

## CASSIQUE

### SUPPLEMENTAL GUIDELINES

Updated May 10, 2017

#### Architectural Strategies

- Homes should appear as “silhouettes,” having no jarring elements or bright colors to detract from the elegance of the *Cassique* golf course. Emphasis on lush, green vegetation will be accomplished by homeowners developing landscape strategies geared to preserve, feature, and enhance the natural vegetation found throughout these homesites.
- Home designs that successfully bridge the massing and detail influence of English Arts and Crafts architecture with the coastal environment are preferred. While homes may incorporate each owner’s preferences, extreme care as to size, form, color, height, and materials is paramount. Large or imposing mansions, which draw undue attention to themselves, will not be appropriate.
- Extreme care shall be taken to shape building forms around specimen trees and groves of smaller trees.
- Almost all homes in *Cassique* will have two “fronts” –one facing the street, the other the *Cassique* golf course. The designs should present tasteful, aesthetically pleasing facades, with no “back” of the home.
- Guest suites may be included as part of the main dwelling or accessory building(s).
- Each homesite has been planned with setbacks to take advantage of ideal building areas as depicted on individual site plans. Heated square footage minimums and maximums are intended to sensitively match structures with discrete size, shape, and topographic and vegetative nuances.
- Homesite coverage guidelines will assure, at a minimum, open space of approximately 60% or more, and limitation of ground coverage to approximately 33% or less of each homesite.
- Homes will be approved with a minimum of 2,500 square feet of heated space and a maximum of 4,500 to 5,000 square feet of heated space for individual structures dependent on specific lot conditions. Up to 4,500 square feet of heated main structure space and 1,500 square feet of heated ancillary structures may be permitted for larger homesites where the tree canopy can be well preserved and the scale of the home is compatible with existing and future development.
- Decks may be added on the golf side, employing up to 50% of the limited building areas depicted on the site plan. Their height should be no greater than 50% of the distance between existing grade and the first floor. Second level balconies are not favored, but may in some cases be permitted if small and covered.

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- Swimming pools that minimize extensive alterations to, and which remain below the height of, the natural terrain together with any approved deck, will be allowed within the buildable area provided they are densely screened by mature landscaping and/or tasteful fencing from neighboring homes, the roadway, and primarily the *Cassique* golf course.
- Parking underneath primary structures is to be avoided. Homeowners are encouraged to integrate detached or semi-detached garages.

#### Design Transition Categories

As the Cassique neighborhood continues to develop, some transition of design style is inherent with bridging the English Arts and Crafts influence to our coastal environment. The following categories should be used as guideposts to determine level of appropriate design transition within the neighborhood:

##### Category 1

Sports Pavilion Campus (Garden Cottages), Dennison Lane - continue to express existing design.

##### Category 2

Core of Neighborhood (including LeMoyne Lane before the bridge, Tom Watson Lane, Nicholas Carteret Circle, Charles Voysey Lane, Black Tupelo Lane, Raynor Lane and pond or golf facing homesites at end of Raynor Lane) - continue to express existing design with broadening limited by context and as already exemplified.

##### Category 3

New Areas of Development (Eagle Island, Clubhouse Village, Golf Cottages, marsh facing homesites at end of Raynor Lane, Old Cedar Lane homesites) - consideration of transitional elements of design that adapt to coastal influence, while maintaining key existing influences such as roof massing (pitch and dormer style), materials/colors, ground plane relationship, and fenestration patterns.

#### Height and Massing

- The intent of *Cassique's* height standards is to minimize the massing on each site, reinforcing the preferred dominance of extensive natural and added vegetative cover. Viewed from their perimeters, homes at *Cassique* should not be prominent and always have their green vegetation pervasive and memorable.

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- Homes should be designed with one or two habitable floors with the first floor use being dominant. The height restriction for Cassique is defined as 35 feet as measured from (i) natural grade; or (ii) the minimum finished floor elevation as defined by the FEMA, whichever is higher. When measured from minimum finished floor level, an allowance of 16 inches above Free Board should be used to determine the minimum distance, or the actual finished floor level, whichever is more restrictive. Possible exceptions to this height limit may include chimneys, vent pipes, and other very minor, ancillary elements of the structure.
- Roof forms should have gables or modified gable ends with pitch ranges of 8:12 – 14:12 (12:12 is preferred). Roof pitches lower than that prescribed will be considered when the dominant roof form meets the pitch range noted above. The second floor shall be positioned “within” all or most of the roof structure (e.g., dormers).
- Homesites facing the 15th Fairway of the *Cassique* Golf Course or located on Eagle Island may be elevated up to an additional four feet if needed to accommodate unique site conditions on the golf course and marsh views. For these homesites, either the first or second floor use may be dominant and parking is allowed beneath the home, although detached or semi-detached garages remain preferred.

#### Site Design

- Every possible effort shall be made by each Owner’s landscape architect to develop site plans consistent with the natural grading pattern.
- Driveway locations will be predetermined. Designs with curves will add informality and screen direct views toward garage openings. Unless homes are designed for main entries on the side, “straight shot” driveways to the garage doors are not permitted. Coupled driveway curb cuts for some homesites will serve to maximize screening and privacy.
- Driveways must be designed and constructed in a manner that will not interfere with and/or block road drainage.
- Parking plans for on-site location of at least five cars (including those located inside garages) is desired to assure the convenience and ambiance of the streets in *Cassique*.
- Tree removal must be reviewed by the ARB. It is encouraged that all oak, large pine, magnolia, and palmetto trees be saved, including when possible, those inside the building zones. Asymmetrical home and/or deck exteriors will be required to save grand trees greater than 12” caliper measured four feet from ground level.

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#### Materials

- Elegant, classical materials long associated with fine country homes will be favored. Emphasis is on natural and blending colors which complement and reflect the natural vegetation hues.
- Exterior surfaces shall be cedar shingle, authentic stucco or tabby, clapboard, milled PVC shingles, or vertical board and batten. All open areas below stairs, decks and porches should be enclosed by wood lattice, louvers or substantial, well-sized plant materials.
- Foundation walls, chimneys, and other similar details may be brick (e.g., Old Savannah/Charleston Gray, or other similar brick), genuine stucco, or authentic tabby.
- Roofing materials are limited to cedar shakes, copper or painted (not color integrated) standing-seam metal (40 lb. tin), flat concrete tile, or slate, all of dark coloration intended to blend unobtrusively with the tree canopy.

#### Color and Texture

- The ideal color range should generally be muted and neutral colors to reflect and blend with nature's hues. Stain finishes (weathering, semi-transparent, semi-solid and solids, with solids the least preferred) rather than painted surfaces allow the wood texture to appear. Additionally, stains should have a flat finish for siding and flat or satin finish for trim.
- Preferred stain colors include warm grays, dark charcoal gray, forest and olive greens, midtone and lighter tans, and colors complementary of the nearby environment. "Cool" shades of colors are rarely acceptable and contrast between colors on the home should be limited.

#### Landscape Themes

- Native plantings will be added within common areas to create an added sense of privacy as well as texture and beauty. Creative landscaping solutions will always be favored on homesites, especially those that maximize privacy for those on the *Cassique* golf course.
- Setback areas with existing natural vegetation are to be preserved, with changes approved by the ARB. Natural vegetation left in essentially undisturbed condition (pruning, tree care and

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enhancement by adding indigenous species being exceptions) will reinforce the informality of the distinct, evergreen ambiance intended for *Cassique*.

- Tree uplights and shielded path lights are preferred along with indirect lighting to accent important trees. No home or yard lights should be directed toward surrounding homes, the golf course, river or land masses.
- Each owner at *Cassique* will be asked to add a minimum of three or four grand trees totaling 24 inches or more caliper on the golf side unless existing tree cover will not permit such additional planting at sole discretion of the ARB.

### Fencing

- Fencing is allowed only if it is integrated with the architecture. Solid walls or fences, where permitted, should fall within the buildable setbacks, whereas open fences or trellises may encroach within ten feet of side setbacks. In all cases, landscaping should be selected of size and density to substantially shield and soften the impact of a fence. No chain link or similar fencing is permitted.

### Restrictions Specific to Lots on Tom Watson Lane

- In setback areas in which the existing natural vegetation is insufficient or is disturbed during construction, plant material must be added to the satisfaction of the ARB. Particular emphasis shall be given to integrating native, evergreen trees and other new indigenous plant material along pond edges to soften the overall appearance and enhance privacy on both sides of the pond.

### Restrictions Specific to Lots on Eagle Island

Homes on Eagle Island will be asked to comply with the following guidelines in order to meet the residential stormwater guidelines:

- Driveways must be designed and constructed in a manner that will not interfere with and/or block road drainage.
- In order to protect nearby shellfish beds, homesites located on Eagle Island must also take care to route stormwater runoff from the impervious areas of the homesite away from adjacent marsh areas and/or capture, store and infiltrate stormwater runoff. Grading or piping may be used for routing to the road swale at the front of the property. Routing to a cistern, rain barrel, infiltration gallery, bioretention area, or other appropriate stormwater management practice may be used as well. All stormwater practices must provide a

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minimum of 1.5 inches of stormwater runoff storage from the impervious areas of the homesite.

- Tree protection fencing must be installed to enclose the entire work site and all construction vehicles and materials must remain outside of the preserved areas. The tree protection fencing plan must clearly delineate the locations of freshwater wetlands and critical lines within the property.
- Stabilization and erosion control measures, such as a double row silt fence, must be installed on disturbed areas discharging to the SCDHEC 40 foot construction buffer zone prior to applying for a building permit with the ARB. Work in this buffer zone may not allow stormwater discharges to contribute to violation of water quality standards.

Several Eagle Island lots have the honor and privilege of being in close proximity to nesting sites of our national bird, the Bald Eagle. Special care must be taken to avoid nest disturbance, especially during and around the nesting season. Eagle Nest Preservation Zones have been established to ensure the nearest homes (Lots 83 and 85) are positioned away from the impacted eagle nest trees. The nests are further protected by Declarations of Restrictive Covenants that prohibit disturbance of native vegetation.

To further protect the nest sites, the following construction and/or site restrictions apply:

#### **For Eagle Island Lots 67, 69, 71, 79, 81, 83 and 85:**

- Exterior construction activity (including heavy landscaping and associated activities) is not permitted during eagle nesting season (October 1 thru May 15), or if eagles are present.
- Any interior construction activity during the eagle nesting season, or if eagles are present, must abide by a noise abatement program. No excessive or loud noises, exterior motorized equipment, or reverse indicator horns are permitted. Construction personnel must be advised of this program with approved signage located on the site.

#### **For Eagle Island Lots 83 and 85:**

- A traffic abatement program must be used if interior work transpires during the nesting season, or if eagles are present, by establishing offsite parking for construction personnel to minimize traffic at the construction site.
- Permanent protective fences must be constructed and maintained around the Eagle Nest Preservation Zones. Construction and/or project activities within 36.5 feet of the eagle nest trees are prohibited at any time of the year.
- Exterior lighting and tree uprights must be placed so they do not shine onto the eagle nests.

Additional restrictions may be imposed if necessary, in the opinion of the ARB or Kiawah Development Partners, to ensure compliance with the applicable permits from U.S. Fish & Wildlife Service.

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All contractors and subcontractors performing work on Cassique Phase 5B lots will be required to sign a Subpermittee Agreement acknowledging their responsibility to comply in all respects with the Federal Fish and Wildlife Permit issued for these lots.

The ARB will work with you and your design/construction team to accommodate these special restrictions, which may include extension of construction hours when appropriate.