

## THE SETTLEMENT DESIGN GUIDELINES

August 19, 1997

Revised September 1, 2016

### 1. Architectural Strategies

- Homes should appear as “silhouettes,” having no jarring elements or bright colors to detract from the elegance of The River Course. Emphasis on lush, green vegetation will be accomplished by homeowners developing landscape strategies geared to preserving and featuring the ancient oaks and groves of pines found throughout these homesites.
- Architectural creations with classical styling and inspired blending with surrounding eco systems will always be 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.
- 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.
- 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).
- Almost all homes in The Settlement will have two “fronts” – one facing the street, and the other The River Course. The designs should present tasteful, aesthetically pleasing facades, with no “back” of the home.

### 2. Ideal Site Building Areas

- Each homesite has been planned with setbacks to take advantage of ideal building areas 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 about 30% or less of each homesite.
- Homes will be approved with a minimum of 2,500 sq. ft. of heated space and a maximum of 4,500 to 5,000 sq. ft. of heated space for individual structures dependent on specific lot conditions. Up to 4,500 sq. ft. of heated main structure space and 1,000 sq. ft. 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.
- Parking underneath primary structures is to be avoided. Homeowners are encouraged to integrate detached or semi-detached garages.
- Decks may be added on the golf side, employing up to 50% of the limited buildable areas depicted on the site plan. Their height should be no greater than 50% of the distance between existing grade and the first floor and should not include pool cavities. Second level balconies are not favored, but may in some cases be permitted if small and covered.

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### 3. Materials

- Emphasis is on natural and blending materials. Wood used in exterior applications may be cedar shingle, clapboard, or vertical board and batten. All open areas below stairs, decks, and the like 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 of darker hues, authentic oyster shell tabby or limited height stone walls.
- Roofing materials are limited to cedar shakes, standing seam metal (40 lb. tin) or slate, all of dark coloration intended to blend unobtrusively with the tree canopy.

### 4. Form and Massing

- The intent of The Settlement's height standards is to minimize the massing on each site, again reinforcing the preferred dominance of extensive natural and added vegetative cover. Viewed from their perimeters, homes at The Settlement should not be prominent and always have their green vegetation pervasive and memorable.
- The overall height of the dominant roof structures should be within 38 feet from natural grade. Possible exceptions to the 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.
- Appropriate outbuildings may include garages, guest quarters (including garage apartments), studios/ workshops, garden pavilions, greenhouses, gazebos and pool houses.
- 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 especially The River Course.

### 5. Color and Texture

- The ideal color range should generally be darker, muted colors and “neutrals” to reflect and blend with nature's hues. Stain finishes (weathering, semi-transparent, semi-solid and solids, with solids being 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, dark forest green, dark olive greens, darker tans, deep sienna, and colors complementary of the nearby environment. “Cool” shades of colors are rarely acceptable.

### 6. 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 River Course.

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- 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 enhancement by adding indigenous species being exceptions) will reinforce the informality of the distinct, evergreen ambiance intended for The Settlement.
- Tree up lights 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 direct toward surrounding homes, the golf course, the river or land masses.
- Each owner at The Settlement will be asked to add a minimum of two or three grand trees totaling 18 inches or more caliper on the golf side so that this unique neighborhood will be considered among the most tastefully executed residential communities in America.

### **7. Grading and Setbacks**

- Every effort should be made to develop site plans consistent with the natural grading pattern. Excessive fill is discouraged so as to integrate homes closely with the existing terrain.
- Setbacks from streets may be as close as 20 feet while golf side setbacks will vary lot to lot and are depicted on individual site plans.

### **8. Site Design**

- Parking plans for on-site location of at least six to seven cars (including those located inside garages) is desired to assure the convenience and ambiance of the streets in The Settlement.
- Tree Removal must be reviewed by the ARB. It is encouraged that all oak, large pine and palmetto trees be saved, including when possible, those inside the building zones.
- Driveway locations will be predetermined with incentives to employ soft driving surface materials. Designs with curves will add informality and screen direct views towards garage openings. Unless homes are designed for main entries on the side, “straight shot” driveways are not permitted. Coupled driveway curb cuts for most homesites will serve to maximize screening provided by the evergreen hedgerows.

### **9. 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.

### **The Settlement Guideline Waivers for Specific Lots**

As of February 9, 2015

- For Salthouse Lane lots across the slew from East Middlewoods (77, 79, 81, 83, 85, 97, 89, 91, and 93), the “second front” requirement is waived.
- For Salthouse Lane lots on the Kiawah River (95, 97, 99, 101, 103, 105, and 107), the “second front requirement, the “second floor predominately within the roofline” requirement on the rear elevation only, and the “pool at grade” requirement are waived.

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Parking may be requested under the home on smaller lots when proven to be the only site development solution.

- For Green Meadow Lane lots adjacent to River Course Lane (1, 2, 3, 4, 5, 6, 7, 8, 9, 28, 29, 30, and 31), one-story home elements may be located within the Limited Buildable Area provided the first floor level is as close to grade as permissible by code. Pools may also be located within the Limited Buildable Area for these lots.
- For Kiawah Island Club Drive lots on the 18<sup>th</sup> Hole of The River Course (171, 173, 175, 177, 179, 181, and 183), the “pool at grade” requirement is waived. Pools and decking located within the buildable area may be allowed at first floor elevation to maximize river views, provided these elements are densely screened from The River Course by mature landscaping.
- Please note that special deck and pool requirements for Limited Buildable Areas only apply to lots with Limited Buildable Areas.
- All other lots in The Settlement must still comply with special neighborhood guidelines.