

CLUB COTTAGE DESIGN GUIDELINES

September 26, 2003

Revised September 1, 2016

1. Architectural Strategies

- Shingle-style homes are to be added on the homesites along the creeks and marsh bordering Club Cottage Lane, with delicate care evidencing the utmost respect for their surroundings. Special emphasis will be placed on use of the highest quality natural materials such as cedar shingles, wood trim, stones, and slates employed on the exterior of these homes.
- Architectural creations which nestle into and blend with surrounding ecosystems will always be preferred. Homes may incorporate each homeowner's preferences, though extreme care as to size, form, color, height, and materials will be of utmost importance. Large or imposing mansions which draw undue attention to themselves are not appropriate, and will not be permitted.

2. Design Guidelines

- Each Lot has been carefully planned and configured to take advantage of ideal buildable areas. Accordingly, no more than one (1) detached single-family dwelling shall be erected thereon.
- Guest suites may be included as part of the main dwelling but may not be rented or leased separately from the main dwelling.
- Extreme care shall be taken to shape the building forms around the specimen trees and groves of smaller trees. Development in the non-buildable areas of each Lot generally shall be limited by the ARB to access ways such as driveways, pathways, and boardwalks.
- Lot coverage guidelines are to assure, at a minimum, open space of no less than 40% and limitation of ground coverage to approximately 50% or less of each lot.
- Parking shall be underneath the primary structure, with some other parking allowed so as to limit any on-street parking. Carriage-house style doors shall be utilized unless otherwise permitted.
- Heated square footage minimums and maximums are intended to sensitively match structures with discrete size, shape, topographic, and vegetative nuances. Accordingly, no residence or dwelling shall be constructed on any Lot with less than 1,900 Square feet of heated Living Space (with a minimum of 1,500 square feet of heated Living Space on the main {i.e., first} floor should said residence or dwelling be more than one story in height), and a maximum of 3,500 square feet of heated Living Space for individual structures dependent on specific lot conditions. The amount of square footage in the initial homes built on Lots 1, 2, 3, 4, 5, 6, 10, and 11 shall be the maximum allowed in the future unless varied by the ARB.

3. Height and Massing

- An overriding goal at Club Cottage Lane Subdivision is to nestle structures within the tree canopy and forested surroundings of each Lot, thus fostering privacy while affording filtered

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views of the marsh and estuaries. Accordingly, any dwelling or structure shall have no more than two habitable floors, and the overall height of the dominant roof structures shall be limited to a height of no more than thirty-seven (37') feet from minimum finished floor elevation required by Federal flood insurance guidelines. Possible exceptions to height limitations may include chimneys, vent pipes, and other very minor, ancillary elements of the structure.

- Roof forms shall have gables or modified gable ends with pitch ranges of 8:12 - 14:12. Lower roof pitches of parts of structures may be considered when the dominant roof form meets the pitch range specified above.
- The first floor of any dwelling shall be the dominant floor, and shall be constructed at an elevation no greater than four (4) feet above the minimum finished first floor elevation required by Federal flood insurance requirements. The second floor of such dwelling shall be designed and constructed so as to fit within the roof structure (e.g., with dormers).

4. Site and Landscape Design

- A licensed landscape architect shall be engaged by each Lot Owner to prepare plans as may be required. Every possible effort shall be made by each Owner's landscape architect to develop site plans consistent with the natural grading pattern. Excessive fill is discouraged (and absent hardship, will not be approved) so as to integrate homes closely and consistently within the existing terrain.
- Driveway 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 shall not be permitted.
- Prior to occupancy of any dwelling constructed on a Lot, on-site parking for at least four (4) cars (including those located inside garages) must be provided to assure the convenience and ambiance of the streets.
- Preservation of existing trees and understory along the street and side lot lines is an important part of the environmental theme of Club Cottage Lane Subdivision. Accordingly, any and all tree removal shall be approved in advance. It is encouraged that all oaks, large pine, and palmetto trees be saved, including when reasonably possible, those inside the buildable areas. Plant material that is added to a Lot should consist of predominantly native species. Landscaping should be natural and informal.
- Tree uplights, shielded path lights, and indirect lighting may be used to accent natural features. Lights may not be directed toward surrounding land masses or neighbor's Lots.
- Building setback areas with existing natural vegetation are to be preserved.

5. Materials and Colors

- Natural materials long associated with the "Shingle-style" coastal homes of the late 19th century shall be utilized for the homes on Club Cottage Lane. Emphasis shall be given to natural and blending colors which complement and reflect the natural vegetation's hue.
- Exterior surfaces shall be finished in red Cedar shingle, cedar board and batten, and stone. All open areas below stairs, decks and porches shall be enclosed by wood lattice, louvers, and/or substantial, well sized plant materials.

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- Foundation walls, chimneys, columns, and other similar architectural features shall be finished in (i) genuine stucco of darker hues, (ii) authentic oyster-shell tabby, or (iii) approved stone walls.
- Absent prior, written consent, roof materials shall be limited to cedar shakes or slate, all of dark coloration intended to blend unobtrusively with the tree canopy.
- Dwellings and other structures must be finished in darker, muted, and/or neutral colors to reflect and blend with nature's hues. Weathering, semi-transparent, semi-solid, and solid stain finishes (with solid being the least preferred) which accentuate the wood textures will be preferred. Painted surfaces shall be discouraged except in limited circumstances. Flat stain finishes should be utilized for siding, and flat or satin stain finishes should be utilized for trim.

Additional Guidelines for Lots on Osprey Cottage Lane

- No residence or dwelling shall be constructed on the property with less than 2,000 square feet of total enclosed dwelling area and a minimum of 1,500 square feet of enclosed (heated) dwelling area on the main floor should the said residence be more than one story in height.
- The maximum size of the enclosed dwelling area for residences at Lots 800, 802, 803, 804, and 805 is 3,500 square feet. The maximum size of the enclosed dwelling area for the residence at Lot 801 is 4,000 square feet.
- No more than one (1) detached single-family dwelling will be built on Lots 800, 802, 803, 804, and 805. No more than one (1) detached single-family dwelling and one (1) small onestory accessory building that may include a detached private garage and/or guest cottage shall be built on Lot 801.
- Prior to occupancy of any dwelling constructed on the property, an enclosed parking area sufficient to provide adequate enclosed parking space for two (2) automobiles must be completed in accordance with the plans and specifications therefore approved by the ARB. Parking for additional vehicles may be required to limit off-street parking as much as possible.
- To ensure the consistency of architectural design and appearance for the unique collection of dwellings to be constructed on Osprey Cottage Lane, a dwelling constructed on the property shall have a "cottage" appearance. In addition to the material and color guidelines for the Club Cottage Subdivision, wooden clapboard may be approved for use.
- Roofing materials shall consist of standing seam metal (40 lb. tin), painted dark charcoal gray or musket gray. Asphalt shingle is not allowed.
- Formal plantings and grassy areas shall be relatively small, and new plants, trees and vegetation shall be designed in natural, asymmetrical arrangements to add to the informal, yet elegant ambiance of the collection of homes on Osprey Cottage Lane. Special attention should be given to plantings within fifteen feet of any portion of the property adjacent to a lagoon or pond to blend with the natural lagoon edges, although appropriately sized plant and tree material may be added anywhere on the property to promote and enhance privacy.