

SUMMER & CORMORANT ISLANDS

DESIGN GUIDELINES

August 12, 1997

Revised September 1, 2016

1. Site Building Areas

- Each Lot has been carefully planned and configured, and accordingly, no more than one (1) detached single-family dwelling is permitted (which may be segmented into two or more sections). Accessory buildings (which may include a private, detached garage {which structure may include a garage apartment}, guest cottage, studio/workshops, garden pavilions, greenhouses, gazebos, and pool houses) may be permitted provide, however, that the construction of such dwelling and/or accessory buildings may not be constructed or occupied prior to the construction of the main dwelling. Preservation of natural vegetation and trees (along with supplementing trees, as necessary) shall be important considerations in permitting or rejecting one or more accessory structures.
- Guest suites may be included as part of the main dwelling or accessory building(s); provided that the construction or addition of such suites shall, absent a variance for extraordinary or unusual circumstances, conform to the conditions and limitations set forth herein.
- No residence or dwelling shall be constructed on any Lot with less than 2,500 square feet of Climate Controlled Dwelling Area, and a maximum of 5,000 square feet of Climate Controlled Area; or a combination of 4,500 square feet of Climate controlled Dwelling Area in the main structure, and a total of 1,500 square feet of Climate Controlled Dwelling Area in one or more ancillary structures.

2. Materials

- In order to reinforce the “countryside” nature of the Summer Island Lots, the exteriors of all improvements constructed thereon shall generally be of natural materials that will blend with the environment.
- Exterior surfaces shall be finished in red cedar shingle, clapboard, or vertical board and batten.
- All open areas below stairs, decks, and porches should be enclosed by wood lattice, louvers, garage doors, or substantial landscaping.
- Foundation walls, chimneys, and other similar architectural features may be finished in Old Savannah/Charleston Gray brick (or brick of comparable style), genuine stucco, or oyster shell tabby.
- Roof materials generally will be limited to red cedar shakes, standing-seam metal (40 lb. tin), or slate.

3. Form and Massing

- No dwelling or other structure on the Summer Islands Lots may exceed the 40’ in height from the minimum finished floor elevation required by Federal flood insurance guidelines. Dominant roof structures shall not exceed 30’ to 40’ in height; however, in certain situations where the other roof elements are between 30’ – 35’ in height, chimneys, vent pipes, and

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other ancillary elements of the structure in excess of such height limitations may be permitted.

- Roof forms shall have gables or modified gable ends with pitch ranges of 8:12 – 14:12 (12:12 is preferred). Lower roof pitches may be considered when the dominant roof form meets the pitch range specified above.

4. Color and Texture

- Dwellings and other structures must be finished in darker, muted, and neutral colors to blend with the surrounding environment.
- Weathering, semi-transparent, and semi-solid stain finishes which accentuate the wood textures are preferred. Some solid stain finishes may be permitted. Flat stain finishes should be utilized for siding, and flat or satin stain finishes should be utilized for trim.
- Stain colors such as warm grays, olive greens, tans, deep sienna, or other colors which complement the natural environment, shall be utilized.

5. Landscaping

- Landscaping is an essential element of the Summer Island Lots. Landscaping should be soft and informal. Use of native plants and indigenous species will be encouraged.
- Tree uplights, shielded path lights, and indirect lighting should be used to accent natural features. Lights may not be directed toward surrounding land masses or neighbor's Lots.
- Prior to occupancy of any dwelling, constructed on a Lot, the Lot Owner must have completed construction of an enclosed parking area sufficient to provide, at a minimum, adequate space for two (2) automobiles. Other on-lot parking for vehicles shall also be provided so as to limit or obviate on-street parking except in rare or infrequent circumstances.