

ARCHITECTURAL REVIEW BOARD MANUAL

**POLICIES, GUIDELINES, PROCEDURES FOR
HOMESITES IN PAWLEYS PLANTATION**

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The Pawleys Plantation Architectural Review Board has adopted and approved these Architectural Review Policies, Guidelines and Procedures in order to ensure the orderly construction of homesites in Pawleys Plantation.

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ARCHITECTURAL REVIEW BOARD

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AN INTRODUCTION TO THE PAWLEYS PLANTATION HOMESITES

The best phrase to describe the philosophy of Pawleys Plantation is “a commitment to excellence...a strong determination and desire to create a superior living environment for generations to come through the preservation of the natural character of the site.”

Our commitment has been to create a community concept with careful attention to details, such as roadways and pedestrian systems with aesthetic concern for streetscapes and trees, and with high standards for architectural design and landscaping. The features of Pawleys Plantation are richly enhanced by land that is set aside as preservation and marshland areas.

Each stage of activity is being carefully monitored to ensure compatibility with the Master Plan, the Declaration of Restrictions and Protective Covenants, and this Architectural Review Board Manual. The Architectural Review Board (ARB) of Pawleys Plantation Property Owners Association (POA), Inc., will control all architectural review functions within Pawleys Plantation. We are dedicated to the protection of enduring property values and future improvements. Each detail has been carefully formulated to ensure an attractive environment for all residents.

Our commitment to you and Pawleys Plantation is the reason behind this manual, and the spirit in which all of the professionals associated with creating this community have approached their roles and responsibilities. As a Member of the Pawleys Plantation POA, we encourage you to embrace our commitment to excellence and the standards established herein.

FINANCIAL REQUIREMENTS FOR ARCHITECTURAL REVIEW

I. Plan Review Fee

At time of submission a non-refundable plan review fee of \$1,000 for new construction. For additions or changes to existing structures, a \$500 review fee may be required as determined by the ARB. (Please make a check payable to Pawleys Plantation Property Owners Association.)

II. Landscape and Contractor Deposit

All submissions will be accompanied by a \$10,000 deposit for landscape installation, damage to Property Owners Association common areas and compliance with plans as approved by the Architectural Review Board. This all-encompassing deposit will be refunded upon completion and approval by the Architectural Review Board. **The deposit may be held in part or in full if Architectural Review Board and Property Owners Association approval conditions are not met. The deposit will be forfeited if landscaping is not completed within 180 days of the date of issuance of a Certificate of Occupancy by Georgetown County Building and Zoning Department.** (Please make this check payable to Pawleys Plantation Property Owners Association.)

III. Owner and Contractor Acknowledgement

Prior to issuance of approval to begin construction, the property owner and his builder/general contractor will sign a form acknowledging receipt of the ARB guidelines and agreeing to comply with the requirements contained in the guidelines.

INTRODUCTION TO THE ARCHITECTURAL REVIEW BOARD

Purpose

One of the most effective methods of ensuring the protection of the master land concept, community lifestyle environment and individual property values is through the establishment of high standards of architectural review. To accomplish this objective, the Architectural Review Board (ARB) reviews Applications and Design Document (as defined in this manual) for all new construction and alterations, and modifications or changes to existing properties, including landscaping. Each application will be evaluated on its own merits with reasonable flexibility for architectural function and creativity.

Authority

The authority for the ARB is set forth in the Declaration of Restrictions and Protective Covenants for Pawleys Plantation, which encumbers every Lot. The ARB is responsible for carrying out its duties on behalf of all Members of the Association for the benefit of the total community.

Members

The ARB shall consist of no less than five and no more than seven members appointed by the POA Board of Directors. Members shall be appointed to a three-year term and may be re-appointed to a second term. Selections for membership shall be based on the intent to create a balance of lay people and professionals with experience in architecture, construction, and landscaping.

Majority Vote

Each Member of the ARB shall have an equal vote and the majority of all Members of the ARB shall constitute a decision for approval or denial of an Application. In all cases, the Board of Directors of the POA shall have review powers of denied Applications that are properly appealed.

Meetings

The ARB shall meet as necessary to review complete applications and shall respond to applicants within 30 days of receipt of applications.

Responsibilities

On behalf of the POA, the ARB is empowered to perform the following services:

1. Establish architectural motifs and exterior architectural themes.
2. Establish architectural review criteria for the protection of enduring property values and to provide the best possible safeguards for continuing appreciation.

3. Review all Architectural Review Applications for compliance with architectural review criteria and with the Declaration of Covenants.
4. Ensure compatible architectural standards and harmonious relationships with neighboring properties.
5. Require high standards of architecture and quality construction.
6. Establish fees for the review of Applications as may be required.
7. Monitor violations of architectural review criteria and notify the POA Board of Directors for appropriate action.
8. Amend architectural review criteria as may be required from time to time.
9. Contact Applicants whose plans and specifications have been disapproved and provide reasonable assistance and recommendations for adjustments to bring Applications into compliance with criteria and covenants.
10. Maintain copies of Applications, architectural documents and related records.
11. Inform Members of the POA regarding activities of the ARB and changes in criteria as they may occur.

ARCHITECTURAL REVIEW BOARD POLICIES

Policy Statement:

Property in Pawleys Plantation is subject to certain restrictions as further defined in the Declaration of Covenants and the requirements contained in this ARB Manual.

The ARB does not seek to restrict individual taste or preferences. In general, its aim is to avoid harsh contrasts in the landscape and architectural themes of Pawleys Plantation, and to foster thoughtful design so that there is harmony between the residences. The ARB intends to be completely fair and objective in the architectural review process and to maintain sensitivity to the individual aspects of design.

Limitations of Responsibilities

The primary goal of the ARB is to review the applications, plans, specifications, materials and samples submitted, and to determine if the proposed structure conforms in appearance and construction criteria with the standards and policy as set forth by the ARB. The ARB does not assume responsibility for the following:

- a. The structural adequacy, capacity or safety features of the proposed improvement or structure.
- b. Soil erosion, incompatible or unstable soil conditions.
- c. Compliance with any or all building codes, safety requirements, governmental laws, regulations or ordinances.
- d. Performance or quality of work of any contractor.

Time Limitations

After the initial and major review and approval by the ARB, the applicant must begin construction within ninety (90) days from the date of approval or forfeit all approvals. In that event, a new application must be submitted and approval obtained before commencement of construction

Application Withdrawal

An application may be withdrawn without prejudice, provided the request for withdrawal is made in writing and filed with the ARB prior to the review and/or action of the application.

Appeal

If an application has been denied, or the approval is subject to conditions that the applicant feels are harsh, the builder may request a hearing before the full ARB to justify his position. After the hearing, the ARB will review its decision and notify the applicant of its final decision within ten (10) days of the

hearing.

Variances

All variance requests shall be made in writing. Any variance granted shall be considered unique and will not set any precedent for future decisions.

Construction Inspections

Periodic inspections may be made by the ARB while construction is in progress to determine compliance with the approved architectural plans and specifications. The ARB is empowered to enforce its policy, as set forth in the Declaration and this manual, by any action, including an action in a court of law, to ensure compliance.

Job Site Conditions

- a. All job sites shall be kept in a neat and orderly condition.
- b. All construction traffic shall enter Pawleys Plantation through the Main Entrance and obtain a construction pass, which shall be displayed in the windshield while the vehicle is on the property.
- c. For security purposes, the applicant may be required to furnish a list of all contractors, sub-contractors, and employees who are permitted entry into Pawleys Plantation.
- d. Infractions of the published construction rules may be cause of a \$500 fine per infraction and/or the suspension of a builder's/sub-contractor from the project.
- e. Construction hours are currently set at all daylight hours, seven (7) days a week but are subject to rules and regulations as published by the ARB from time to time. Sunday work may be suspended if the nature of the work will, in the opinion of the ARB, cause disturbance to neighbors.
- f. All applicants are required to post and keep on record with the developer a 24-hour emergency telephone number.
- g. All applicants are required to provide portable restroom facilities on all job sites.
- h. All applicants are required to provide at least one trash dumpster for every home under construction.
- i. No flags, banners, or signs will be permitted unless approved by the POA.
- j. Boards, signs, building permits, scaffolding, etc. shall not be nailed to trees.
- k. All on-site or off-site planting, fixtures, fences, curbing, asphalt or other item damaged by

vehicles, fire or other contractor action shall be repaired or replaced by the applicant. The applicant shall be held responsible for contractor's actions while in the development.

l. Any clearing, grading or building on site without approval by the ARB will result in work stoppage and denial of access to the jobsite by the contractor.

m. During construction, all trash, debris and waste shall be contained daily and not exposed to public view. Burning of debris is not permitted.

n. Playing of radios or car or truck stereo systems loudly in a manner that disturbs neighbors or can be heard on the golf course is prohibited.

The POA reserves the right to clean the site if, in the opinion of the ARB, the contractor has failed to comply with this provision, and the applicant will be held responsible for the cost of such cleaning.

ARCHITECTURAL REVIEW PROCEDURES

Single Family Homesites

The following is an outline of the procedures for plan submissions for single-family detached homes or patio homes.

Refer to Instruction Sheet/Design Documents in this manual for details on criteria and specifications.

STEP ONE: Initial Review

The builder must submit a completed ARB Application and preliminary plans (two sets) consisting of the following:

1. Letter of Application
2. Survey/Site Plan prepared by a Registered Land Surveyor.
3. Preliminary Floor Plans
4. Preliminary Exterior Elevation (all sides)
5. Preliminary Building Section(s)
6. Topographic and Tree Survey of the Lot with types of trees and showing outline of house with drip line 4" or over and setbacks.
7. House drip line must be staked on a Lot with a 4' tall stake at every corner and flagged with blue ribbon.

The ARB will review the application and design documents within thirty (30) days and return one set of plans to the applicant with appropriate comments within seven (7) days of the ARB meeting.

STEP TWO: Major Review

The applicant must submit the final construction plans, material samples, and color chips, as follows:

1. Approved Letter of Application/Construction Deposit, if required.

2. Final Site Plan
3. Final Floor Plan
4. Final Exterior Elevations: specifications, materials, color chips
5. Roofs: structure, materials, product photos, and specs.
6. Fascia and Trim: section details, materials, product photos, color chips
7. Conceptual Landscape Plan: tree location, materials
8. Exterior Doors and Garage Doors: specifications, materials, product photos, color chips
9. Patios, Decks, Balconies, Porches: specifications, materials, color chips
10. Fences/Walls: design details, materials, color chips
11. Screen Enclosures: structure, materials, colors
12. Mechanical Equipment: location, screening details
13. Exterior Lighting Details
14. Driveways: materials, finish, color chips
15. House corners staked on Lot

The ARB will review all design documents and return one set of the plans to the applicant within seven (7) days of the ARB meeting, with the appropriate comments.

The ARB may require a field inspection of the applicant's stakeout of building corners prior to granting approval.

STEP THREE: Construction Commencement

Upon receipt of major Review approval and building permits, the applicant can commence construction.

STEP FOUR: Final Review

The builder must submit two sets of the following for Final Review (90) days after start of

construction:

1. Final Landscape Plan

The ARB will review all architectural documents and return one set of plans to the applicant within seven (7) days of the ARB meeting with the appropriate comments.

STEP FIVE: Final Inspection/Release of Construction Deposit

Upon completion of construction, the applicant must request a final inspection in order to obtain release of construction deposit. Upon receipt of request, ARB members will inspect the property and note any unfinished items or damage to common areas. The applicant will be advised of any items to correct prior to the release of funds.

If the inspection is successful and the project is found to be in compliance with approved plans and ARB policies, funds will be returned to the applicant.

Design Document Changes

The applicant must notify the ARB prior to making any changes to the approved plans. A letter with applicable support data (as required) must be submitted to the ARB for the file. Any major deviations (as solely determined by the ARB) may require full ARB approval prior to commencement of changes.

Periodic Inspections

The ARB reserves the right to inspect construction in progress for conformance with approved design documents and applicants agree to cooperate fully with Members of the ARB. Any violations of approved design documents may be subject to a fine and/or legal action. Fines may be withheld from the construction deposit.

INSTRUCTION SHEET/ARCHITECTURAL DOCUMENTS

In order to provide a systematic and uniform review of the proposed construction, architectural documents are required. Please refer to *Architectural Review Procedures: Single Family Homesites* in this manual to determine whether the architectural documents, as outlined below, are required for Initial Review, Major Review or Final Review.

Site Plan

Scale 1" = 20'

Property lines

Easements and rights-of-way

Culverts and swales

Drainage Plan

Foundation outline, roof drip line

Footprint of homes or structures located on adjoining lots

Pools, decks, patios

Existing grade/finished floor elevations

Back of curb with elevations

Building setback lines

Interior Jurisdictional Wetlands or South Carolina Coastal Council

Critical Lines, if applicable

Floor Plans

Scale 1/4" = 1'0"

Exterior Elevations

Scale 1/4" = 1'0" (front elevation mandatory at this scale)

All sides and rear allowable at 1/4" = 1'0" minimum

Existing grade-fill, finished elevation

Doors, windows, fences, mechanical equipment

Building Sections

Scale 1/4" = 1'0"

Detail wall sections

Detail roof sections, pitch, type

Exterior Colors/Finishes/Materials

Specifications

Manufacturers/models (if applicable)
Product samples/photos
Color chips

Landscape Plans

Topography, tree survey
Drainage patterns
Easements and rights-of-way
Driveways, sidewalks, walkways
Plant material
Surface material
Street trees, if applicable
Exterior lighting
Include exterior lighting
Include mechanical equipment location
Include electrical meter locations

**ARCHITECTURAL STANDARDS AND CRITERIA
FOR PAWLEYS PLANTATION HOMESITES**

1. Grading and Drainage

1. Applicant must consult with developer on master drainage plan.
2. All structures will be completed at a minimum finished floor elevation, which will ensure positive drainage away from the structure in all directions.
3. Paved areas shall be designed so that surface waters shall be collected at intervals in a manner that will not obstruct the movement of vehicular or pedestrian traffic and will not create puddles or ponding in paved or swale areas.

2. Building Footprint

A. Minimum heated square footage:

1. Full-Size Lots: 2200 hsf with minimum footprint of 1500 sf if a 2-story house
2. Patio Lots: 1500 hsf with minimum footprint of 1200 hsf if a 2-story house

B. Minimum Setbacks:

1. Single-Family Lots:
 - Front: 25'
 - Side: 15'
 - Rear: 20' or 35' as shown on plat
2. Patio Home Lots:
 - Front: 20'
 - Window Side: 7'
 - Blank wall side: 3'
 - Rear: 20'

Additional setbacks may exist and should be verified by your surveyor at the time of site plan preparation.

C. Special Condition Affecting Patio Homesites:

1. Local regulations require a 10' separation between one-story patio homes, and a 15' separation between two-story patio homes. This could require setbacks greater than the minimum listed in Item B above. Any additional setback required will be borne by the applicant and not imposed upon an adjacent lot or lots. Three-story or elevated patio homes will not be approved.

2. The first floor of any patio home shall not occupy more than forty (40) percent of the Lot area.

D. Building Layout on Lot:

1. No foundation for a building shall be poured, nor shall construction commence in any manner or respect, until the layout for the roofline of the building, using four (4) foot lath and blue ribbon, is outlined on the Homesite and then is approved by the ARB. It is the purpose of this approval to ensure that a home is placed on the Lot in its most advantageous position.

3. Elevations

- Elevations that project a plantation or low country or contemporary low country theme are desirable and permitted. The intent of the POA is to favor traditional architectural features within the plantation/low country theme.
- Elevation details may be rejected by the ARB for purely aesthetic reasons.
- Front, rear and side elevations facing adjacent Lots must be submitted for review.
- Maximum allowable building height is 35' from finished grade, measured adjacent to the house on at least two sides of the house. Chimneys and cupolas are exempt from this requirement.

- Special consideration for patio homes:

Due to the size and configuration of patio home lots, it is in the best interest of patio homeowners that a pleasant streetscape be created. This will, over time, enhance the value of individual patio homes, as well as the community in general. Therefore, architectural review of patio home plans becomes critical in creating a unifying theme on any give patio home street. The following criteria will be considered when evaluating patio home plans:

- Architectural relationship of a plan to existing homes on the street. Designs that are in contrast with existing homes or with themes as developed by the ARB will be rejected.
- Exterior wall materials and colors should be similar for adjacent patio homes.
- Fences or patio walls should be similar for adjacent patio homes.
- Rooflines or roofing materials should be similar for adjacent patio homes.

One-and-one-half-story patio homes may be built within one-story setbacks providing that exterior mass and appearance is compatible with other patio homes in the neighborhood. Such requests shall be approved on a case-by-case basis and may be rejected on purely aesthetic grounds.

4. Exterior Materials and Colors

- The following materials are permitted as exterior wall materials/finishes:
 - Horizontal shiplap and wood siding, such as cedar or cypress.
 - Vertical wood board and batten or tongue and groove in cedar or cypress.
 - Cedar shingles or shakes.
 - Brick.
 - Stucco with light texture.
 - HardiePlank
 - Synboard
- The following materials are not permitted as exterior wall materials/finishes:
 - Redwood siding of any type.
 - Sheet plywood siding of any type.
 - Vinyl or aluminum siding.
 - Masonite or other synthetic or composition siding.
- The following materials are permitted as fascia, soffit or exterior trim finishes:
 - Rough or smooth cedar or pine board
 - Synboard
 - HardiePlank board or sheet material
 - Rough-sawn cedar plywood
- The following materials are not permitted as fascia, soffit or exterior trim materials:
 - Vinyl
 - Aluminum or other break metal trim material
 - Masonite or other synthetic or composition trim material
- The following guidelines apply to exterior colors:
 - Field colors and trim colors will avoid harsh contrasts.

- The ARB shall have final approval of all exterior color plans. Color boards shall be submitted to the ARB at the time of major review.

5. Roofs

- The following materials are permitted roof surfaces:
 - Cedar or cypress shakes or shingles.
 - Architectural grade asphalt or fiberglass shingles.
 - Standing seam or box seam metal.
 - 5-V crimp metal.
 - Slate.
- The following materials are not permitted as roof finishes:
 - Clay tile or concrete tile.
 - Built-up tar and gravel, if exposed to view.
 - Corrugated metal.
- The following guidelines apply to roof penetrations:
 - Stacks and vents shall be located on rear slopes of roofs, if possible, and shall be painted to match roof colors.
 - Exhaust fan outlets shall be placed on rear slopes and painted to match roof colors.
 - Metal flashing other than copper shall be painted to match roof color.
 - Pre-fabricated chimney terminations shall be square or rectangular and may be required to be screened from view if, in the opinion of the ARB, they present an unpleasant view from the street or golf course.
 - Solar water heating panels will be reviewed on an individual basis and may be denied by the ARB for purely aesthetic reasons.
- The following guidelines apply to roof pitches:
 - Minimum roof pitch shall be 6/12 for main structure roofs and 3/12 for secondary roofs.
 - Eccentric or asymmetric roof configurations will not be permitted.

6. Gutters and Downspouts

- The following guidelines apply to gutters and downspouts:
 - Gutters and downspouts on patio homes are optional
 - Metal or plastic gutters and downspouts will be painted to match the color of material directly behind the gutter or downspout.

7. Windows, Shutters, Doors, Screened Porches

A. Windows

- The following window types and finishes are permitted:
 - Wood, vinyl, metal clad or vinyl clad wood, or metal with dull painted finish.
 - Double hung, casement, single hung or single awning, if operating sash is at bottom of window.
 - True divided lite or muntin inserts, if appropriate to the architectural style.
- The following window types or treatments are not permitted:
 - Jalousie or jalousie inserts in doors.
 - Bridge finished metal or aluminum finish metal.
 - Mirrored or reflective tinting on windows.

B. Shutters

- The following shutter types are permitted:
 - Wooden louvered, paneled; plastic/vinyl louvered, paneled; Bermuda fixed or operable
 - Aluminum hurricane shutters or panels. Such items will be removed when need no longer exists (storm situations).

C. Doors

- The following door types are permitted:
 - Solid wood, fiberglass, vinyl, full glass, wood with window, wood panel or metal panel.
- The following door types or treatments are not permitted:
 - Flush wood or flush metal, if exposed to view.

D. Screened Porches

- The following screened porch construction is permitted:
 - Wood with aluminum screening.

- Tubular metal framing with screening.
- The following materials are permitted as porch ceiling materials:
 - Wood board, rough sawn plywood, plywood bead board, lattice, exterior sheetrock.
- The following material may be approved as a porch ceiling material on a case-by-case basis depending on visibility of the material from the street.
 - Sheet vinyl bead board
- The following porch construction is not permitted:
 - Brightly-colored metal framing systems and any combination of corrugated metal or corrugated fiberglass roofing or corrugated fiberglass or plastic skylight panels.

8. Awnings and Roll-Up Doors

- Fabric awnings are permitted if architecturally compatible. The ARB reserves the right to specify color.
- Roll-up hurricane doors will be reviewed on a case-by-case basis.

9. Fences and Walls

- All fences, walls and patio walls must be specifically approved by the ARB prior to installation.
- Complete rear yard fencing will be considered on a case-by-case basis
- Chain link fencing on individual lots is not permitted.
- Fenced or wire dog runs are not permitted.

10. Air-Conditioners, Trash Containers, Bottled Gas Tanks, and Electric Meters

- Window air-conditioners are not permitted.
- Air-conditioning condenser units and heat pump units shall be screened from view in a manner approved by the ARB.
- Garbage and trash containers shall be screened from view in a manner approved by the ARB. Such containers will be equipped with a top that will prevent invasion by small animals.
- Bottled gas tanks shall be screened from public view or buried.
- Electric meter boxes, telephone and cable TV entrance boxes and their respective conduits must be painted to match the background color of the structure at the point where they are attached

to the structure.

- All air conditioning units, trash containers or enclosures, bottled gas tanks located above ground, and other projections of a similar nature will be located within the building setbacks.

11. Mailboxes, Signs, Antennas and Flagpoles

- Mailboxes are subject to ARB approval
- No sign or billboard, including real estate signs, shall be placed upon any lot or building without approval from the ARB.
- A flagpole for display of the American Flag is permitted, subject to ARB approval of placement and design.
 - Internal halyards are required.
 - The maximum height of the flagpole will be five feet less than the height of the house.
 - Flagpoles will not be placed in setback areas.
 - Flagpoles and flags thereon will not be illuminated in any manner.

12. Swimming Pools, Accessory Structures, Miscellaneous Equipment and Playground Equipment

A. Swimming Pools

- Above ground swimming pools are not permitted.
- Swimming pools are not permitted on the street side of a residence.
- Swimming pools must be located within the setback lines.
- Swimming pool screening or fencing must receive specific approval from the ARB prior to installation.
- Swimming pool backwash systems shall not discharge onto the golf course.

B. Accessory Structures

- Accessory structures, such as playhouses, tool sheds, doghouses, etc., must be located within the building setbacks and receive specific approval from the ARB prior to installation.
- Tree houses will not be permitted.

C. Miscellaneous Equipment

- Clotheslines of any description are not permitted.
- Tennis courts are not permitted on lots.

- Decorative objects, such as statues, fish ponds, bird baths and sculptures shall not be placed on the street side of any lot without approval from the ARB.

D. Playground Equipment:

- Playground equipment shall be placed to the rear of the residence and only after approval of the ARB.

13. Garages, Carports, Driveways, Walks and Exterior Lighting

A. Garages and Carports

- All homes will have a garage or carport.
- Carports will be permitted in lieu of garages if architecturally compatible with adjacent structures and only if adequate storage is provided for lawnmowers, garbage containers and the like.

B. Driveways and Walkways

- The following surfaces are permitted:
 - Asphalt
 - Concrete
 - Tabby or other exposed aggregate
 - Bomanite or stamped concrete
 - Brick
 - Gravel (fine or limestone)
 - The following surfaces are *not* permitted:
 - Coquina or loose shell
 - Slag
 - Natural materials, such as bark or pinestraw

C. Exterior Lighting

- Exterior lighting shall be detailed on final plans.
- Lighting shall not be aimed at streets, wetlands, woodlands or marsh areas.
- The ARB reserves the right to deny exterior lighting, which, in its opinion, would create a nuisance to adjoining property owners.

14. Landscaping and Landscape Design

It is the purpose of this section to establish certain requirements and regulations that set a minimum aesthetic standard for functional landscape treatment. This proposed treatment of the landscape is composed of living elements which, properly and effectively combined, will greatly enhance the total man-made and natural environment.

It is recognized that, among the many benefits, landscape elements can effectively provide shade and cooling, aid in channeling traffic, control and modulate views and at the same time, contribute to air purifications, oxygen regeneration, noise absorption, glare reduction, wind and heat abatement and increased water absorption into the soil due to the reduction of water runoff.

In summary, the landscape treatment will achieve two highly desirable attributes in community development; the implementation of a high level of community aesthetics and the preservation of the best characteristics of the natural environment.

A. Design Guidelines

The landscape design should consider the relationship of landscape to the structure, the natural environment, and surrounding properties. Compatibility with neighboring properties is an important function of landscape design and will be considered during plan review. While it is not the intent to have all properties look alike, plans, which may be in serious conflict with established themes within a neighborhood, will be rejected.

The planting scheme should draw the viewer's eye toward the structure beginning with grass or ground cover, progressing to ornamental plants, and finally to larger shrubs closest to the structure, especially near the entry.

Plantings should be arranged with concentration around the structure and be of sufficient size to screen crawlspace access doors, utility boxes, air conditioners and other projections around the structure.

Plantings should be considered for providing buffers along property lines and especially along driveways, which parallel property lines. When used in this application, plantings should be of a size and specie that would provide immediate screening.

Every attempt should be made to incorporate existing trees and vegetation into the landscape design. This reduces cost of initial installation, reduces maintenance cost and is one of the factors that set Pawleys Plantation apart from other communities.

Some general recommendations for effective landscaping include:

- Minimize the number of different plants used;
- Make mass groupings of the same plant- avoid the variegated look of alternating plant types;
- Consider the ultimate size of each plant, and
- Plan for proper maintenance.

B. Acceptable Landscape Materials and Practices

• Plant quality/size:

- Plant material for landscaping in this section shall equal or exceed the standards given in the latest edition of “The National American Standard for Nursery Stock,” State of South Carolina, Department of Agriculture and Consumer Services. The sizes for plant material given in this section shall be the minimum size at the time of installation.
- All “major” shade trees used in landscape areas shall be a minimum of twenty (20) feet in height with a minimum spread of six (6) feet. Trees shall have a minimum planting area of sixty-five (65) square feet in open planting and twenty-five (25) square feet in paved areas.
- All “minor” trees in required landscaped area shall be in a minimum of fifteen (15) feet in height.
- Shrubs classified as a “spreading type” shall be a minimum of one (1) gallon container. Those classified as an “upright type” shall be in a minimum of three (3) gallon containers.
- Vines shall be in a minimum of one (1) gallon containers and placed at a minimum of ten (10) feet on center. Vines may be used in conjunction with fences, screens and walls
- Groundcovers shall be in a minimum of 2¼-inch pots and planted at a maximum of twelve (12) inches on center.
- Hedges shall be planted a maximum of three (3) feet on center. Shrubs used in hedges shall be a minimum size of three (3) gallon containers to provide a minimum of 36" height within 12 months. Use buffer hedge to screen objectionable objects.

C. Minimum Landscape Requirements

The following standards for single-family homesites shall be complied with prior to release of deposits for the unit:

- Front yards of all homes shall present an attractive appearance, emphasizing and reinforcing the major entry and the architectural design of the house.
- Landscaping shall incorporate a mix of trees, shrubs, groundcovers and grass in design appropriate to the scale and design of the house.
- In the immediate area around each house, a minimum of thirty (30) percent shall be provided with shrubs and/or hedges sufficient in size and quantity to provide an effective foundation planting.

- Each lot shall also be provided with sufficient shrubs and hedges to provide screening of AC units and equipment on the lot.
- All areas not in planting beds shall be sodded with approved grass species or ground cover.

D. Native Vegetation

Where plant material exists on a site prior to development, such plant material should be used when appropriate to the overall landscape design. Trees in setback areas shall be saved and protected in a general, healthy condition free from disease, injury and harmful funguses and insects and shall be made up of a minimum caliper of four (4) inch trees and with native shrub vegetation.

- No synthetic or artificial plant material in the form of trees, shrubs, vines, or groundcovers of lawns shall be used toward fulfilling the minimum landscape requirements of this section.

E. Inorganic Materials

The use of indigenous inorganic materials (e.g., rocks, gravel) to function as groundcover or paving substitutes shall be allowed only when appropriate to the overall design concept with approval of the ARB, or in areas where organic material will present maintenance or logistics problems.

F. Hedges

All plant material used for hedges and screens shall be planted to create an eighty (80) percent opaque screen at 48" of height within one (1) year.

G. Recommended plant material/palette

The following plant materials are recommended for planting:

- **Major Trees**

- | | |
|---------------|----------------------|
| 1. Live Oak | 4. Red Maple |
| 2. Laurel Oak | 5. Southern Magnolia |
| 3. Willow Oak | 6. River Birch |

- **Minor Trees**

- | | |
|-------------------|--------------------|
| 1. Red Bay | 5. Dogwood |
| 2. Gardenia | 6. Crepe Myrtle |
| 3. American Holly | 7. Saucer Magnolia |
| 4. Wax Myrtle | |

- **Shrubs and Hedges**

- | | |
|----------------------|-------------------|
| 1. Sweet Wild Azalea | 4. Wax Myrtle |
| 2. Dwarf Azalea | 5. Burford Holly |
| 3. Formosa Azalea | 6. American Holly |

- **Vines**

1. Carolina Yellow Jasmine	4. Wisteria
2. Fig Vine	5. Coral Honeysuckle
3. Confederate Jasmine	6. Marsh Rose

- **Groundcovers**

1. Liriope	4. English Ivy
2. Asian Jasmine	5. Algerian Ivy
3. Monkey Grass	6. Wood Fern

- **Grasses**
 1. St. Augustine
 2. Centipede
 3. Bermuda

H Buffers and Screening

The ARB shall determine at the initial review, the location and degree of opacity required of all areas to be buffered and/or screened. It shall be the responsibility of the applicant to prepare a landscape and/or screening plan that shall achieve the directives set forth by the ARB.

I. Earthen Berms

Berms shall be smooth flowing natural forms. Smooth flowing natural berms must be carefully formed and fine graded to blend into the surrounding landscape. Architectural berms with straight lines and crisp angular change in direction are discouraged. The height of berms should vary to avoid a monotonous appearance. No berming shall impede or cause surface drainage problems.

J. Maintenance

All landscaping shall be maintained on a regular basis and shall be the responsibility of the owner of the property or his agent and shall include watering, weeding, mowing, fertilizing, treating, pruning, removal and/or replacement of dead or diseased materials and removal of refuse and debris so as to present a healthy neat and well kept appearance at all times.