

RHETT'S BLUFF – PHASE 2C DESIGN GUIDELINES

August 8, 2005

Revised September 1, 2016

Phase 2C includes eight homesites within Rhett's Bluff subdivision which are adjacent to The River Course. Due to the proximity of the lots to The River Course, the Design of the homes should be in keeping with the overall aesthetic of homes located in The Settlement, which are also adjacent to The River Course.

1. Architectural Strategies

- Homes should be designed with one or two habitable floors, such that the first floor is dominant and the second floor positioned "within" all or most of the roof structure (e.g., dormers). Roof ridge height shall be no more than 35 feet above grade.
- Usually, structures having first floors at or within a foot or two of the minimum, legal standards should prove sufficient to achieve the goal of nestling structures in the forested settings while affording filtered views of golf, Bass Pond, or the river.

2. Minimum/ Maximum Square Footage Requirements

<u>Lot Number</u>	<u>Sq. Ft. Minimum</u>	<u>Sq. Ft. Maximum</u>
57	2,500	5,000
58	2,500	4,500
59	2,500	4,500
60	2,500	4,500
61	2,500	5,000
62	2,500	5,000
63	2,500	5,000
64	2,500	4,500

3. Site Design and Landscaping

- Parking underneath primary structures is to be avoided. Homeowners are encouraged to integrate detached or semi-detached garages.
- Tree uplights and shielded path lights are preferred along with indirect lighting to accent important trees and create a soft glow at night for walking. No home or yard lights should be directed toward surrounding homes, the golf course, the river, or land masses.
- Landscape plans should emphasize flowering plants, annual/perennial flowers, lawns, and hedgerows. Creative landscape solutions will always be favored on homesites, especially those that maximize privacy from The River Course.
- Driveways and parking surfaces should employ brick, tabby, gravel, or textured concrete surfaces.

4. Materials and Colors

- Dwellings and structure exteriors must be finished utilizing wood as the predominant material.

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- Foundation walls, chimneys, and other similar details may be brick (e.g. Old Savannah/ Charleston Gray), genuine stucco, or authentic oyster shell tabby.
- Wood roofing shingles are encouraged. Roofing elements must be a darker color such as weathered shingle, dark charcoal gray, or dark forest green.
- Stain finishes (weathering, semi-transparent, semi-solid, and solids, with solids being the least preferred) rather than painted surfaces allow the wood texture to be accentuated. Additionally, stains should have a flat finish for siding and flat or satin finished for trim.
- Stains should be darker, muted weathered and/or neutral in color to blend with the surrounding dense foliage.

Restrictions Specific to Lot 64

- No improvements of any kind or nature may be placed or constructed on Lot 64 for a period of five (5) years from the date of execution of the deed from Kiawah Resort Associates, L.P., to the purchaser(s) of Lot 64. Further, any dwelling or other structure constructed on Lot 64 shall be designed and constructed with the primary view facing the southeast boundary line of the lot so as to overlook Bass Pond, and/or toward New Settlement Road, no such buildings or structures shall face The River Course.
- The restriction above cannot be varied or altered by the ARB, without the prior written consent of KRA, L.P., its successors, and/or assigns.