

Plantation Isle Architectural Standards General Construction Guidelines

As of November 9, 2016

These General Construction Guidelines have been developed by members of the Plantation Isle ARB to assist home owners and contractors with more detailed regulations in support of the Plantation Isle Covenants. The Covenants were approved by the Plantation Isle HOA as of July 4, 2010. These guidelines were presented to the Board of Directors of the Plantation Isle HOA in November 2016 and will be updated every 3 years by the ARB. Any questions or subjects not addressed herein should be referred to the Plantation Isle ARB.

Dues

Home Owner Association dues must remain current throughout the entire construction process. If dues are not paid, the ARB will not review a submittal until the account is brought current. If dues are not paid, a cease and desist order will be issued.

Builder Requirements

- Contractors performing new construction, alterations, additions or other exterior changes on property under the jurisdiction of the ARB must be properly licensed as determined by the City of North Charleston, Charleston County and the state of South Carolina regulations.
- Contractor must carry a minimum of \$1,000,000 liability coverage and appropriate workman's compensation policies.

Construction Entrance

A gravel construction entrance shall be provided and maintained in each lot during the entire construction period. It shall be limited to one location, and access shall not be permitted across another property.

Signage

- All signage must be approved by the ARB. The ARB reserves the right to remove any signs which are not in compliance.
- Erect one company job sign (not more than 2 feet square) at the front and centered on the site.
- Post all permits on the back of the job sign.

Working Hours

Working hours for all construction activities performed by contractors, subcontractors, home owners, or others, shall be restricted to the following hours:

- Monday through Saturday 8:00 AM to 6:00 PM
- Quiet work (no sawing, heavy equipment, etc.) may begin at 7 AM.
- All workers must be off the site by 6:30 PM.

- Sunday No Work Allowed
- Holidays No Work Allowed
- Holidays include New Years Day, Memorial Day, July Fourth, Labor Day, Thanksgiving Day, Christmas Eve Day and Christmas Day.

Conduct of Workers

The conduct of workers is the ultimate responsibility of the general contractor.

- No loud or offensive language is allowed.
- No dogs allowed on the job site
- No firearms are allowed.
- Proper attire (shirt, shorts/pants and shoes) must be worn
- Crew guests are not allowed on site
- Noise that is not directly related to construction activity and that disturb residents will not be tolerated.
- No alcoholic beverage may be taken onto any job site, or consumed on the job site or any other property in Plantation Isle by any builder, contractor, subcontractor or laborer.
- All workers, subcontractors and vendors must observe posted speed limits.

Temporary Facilities and Utilities

- Each building site is required to provide at least 1 toilet for the use of workers. It must be located at least 10 feet from any street in an inconspicuous location.
- A commercial dumpster is required for each job site and setback within a reasonable distance from the street.
- Temporary power poles must be installed plumb and shall not be used for posting signage.
- Water must be available on the site at start of construction.
- Construction office, storage trailers or buildings are not allowed.
- For small jobs of short duration, contractors may use the utility services from adjacent lots but only with the written or verbal permission of the utility owner. Otherwise, temporary power and water hook-ups from the respective utility must be provided.
- Obtain information on the location of all underground utilities from the respective companies prior to digging.
- Before gravity drain elevations are established, the service for the lot should be uncovered and grade checked.
- All temporary facilities shall be removed after substantial construction completion.

Fires

Warming fires, burning or burying construction debris is prohibited.

Site Maintenance

- The contractor shall keep the construction site free of trash, litter and scrap materials by daily cleaning.

- The general contractor must ensure that the job site is maintained in a neat and clean condition at all times. After the notification of the cleanliness discrepancies, the Plantation Isle Home Owners Association reserves the right to have the site cleaned at the expense of the owner.
- A dumpster or other suitable receptacle of sufficient capacity is required on site. Dumpsters must be emptied within 5 days when full.
- All materials and construction equipment must be stored within the lot boundaries.
- Adjoining properties, including vacant lots or commons space may not be used by crew for access to the job site, parking, material storage or placement of dumpster/portable toilet.
- Vehicles parked on the right of way during construction activities must not obstruct traffic flow.
- Washing of vehicles, including concrete trucks shall occur on site, not in the street.
- The owner/contractor shall be solely responsible for keeping the adjacent roadways to the lot clean. If silt control measures are removed to prepare the site for grading or landscaping activity, the contractor shall be responsible for cleaning the roadways. The Board of Directors may impose fines on the owner until the violation is corrected to the satisfaction of the ARB.

Dumping and Littering

Absolutely no dumping is permitted on Plantation Isle property. Those parties found guilty of dumping will be responsible for all costs related to the clean up and proper disposal of those materials. Contractors shall be held responsible for debris falling from construction vehicles associated with their project.

Sedimentation and Erosion Control

Prior to any ground being disturbed, and throughout the duration of construction related activity, silt prevention and control measures shall be installed and continuously maintained. These measures shall be installed so as to minimize the siltation of the roadways and storm drainage systems and to minimize the disturbance of the community appearance. These measures must include:

- A silt fence must be installed across front, side, and rear property lines. The silt fences must be properly trenched and backfilled and maintained until sod is installed. On properties that have an OCRM buffer, the silt fence must be placed on the designated buffer line.
- Drain Protectors must be placed around all storm drain inlets (except curb inlets) located on or adjacent to the lot. The protectors must be maintained and replaced as necessary throughout the duration of construction activity, until ground cover is re- established.

Driveway Stake-Out Inspection

After the driveway is formed, the ARB must be notified and a final stake-out inspection request made to confirm compliance with approved plans. Forms must be in place before driveway will be inspected. The driveway **MAY NOT** be poured until ARB approval has been granted. Without approval the ARB can request for the driveway to be removed.

Damage

Inadvertent damage due to adjacent property, trees, sidewalks, street paving, or curbs must be repaired at the cost of the contractor.

Construction Deviations

Any and all changes and/or additions to the plans originally approved by the ARB which affect the exterior appearance of the home and/or lot must be submitted, and approved in writing by the ARB prior to the commencement of work.

Fines

ARB inspections shall be made of the construction site regularly. Violations will result in written notification to the contractor with copy to the owner.

Final Clean-up

Upon substantial completion of all construction activities, all debris shall be removed from the site and surrounding areas, and property disposed.

New Home Construction - Submittal Drawing Requirements

The Design Review drawings and associated applications may be made electronically. If hard copies are submitted, minimum design document sheet size shall be 24" x 36". If required information is not included, the submittal will be considered incomplete and not reviewed. Hand drawn sketches will not be accepted. The following is a list of information that shall be included for each required drawing:

Site Plan (scale 1" = 20'-0") Stamped by licensed professional

- Grading and Drainage Plan, with indication of direction of flow -Each property owner is responsible for ensuring that all runoff is directed to the front and/or rear of their lot and that no runoff is directed onto adjacent lots. The use of swales, berms, retaining walls, or underground drainage systems is required to ensure that water drains only to the front or rear of the lot. A site grading plan which includes the location of swales, berms, retaining walls, and underground drainage systems, and both original and proposed final elevation contour lines is required
- Setbacks
- Coastal critical line
- Property lines
- Sidewalks and driveways – indicate width and pads along the length and at the curb. Materials for driveways include but are not limited to concrete, tabby, brick or pavers. No gravel driveways will be allowed.
- Location of building
- Existing trees (see covenant 7.13)
 - To remove trees from the property a permit from the City of North Charleston will be required also.
- Location of drainage ditches, easements, culverts, utilities
- Plans for any accessory on site to include but not be limited to pools, outdoor kitchens, and spas. (see page 6 of this document, Additional Building Structures)
- Location of HVAC

Elevations (scale ¼" = 1' – 0") Stamped by licensed professional

- All 4 elevations shown of building and any outbuildings
- Overall building height
- 1st floor/2nd finished floor heights
- HVAC screening

All construction materials identified

- Approved siding materials shall include fiber cement exterior siding (hardiplank), stucco, stone and brick. All other materials may be considered for approval by the ARB on an individual basis. However, the ARB is under no obligation to approve any unlisted materials. **No vinyl siding is allowed.**
- Masonry walls and foundations must have an approved surface treatment that complements the siding. Masonry walls and foundations may not have exposed concrete blocks.
- Approved roofing materials include wood shake, architectural grade asphalt or fiberglass shingles, slate, tile, or standing seam metal. Asphalt shingles must be a minimum 30 year architectural grade, 300 pounds or greater per square. The ARB may consider for approval, without obligation, any unlisted materials.
- Roof vents, skylights, chimney exhausts and plumbing vents must be painted to match or blend with the roof. Backflow valves on the lot must be screened or covered.
- All accessories such as weathervanes, cupolas, gutters, and awnings must have ARB approval prior to installation. Gutter color should match surrounding material.
- Approval must be granted for exterior decorative objects, both natural and manmade, including but not limited to items such as fountains, antennas, statuary, visible free-standing flag poles (maximum height 20'). No more than two (2) flags will be allowed per lot.
- All mailboxes must be an exact match of the approved mailbox style for the neighborhood as approved by the ARB. The mailbox may be provided and installed by a vendor of the homeowner's or builder's choice, but shall be equal to the "Classic Decorative Cast Aluminum Mail box manufactured by Better Box Mailboxes. Numbers must be 2" Brass, and be installed on both sides. The homeowner is responsible for mailbox replacement/installation and repairs.

Landscape Plans (scale 1" = 20'-0")

- Size, location, and types of all plantings
- Location/lines of planting beds
- All surface materials identified
- Irrigation system design
- Fence location
- Exterior landscape lighting
- Driveways
- Outdoor patios and terraces
- HVAC location and screening plantings

Landscape Plan and Installation for new construction

- All irrigation and landscaping must be completely installed upon completion of the home (within 12 months from commencement of construction). Landscaping work may NOT commence until written ARB approval. Any landscape additions or modifications must be submitted to the ARB for approval. Also, ALL pool landscaping and any landscape change which impacts the landscape

grades or drainage of water, or includes hardscape, retaining walls, or berms, must be submitted for approval.

- An irrigation system is encouraged but not required for all front and side yard sodded areas. Backflow valves must be screened and shown clearly on the landscape plan.
- Front and side yards must be sodded. All grassed areas must be sodded beyond the property line and to the street curb. Additionally, corner lots must be sodded along the full length of their frontage along each adjacent street.
- All plant beds, landscape beds, and natural areas must be kept edged and covered with mulching materials. These mulched areas should follow natural lines and forms. All grass areas at curb and the driveway must be edged.
- The Lot Owner shall contact all utility service providers prior to any digging or excavation work on a Lot, including swimming pool installations, trenching or any type of digging. No such work shall commence until all utility lines on the Lot are flagged by the utility service providers.
- A landscape plan to scale is required and must be submitted with the fence request for approval. Both must be approved by the ARB before ANY work may be done.
- All lots located at street intersections shall be landscaped as to permit safe sight across the street corners. No fence, wall, hedge or shrub planting shall be placed or permitted to remain where it would create a traffic or sight problem (covenant 7.8.6)

New Fences

- Fences may be approved in the side and/or rear yards, at the sole discretion of the ARB. No front yard fences will be permitted. A surveyed site plan showing the house, property lines, fence location, landscaping, easements, etc. must be submitted for ARB review. Approved Fencing shall include open black wrought iron/aluminum, brick, and wood. **No vinyl fencing will be allowed.** All metal fences to be black in color. Wood fences must be painted, stained, or sealed, and maintained.
- Fencing material and construction should be consistent for the entire length of the fence. **Chain link and metal wire fences are not permitted.** Maximum fence height is 6 feet from grade. The ARB may require fences on slopes to be stepped, in order to maintain the 6 foot maximum height.
- All fences must be approved, in writing, by the ARB as to materials, size, style, and location prior to construction. Good Neighbor fences, walls, etc., shall be used. That is, all posts and stringers must face toward the Lot of the Owner who is erecting the fence.

Additional Buildings and Structures

Due to the unique nature of corner lots, evergreen landscaping or hard screening must be installed and maintained to conceal the pool area, fences, equipment, accessories, storage sheds, pool houses, play sets, toys, and utility tanks from both roadways and neighboring property on all sides. Such concealment shall be in addition to said structures, pools, sheds, pool houses, accessories, equipment and play sets being located behind the house and entirely between the home's extended left and right side foundation boundary lines. (See covenant 7.8.6)

Docks

- All docks attached to any Lots shall be duly permitted and constructed according to all local, county and state and federal laws, rules, codes and regulations.
- All dock plans must be approved by the ARB and be aesthetically presentable and structurally sound.

- Docks may be sheltered (have a roof if approved) both shall in no way be enclosed (have walls, etc.)
- ARB approval will include materials, size, style, and location prior to construction.

Pool Permit Requirements

Freestanding pools located above the ground are not permitted.

- Swimming pools shall not be located nearer than 10' to any Lot line and must be located in their entirety to the rear of the main dwelling.
- The following items must be submitted prior to pool construction:
 - A plat showing location and dimensions of pool, spa, retaining walls, berms; all applicable setbacks; size and location of trees to be removed; location of pool equipment; drainage directions
 - Pictures of pool materials, including decking and tile
- Appearance, height, and detailing must be consistent with the architectural character of the house.
- The pool must be enclosed by fencing (see fencing standards). All proper permits must be obtained and submitted to the ARB before ANY pool construction may begin.
- Glaring light sources that have a visual impact on neighboring lots are not permitted.
- Landscaping must conceal pool area, fencing, accessories, and toys from street view(s). In addition, the ARB encourages additional landscaping on the sides and rear to shield the pool from neighbors' view.
- Spas and hot tubs must be located directly behind the house and entirely between the home's extended left and right side foundation boundary lines (site lines). They must be fenced or screened from adjacent properties and streets.
- Pools must be sited behind the house and entirely between the home's extended left and right side foundation boundary lines (site lines) unless a special exception is granted by the ARB.
- Pool equipment must be located within the fence or in the existing service yard of the house, and/or must be properly screened with approved landscaping (privacy screen may be acceptable).

PLANTATION ISLE NEW HOME CONSTRUCTION CHECKLIST

NAME: Hang Wai Tang DATE: 1/7/2022

ADDRESS: 4366 Stoney Poynt Ct.

SITE PLAN WITH TREE SURVEY: Yes No

FINAL ELEVATION: 7' 10" to slab

HEIGHT AT ROOF PEAK: 34' above BFE

SQUARE FEET: 3,664 DIMENSIONS: 75'3" x 44'0"

DRIVEWAY LAYOUT: Yes No DIMENSIONS: ~1,032 Sqft of Drive and walk

***PLAT with HOME SITE PLAN REQUIRED**

***FULL SET OF PLANS REQUIRED**

***COLOR & MATERIAL SAMPLE BOARD REQUIRED INCLUDING THE FOLLOWING:**

EXTERIOR

Identify material (manufacturer name when applicable) and color for the following categories that apply to your home:

STUCCO: Parge Coat, SW 7042 Shoji

FASCIA: Cement Board, Smooth Finish, SW 7005 Pure white

SOFFIT: Cement Board, SW 7005 Pure white

BRICK: n/a

STONE: n/a

HARDI PLANK: Cement Board, Smooth Finish, SW 7005 Pure white

TRIM: Cement Board, Smooth Finish, SW 7005 Pure white

ROOF: Meta1

METAL ROOF: 5V, Galvalume

OTHER: Louver: Wood, SW 9183 Dark Clove

WINDOWS: (Provide manufacturer, type and color)
Jeld wen, Premium Vinyl windows, white, type and size per plan

SHUTTERS: (Provide manufacturer, material and color)
n/a

ENTRY DOORS: (Provide manufacturer, material and color. Solid or Glass Included)
Fiberglass, to plan, SW 7005 Pure white in standard locations, SW 9183 Dark Clove on Ground Floor Doors and both Front Porch Double-Door Entries

GARAGE DOORS: (Provide manufacturer, material and color. Solid or Glass Included)
Aluminum, to plan, SW 9183 Dark Clove

LIGHTS: (Provide illustrations of fixtures and locations) _____

HVAC, PROPANE GAS AND /OR SIMILAR EQUIPMENT: (Identify Location and Material for required screening)
HVAC screening per plans

LOCATION OF PORTOLET AND DUMPSTER
(Required to be a minimum 20 ft off curb and the door to face construction site and not road)

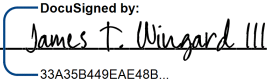
***Site Grading Plan required including neighboring spot elevations.**

***Color & Material Sample Board Required.**

***Construction must begin within 6 months**

***Home must be completed within 12 months**

Signature of Owner:  Date: 1/7/2022

Signature of Builder:  Date: 1/7/2022