

CASSIQUE SUPPLEMENTAL GUIDELINES

Updated: May 8, 2025

MINIMUM AND MAXIMUM CONDITIONED AREA RESTRICTIONS

Unless otherwise listed below, homes will be approved with a minimum of 2,500 SF of conditioned area and a maximum of 4,500 to 5,000 SF of conditioned area for individual structures dependent on specific lot conditions.

Up to 4,500 SF of conditioned area for the primary structure and 1,500 SF of conditioned area for ancillary structures in total 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.

The Burn (Phase 9) and Upper Burn (Phase 10)

2,500 SF minimum (1,800 SF main)/4,000 SF maximum (4,000 SF primary + 500 SF ancillary)

Clubhouse Village (Phase 4)

2,200 SF minimum (1,500 SF main)/ 4,500-5,000 SF maximum (4,500 SF primary + 1,500 SF ancillary)

Garden Cottages (Phase 1A and 1B) and Golf Cottages (Phase 8)

Per original plan unless ARB approved to differ

Garden Cottages (Phase 1C and 1D)

2,600 SF minimum (2,000 SF main)/4,000 SF maximum unless otherwise stipulated by deed or other governing document.

Tom Watson (Phase 3) and Dennison Lane (Parcel 2)

2,500 SF minimum (2,000 SF main)/4,000 SF maximum (4,000 SF primary + 500 SF ancillary)

HEIGHT RESTRICTIONS

1. Structures on homesites facing the 15th Fairway of the Cassique Golf Course, located on Eagle Island, marsh-facing homesites in The Estuary, and lots 432, 434, and 436 Estuary Lane may be elevated up to an additional four (4) feet above Minimum Finish Floor Elevation if needed to accommodate unique site conditions on the golf course and marsh views. Overall height of the dominant roof form may also be increased up to four (4) feet but not more than the additional dimension above Minimum Finished Floor Elevation.
2. For these homesites, either the first or second floor use may be dominant, with detached and semi-detached garages being preferred. If there are unique site conditions that require a more compact footprint, parking underneath the home may be considered.

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ALTERNATIVE MATERIALS

Pre-painted (color integrated) metal roofing may only be used in Clubhouse Village and on the Eagle Islands.

CLUBHOUSE VILLAGE RESTRICTIONS

1. Lot coverage may not exceed standard allowable primary and secondary coverage as determined by high ground lot size.
2. View corridors may be established from time to time by deed, plat, or other written agreement. Tree removals and pruning within these corridors is allowed following ARB review and approval. In all cases where such pruning is allowed, it shall be kept to a minimum, conform to existing natural patterns of growth and be completed by a certified arborist. Pruning should occur after the home has been framed, and views are established.

THE BURN RESTRICTIONS

Pond edges along The Burn shall maintain existing native evergreen landscaping and other new indigenous plant material at a minimum of eight (8) to ten (10) feet in height to soften the overall appearance and enhance privacy between the rear of the homes and golf course. View pruning is allowed following ARB review and approval. In all cases where such pruning is allowed, it shall be kept to a minimum, conform to existing natural patterns of growth and be completed by a certified arborist.

EAGLE ISLANDS RESTRICTIONS

Homes on the Eagle Islands shall comply with the following guidelines in order to meet the residential stormwater guidelines:

1. In order to protect nearby shellfish beds, homesites located on the Eagle Islands 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.
2. 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.
3. All stormwater practices must provide a minimum of 1.5 inches of stormwater runoff storage from the impervious areas of the homesite.
4. Stabilization and erosion control measures, such as a double row silt fence, must be installed on disturbed areas discharging to the BCM 40 foot construction buffer zone prior to applying for a building permit with the ARB.
5. Work in this buffer zone may not allow stormwater discharges to contribute to violation of water quality standards.

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Truck Access

Construction and delivery truck access on the Eagle Islands shall comply with the following guidelines:

1. The use of large construction vehicles is discouraged.
2. Contractors are encouraged to use smaller construction vehicles that are able to maneuver and turn around within a given construction site, when possible.
3. Contractors are required to submit plans detailing where larger construction vehicles will turn-around in order to receive a Cassique Encroachment Permit.
4. Unless working on Eagle Island or Little Eagle Island, large delivery vehicles are discouraged from crossing the Eagle Island bridge and/or using the Eagle Island cul-de-sac.
5. If larger delivery vehicles are necessary, these trucks should unload at the construction site, prior to turning around elsewhere.
6. When unloading larger deliveries, single lane roads should remain open for other vehicle use.

TOM WATSON LANE RESTRICTIONS

1. 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.
2. 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.
3. View pruning is allowed following ARB review and approval. In all cases where such pruning is allowed, it shall be kept to a minimum, conform to existing natural patterns of growth and be completed by a certified arborist.

EAGLE NESTING AND CONSTRUCTION WORK RESTRICTIONS

From time to time, owners of properties within Cassique may have the honor and privilege of hosting or having property nearby nesting sites of our national bird, the Bald Eagle. Owners and builders of affected lots are subject to The Bald and Golden Eagle Protection Act (16 U.S.C. 668-668d) and the Migratory Bird Treaty Act (16 U.S.C. 703-712) as amended, and regulations established by the U.S. Fish and Wildlife Service for the management and preservation of both species of eagles.

Certain lots within and adjacent to The Estuary may be further subject to a US Fish and Wildlife Service Eagle Incidental Take permit in connection with an established eagle's nest and shall be required to comply with the avoidance and minimization measures prescribed by this permit.