

THE PRESERVE DESIGN GUIDELINES

July 23, 1998

Revised September 1, 2016

1. Architectural Strategies

- Homes will be constructed along Blue Heron Pond, The Kiawah River estuaries, and Cinder Creek with delicate care, evidencing the utmost respect for their natural surroundings. Materials long associated with country homes will be given preferences by the ARB when approving plans for homes in The Preserve. Emphasis should be on complementary colors, reflective of the forest's hues.
- Architectural creations which nestle into and blend with surrounding ecosystems will always be preferred by the ARB. Subject to the provisions of this Declaration, homes may incorporate each homeowner's preferences, though extreme care as to size, form, color, height, and materials will be of utmost importance to the ARB in reviewing architectural plans. Large or imposing "mansions" which draw undue attention to themselves are not appropriate, and will not be permitted.

2. Preservation and Selective Clearing Zones

- Each homesite has been planned with setbacks to take advantage of ideal building areas depicted on individual site plans. In addition to the buildable areas, each Homesite shall have designated "Preservation Zones" and "Selective Clearing Zones."
- The "Preservation Zones" are areas within the Lots which shall remain natural and undisturbed, and in, which no clearing of vegetation or development may take place (including driveways and fill) unless specific, written approval is first obtained from the ARB. The Preservation Zones are located generally 15' in width offset from the "side" property lines, and 25' in width off set from the "street" property line(s). Notwithstanding the above, in instances where the Preservation Zone extends along the entire length of the "street" property line of a Lot, such Lot Owner shall be allowed one 20' wide driveway access through the Preservation Zone; however, the location of such 20' driveway access must be approved in writing by the ARB.
- The "Selective Clearing Zones" are areas within the Lots located generally along the side or sides of each Lot having the most favorable view(s). The Selected Clearing Zones are generally between the designated setback lines and either the property line of the Lot or the DHEC-OCRM Critical Line. Such areas shall remain undisturbed and in their natural state and no clearing of vegetation or development may take place. However, once the framing of a residence on the subject Lot has been completed, such Lot Owner may schedule an on-site inspection with the ARB, and the ARB may permit clearing of some smaller trees and Understory Vegetation in the Selective Clearing Zones, in order to create filtered views.

3. Site Building Parameters

- 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 (which may be segmented into two or more sections), shall be erected thereon without prior, written

THE PRESERVE DESIGN GUIDELINES

consent. Appropriate accessory buildings may include garages, guest quarters (including garage apartments), studios/workshops, garden pavilions, greenhouses, gazebos, and pool houses. Other accessory building(s) may be permitted, provided that the construction of such dwelling and/or accessory building(s) shall not, at the discretion of the ARB, overcrowd the Lot, and provided further that the accessory building(s) may not be constructed or occupied prior to the construction of the main dwelling. Tree Coverage before and after proposed additional buildings will be an important factor in any ARB review of architectural or site matters

- Guest suites may be included as part of the main dwelling or accessory building(s); provided that such suites may not be rented or leased separately from the main dwelling, and provided further that the construction or addition of such suites shall, absent a variance from the ARB for extraordinary or unusual circumstances, conform to the conditions and limitations set forth herein.
- 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 2,500 square feet of Climate controlled Dwelling Area (with a minimum of 2,000 square feet of Climate Controlled Dwelling Area on the main {i.e., first floor} should said residence or dwelling be more than one story in height), and a maximum of 5,000 square feet of Climate controlled Dwelling Area for individual structures dependent on specific lot conditions. The precise maximum within such range shall be determined in the sole discretion of the ARB and communicated to Lot Owners at the initial meeting on site whenever practicable.
- Up to 4,500 square feet of Climate controlled Dwelling Area for the main structure, and 1,500 square feet of Climate Controlled Dwelling Area for ancillary structures may be permitted by the ARB for the larger Homesites where the ARB finds the tree canopy can be well preserved and the scale of the home is compatible with existing and future development plans. Certain homes may require modifications to these standards in order to preserve unique natural features. Accordingly, minimum and maximum square footage requirements may, in rare circumstances, be varied by the ARB. Larger homes with square footages nearing the upper end of these size guidelines, shall be finished with darker hues to blend manmade additions to nature's setting.
- Homesite coverage guidelines are to assure at a minimum, open space of approximately 60% or more, and limitation of ground coverage to approximately 30 % or less of each Homesite.

4. Site Design

- Extreme care shall be taken to shape the building forms around specimen trees and groves of smaller trees. Development in the non-buildable areas of each Homesite generally shall be limited to access ways such as driveways, pathways, boardwalks, or boat dock entries.
- Every possible effort shall be made by each owner to develop site plans consistent with the natural grading pattern. Excessive fill is discouraged (and absent hardship or unusual site conditions, will not be approved) so as to integrate homes closely and consistently within the existing terrain.

THE PRESERVE DESIGN GUIDELINES

- Driveway locations and designs with curves will add informality and screen direct views toward garage openings. “Straight shot” driveways are not desirable aesthetically, and shall be discouraged by the ARB.
- Prior to the occupancy of any dwelling constructed on a Lot, on-site parking for at least four (4) cars (including those inside garages) must be provided to assure the convenience and ambiance of the streets in The Preserve.
- Preservation of existing trees and understory along the street and side lot lines is an important part of the environmental theme of The Preserve. Accordingly, any and all tree removal shall be approved in advance by the ARB. It is encouraged that all oaks, large pine, and palmetto trees be saved, including when reasonably possible, those inside the buildable area. Plant material that is added to a Homesite should consist of predominantly native species.

5. Height/Massing

- The intent of The Preserve’s height standards is to minimize massing on each Homesite, again reinforcing the preferred dominance of extensive natural vegetative cover. Viewed from its perimeters, The Preserve shall *always* have its green, pervasive vegetation remain prominent and memorable.
- An overriding goal at The Preserve is to nestle structures within the Homesite tree canopy and forested surroundings, this fostering privacy while affording filtered views of water courses and forested areas. Accordingly, any dwelling or structure shall have no more than two habitable floors, and the overall height of the dominant roof structure shall be limited to a height of no more than forty (40’) feet from the minimum finish floor elevation required by Federal flood insurance guidelines (“FFE”). Possible exceptions to this height limit may include chimneys, vent pipes, and other very minor, ancillary elements of the structure where the other roof elements are closer to thirty (30) feet from the FFE.
- 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 by the ARB when the dominant roof form meet the pitch range specified above.
- The first floor of any dwelling shall be the dominant floor, and shall be constructed as close to grade as possible and lawful. The second floor of such dwelling shall be designed and constructed so as to fit within all or most of the roof structure (e.g., with use of dormers).
- Decks may be allowed on the side of each dwelling with the “primary” view as is determined by the ARB. Deck heights to be determined by the ARB.
- Swimming pools that minimize extensive alterations to The Preserve’s natural terrain may be allowed by the ARB, provided they are densely screened from neighboring homes, roadways, and watercourses by mature landscaping.
- Parking underneath primary structures may be discouraged by the ARB, except where the site and vegetation (Natural and to be added) indicate the better solution is to have parking under a structure.

THE PRESERVE DESIGN GUIDELINES

6. Materials

- In order to reinforce the “countryside” nature of The Preserve Lots, the exterior of all improvements constructed thereon shall generally be of natural materials that will blend with the environment.
- Exterior surfaces shall be finished in natural and blending materials such as cedar shingle, clapboard, concrete faux shingles, or vertical board and batten. All open areas below stairs, decks, and porches shall be enclosed by wood lattice, louvers, or substantial, well-sized plant materials.
- Foundation walls, chimneys, and other similar architectural features shall be finished in brick of subtle coloration such as Old Savannah/Charleston gray (or other brick of comparable style), genuine stucco of darker hues, authentic oyster-shell tabby, or limited height stone walls. The exact nature of the materials and colors thereof shall be approved by the ARB in advance of any construction.
- Roof materials will be limited to cedar shakes, standing seam metal (e.g., 40 lb. tin), or slate, all of dark coloration intended to blend unobtrusively with the tree canopy.

7. Color and Texture

- Dwellings and other structures must be finished in darker, muted, and/or neutral colors (with a value of five (5) or darker on the ARB Value Chart) to reflect and blend with nature’s hues. Weathering, semi-transparent, semi-solid, and solid stain finishes (with solids being the least preferred) which accentuate the wood textures will be preferred. Painted surfaces shall be discouraged. 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, dark charcoal gray, dark forest green, dark olive greens, darker tans, deep sienna, and colors which complement the surrounding natural environment, are preferred. “Cool” shades of most colors (e.g., powder blue) shall rarely, if ever, be accepted or approved by the ARB.

8. Landscaping

- Landscaping is an essential element of The Preserve Homesites. Landscaping should be soft and informal. Use of native plants and indigenous species will be encouraged.
- Tree up lights, 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.
- Limited fencing may be allowed, but only where integrated with the architecture of the Lot’s structure(s). Solid walls or fences, if and where permitted by the ARB, shall fall within the buildable setback areas, whereas, open fences or trellises may be located approximately 10-15 feet from the side Lot lines and within the Preservation Zone of the homesite. In all cases, mature landscaping shall be selected of size and density to substantially shield and soften the impact of a fence. No chain-link or similar fencing shall be permitted by the ARB.