the structure and integrate the building improvements into the site. Included in this requirement are:
    - Continuous foundation plantings along all sides of the house which soften exposed turf areas while enhancing architectural elements of the structure.
    - The selection of shrubs which will mature to the proper heights and mass without requiring excessive pruning. The majority of these should be a minimum of 7-gallon, 30"-36" height, hearty evergreens with minimum 3-gallon, 12"-15" evergreens under ground level windows.
    - Layering of shrubs, dwarf shrubs, ground covers and perennials along the front and rear elevations of the house.
    - Vertical element plantings will be required on all sides of the most houses to soften the exposure of the structure from neighboring properties. In some cases, existing preserved trees may satisfy this requirement.
  - b. Plant selections for the composition of the basic landscape design should take into consideration potential severe freezes that may occur in Bluffton. Selection of exotic plant species susceptible to any of the typical climate extremes experienced here should be kept to a minimum.
  - c. Rose Dhu Creek has a deer population that will tend to feed on certain plantings and therefore those plants susceptible to deer damage shall not be used as primary components of the landscape design.
  - d. Plant sections and arrangements should take into consideration species compatibility with both exposure and moisture requirements.
  - e. Leaving "natural" areas may be appropriate and acceptable in some cases, but owners are cautioned that these areas must be maintained (cleaned, pruned, weeds/vines removed) and not left to grow wild. Natural does not mean unkempt.
  - f. Lawn areas shall be integrated into the landscape areas to provide aesthetic appeal to the overall site. A landscaping plan that uses rock or crushed rock as a

predominant element will not be accepted. Climate tolerant sod, such as centipede, zoysia or St. Augustine shall be used. Areas directly adjacent to the street and/or street curb that do not contain planting beds shall be fully sodded to the side property lines.

g. At driveway entrances, for reasons of safety, no planting that obstruct sight lines shall be permitted.

h. Landscaping at the rear corners of a lot shall not impede the view corridor of the neighbors.

3. The ARB Administrator will schedule an inspection of the site. Should the inspection reveal that the size, amount and condition of the trees are such that their removal would significantly alter the tree canopy (such as the removal of pine trees or oaks), mitigation will be required. If there is any question as to the health of any tree planned for removal, an arborist will be employed, the cost of whom shall be borne by the owner.

All the trees shown to be preserved on the approved site plan and landscape plan and that are later removed shall require mitigation.

a. Removal of any over-story tree between 6" and 18" DBH may need to be replaced with a minimum one (1), 2" caliper over-story tree. Removal of any over-story tree greater than 18" DBS may need to be replaced with a minimum of two (2), 2" caliper over-story trees. Acceptable over-story trees are: Bald Cypress, Poplar, White Oak, Elm, Red Maple, Willow Oak, Hickory, Red Oak, Live Oak, and Sycamore.

b. Removal of under-story trees greater than 3" DBS may need to be replaced with under-story trees greater than 6 feet in height. Acceptable under-story trees include: American Holly, Magnolia, Cedar, Wax Myrtle, Dahoon Holly, Yaupon Holly, Gordonia.

c. Removal of pine trees greater than 18" DBH shall be replaced with three (3), minimum 1" caliper pines or other approved conifers.

d. There shall be a minimum of 2, 30-gallon shade trees planted as part of the approved landscape plan for each developing lot. However, heavily treed lots that require significant tree removal or sparsely treed lots will need to have significantly more trees planted than this minimum.

e. Drainage of the property shall be designed to avoid disturbance to existing trees.

4. Use of mature/well established plant material (existing and/or new) is strongly encouraged. The use of native materials, including deer resistant, drought resistant, winter hardy plant varieties, is encouraged. Winter hardy/evergreen plants are to

be used for foundation and screening/buffering purposes. A list of suggested planting material is included below:

#### TREES:

American Holly  
Atlas Cedar  
Bald Cypress  
Chaste Tree  
Chinaberry  
Common Hackberry  
Crab Apple  
Crepe Myrtle  
Golden Raintree  
Honey Locust  
Japanese Zelkova  
Little Leaf Linden  
Laurel Oak  
Live Oak

Locust  
Loquat  
Maple  
Mimosa Silk Tree  
Mountain Ash  
Mulberry  
Oak  
Palmetto Palm  
Pinao Palm  
Poplar  
Sabal Palm  
Service Berry  
Smoke tree  
Vitex

#### SHRUBS:

Adams Needle Purple  
American Bittersweet  
Anise  
Banana Shrub  
Beautyberry  
Beauty Bush  
Blueberry  
Buckthorn  
Bush Cinquefoil  
Butterfly Bush  
Carolina Rose  
Chinese Fringe  
Cherokee  
Common Witch Hazel  
Dwarf Yaupon Holly  
European Fan Palm  
Firethorn  
Inkberry American Holly  
Japanese Anise  
Japanese Barberry  
Japanese Quince  
Japanese Rose  
Juniper  
Leatherleaf Mahonia  
Mentor Barberry

Nadina  
Needle Palm  
Oleander  
Pincapole Guava  
Podocarpus  
Pomegranate  
Privet  
Rugosa  
Russian Olive  
Sago Palm  
Sand Cherry  
Showy Jasmine  
Shrub Althea  
Spirea  
So. Cherry Laurel  
Sweet/Tea Olive  
Tamarix  
Thorny Eleanus  
Viburnum  
Wax Myrtle  
Windmill Palm  
Winter Jasmine  
Yaupon Holl

#### VINES:

Carolina Jessamine  
Confederate Jasmine  
Cross Vine  
Honeysuckle

Chinese Wisteria  
Lady Banks Rose  
Silver Lace Vine  
Sweet Autumn Clematis

Trumpet Vine  
Vinca Major

Virginia Creeper

PLANTS: Canna, Echinacea, Iris, Lavernia, Rosemary, Rudbeckia, Scotch Broom, Society Garlic,  
Yarrow

GROUND COVER: Eounymus, Proesia, St. Johns Wort, Vetch

5. All improvements, including landscaping, in street rights-of-way must be approved by the ARB. Property owners are responsible for landscaping and maintenance of landscaping from property lines to the roadway. Every property owner is responsible for preventing the development of any unclean, unsightly or unkempt conditions of buildings or yards, which shall reduce the beauty of the neighborhood as a whole. All formal landscaped areas, bed and lawn areas must be maintained. In natural areas, weed growth must be controlled, trees pruned, vines removed and yard debris removed.
6. The cutting or trimming of any vegetation outside of an Owners' property line is strictly prohibited.
7. Walks, retaining wall, or other hardscape improvements will be identified by material and dimensions; including height above finished grade.
8. Sod areas and shrubs will be covered by an underground irrigation system. All irrigation systems should be designed with water preservation in mind. Zones for turf should be separated from shrubs. Rain sensor and backflow devices are required.
9. Any proposed changes in landscaping such as fences, fountains, lighting, game structures, pole supported feeders/bird houses, drives, walks, landscape structures and statuaries must be approved by the ARB.
10. Upon completion of all the landscape feature installations and plantings, the landscape contractor shall make final inspection of the work and provide a letter of certification to the ARB that all work was performed in accordance with the approved landscape plan. Any deviations or plant substitutions made shall be explained in full detail. The ARB shall also make a final inspection of the completed work. Owner deposit will not be returned until work has been completed satisfactorily.

**T. Landscape Accessory Structures and Ornaments:**

1. All landscape accessory structures such as birdhouses, statues, flagpoles, lampposts, as well as fountains and pools must be within the applicable setbacks and be approved by the ARB. Landscape name and number signs are prohibited.

2. All exterior play equipment, including basketball nets, shall be placed only with approval by the ARB.
3. No exposed clotheslines shall be permitted.

**U. Mailboxes and House Numbers:**

1. House numbers must be three inches (3") in height and white in color. They will be part of the approved mailbox assembly, which must be purchased from a company identified by Rose Dhu Creek Plantation. The company currently designated by the Plantation is Graphics Corporation, 681-4710. "All occupancies shall display their correct physical address on the building. If the building is more than 50' from the street or road, this number must also be posted near the walk, driveway, gatepost, fence or common entrance so as to be clearly visible from the road." (Mandate from the South Carolina State Legislation, Section 23-47-60).

**V. Fences:**

1. Walls and fences may be approved.
2. Fence plans must be drawn on a previously approved site plan and will include an elevation of one section of fence/screening. Maximum fence height is 5' above grade. The ARB has sole discretion on the use of fence materials and fence location.
3. Deer fences are not acceptable. The ARB encourages each Owner to consider that deer live on the property. When establishing a landscape plan Owners should choose plants and plant materials which are less attractive to deer.

**W. Exterior Storm and Hurricane Shutters:**

All storm shutters will be reviewed by the ARB on a case by case basis. In no case will shutters be allowed to remain closed for more than two weeks.

**IV. CONSTRUCTION START UP AND SITE PREPARATION**

After **Final Design Approval** of the drawing package, the contractor shall stake out the lot in preparation for string line inspection. No trees are to be cut or clearing of any kind to proceed until after the string line inspection is approved. Trees to be cut shall

be banded in red; trees to be protected shall be double banded in yellow. After string line approval an ARB Building Permit will be issued.

**A. Tree Protection:**

Tree protection shall be 4' high and located around the drip line of the tree (approximately 1 foot in radius for every inch in tree diameter). Tree protection must be placed according to the Town of Bluffton Building Code.

**B. Silt Fence:**

Prior to starting construction, a silt fence will be installed on the lot and maintained throughout construction. Care must be taken to install the silt fence with the bottom curl under a dirt cover so that silt and debris do not run under the silt fence. See detail sheet in the attachments.

**C. Portable Chemical Toilet:**

Prior to starting construction a portable chemical toilet will be placed within the setback line, emptied on a regular basis (minimum of one time per week) and will be removed when construction is complete. The door of the toilet should not face the street. It should be facing toward the center or rear lot line of each lot unless otherwise approved by the ARB. Portable toilets may be grouped if a home builder has an adjacent home under construction.

**D. Dumpster:**

Prior to starting construction a metal dumpster will be in place and must be present on the lot during the entire construction process. The dumpster must be removed when construction is complete. **It will be the permit holder's responsibility to collect all trash and have a clean and orderly construction site at the conclusion of each day's activities.**

**E. Illegal Dumping:**

No dumping or burning of debris is permitted within Rose Dhu Creek Plantation.

**F. Utilities:**

The appropriate utility companies shall provide completely underground connections to water, sanitary sewer, electricity, telephone, and cable TV. The installation of all utilities to homes within Rose Dhu Creek will be installed meeting the specifications prescribed by the providing utility.

**G. Signs:**

No signs other than the approved homeowner, contractor, and architect signs are to be placed on a property during construction. The contractor signpost will contain the contractor's sign, the architect's sign (if desired) and will have the County Building Permits affixed to the signpost. There shall be only one contractor sign on the lot. This sign must be placed on the street side of the home site. This information is to remain

posted throughout the building process and be removed when final approval is requested. There shall be no other subcontractor or supplier signs on the lot.

## **V. CONSTRUCTION GUIDELINES**

### **A. Contractor Licensing and Insurance:**

All General contractors will provide to the ARB office, a copy of:

- South Carolina Residential Builder or General Contractor license.
- Town of Bluffton Business license.
- General liability and workman's compensation insurance.
- Vehicle insurance.

### **B. Access to Construction Sites:**

All Contractors and their work teams will use the Old Miller Road entrance gate into Rose Dhu Creek Plantation.

### **C. Site Protection / Traffic Laws / Parking:**

1. All vehicles, trailers and building supplies shall be limited to the job site property. No privately owned undeveloped lots may be used for parking or storage of any construction related equipment without the written approval from the property owner.
2. The utmost caution must be used to avoid damage to the road right of way and the curbing. Any damage to curbs, bridle paths, sidewalks, roads, common properties, or property of other owners must be restored to the original condition by the completion of the project. The edge of the road pavement shall be protected from damage by construction vehicles. Placing heavy wood planks, or other effective material, to make the transition between the pavement and the road smooth, should be used. Deposits will not be returned until any/all damaged areas are satisfactorily restored.
3. Posted speed limits and safe driving practices will be strictly enforced. Under no circumstances shall construction vehicles interfere with the flow of traffic or cause hazardous conditions to people or horses.
4. Failure to comply with the above requirements during construction may result in fines being levied and / or other appropriate action.

### **D. Utility Vehicles:**

Only one utility vehicle will be authorized to remain on a new construction site overnight. It must be fully enclosed, locked, have appropriate registration and be approved by the ARB prior to remaining on site. A locking device must be used to secure the axel so the vehicle cannot be moved. Responsibility for loss of equipment, theft or damage is the sole responsibility of the contractor. If additional utility vehicles are desired, you must acquire approval from the ARB.



## **E. Construction Rules:**

The following rules and regulations are designated to enhance Rose Dhu Creek's overall appearance and to protect the aesthetics and the property values of all Owners. Contractors will be held responsible not only for the actions of their own employees, but also for the actions of their subcontractors' employees.

1. No work, including lot clearing, will begin until a Beaufort County Building Permit is issued and posted at the job site, and string-out is approved.
2. Construction work, both exterior and interior, must be limited to the hours of 7:30 AM to 6:00 PM, Monday through Saturday. (These hours may be amended from time to time by the ARB according to season and special occasions.) Workers and their vehicles should not arrive more than 15 minutes prior to opening and should depart the job site no later than 15 minutes after the posted close of business, without exception.
3. No work will be permitted on Sundays, Thanksgiving Day, Christmas Day, New Years Day, Memorial Day, Labor Day or Independence Day or any other day per ARB's discretion.
4. No water usage will be permitted until the appropriate tap fees are paid and meters are installed by the Beaufort-Jasper Water & Sewer Authority.
5. No construction trash burning will be permitted on the site.
6. The General Contractor is responsible for enforcing the following work rules for all construction workers and suppliers at the job site.
  - No workers will be allowed to enter or leave Rose Dhu Creek on foot.
  - No workers will be allowed to enter Rose Dhu Creek to seek employment at a job site.
  - Workers are not permitted to use any Rose Dhu Creek facilities. (This includes pool house and barn restrooms).
  - Workers are not permitted to fish in any lagoon or from any boat dock.
  - The possession and/or consumption of alcohol or drugs are strictly prohibited in Rose Dhu Creek Plantation.
  - Workers should refrain from using inappropriate language, honking horns and playing loud music.
  - Workers are prohibited from bringing firearms or other weapons into Rose Dhu Creek Plantation.
  - Workers are prohibited from bringing dogs, cats, or other pets into Rose Dhu Creek Plantation.
  - Workers are prohibited from bringing children to a job site.
  - Workers must obey all posted speed limits when driving on Rose Dhu Creek roads.
  - Workers must not throw litter from windows of vehicles and must prevent litter on job sites.

- Workers must wear shirts.

**Failure to comply with these rules may result in loss of deposits or other sanctions.**

7. Trash containers and Portable Toilets must be located and enclosed according to the ARB guidelines and with ARB approval.
8. Vacant and undeveloped adjacent properties may not be used for access, parking or storage of material and equipment without written permission of the Owner. A copy of the permission letter must be filed with the ARB Administrator. The Contractor/Owner will be responsible for repairing any damage done to adjacent property before their deposits will be returned.

**VI. ARB INSPECTIONS AND PERMITS**

**A. Stakeout Survey/Building Permit**

After **Final Design Approval** of drawings, the contractors will stakeout the building footprint, driveway, pools, decks, porches and service yards. The contractors will also stakeout the property line and wetlands. Trees to be removed will be banded with red tape. Trees that will have tree protection will be double banded with yellow tape. The contractor will advise the ARB when the stakeout is ready for inspection. The ARB will perform the inspection and, if approved, issue the contractor an ARB Building Permit. The ARB will also inspect the condition of the adjacent lots, sidewalks and curbs and document their condition for reference at final inspection.

**B. Building Construction:**

Following clearing, the lot is prepared for construction:

- a) Dumpsters and Port-a-Johns are set in place.
- b) Silt fence and tree protection installed.

**C. Form Board Survey:**

The contractor will provide a form board survey by a licensed South Carolina Surveyor to the ARB as soon as the foundation is formed. Concrete slab work cannot proceed until the form board survey is **approved** by the ARB.

**D. Foundation Survey:**

The contractor will provide a foundation survey and an elevation certificate by a licensed South Carolina Surveyor to the ARB as soon as the foundation is poured. Framing cannot proceed until the foundation survey is **approved** by the ARB.

**E. As-built Survey:**

As Built Survey: An as built survey that includes all vertical and horizontal construction (i.e. walks, driveways, pools, decks, etc.) will be required as part of the

final inspection documentation provided by the Contractor. If the approved plans call for a peak dimension within two feet (2') of the maximum height limitations, then a surveyed height must be provided.

**F. Intermediate inspections:**

The ARB may conduct a survey of construction anytime during the construction process. The contractor will be notified of any issues/concerns resulting from the inspection.

**G. Final Inspection:**

The Following documents must be on file and on CD at the ARB office prior to final inspection:

- Form Board Survey
- Foundation Survey
- Elevation Certificate
- As-built survey
- Certificate of Occupancy
- Landscape Plan
- Complete building set of plans

As soon as the ARB is notified by the contractor or homeowner that a Certificate of Occupancy has been received a final inspection will be performed. The inspection is to assure that the building is complete in accordance with approved plans, color and material samples, landscaping is in place and the house is ready for occupancy. Special attention will be given to surface water drainage, site clean up, builder sign removal, and removal of waste materials on adjoining lots. Adjoining lots, sidewalks and curbs will be restored to their original condition prior to construction.

Final approval of the landscaping will not be granted unless the plant material is installed as detailed on the approved submitted landscape plan and also meets the requirements of the ARB Guidelines, especially for foundation coverage. The ARB, in its sole judgment, will determine at final inspection if the landscaping is adequate or if additional trees or plants are required

**VII. EXISTING HOME GUIDELINES**

**A. Exterior Modifications:** Any exterior modifications or additions including repainting and roofing to an existing home must follow the same procedure as for a new home.

1. Prepare a submittal package outlining the work to be done and complete with a color board.
2. Pay fees and deposits and submit application to ARB for approval.
3. Proceed with work after Compliance Deposit is paid to the ARB and a Rose Dhu Creek Building Permit is issued.

4. Notify ARB when work is complete so that a final inspection may occur.
5. Appropriate deposits will be refunded within thirty (30) calendar days of an acceptable final inspection.

**B. Landscaping Additions:** Landscaping additions to support a home modification, pool addition, or to substantially replace/upgrade existing landscaping requires updating the existing landscaping plan and submitting the proposed changes to the ARB for approval.

## **VIII. FEES AND DEPOSITS**

### **Please make checks payable to: Rose Dhu Creek Plantation POA**

#### **A. Non-refundable fees:**

1. Review Fee: Payable at the time of submittal of plans for review.
2. Road Use Fee: Payable following Final Design Approval of plans and prior to a Permit being issued.
3. Beaufort-Jasper Water and Sewer Capacity Fee
4. Town of Bluffton Aid-to-Construction Fee

#### **B. Refundable Deposits:**

Construction Compliance Deposit: payable by the Builder/Contractor or Owner.

#### **C. Deposit Refund:**

All refundable deposits will be returned to the payer of record after final inspection and approval of the home and landscaping. Builder deposit will be refunded after issuance of the Certificate of Occupancy. Owner deposit will be refunded after completion of landscaping project.

#### **D. Penalties and Post Construction Review Fees:**

Any changes to the final drawings, once approved, that occur during the construction process will be reviewed without additional cost if submitted before the change is implemented. If changes are not submitted prior to construction and/or found during final inspection, the contractor and homeowner are subject to additional fees and loss of refundable deposits. Any penalties that occur during the construction process will also be deducted from the Owner and/or Contractor's deposit.

#### **E. Non-Compliance:**

If the contractor fails to complete the home according to the approved plans, the ARB may refer the issue to the POA for resolution, which may result in a lien against the property to cover the costs of completing construction that does meet the approved plans.



- Failure to keep site clean
- Loud music or yelling
- Adjacent lots unclean
- Working during unauthorized house or non-working days
- Failure to maintain silt fences
- Failure to maintain tree protection
- Children or pets at work site
- Open fires
- Failure to screen port-o-johns & dumpsters
- Parking on trails, cart paths, sidewalks or adjacent lots
- Other offenses determined to be minor by the ARB

## **B. Major Offenses:**

**Major offenses may cause job shutdown, but will also result in the automatic loss of a portion or all of the refundable deposit.**

- Begin work on construction site without a permit/approval \$ 500.00 minimum
- Begin work without paying applicable fees \$500.00
- Unauthorized clearing, removing of trees or vegetation \$ 500.00 minimum + replacement
- Pouring of slab without approved Form Board Survey \$ 500.00
- Failure to repair damage to existing ROW, curb, walks \$ 500.00 minimum + replacement
- Failure to pay deposits and fees prior to construction \$ 500.00 minimum
- Changing of exterior design or appearance of house without review and approval or failure to build according to approved plans. \$ 500.00 (if correctable)
- Installation of landscape without approval \$ 500.00 minimum
- Failure to install landscaping within 90 days after issuance of CO \$ 500.00 minimum
- Occupation of home before final approval of exterior \$ 500.00 minimum
- Other offenses determined to be major by the ARB. \$ 500.00 minimum

## **XI. APPEALS**

All appeals to an ARB decision will be submitted in writing to the ARB Administrator within 30 days of the date of the decision notice. An appeal meeting will be scheduled by the ARB Administrator to include the Chairman of the ARB Committee with a second member of the ARB Committee as chosen by the Chairman and a member of the POA Board of Directors as appointed by the President of the POA Board of Directors.

## **XII. FAILURE TO COMPLETE THE HOUSE IN ONE YEAR**

If a house is not completed to the point of occupancy within one year from issuance of an ARB Building Permit, the ARB has the authority to finish the house and invoice the property owner.

### **XIII. SAMPLE FORMS / EXHIBITS**

- A. ARB application
- B. Color board sample
- C. Submittal Checklist
- D. Builder's Sign design
- E. Standard mailbox design
- F. Silt fence installation details

**THESE DESIGN GUIDELINES ARE INTENDED TO PROVIDE GUIDANCE TO OWNERS AND THEIR BUILDERS REGARDING MATTERS OF PARTICULAR CONCERN TO THE ROSE DHU CREEK PLANTATION ARB IN CONSIDERING APPLICATIONS; PROVIDED, HOWEVER, THE DESIGN GUIDELINES ARE NOT THE EXCLUSIVE BASIS FOR A DECISION BY THE ROSE DHU CREEK PLANTATION ARB CONCERNING A SUBMITTAL AND COMPLIANCE WITH THE DESIGN GUIDELINES DOES NOT GUARANTEE APPROVAL OF ANY APPLICATION. THESE DESIGN GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME BY THE ROSE DHU CREEK ARB AND ALL CHANGES WILL APPLY TO APPLICATIONS WITHOUT FINAL APPROVAL. APPROVALS BY THE ROSE DHU CREEK PLANTATION ARB INVOLVE SUBJECTIVE DETERMINATIONS AND OPINIONS OF THE ROSE DHU CREEK ARB MAY VARY AS TO THE DESIRABILITY OR ATTRACTIVENESS OF PARTICULAR IMPROVEMENTS. PRIOR APPROVAL OF ANY IMPROVEMENT DOES NOT GUARANTEE FUTURE APPROVAL OF A LIKE IMPROVEMENT AND THESE DEVELOPMENT GUIDELINES MAY BE CHANGED TO PROHIBIT IN THE FUTURE IMPROVEMENTS SIMILAR OR LIKE IMPROVEMENTS PREVIOUSLY APPROVED. THE ROSE DHU CREEK ARB MAY IN ITS SOLE DISCRETION AUTHORIZE VARIANCES FROM COMPLIANCE WITH THESE DEVELOPMENT GUIDELINES, INCLUDING ALL SETBACK REQUIREMENTS AS SET FORTH THEREIN OR AS SHOWN ON A SUBDIVISION PLAT, AND PROCEDURES SET FORTH HEREIN WHEN THE ROSE DHU CREEK ARB IN ITS DISCRETION DETERMINES THAT CIRCUMSTANCES SUCH AS TOPOGRAPHY, NATURAL OBSTRUCTIONS, HARDSHIP, OR AESTHETIC CONSIDERATIONS, ENVIRONMENTAL CONDITIONS, OR OTHER CONSIDERATIONS SO REQUIRE BUT NO VARIANCE SHALL BE EFFECTIVE UNLESS IN WRITING. EACH OWNER SHALL HAVE SOLE RESPONSIBILITY FOR ENSURING THAT ANY IMPROVEMENTS APPROVED BY THE ROSE DHU CREEK ARB OTHERWISE MEET ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS, INCLUDING BUT NOT LIMITED TO APPLICABLE HEIGHT RESTRICTIONS, SETBACKS, FLOOD RESTRICTIONS OR REQUIREMENTS, SQUARE FOOTAGE LIMITATIONS, LANDSCAPE REQUIREMENTS, BUFFERS AND PARKING REQUIREMENTS.**

13" to top of post

NAME

102

2'-0"

3/4 x 19 x  
7-3/4 mdo

3/8 X 4" lag

38"

concrete footer

# ROSE DHU MAILBOX

paint is shaded spruce  
steel # 1 1/2 medium box



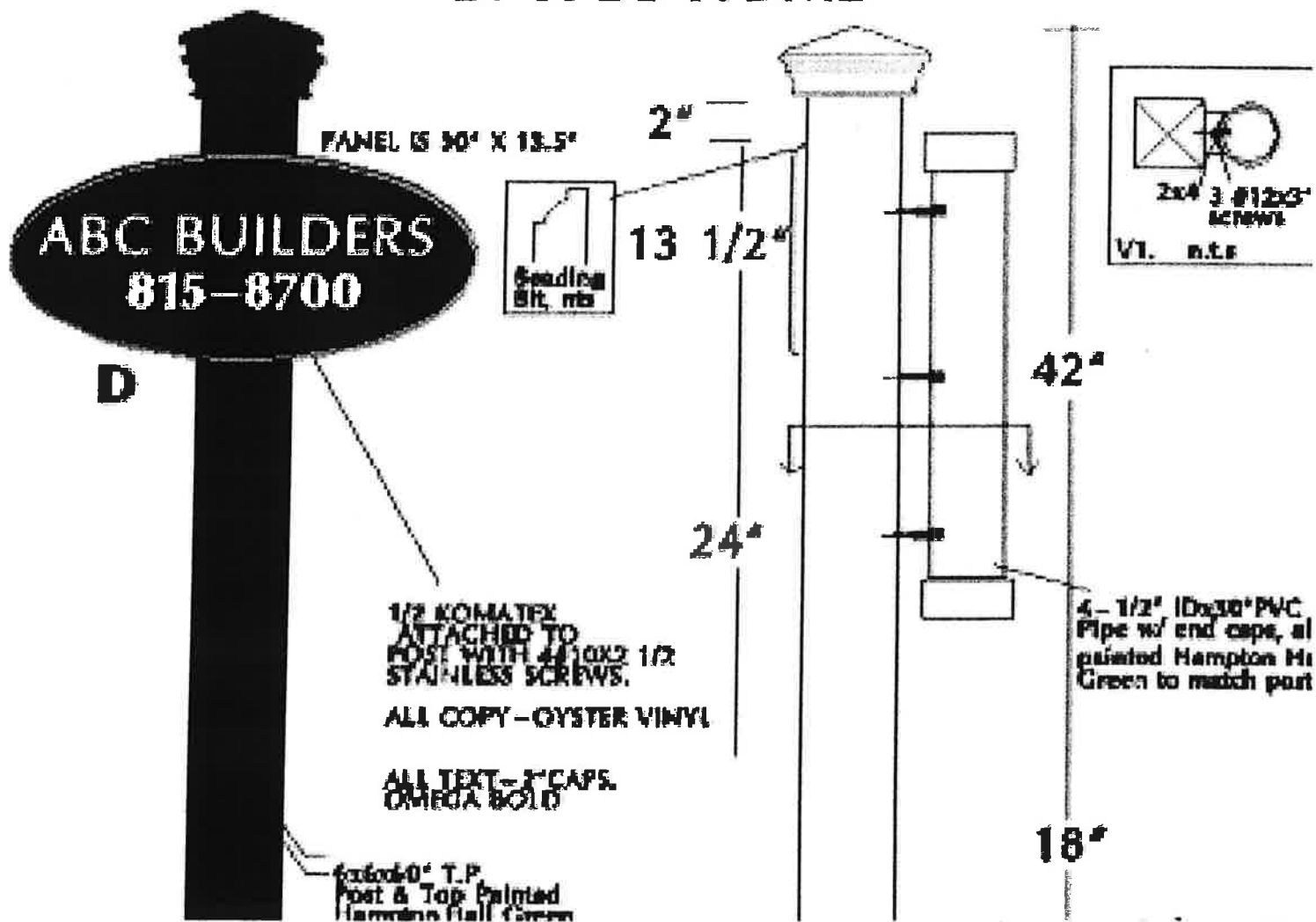
# BUILDER SIGN SPECS



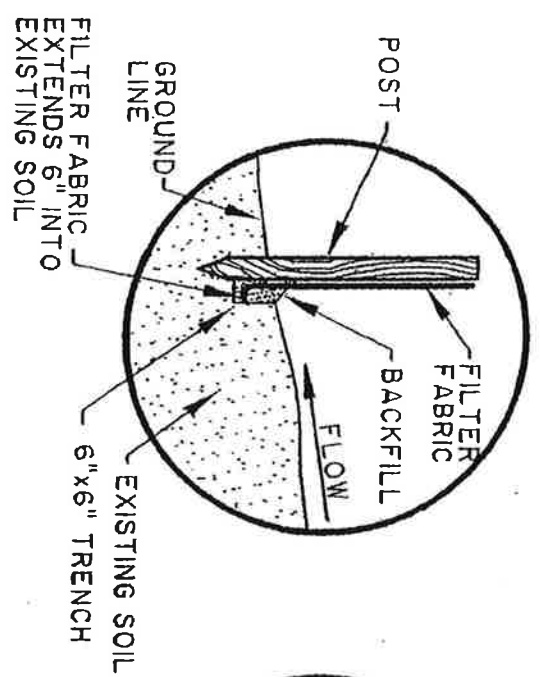
A. CUSTOM HOME



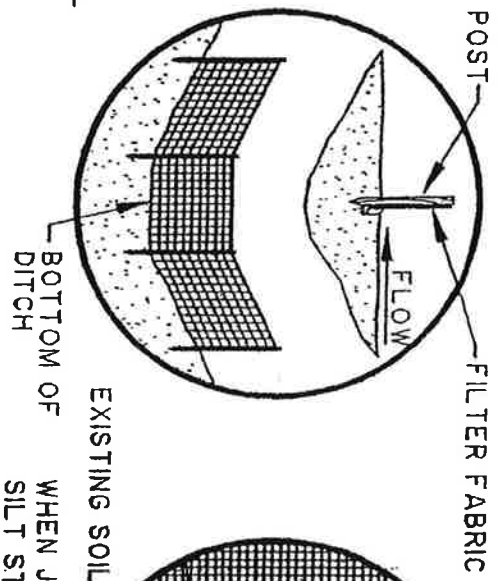
D. SPEC HOME



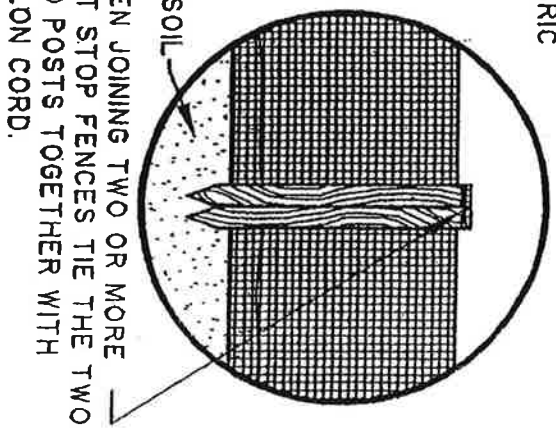
SLOPE CHECK



DITCH CHECK



JOINING FENCES



36" BLACK FILTER FABRIC ATTACHED TO 1-1/8"x1-1/8"x54" CURED OAK POST. POST ARE SPACED APPROXIMATELY 7'-8" APART. EACH FENCE IS REINFORCED WITH HEAVY DUTY NYLON CORD. TWO OR MORE FENCES CAN BE JOINED TOGETHER WITH 12" OF EXCESS NYLON CORD REMAINING AT EACH END POST. AVAILABLE IN 50' AND 100' LENGTHS.

**SILT FENCE DETAIL**  
**SEDIMENT BARRIER**

NOT TO SCALE



Product & Color Reference Guide for

Herman

May 9, 2011

**Area Detail**

---

**Color:** Gloss Aerosol Black

---

**Product:** K05160100 - Spray Aerosol - Krylon® Interior/Exterior Gloss Black

---

**Color:** Rose Dhu Sign Posts

---

**Product:** K43T00054 - Resilience Exterior Latex Satin in Gallons

---

This Product is available at this Sherwin Williams location:

Sherwin-Williams Store # 2744  
HILTON HEAD  
108 ARROW RD  
HILTON HEAD, SC 29928  
(843) 842-4373

---

**Additional Comments:** W1 0+5+0+1  
B1 4Y+12  
G2 4Y+2+0+1  
Y3 0+44+0+0

# APPLICATION FOR DESIGN REVIEW AND APPROVAL



**Submit To:**

Architectural Review Board  
 Rose Dhu Creek Plantation  
 c/o ASI  
 1040 William Hilton Pkwy., Suite 200  
 Hilton Head Is., SC 29928

Date submitted \_\_\_\_\_

Date ARB received \_\_\_\_\_

Lot Number \_\_\_\_\_

Name and Permanent Address of <b>Property Owner</b>	
Name _____	
Street _____	
City/State _____	
Phone _____	Fax _____
E-mail _____	
Rose Dhu Creek Street Address _____	
Lot Size _____	
Signature _____	

Name and Address of <b>Architect</b>	
Name _____	
Street _____	
City/State _____	
Phone _____	Fax _____
Signature _____	
Name and Address of <b>Contractor</b>	
Name _____	
Street _____	
City/State _____	
Phone _____	Fax _____
Signature _____	

**NOTE: For Final Design approval all items in Section II. C. of the Architectural Guidelines must be included with the submittal package. Submittals not in compliance with listing will not be placed on the ARB agenda.**

**1 Type of Construction**

- New \_\_\_\_\_
- Modification \_\_\_\_\_
- Addition \_\_\_\_\_
- Spec Building \_\_\_\_\_

**5 Type of Review Requested**

- Concept/Site \_\_\_\_\_
- Preliminary \_\_\_\_\_
- Final \_\_\_\_\_
- Re-submittal after changes \_\_\_\_\_
- Re-roof/Re-stain \_\_\_\_\_
- Other \_\_\_\_\_

**2 Number of Stories** \_\_\_\_\_

**6 Adjusted Square Footage** \_\_\_\_\_

**3 Elevation of Finished Floor** \_\_\_\_\_

**7 Square Footage of Lot** \_\_\_\_\_

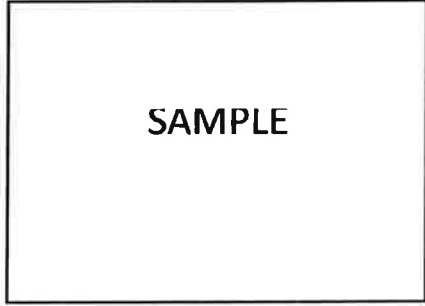
**4 Expected Date of Construction Start** \_\_\_\_\_

**8 Expected Date of CO** \_\_\_\_\_

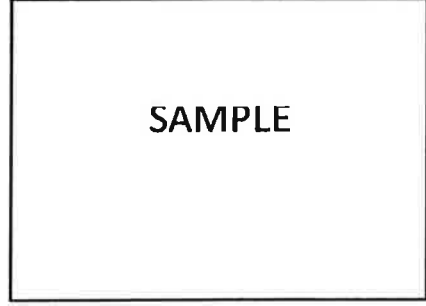
# Color Board Submittal



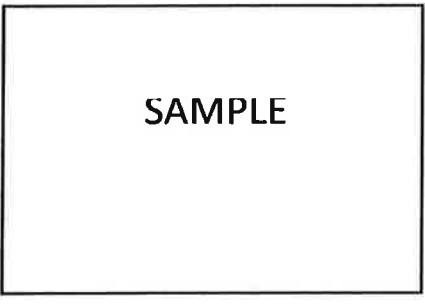
Siding Color \_\_\_\_\_  
Manufacturer \_\_\_\_\_



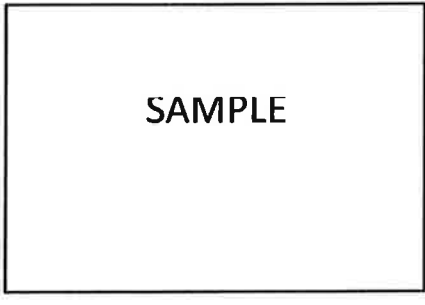
Stucco Color \_\_\_\_\_  
Manufacturer \_\_\_\_\_



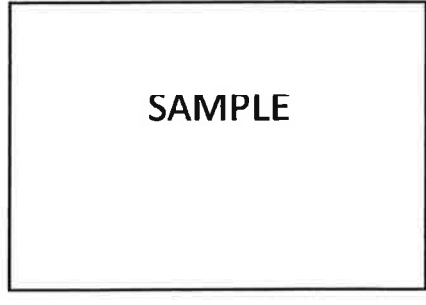
Brick Color \_\_\_\_\_  
Manufacturer \_\_\_\_\_



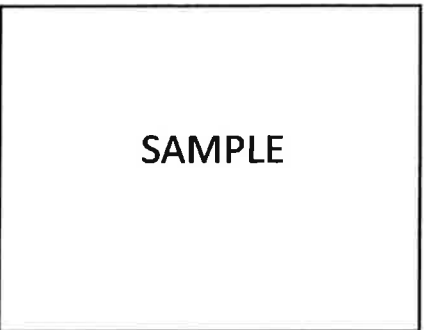
Roof Color \_\_\_\_\_  
Manufacturer \_\_\_\_\_



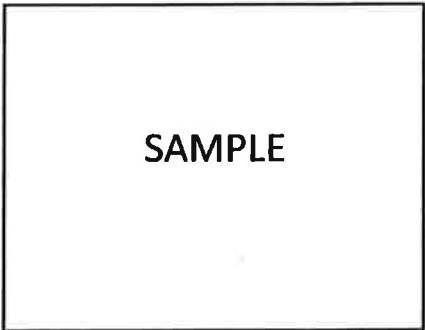
Fascia Color \_\_\_\_\_  
Manufacturer \_\_\_\_\_



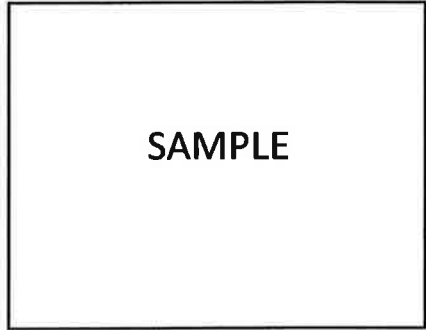
Trim Color \_\_\_\_\_  
Manufacturer \_\_\_\_\_



Shutter Color \_\_\_\_\_  
Manufacturer \_\_\_\_\_



Windows \_\_\_\_\_  
Manufacturer \_\_\_\_\_



Exter Door \_\_\_\_\_  
Manufacturer \_\_\_\_\_

# ROSE DHU CREEK ARB SUBMITTAL CHECKLIST



The following is a brief synopsis of the review process at Rose Dhu Creek Plantation. It is intended only as a guide through the design approval process. It may not be inclusive. Refer to the Guidelines for more specific details.

Lot Number \_\_\_\_\_

## DESCRIPTION

### To Obtain Final Design Approval Submit:

Check Off		ARB check
_____	1 Complete Application	_____
_____	2 Applicable Fees	_____
_____	3 Color board	_____
_____	4 Drawings to be included:	_____
_____	a. Tree and topo survey	_____
_____	b. Site plan	_____
_____	c. Drainage plan	_____
_____	d. Floor plans	_____
_____	e. Roof plans	_____
_____	f. Building elevations	_____
_____	g. Wall sections	_____
_____	h. Details	_____
_____	i. Electrical plan	_____
_____	j. Final landscaping plan to be submitted at framing	_____

### To Obtain Final Inspection/ Return of Deposits:

_____	1 Complete construction	_____
_____	2 Complete landscaping	_____
_____	3 Provide Beaufort County CO*	_____
_____	4 Provide foundation survey/elevation certificate*	_____
_____	5 As-built survey*	_____
_____	6 Photo*	_____

\* Please provide these documents on CD

**Complete this form and submit it with application**