

PALMETTO HALL PLANTATION

ARCHITECTURAL REVIEW BOARD STANDARDS AND GUIDELINES

These Standards and Guidelines (herein after the "Guidelines") are established by the Architectural Review Boards, (hereinafter the "ARB"), consisting of a Chairman and members appointed by the Board of Directors of Palmetto Hall Plantation (hereinafter the "BOD") under the pursuant to Section 3.3 of the Declaration of Covenants and Restrictions dated Feb 28,1991, as amended (hereinafter the "Covenants"). Amendments, changes and revisions to these Guidelines may be made at any time. Please be certain you have a current copy of these Guidelines and the Covenants.

Before preceding with any project you are advised to read the Covenants. Any conflict between these Guidelines and the Covenants, shall always be resolved in favor of the Covenants. Should you have any questions concerning the Covenants or these Guidelines you may speak to the Association Manager who also serves as the ARB Administrator. The Manager may be found in the PH POA Office, 11 Palmetto Parkway, Suite 201, Hilton Head Island, SC 29926 and can be reached at 843-682-4182

The Covenants were established in order to assure and preserve certain high standards of aesthetics and materials, to provide all property owners with ample opportunity to make the best use of their property in a manner in keeping with rights and values of the adjoining property, and to create certain procedures to enable the community to permanently control the quality of its neighborhoods.

These Guidelines are not intended to be on the same level of authority as the recorded Covenants and, unlike the Covenants, may be amended or modified at the sole discretion of Palmetto Hall Plantation. Rather it is an expression of standards and procedures to serve as the currently employed criteria for review of matters aesthetic and/or architectural in nature.

ARCHITECTURAL REVIEW

Review and approval of plans and specifications for new construction, additions, reconstructions, alterations or changes to structures and landscaping are solely the responsibility of the ARB and permits and fees required to proceed with such projects are shown on the Fee Schedule, see Exhibit I.

New Construction

No new building, roof, wall, swimming pool, lanai, gazebo, pergola, fence, exterior lights or other structures or improvements shall be commenced or erected on any lot, nor shall any landscaping be done until the proposed plans, specifications (including height, color of roof, siding, materials and exterior finish etc.), plot plan, landscape plan, drainage plan and construction schedule shall have been submitted to, reviewed by, and approved in writing, and a building permit for such structure or improvement issued by the ARB. See Article 3, Section 3.2, of the Covenants.

Owners and their architects are to use original designs and varied materials to avoid a stereotypical home. Under the original guidelines some owners and their architects were taking the position that if a previous house met the guidelines, the ARB had no authority to impose additional restrictions on building the same or a similar house again. Under that thinking, all homes could be built from a single design. This is contrary to the intent of these guidelines. It is important to realize that the overall impact of a house design involves issues of taste and judgment which cannot be reduced to measurable standards such as square footage, setbacks, roof pitch or similar items. A new house or modifications to a house or property which meets all of the statistical criteria may be unacceptable for purely aesthetic reasons, and the ARB reserves the right and authority to make subjective judgments of this nature. The authority of decisions by architectural review boards, based purely upon aesthetic considerations, has been recognized and upheld by the South Carolina Supreme Court.

Existing Houses – Additions, Alterations, Renovations

With existing houses no building additions, renovations, replacements of structures,; alteration to or replacement of roof coverings; alterations to exterior finish (including painting with a different color); replacement of or addition to driveways and parking areas; and/or major changes to landscaping that will materially alter the appearance of the property; may be started without having plans being submitted to, reviewed by, approved by, necessary permits issued by, and fees paid to, the ARB. Similar standards to those for new construction will apply. This is important to ensure that the architectural, design and drainage standards for the Plantation, as mandated by the Covenants, continue to be maintained with existing structures as well as with new construction.

Lanai Additions

Lanai construction requires plans being submitted to and approved by, and necessary permits and fees issued by the ARB. Lanai structures must aesthetically match and appear as an integral part of the house in regard to massing, proportions, roof lines, details, colors and finishes. Lanai additions are not permitted at the front or sides of the house, and must not encroach into any required setback area. A landscape plan is required at time of submission with landscape screening around the perimeter of the lanai, of plantings a minimum of 2 ft. in height.

Rebuilding From a Natural Disaster

The Homeowner is directed to contact the Town of Hilton Head to determine the Town’s guidelines for Post Natural Disaster Rebuilding. In the event a Palmetto Hall home must be rebuilt as a result of destruction from a natural disaster, the homeowner may rebuild using the original house plan with notification and approval of the ARB. To build a new and different structure the Palmetto Hall homeowner must follow the ARB process for a new home with notification and approval of the ARB.

Exterior Repairs, Repainting/Re-staining

Homeowners who repaint their houses with the same color, a different color, or who replace their driveway require ARB approval. For minor exterior repairs to houses (such as replacement of decayed/rotten wood, replacement of doors or windows, etc.); to repaint/restain portions of the exterior of houses with the same color; or for repairs to driveways which will not alter the appearance of their property in any way; homeowners do not require ARB approval or a permit to proceed.

Exterior Maintenance:

Maintenance activities such as power washing, regular landscaping, cleaning of gutters, etc or replacement of minor items such as door handles, locks, exterior lights, etc. that will not alter the appearance of homes do not require any approvals or permits.

Adherence to the Guidelines in this document is essential to achieving a combination of high quality home/landscape design, overall diversity and individual expression within the context of a cohesive and harmonious community design setting which is accomplished in a manner that is compatible with and complements the natural surroundings, climate and other environmental factors indigenous to this area. Although most local architects, designers and contractors will be familiar with the Guidelines contained herein, property owners are urged to verify that the design, construction and landscape professionals that they select are, in fact, thoroughly knowledgeable about the ARB Policies and Guidelines for Palmetto Hall Plantation. The standards incorporated herein are intended to protect the property values of all Palmetto Hall Plantation property owners and these Policies, Procedures and Guidelines are intended to provide a timely, systematic and uniform review for all development requiring ARB approval.

ARB

The ARB meets on a regularly scheduled basis or “as needed” to: review all plans for construction; provide recommendations; discuss the general appearance of the community and appropriate actions to improve its aesthetics; and work with owners, architects, builders, and landscapers to assure that high standards are being maintained. By review and approval of such plans, the ARB shall not assume liability for structural design or damage to other property during the approved construction. Further, it should be noted that if some portion of the approved plans is, due to inadvertent oversight by the ARB, in violation of the Covenants, such approval will not later prevent the ARB and or the BOD, from seeking enforcement of the Covenants. The authority of the ARB is derived from the Covenants. In any instance where these Guidelines conflict with the Covenants, THE COVENANTS SHALL CONTROL. IN ANY INSTANCE WHEN THESE GUIDELINES, OR THE ARB’S PERMIT APPLICATION CONFLICT WITH THE COVENANTS, THE COVENANT’S SHALL CONTROL. ADDITIONALLY, THE

DECISION(S) OF THE ARB ARE NOT BOUND OR RESTRICTED BY ANY PRIOR DECISION(S) OR DETERMINATIONS.

In the event of an emergency, or an extremely time sensitive request for ARB approval is requested by a property owner, the ARB Administrator shall first attempt to contact the ARB Committee Chairperson. The ARB Chairperson will in turn contact ARB Committee members, review the request, and with a quorum vote make a decision. In the event the ARB Administrator cannot reach the ARB Chairperson, the Administrator shall contact each ARB Committee member directly to review the request, and with a quorum vote make a decision. In the event the ARB Administrator cannot carry out either of the above procedures, the Administrator shall consult with the BOD Liaison to the ARB for guidance, and determine a course of recommended action to address the emergency/time sensitive request.

The ARB also works with County and Town Building authorities to assure adherence to codes and all applicable laws. However, the ARB assumes no liability as to the adherence of building codes as that remains the sole responsibility of the owner, his architect, and his builder.

APPLICANTS WILL BE NOTIFIED IN WRITING OF ALL DECISIONS OF THE ARB promptly after the ARB reaches a determination. All ARB decisions are rendered based on a quorum vote (3 or more members). Oral representations of any ARB decisions shall be non-binding on the ARB. No approval of plans/location/specifications and no publication of architectural standards bulletins by the ARB shall ever be construed as representing/implying that such plans/specifications/standards will, if followed, result in a properly designed residence or that such standards comply with pertinent law. Such approvals and standards shall in no event be construed as representing or guaranteeing that any residence will be built in a good workmanlike manner. NO IMPLIED WARRANTIES OF GOOD WORKMANSHIP, DESIGN, HABITABILITY, QUALITY, FITNESS FOR PURPOSE OR MERCHANTABILITY SHALL ARISE AS A RESULT OF THE APPROVAL OF ANY PLANS OR SPECIFICATIONS MADE OR PUBLISHED BY THE ARB,.

INQUIRES & APPEALS

Persons aggrieved by any final decision of the ARB have the right to appeal to the BOD. All appeals shall be processed as follows:

1. A written Request for a Hearing (the "Request") before the BOD shall be submitted to the Manager and signed by the Property Owner or an authorized agent of the Owner.
2. The Request shall include:
 - a. a specific reference to the determination of the ARB which is sought to be reviewed, and
 - b. a legible copy of such determination shall be attached or, if too bulky to be attached, a copy of the section or part of the large item shall be attached, and
 - c. a statement of objection to the determination of the ARB shall be provided giving the reasons for the objection, and
 - d. a suggested resolution of the objection shall be provided.
3. Upon receipt of a properly completed Request, the Manager shall inform the BOD that a Request has been received. The BOD shall schedule a hearing and provide notice to the person who signed the Request of the time and place of a hearing. At the hearing the person(s) aggrieved may present their reasons and explanations for the relief they seek. The BOD shall thereafter render its decision in writing and a copy of the decision shall be provided to the person who signed the Request.

PLAN SUBMISSION PROCEDURES

1. The ARB Building Permit Application (Exhibit # 2) is to be completed and all related required plans, specs, and forms are to be signed by all applicable parties. A submission fee is due upon submission of the ARB Application and related documents. This fee is determined on an annual basis. (see pg 6-7)
2. If the proposed construction includes any variances from the design guidelines stated herein, they should be requested specifically on the application form or on an attached typewritten memo. A written reason for each variance requested is required. The ARB reserves the right, but is not obligated, to consult with affected property owners in deciding the merit of any variance request. If the ARB determines that a variance is required but not requested, the application will be disapproved. The applicant may submit revised plans eliminating the need for a variance or specifically request the variance.
3. All ARB applications, plans and documents must be submitted to the offices of the ARB at least 5 working days prior to the scheduled ARB meeting to allow enough time for a thorough review. The ARB currently meets on the first and third Monday of each month. Occasionally there are adjustments to the meeting schedule. The Administrator should be contacted to confirm meeting dates.
4. All plans and documents submitted to the ARB pursuant to these requirements/procedures will remain the property of the ARB and under no circumstances will they be returned. Special visual aids such as models, slides, etc. may be reclaimed by the applicant.
5. All surveys shall have the seal of a South Carolina licensed land surveyor - no exceptions. For new houses, major additions and other significant exterior alterations, owners are required to submit plans professionally prepared by an architect or residential designer. For minor changes, clear, legible drawings prepared by the owner or contractor may be sufficient. The ARB Administrator, Chairperson or the Board itself shall determine whether or not drawings are sufficiently clear and detailed for the ARB to review. In order to clarify doubtful factors before submission of final plans, drawings and forms can be submitted for conceptual and/or preliminary approval, as discussed below. Final plans may be submitted to the ARB initially and this is often the most expeditious method for approval.
6. Conceptual presentation, an artist's rendition or a schematic rendering of a proposed improvement may be submitted to the ARB in order to determine suitability of a particular style or design for construction in the Plantation. The ARB will render an opinion as to whether or not a particular depiction of a design would be acceptable. Because an artistic rendering is not always an accurate depiction of a design scheme, the ARB's opinion will be strictly non-binding and will be offered only in an effort to save an applicant's time and expense in pursuing a design that would ultimately be disapproved.
7. Applications submitted with incomplete documents are eligible to be considered for concept approval only and the subsequent submission must be reviewed by the ARB members at one of the subsequent ARB meetings. In order to obtain preliminary or final approval, the documents noted in the documents required at submission section must accompany the application at submission.
8. Preliminary approval does not constitute approval for lot clearing or construction activity of any kind. Preliminary approval requires a resubmission of final construction drawings revised to reflect the ARB's decisions/requirements/recommendations for review. Final approval will require an additional review at one of the subsequent ARB meetings.
9. Final approval must be received in order to commence any construction on a building site, including lot clearing/ tree removal. Final complete construction plans/drawings/documents/application signatures are required for this type of approval and prior to the issuance of any ARB permits.
10. Any submission at any stage that does not include all plans, materials, applications, and other items as required by this section and by the Documents Required at Submission section can/will be rejected by the Administrator/Chairperson and not be placed on the agenda until all requirements have been met. Rejected submissions must be resubmitted at least 3 working days or more in advance of the next meeting. Placement on the respective meeting's agenda is again dependent on all requirements having been met.
11. Upon having final approval of plans and specifications, no further approval shall be required with respect thereto, unless such construction has not substantially commenced within six (6) months of the approval date of such plans and specifications (e.g. clearing and grading, pouring of footings, etc.) or unless such plans and specifications are altered or changed. NO changes can be made to the approved set of plans without review and written approval of the changes by the ARB.
12. No external changes to the approved project shall be allowed without submittal to the ARB for approval. No work on such changes shall be performed until the ARB renders its written decision on the proposed changes. Internal changes without any effect on the exterior of the building do not require approval.
13. Applicants will be notified, in writing, of all decisions of the ARB. Oral representations of any ARB decisions shall be non-binding on the ARB.
14. An applicant receiving a negative decision from the ARB is advised to revise the plans in accordance with recommendations and resubmit them to the ARB for approval.
15. Upon request a property owner may make a presentation to the ARB on a project that has been initially

disapproved. No discussion will take place with the owner at a presentation meeting and no decisions will be made while the owner is present. If you wish to appeal an ARB decision, contact the PHPOA Administrator directly. See page 3.

16. The ARB, through the Association Manager's office will, by letter, advise abutting property owners of any variances granted for the adjoining property's owner's construction. In addition, upon conceptual approval, along with the site clearance permit, a notice will be posted that new construction plans are available for review at the Association Manager's office. Any copying/photos of plans is strictly forbidden.

VARIANCES

1. Variances are not considered/granted without good cause (lot size, lot configuration, tree salvage, etc.).
2. Despite what the plans show, any variance from these Guidelines will not be considered by the ARB unless the variance is requested in writing by the applicant. The variance is not approved/granted unless the variance is given approval in writing by the ARB.
3. Verbal variance requests and, if given, verbal variance approvals are non-binding on the ARB. IF IT IS NOT IN WRITING, YOU DON'T HAVE IT! THE BURDEN OF SECURING THE VARIANCE REQUEST/APPROVAL IN WRITING IS ON THE APPLICANT. THERE ARE NO EXCEPTIONS. FINES AND PENALTIES WILL BE IMPOSED FOR NON-COMPLIANCE.

DOCUMENTS REQUIRED AT SUBMISSION

APPLICATION

1. Submit original form. Copies are not accepted.
2. Complete form in its entirety. Any areas of the application that are not applicable should be so noted by placing "N/A" on the respective blank line. Do not leave any lines blank. Submissions received with an incomplete application will not be reviewed.
3. Show and explain in writing reasons for all variances requested from the ARB Guidelines.
4. Signature of all parties (owner/architect or designer/builder/landscaper) is required.
5. Submission fee is due at the time of submission. Submissions received without payment of the submission fee will not be reviewed.

SITE PLAN

1. Use scale of 1/8 inch equals 1 foot.
2. Use Tree and Topographic Survey by a S.C. Registered Land Surveyor (Seal) as a base, noting all trees 6" or larger in diameter measured at 4 ft. above grade by species and size. Trees to be removed are to be clearly marked with an "X". On all trees outside the building envelope, show reason (dead, top missing etc.) for removal request on site plan.
3. Show all property lines and elevations of lot corners/culvert inverts/edge of roadway. Show easements (if existing).
4. Show final grading/drainage plans. A drainage plan certified by a South Carolina Registered Professional Engineer is required. All references to drainage such as culverts and swales must be specific. The plan must be consistent with the developer's master plan for roadway drainage. Any "as required" statements will result in automatic rejection of the plan.
5. Show exact locations (entire side outline) and first finished floor elevations of existing homes on all adjoining lots.
6. Show location of amenity, i.e. water/golf line.
7. Show location of service entry to property for water/electricity/telephone/cable. Show service yard and mechanical platforms.
8. Show location of builder's sign, permit posting sign, trash receptacle and portable toilet.
9. Show exact location of home. Show both the required and actual setbacks - front, rear and sides (on vertical construction 3 ft. or greater in height).
10. Show driveway and parking area location/layout. Minimum pipe size under the driveway is 12" and can be either reinforced concrete or PVC schedule 40.
11. Show exact location, size, elevations above existing/finished grade and all actual setbacks from rear and side property lines of pool/future pool and surrounding deck/enclosure. Complete construction details required.

HOUSE PLANS

1. Use scale of 1/4 inch equals 1 foot.
2. Show exterior elevations/foundation grading - all sides. Show front and rear elevations on same sheet. Show left and right side elevations on same sheet. Indicate existing grade, finished grade/fill, finished floor and roof height/roof slope on all elevations. Indicate treatment of building from finished grade to roof
3. Show floor plans.
4. Show service yard (for utility/irrigation boxes and trash receptacles) and mechanical platform (for air compressors). Show location of all/any pool equipment.
5. Show foundation plans. Complete construction details required. There is a two (2') foot minimum exposed foundation above certified elevation grade requirement.
6. Show typical construction details: wall section, corner detail, privacy fence/wall detail, service court fence/wall detail, chimney cap detail, entry step and handrail detail and all other details necessary to explain the materials and finishes to be used on the exterior of the building. Complete construction details are required
7. Show roof plan. Complete construction details are required
8. Show electrical plans (See #4 above).

COLOR BOARD

1. Use white foam core board (8 1/2" x 11")
2. Chips of all materials and colors are to be adhered to the board and labeled.
3. Larger samples are to be submitted separately and in addition to the color board.
4. Elevation plans must be specifically labeled as to all areas of house trim, soffit, body and garage door colors.

PHOTO SHEETS

1. Color prints of the front and rear of residences on adjoining lots are required on the forms provided.
2. Color prints of the front and rear of subject lot are required on the forms provided.
3. Color prints of all four elevations of subject home (includes completed landscape) at completion is required on the forms provided.
4. Relative to additions, improvements, etc., photos of the respective areas where the addition, improvement, etc. is to be located are also required, in addition to the above required photos.
5. Each photo is to be all inclusive - from lot line to lot line (width) and street/amenity/lot line to tree tops (height).

LANDSCAPE PLAN

1. The landscape plan submission is due no later than the time of the driveway inspection.
2. Use scale of 1/8 inch equals 1 foot/site plan.
3. Plant schedule is to be shown on plan. Plant schedule is to associate plant symbol with specified plant size (height, spread, and container) botanical name, common name and quantity used.
4. 50% foundation coverage with plant material is required
5. Show plants drawn to scale of their approximate size at maturity. Size to conform to American Nurserymen's Standards.
6. Show types/sizes/spreads of existing trees/plans.
7. Show a "North" arrow and flow of surface water using drainage arrows.
8. Show details of any site construction not on architectural plans (lighting, stepping stones, benches, walls etc.)
9. Show location of irrigation clock (to be located in service yard or the like) and type of irrigation system.
10. This landscape plane is due with final approval submission.

FEES REQUIRED

SUBMISSION FEE

Fees are due and payable as per Exhibit 1, FEE SCHEDULE, Submissions received without payment of this fee will not be reviewed.

COMPLIANCE DEPOSIT

1. The compliance deposit is due upon final approval of the plans and prior to the issuance of any ARB permits. The check is to be made payable to the Palmetto Hall Plantation.
2. The compliance deposit is refundable unless fines or penalties have been imposed due to non-compliance with the Covenants and/or the ARB Guidelines:
 - a. Compliance fund will be refunded within fifteen (15) days after final inspection.
 - b. If a written request for the refund of a compliance deposit has not been received within 180 days of the issuance of the Certificate of Occupancy or, in the case of a major addition/renovation after final inspection, the ARB will advise, in writing, that the compliance deposit remains open and will be forfeited if a request for reimbursement, in writing, is not received within 60 days of notification.
3. An inspection deposit of \$2,250.00 is required with all new construction submissions. This deposit is refundable upon compliance with the requirements outlined in the Re-Inspection Fees section below. Failure to comply is an automatic \$750.00 fine for each required inspection.
4. ARB refund checks for Compliance Deposit monies will be made payable to the party or parties who submitted the deposit unless written instructions from the party who made the payment to do otherwise are received and are on file.

ROAD IMPACT FEES

With all construction plan submissions for new homes or major additions, a \$500 road impact fee will be required. For alterations or minor additions requiring no more than 2 deliveries of heavy equipment, a \$200 fee will be required. This fee will be used to repair all road pavement damage which occurs during the construction process. Should the road damage cost exceed \$500, the General Contractor or Homeowner will be held liable for the additional cost.

RE-INSPECTION FEES

Re-inspection due to owner, builder, or landscape's failure to comply with the Guidelines, or failure to be ready at time of requested inspection, are subject to additional fees.

PERMIT, PROCEDURES/REQUIREMENTS

ARB CLEARING PERMIT

1. Upon notification by the owner/contractor that the below items have been completed, the Board will have the PHP inspector inspect and post the ARB Clearing Permit normally within 48 hours. Until this permit is posted, no trees are to be removed nor any construction material stored on site.
2. Clearing crews should not be scheduled to start until the clearing permit is posted.
3. Mark trees to be removed with red tape. Remove all other tape from the trees. Any intended clearing within 30 ft. of the golf course/ waterfront must be specifically approved by the ARB prior to such intended clearing, if any.
4. Stake all property corners. Show all property lines by strings between corners.
5. Stake/string entire perimeter of building(s) including decks/swimming pool/driveway.
6. Call "No Cuts" (1-800-922-0983) to have additional cable locations (electric, water/sewer, TV, cable, etc.) flagged by the respective companies. Contractor is responsible for making sure all utilities are flagged.

ARB BUILDING PERMIT

1. Upon notification by the owner/contractor that the below items have been completed, the Board will have a member inspect and post the ARB Building Permit normally within 48 hours. Until this permit is posted, no construction is allowed.
2. Foundation crews should not be scheduled to start until the building permit is posted.
3. Stake all property corners. Show all property lines by strings between corners. Stakes/strings are to remain in place until completion of construction.
4. Establish foundation placement with batter boards (do not pour concrete).
5. Place a portable toilet facility on the property as far back on the lot as possible with door facing away from street and adjoining houses (minimum setback from street is 15 ft.); keep clean/odor free; remove promptly at completion of construction.
6. Place trash receptacle on lot (minimum setback from street is 15 ft.); receptacle must be tarped each evening and emptied when full; and removed promptly at completion of construction. Full containers over a weekend or holiday are not permitted.
7. Place a builder's sign on the property; one sign per site on street side; maximum size is 4 ft. x 4 ft.; single faced only with sign face parallel to roadway; setback from street is 10 feet; provide area on/next

to sign to post Town and ARB Building Permits; hanging permits on trees is not permitted; remove promptly at completion of construction.

8. Post the Town of H.H.I. Building Permit on area provided on/next to builder's sign.
9. Upon the ARB field representative's approval, the ARB Building Permit will be posted, per 7 above.
10. Compact area at designated entrance to construction site and cover with gravel.
11. Improved lots adjacent to or across from the construction site must be staked and colored ribbon strung to prevent damage to these properties.
12. Erosion control devices must be installed to prevent silt-laden runoff from reaching a storm drain inlet. Location of such devices must be shown on the site plan. Properly anchored straw bales or properly installed fabric fences may be used. Any other device must be submitted for approval.
13. A barrier fence must be installed along common property lines.

SURVEY/CERTIFICATE REQUIREMENTS

1. Prior to a Building Permit, a copy of the foundation survey is to be provided to the ARB before any further construction.
2. Prior to a Building Permit, a copy of the Certificate of Elevation is to be provided to the ARB before any further construction.
3. Upon receipt, a copy of the Certificate of Occupancy is to be provided to the ARB.
4. Upon completion of the home, a copy of the As-Built Survey is to be provided to the ARB.
5. Upon completion of the home and landscape installation, color prints (4"x6") of all four elevations of the completed home are to be provided to the ARB on the forms provided with the ARB Permit Application.
6. For houses that are not owner-occupied after construction completion, the owner is responsible for properly maintaining the house and grounds during the time between construction/landscape completion and occupancy. The ARB has the right to require that the owner provide to the Board a copy of the maintenance contract for this work or a schedule for the work if it is to be performed by the owner. The ARB has the right to retain a portion of the compliance deposit until the house is occupied.
7. Copy of a South Carolina Registered Professional Engineer's confirmation that the drainage plan was installed as per plan is to be provided to the ARB.

INSPECTIONS

1. Submission fee covers seven inspections: 1) clearing permit, 2) building permit, 3) framing completion, 4) driveway pour, 5) building completion, 6) landscaping and drainage completion, 7) final. It is the contractor's responsibility to advise the ARB Administrator's Office 48 hours prior to requiring the above inspections.
2. FAILURE OF ANY ARB FIELD REPRESENTATIVE/ARB MEMBER TO DETECT OR OBJECT TO AN UNAUTHORIZED DESIGN CHANGE OR OTHER NONCOMPLIANCE MATTER (INCLUDING BUT NOT LIMITED TO THE EXACT LOCATION OF THE HOUSE AS IT RELATES TO THE SETBACKS PER THE APPROVED PLAN) DURING THE CONSTRUCTION PROCESS **DOES NOT RELIEVE THE OWNER/ ARCHITECT/BUILDER/LANDSCAPER OF ANY OBLIGATION TO CORRECT THE NONCOMPLIANCE AND SHALL NOT CONSTITUTE AN IMPLIED OR EXPRESS APPROVAL OF THE PLANS.**
3. Final inspection includes completion of house per approved plans including decks, walkways, and driveways; removal of: portable toilet and trash receptacle, construction materials, debris, and the builder's sign; completion of repairs to off-site areas damaged in the construction process, if any; landscaping per approved plans and removal of landscaping materials/debris; and inspection by a South Carolina Registered Professional Engineer confirming in writing that the drainage plan has been executed as per the approved drainage plan.

GENERAL GUIDELINES

SITE CLEARING/TREE REMOVAL

1. All cable locations are to be flagged by the respective utility companies prior to any clearing/grading/digging. Call 1-800-922-0983.
2. No trees of any kind above six (6") inches in diameter at a point four (4') feet above the ground level may be removed without the written approval of the ARB. On all trees shown to be removed outside the building envelope, a reason (dead, top missing, etc.) for removal is to be stated on the site plan.
3. Trees remaining after clearing the site are to be protected from damage during the construction process. Construction storage vehicles/sub contractors vehicles are not to be parked, and construction materials (lumber, etc.), are not to be stored against the trees or on their root system.

4. In areas where tree removal results in a significant treeless/barren area, tree replacement/addition is required (replace with live oaks in large areas).
5. Trees that die during the course of occupancy must be approved by the ARB prior to removal.

TREE PRESERVATION

1. Communication between builder and homeowner is essential to preservation of specimen trees.
2. Removal of trees approved for removal should be done by a qualified arborist or experienced individual to insure that specimen trees are not damaged by the removal of surrounding trees. Extreme summer heat, when combined with the stresses of construction, increases possibility of tree failure. Timing should be considered. Lightning strike protection for specimen trees is advised.
3. Signs clearly readable/visible should be posted regarding protection of trees.
4. Trees designated to be preserved are to be protected by sturdy barricades as close as possible to the drip line. The drip line is defined as 6" per caliper inch of the tree radius at breast height. This should be done prior to clearing.
5. Root compaction is to be avoided as much as possible by prohibiting construction traffic within the drip line of trees designated to remain. Assignment of designated parking is crucial/mandatory.
6. Damage to tree trunk, roots and overhanging limbs is to be avoided. Designate an area for storage of building materials and related material storage vehicles. The area should be well away from specimen trees.
7. A house (located near specimen trees) which is built on piers reduces the stress and compaction to root system over other foundational techniques.
8. Use of honey comb paving blocks for flooring of garages when over root zone or when too close to specimen tree is advised to reduce damage.
9. Care should be taken in selecting routes for driveways/walkways, when possible, that circumvent the root system of specimen trees. When crossing root system, honey comb blocks should be used to allow drainage and air exchange.
10. When making grade changes around trees to remain, no more than three inches of porous material is to be added to raise grade levels. Tree wells are to be used only after other methods fail.
11. Hand clearing around specimen trees, to avoid use of heavy root raking equipment, is essential, as damage to or destruction of lateral roots/tension roots will result in dangerous tree failure.
12. Pruning and removal of vines, as necessary, is required after clearing/construction. Use of insecticides, as required, after clearing minimizes bark beetles. Fertilizing/feeding certain trees is recommended and in some cases required.
13. If, in the judgment of the ARB, a specimen tree is damaged/destroyed due to carelessness or avoidable activities on the part of the owner or contractors, the ARB will require suitable replacement specimens to be planted. A portion of the compliance deposit may also be retained as a fine/penalty.
14. A qualified arborist's services are recommended to inspect questionable condition of a specimen tree(s). Additional money spent up front for preservation is money well spent. Once a tree is lost, it takes many years to be replaced by another. Some trees cannot be replaced in a lifetime. A healthy specimen tree is a valuable commodity to the home owner, neighborhood and Plantation. Examples of specimen trees are; Live Oak, Crepe Myrtle, Magnolia. A full assortment of specimen trees may be found on the Township of Hilton Head Web Site.
15. **Tree Removal-Developed Property:**
Obtain and complete a tree(s) removal application form from the Association Manager's office. The completed form and a \$25.00 non-refundable application fee must be submitted prior to an ARB representative physically visiting the site to grant or reject approval for the removal request. If approved, a permit will be issued and is to be posted on a location visible from the street.

The owner is required, with the removal application, to submit a tree(s) mitigation plan, that must be approved by the ARB and/or it's representative. The owner's mitigation plan should be consistent with the Town of Hilton Head's mitigation guidelines, as appropriate. A copy of the Town guidelines may be obtained from the Palmetto Hall ARB Administrator's office.

Although an ARB Permit is required, no fee will be required for the removal of trees that are dead or hazardous, within 10 feet of a house, or that are leaning or endangering a house.

Specimen Oaks and Crepe Myrtles may be pruned only, and an ARB Permit is required.

An owner found not in compliance with the above is subject to a \$1,000 fine.

FILL/GRADING/DRAINAGE

1. Architectural design/building siting should be integrated into existing site conditions in order to prevent excessive disruption of the native site. Unsightly grading; indiscriminate earth moving or clearing of property; retaining walls; removal of trees and vegetation which could cause disruption of natural water courses, or scar natural landforms, or destroy native plant groupings, is prohibited.
2. Fill/grading is to be designed so as to prevent standing water by sloping to available drainage (swales, culverts, lagoon, etc.), assure no run off to adjoining properties (includes easements, streets, etc.), and promote a smooth/natural transition between existing grades of adjoining properties and the subject property itself. Drainage for individual properties must be integrated into the overall master drainage plan as developed by Greenwood. All drainage pipes are to be reinforced 12" minimum concrete or PVC as required by Town code.
3. In general, the areas of the lot that may be filled are limited to the area immediately under and around the house and the adjacent driveway area. This fill area should transition 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 and that these low areas may retain water for several days following heavy rainfall. There is a minimum setback of 5 ft. from the property line of all/any fill dirt placement. (Larger when deemed necessary by the ARB.)
4. Each owner shall submit a certified drainage plan by employing the services of a South Carolina Registered Professional Engineer to design the appropriate drainage plan for the property. Special consideration should be given to establishing appropriate building site elevations for foundations, surface drainage, establishment of final grades, etc. Upon completion of the building, the ARB must receive confirmation in writing from the drainage engineer that the drainage plan has been executed as per the approved drainage plan.

EASEMENTS

Improvements other than landscaping are not permitted within easements. Landscaping permitted by the ARB, placed within an easement by a property owner, and disrupted by a legitimate user of the easement need not be replaced, provided, that the legitimate user of the easement exercised reasonable care in landscape removal so that the plants may be used again. Plant survival need not be guaranteed.

SOLAR PANELS

1. A non-refundable application fee of \$150, is required as well as a refundable compliance deposit of \$500.
2. No solar panel application will be considered which calls for mounting on the front roof of the home.
3. A detailed plan of the scope of the project must be included with the application. This submission must include a plan illustrating the solar panels as they will appear on the roof, both design and location, as well as photo representation of the solar panel product (i.e. brochure). The size of the panels must be in proportion to, and determined by the amount of the roof area available.
4. Only roof mounted photovoltaic solar panel systems, solar shingles and solar hot water collector systems will be considered. The solar panels must extend no more than four inches (4") above the level of the roof.
5. All plumbing pipe and electrical wiring must be kept in the interior of the house.
6. Every effort should be made to blend the colors of the solar panels with the adjoining roof
7. No approval will be given for tree removal. Tree trimming is permitted in accordance with the current ARB Guidelines.
8. The total overall appearance of the Solar Panel installation project will be considered as part of the ARB review.

FENCES

1. Fences of any type, other than service yard enclosures and fences around swimming pools, are not permitted.
2. Fences around swimming pools will require ARB approval as to location. Palmetto Hall's standard is a four foot (4') black fence. Contact the ARB Administrator for specification details **CHAIN LINK FENCING IS PROHIBITED**. Swimming pool fences must be screened with an ARB approved landscaping. Landscaping plantings must be a minimum of three feet (3 ft.) high when planted.
3. Deer Fencing: The ARB continues to encourage property owners to landscape with plantings that are not attractive to our wildlife population. However, deer fences may be permitted, **WITH ARB APPROVAL**, provided they are single or double mono filament and landscaped screened with plantings a minimum of 3 ft. high. Should such fences be determined inadequately screened the PHPOA Board reserves the right to request improved screening and/or fence removal.

GAZEBO

1. The minimum setback from side property lines is 20 feet (20') and from rear property line is 30 feet (30').
2. The structure is to be of pressure treated wood, hardi plank, or similar material designed to complement the house and stained/painted to match the house.
3. The structure is to be fully surrounded with full evergreen screening type plants including some trees/tree form plantings at a height equal to or greater than the gazebo roof.
4. A site plan showing exact location complete construction/elevation details, and a landscape plan are required with all gazebo submissions.

POOL/HOT TUB/SURROUNDING DECK

1. Pool/hot tub/surrounding deck must be not higher than 3 feet (3') from ground level and setback is a minimum 20 feet (20') from the rear and side property lines. If an amenity (golf course, lagoon, etc.) borders the property, the minimum setback is 30 feet (30').
2. Pool/hot tub surrounding deck/pool screen (no higher than 3 feet (3')), setback minimum is 30 feet (30') from the rear and 20 feet (20') from the side property lines. IF THE PROPERTY BORDERS AN AMENITY (GOLF COURSE, LAGOON, ETC.), THEN THE SET BACK IS A MINIMUM OF 40 FEET (40') IN REAR. THE POOL SCREEN MUST NOT BE VISIBLE FROM THE STREET AND MUST BLEND WITH THE HOUSE IN COLOR AND DESIGN.
3. Pool/hot tub equipment tools, hoses, chemicals, etc. are to be located in a service yard type enclosure or beneath an enclosed elevated deck surrounded by landscaping. Pool drain hose is to be located to assure drainage remains on subject property and is not directed to adjoining properties, amenity, or easement areas. Pump motor location is to provide minimal noise disturbance to adjoining properties.
4. Perimeter of the pool/surrounding deck is to be landscaped in a manner as to complement the pool itself, provide a smooth transition to the surrounding lot itself, and buffer/screen the pool/hottub from adjoining properties/amenity/easement areas relative to noise/privacy. A landscape plan is required which will screen the pool/hot tub from neighboring properties and/or amenities with plantings no higher than 3 feet (3').
5. Swimming pools/hot tubs on the street side of the residence are not approved.
6. A site plan showing exact location, complete construction details and a landscape plan are required with all pool/hot tub submissions. Landscape screening plantings must be a minimum of 3 feet (3') when planted.
7. Fences around the pool will require ARB approval as to location. Palmetto Hall standard is a four foot (4') black fence. Contact the ARB Administrator for specification details.

DRIVEWAY

1. Driveway setback is a minimum of 5 feet (5') from the side property line (includes road right-of-way area).
2. Driveway is normally to be concrete. Brick or like materials can be considered.
3. Driveways should not parallel side property lines. Double cut driveways are discouraged unless the street property line is exceptionally long. Double cuts on the cul-de-sacs are generally not permitted.
4. A 12-inch (12") reinforced concrete or PVC culvert (1/2" or .035 cm) under the driveway in the road right-of-way is required if drainage is affected.
5. Space for parking two (2) automobiles on the site must be provided and adequate turn-around space/appropriate angles are usually requested.

EXTERIOR ANTENNAS/SATELLITE DISHES

1. No outside television, radio aerial/antenna, satellite dish, or other device for the reception/transmission of radio/television or other electronic signals shall be erected or maintained on any lot, or upon the exterior of any dwelling, without prior written approval of the ARB.
2. The installation of said device is to be for the personal use of the owner or resident.
3. The antenna devices, including satellite dishes, are not to be visible from the front of the dwelling, nor to neighboring lots/ streets/the golf courses/common areas. The device is to be virtually indistinguishable from, and no more visible than, structures/devices/improvement such as heat pumps/air conditioning units.
4. Satellite dish is to be 20 inches (20") or less in diameter and is to be mounted on the rear roof of the house or in a service yard/type enclosure surrounded by landscaping. Any on the ground location is not permitted. Research has proven that satellite reception is clearly at its best from an elevated location, not from a ground location. Satellite dish installers attempt to discourage roof placement. They prefer to install satellite dishes at ground level to reduce installation time and make it a more convenient process.
5. The location of any satellite dish installation requires the approval of the ARB.

HOUSE

1. Architectural designs should be directed towards ensuring that the location and configuration of structures are visibly harmonious, with the terrain and vegetation of the home site, and with surrounding home sites and structures, and do not unnecessarily block scenic views from existing structures on adjacent properties or tend to dominate any neighboring homes or natural landscape.
2. The eventual building form of every residence should be a carefully planned addition to the natural setting of its site. Building shapes should provide interest and be compatible with neighbors. Larger homes can be made to appear smaller and small homes to appear larger by the manipulation of shapes and forms and by the effective use of decks, planters, garages, screened porches, etc. The roof-scape of each home should complement the design of the home, the natural surroundings, and neighboring designs.
3. The aesthetic appearance of a residence depends greatly upon the articulation of the siding, roofing, details, and windows or doors. Fences/walls are to be used to enclose service areas and HVAC units. Details at the soffit, fascia, base, corners, windows and decks should have common elements that help unify the appearance.
4. Maximum roof height allowed is 47 feet above average natural grade in the area of the building footprint. Chimney height is left to the ARB's discretion. Repetitive rooflines are not allowed within six (6) lots of each other. Exposed metal flues are not permitted. Prefabricated chimney flue caps shall be screened with a metal or other non-combustible material shroud.
5. First finished floor elevation is to be at least the minimum prescribed by the National Flood Insurance Administration requirements for Beaufort County. Also, it must be one foot (1') higher than the road elevation or minimum.
6. The enclosure of a raised foundation must receive the same careful attention to detail and finishes as the main portion of the house. Foundation walls are to be stuccoed. Exposed wooden/round pilings are not acceptable. The raised foundation must be fully enclosed with a foundation wall or a combination of foundation wall, louvers or the like. All foundation wall openings (on all elevations) are to be of the same design/material treatment. The exterior wall of the raised foundation is to be the same color as the remainder of the house or match other house trim. Lattice can be considered in small areas.
7. Due to flood elevations, sometimes a substantial foundation is required. High foundation walls require careful architectural articulation to help reduce their apparent height and massiveness. Pier foundations with wood infill are considered too minimal and lacking in design. Louvered openings in a foundation wall is a preferred alternative. Terracing of decks, stairs, planters, etc. should also be implemented to reduce height/massiveness.
8. Exterior walls should be of stucco/wood/brick/Hardi-plank. Plywood composite materials, cedar shakes, fiberboard, or metal siding materials are not appropriate. Architectural treatment/detailing of the exterior is required to break up the massiveness which will help the building blend into its surroundings and not dominate it. Flashing should be copper where visible.
9. If shading factors are included in the glazing material for windows, a mirror type effect is not appropriate.
10. Application for ground water heat pump installation is to be made directly with the Public Service District. Their written approval is to be provided to the ARB with plan submission and prior to permit issuance.
11. If house elevation and/or floor plans are exact or modified plans of a structure previously constructed in the Plantation, it must be so noted on the ARB permit application.
12. Minor internal remodeling with no change to anything outside the building and not requiring a Town Building Permit does not require submission to or approval by the ARB. If major internal remodeling work, needing a Town Permit and the need for a dumpster is being done, the ARB should be advised.

GARAGE

1. Front entry garages are discouraged but when a side entry is not possible due to lot size/lot configuration/tree salvage/or the like, they are to have two single doors as opposed to one double door. When possible, these doors are to be heavily screened from street view with tall/full evergreen/screening type landscaping. A meandering driveway along with the landscape buffer is required.
2. When side entrance garages are designed under a building, they should be at the front of the building to minimize paving near the side property line.
3. Garage doors should normally be painted the same color as the house. The house trim color for garage doors will be considered for approval by the ARB.
4. A two-story garage requires the second story roof line front setback of 35 feet (35').
- 5.

SERVICE YARD

1. A service yard/mechanical platform incorporated with the house is required to contain any heat pump/air conditioning equipment, electric/gas meters, cable/telephone boxes, irrigation boxes, pool equipment, household heating/propane fuel tanks, storage tanks (automotive fuel tanks are prohibited), garbage receptacles or the like. Propane tanks may be located outside the service yard, provided they are in ground. The cap of the the inground tank must be the color of the surrounding landscape (i.e. in the grass-green, in the ground cover-brown)
2. Service yard/mechanical platform is to be similar in design to and complement the house itself. Lattice or similar see through materials are not acceptable construction materials. Overlapping wood siding, stucco, louvers, or the like are acceptable. To make these fences/walls visually pleasing the Board requires some type of design treatment (horizontal) that will break up the height of these tall fences. Service yard entry door is to be on the side and floor is to be paved with concrete.
3. When located on the side of the house, an approximate minimum setback of five feet (5') from the front or rear comers of the house is required. Service yard is not to project more than six feet from the house wall.
4. Landscaping around the perimeter of the service yard with full/evergreen/screening type plants is required.
5. The service yard enclosure must be 6 feet (6') high and the same color as the house.

SQUARE FOOTAGE REQUIREMENTS

The minimum square footage requirements of the enclosed dwelling area for the residential units constructed on the various residential lots are: 2,000 heated and air conditioned dwelling area, except Tucker Ridge, which requires a minimum of 1,600.

SETBACKS

1. To assure that buildings and other structures will be located so that the maximum view, privacy and breeze will be available to each building or structure, and that the structures will be located with regard to the topography of each property taking into consideration the location of large trees, structures previously built or approved pursuant to this guideline for adjacent lots and other aesthetic and environmental considerations, the ARB shall have the right to control and to decide (subject to the provisions of the pertinent land use regulations of public authorities having jurisdiction) the precise site and location of any building or structures located on the lot. The location shall be determined only after reasonable opportunity is afforded the Property Owner to recommend a specific site.
2. House setbacks are measured from the nearest vertical construction over 3 feet (3') in height and include garage, service yard/mechanical platform, decks, planters, landings, stairs, etc.
3. Following are the minimum setbacks from their respective property lines: Front - 30 feet(30'); Rear - 50 feet(50') ; Sides - 15 feet (15'). Where a street, golf course, lagoon, etc. is the adjoining side property, the minimum side setback is 30 feet from the street, golf course, lagoon, etc.
4. The ARB has the authority to grant variances to these setbacks where justified by special circumstances (lot size, lot configuration, tree salvage or the like) or for aesthetic/other reasons.
5. Lone standing lamp post lighting is permitted to illuminate driveways, walkways and entrance ways. It must be of low intensity, not to exceed 60 watts, the fixture must match or coordinate, in style and finish, with existing exterior lighting and must be submitted for ARB approval. The fixture will consist of only one globe, standing no more than 78 inches (78") in height, and installed a minimum of 15 feet (15') front setback.

SPECIAL PROVISIONS REGARDING TUCKER RIDGE (LOTS 501 THRU 552)

1. There are a restricted number of specific exterior house designs available for construction. These designs are in the nature of zero lot line structures and one of the walls of the residence will be a privacy wall. Contact the ARB Administrator for further details.
2. There will be a minimum side yard setback of five (5) feet on both sides and a thirty (30) foot frontal setback.
3. The privacy wall must be located so that the exterior of the wall will run up to, or be located on, the privacy wall setback line. Privacy walls must be windowless.
4. Planned residences must be a minimum of 1,600 square feet of enclosed heated/air conditioned dwelling space.

ROOF/COLOR SELECTIONS

1. Whether building a new home or making improvements to an existing one, ARB written approval of roof/color selections is required prior to application/installation. Repainting or re-staining may not take

place until the approval letter has been issued. This includes repainting and re-staining a house the same color. It should be clearly understood that roof/color selections of some houses that have been approved in the past may now be found to be inappropriate.

2. "Chips" of all roof/color selections (including picture of and color selection for front entry door) need to be labeled and submitted for approval on white foam core board (8 1/2" x 11").
3. Larger samples are to be submitted separately and in addition to the color board. These larger samples of the exterior color/finish of all materials proposed for the building including siding, band boards, fascia, trim brick, roof, columns, railings supports, porches, patios, decks, walkways, driveway, pools and planters are to be submitted on actual samples of materials proposed for use. These samples are most important to both the owner and the ARB in evaluating the eventual appearance of the house as color chips often vary greatly from actual applications.
4. All vertical construction (treated or untreated) is to be painted/stained and includes hand/deck rails, posts, stair risers, lattice, columns, etc. All vents (including roof) are to be painted to blend with the area in which they are located.
5. Transparent/semi-transparent paints or stains are strongly discouraged and, in most cases, not permitted on vertical construction. Colors are reviewed on a case-by-case basis. Primary colors are not allowed.
6. Wood shingles/shakes are not acceptable roofing materials. No vents are permitted on the front plane of the roof. Roof vents are to be painted to blend with the roof

LANDSCAPE DESIGN

1. Please be advised that your landscape compliance deposit in no way reflects the actual cost of a proper landscape installation.
2. Landscape is to a home what a frame is to a picture. A landscape plan can make the best use of available space in the most attractive way. A home is a very important investment, and the landscape surrounding the home should be a reflection or continuation of the beauty of that investment. An effective landscape design should complement the house, and shape the land to make the most of the sites natural advantages.
3. A landscape architect/design professional can be a great help in designing a plan that will fit specific needs. Plant selection is a very important factor in a design. A professional will have the knowledge and experience of choosing the correct plant life for a specific lifestyle, budget, and area. A landscape architect/professional will also advise on the best variety of grass for your needs and area. There are several types in the low country from which to choose. Color is another important factor in the overall plan. There are many different ways to provide color to the outdoor living space. It can be something as simple as annual bedding plants or the color of leaves in a plant or tree.
4. The professional landscape architectural plan can be one of the best investments. It will improve the appearance of the property as well as provide climate controls such as wind breaks and shade. One result of a well planned landscape will be an increase in the value of the property.
5. The landscape plan is to be designed by a landscape architect/design professional and is due no later than the time of the driveway inspection.
6. The landscape plan is to incorporate all the required/necessary information on the site plan (tree and topo) and is to coordinate type, height, size, spread and placement of plants at installation relative to the elevations and design of the house itself and address the overall look of the site itself
7. Landscape plants/materials schedule is to be on the plan itself and is to show number botanical name, common names species, container size, spread, height and spacing at installation.
8. House/deck/garage/service yard/mechanical platform foundation is to be fully landscaped on all sides. Foundation plants are to be full size and provide a minimum of 50% foundation coverage at installation. Depending on the height of the foundation, plant size requirements will vary.
9. Garage entry/parking areas/utility boxes/pool areas are to be fully screened from the street/adjoining properties with evergreen screening type plants.
10. 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. The minimum size plants to be used for foundation (#8 above) and screening (#9 above) are to be 24" to 30" in height and 18" to 24" width.
11. Golf course lots should blend rear landscaping with that of the adjoining golf course property.
12. **All grass is to be installed as sod.** Sod must be installed at the street for a minimum of ten (10') feet from the road into the lot, from lot line to lot line. A significant area of lawn must be maintained along the street as well as on the amenities and/or rear side of the property. The lot is to have a **finished** look to the street's edge as well as the side and rear property lines. Property owners are responsible for landscaping and maintenance of landscaping from property lines to the roadway.
13. 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.

14. Home sites on lagoons must have sod installed from the water's edge to the top of the bank or a minimum of ten feet (10') from lot line to lot line.
15. **Deer Fencing:** The ARB continues to encourage property owners to landscape with plantings that are not attractive to our wildlife population. However, deer fences may be permitted, WITH ARB APPROVAL, provided they are single or double mono filament and landscaped screened with plantings a minimum of three feet (3') high. Should such fences be determined inadequately screened the PHPOA Board reserves the right to request improved screening and/or fence removal
16. The landscaping should also be designed with an eye toward water conservation whenever possible. Rain sensor gauges are recommended on irrigation systems.
17. **Curbing of any type (includes landscape timber, railroad ties, posts, rocks, etc.) along the edge of the street by a property owner is strongly discouraged and generally not permitted for both aesthetic and safety reasons.**
18. At final inspection of the landscape installation, the ARB, in its sole judgment, will determine if the landscape plan design intent has been met.
19. 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 or the specific area. In 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. Any proposed changes in landscaping such as fences, fountains, lighting, game structures, drives, walks, landscape structures and statuaries must be approved by the ARB.
20. Sewer clean-outs must be designed and located in plant beds and trimmed so they are not visible from the street.

EXTERIOR LIGHTING

1. Exterior lighting may be provided to illuminate driveway, walkways and entryways, or to highlight landscaping features. Such lighting, however, shall be of low intensity and shall comprise a limited number of fixtures. Generally, illumination of the exterior of the house is not allowed. All exterior lighting and interior lighting visible from the exterior shall be installed so as not to disturb neighbors, or street traffic. Higher intensity lights are allowed when they are coupled with an alarm system, provided they are illuminated only when the alarm is activated, and then only for a limited time period.
2. Lone standing lamp post lighting is permitted to illuminate driveways, walkways and entrance ways. It must be of low intensity, not to exceed 60 watts. The fixture must match or coordinate, in style and finish, with existing exterior lighting and must be submitted for ARB approval. The fixture will consist of only one globe, standing no more than 78 inches in height and installed a minimum of 15 feet front setback.

WINDOW TREATMENTS & AWNINGS

1. The exterior surfaces of all window treatments (blinds, shades, curtains, etc.) are to be subdued in color and compatible with/complement the exterior colors of the residence.
2. Awnings are to be the same color as the house, compatible with, or compliment the exterior colors of the residence. Only solid colors are permitted.

WATER/SEWER CONNECTION

1. Hilton Head #1 Public Service District provides sewer and water services within the Plantation. Tap fees and user fees are established by the District and are published. Copies of the rate structure are available at their office (681-5525).
2. The District reserves to itself the right to use the easements as specified in the covenants for utility services, namely ten (10') feet along the front and ten (10') feet along one side of each lot or as may be shown on the master plan.
3. The District is responsible for the location and supervision of the connection for both water and sewer tap, as well as inspection of lateral lines leading to the house.
4. No private water wells may be drilled or maintained on any residential property. Water may not be pumped from the lakes or lagoons.
5. Prior to the construction and occupancy of any residential unit, proper and suitable provision shall be made for the disposal of sewage by connection with the sewer mains within the Plantation maintained by the Public Service District, and this shall be the sole permissible means of sewage disposal.

FLAGPOLES AND STATUARY ELEMENTS

1. Statuary elements may be permitted at the front of the property providing they are of stone or natural substance and integrated within the landscape plantings. However, the PHPOA reserves the right to disapprove any statuary element, for any reason, requiring screening or removal.
2. **The American Flag is the ONLY** flag that may be displayed in the front of the house.
3. A limit of two flag or banner poles are permitted in the rear of the lot and not within 20 feet (20') of the property line, with a maximum height of 25 feet (25') above natural grade.
4. No exposed clotheslines are permitted.

BASKETBALL BACKBOARDS

The erection/installation of a single backboard on a residential home site is allowable without need for an ARB permit provided the following guidelines are utilized to reduce the notice ability of the backboard.

1. The backboard should be placed at the side of the residence and the front surface of the backboard is to be set perpendicular to the public roadway.
2. Backboards made of transparent plexiglas or with muted neutral color (e.g. gray or beige) are preferred. Bright (red, orange, etc.) stripe accents are not permitted.
3. The wooden or metal post which supports the backboard and the back of the backboard should be painted Charleston green or black.
4. A landscape buffer is to be installed to screen the backboard from view from the roadway, adjoining properties (includes golf course/ lagoons).
5. The responsibility for the continued general appearance/maintenance/upkeep of the basketball backboard and surrounding area is the responsibility of the property owner.

PLAY YARDS AND PLAYHOUSES

The ARB does allow, without formal application or permit, the placement and use of play facilities on a residential home site provided the following guidelines are met.

1. No tents of any type are allowed.
2. Tree houses, tree stairs or platforms or any other structure in or on a tree are strictly prohibited.
3. An aesthetically pleasing playhouse may be placed in the rear yard of a residence provided it is not visible (or is landscape screened) from public roadways, neighboring houses, and where applicable, adjoining golf course fairways and lagoons. Minimum setbacks from the rear and side property lines are 20 feet (20'). Color of playhouse is to be neutral earth tone/color and is to blend with its surroundings.
4. A gym set (with swings, slide, etc.) may be placed in the rear yard provided it is a stained/varnished wooden structure and is not visible (is to be landscape screened) from streets, adjacent homes and golf courses/lagoons. Minimum setback from the rear and side property lines is 20 feet (20'). Gym sets that are not wooden structures must be specifically approved by the ARB.
5. A trampoline may be placed in the rear yard provided it is not visible (is to be landscape screened) from streets, adjacent homes and golf courses/lagoons. Minimum setback from the rear and side property lines is 20 feet (20').
6. If playhouse/gym set is stained/painted it is to match the color of the main body of the house.
7. The responsibility for the continued general appearance/maintenance/upkeep of the playhouse/gym set and surrounding area is the responsibility of the property owner.

MAILBOXES

1. Mailboxes must conform to the standard established by the ARB. No other color or type of mailbox is permitted in the Plantation. The POA Association Manager should be contacted for these specifications. As a convenience to the property owner, the Association Manager will arrange for the installation of a new mailbox and post at the property owner's expense.
2. The street postal number and the resident's name are to be clearly visible on a metal placard on top of the mailbox. This requirement is dictated by Federal Law.
3. The responsibility for the continued general appearance/maintenance/upkeep of the mailbox and surrounding area is the responsibility of the respective property owner.
4. Plantings at the base of the mailbox post may be no higher than thirty inches (30").
5. Hanging potted plants are not permitted on the mailbox.

SIGNS

1. In compliance with the Town's regulations, each residential property must have a small sign (no larger than 6" x 6") bearing the house number placed in the front yard so as to be easily visible from the street. The purpose of this sign is for emergency and utility services, and PH Security and Law Enforcement

- vehicles to readily identify the residence when they respond to a call.
2. Builder/Architect signage, installed during construction, must be promptly removed at the completion of construction/ARB final inspection. This signage copy is limited to builder's name, address, and phone number. Sample sizes of roof, siding, and trim color boards should be mounted on the builders sign post. Size of sample should be: four feet by four feet (4' X 4').
 3. Property owners may display permanent signage of an advisory nature; i.e. security or pet control, not to exceed 8" x 11 1/2" in size. The Advisory nature and number of signs is at the discretion of the Covenants Committee.
 4. No signs will be permitted on golf courses or waterways.

REFUSE DISPOSAL

1. Relative to household refuse disposal service, each property owner is responsible for making arrangements with a local refuse disposal company servicing the Plantation. Refuse disposal fees and pick-up schedules are available through the respective disposal companies. All trash receptacles are to be stored in a service yard type enclosure and the refuse disposal service is required to pick up your refuse directly from this area. During construction or remodeling of a home a dumpster may be used but must be covered with a tarp each evening.
2. Cooperation with and adherence to the above policy is extremely important particularly as it relates to the aesthetic beauty of each property owner's home site and the Plantation in general.

GENERAL POLICIES

Owner/Builder/Contractor/Landscaper are to observe the Covenants and Architectural Review Board Guidelines/Policies and insure that all sub-contractors do likewise.

1. Owner is ultimately responsible for contractor /subcontractor adherence to all Covenants and ARB Guidelines/Policies.
2. Adherence to the site/house/landscape plans as they were submitted to, and approved by, the ARB is required. Any changes to approved plans, along with a set of revised plans, must be submitted to the ARB for approval, and must be approved PRIOR to site changes being made-no exceptions!
3. Plan approvals are dated and are effective up to six (6) months from date of approval. Construction on new residences is to begin within 6 months of plan approval and is to be completed within eighteen months after commencement. Landscape installation is to begin within 30 days of completion of the house (includes decks, walkways, driveways) and be completed within 90 days of receipt of Certificate of Occupancy.
4. No lot clearing is permitted until the ARB Field Representative has posted the ARB Clearing Permit. No construction is to begin until the ARB Building Permit has been posted by the ARB Field Representative and the Town of Hilton Head Island Building Permit has been posted by the builder on the structure provided by the builder adjacent to/on the builder's sign.
5. Builder is responsible for providing water and electrical service at the job site prior to starting any work that requires their use. Usage of water and electricity from neighboring properties is not permitted.
6. All construction work is to be performed Monday through Friday between 7:00 a.m. and 7:00 p.m. Weekend construction work will ONLY be granted on an exceptional basis and not routinely. The request for weekend work must be submitted to the Association Manager's office (682-4182), in writing, by Friday 1:00 p.m., for admittance. Saturday work is at contractor/subcontractor risk - noise/noxious behavior complaints from property owners require Security to shut down the job for the day and a fine will be imposed. No work is permitted on Sundays, National Holidays, including Thanksgiving, Christmas Fridays and Mondays.
7. The site is to be kept in good appearance at all times. Construction area is to be policed and free of debris at the end of each day, or the job will be shut down. No burning or dumping of any kind is permitted.
8. The builder/contractor is responsible for providing a full tarp cover of the disposal dumpster at the end of each work day. Failure to comply will result in the imposition of a fine, or one day work stop order, whichever seems appropriate to the ARB.
9. Use of the disposal dumpster is strictly restricted to the property owner or builder/contractor. Anyone, other than the property owner or builder/contractor identified using the disposable dumpster will be considered in violation of this policy and subject to a fine.
10. When building on a lot in a cul-de-sac and/or next to developed properties, it is required that these areas be roped off to protect abutting property owners.
11. Store all materials on building lot and not on adjacent property. Access to property by means of adjacent property is not permitted.

12. All vehicles used by contractors/subcontractors must display VALID COMMERCIAL DECAL and will not be permitted access prior to issuance. These vehicles must be parked off the roadway and on the site. Motorcycles are not permitted behind the security gates.
13. All speed and traffic regulations of the Plantation are to be obeyed.
14. Noxious or loud music/behavior will not be allowed on the site or within the Plantation. No fishing or hunting by construction workers is permitted within the Plantation. No animals/pets of construction workers or any persons associated with the job shall be allowed within the Plantation. Construction personnel are not allowed to walk to job site.
15. Cost of repairs/maintenance to offsite areas (neighboring lots, roadway, bike paths, right of ways, etc.) damaged in the construction process are the responsibility of the owner/builder/landscaper. The owner/builder shall construct a temporary driveway entrance of compacted earth covered with hay or straw connecting the lot to the road at one point, and graded so as not to interfere with drainage along the road in order to minimize any damage to the edges of the roadway. Roadway must be kept clean during construction.
16. The ARB reserves the right, pursuant to inspection by same, to require adherence to any and all the policies, procedures and guidelines, as described in this document, that in its sole judgment have not been followed.

GENERAL FINES AND PENALTIES

Fines may be imposed by the BOD in amounts determined on a case by case basis.

REVISIONS

These guidelines, as noted earlier, are subject to revision and modification from time to time and without notice by Palmetto Hall Plantation in its sole discretion. They have been printed for informational purposes only.