

Kiawah Island.

Cypress Point Supplemental Guidelines

THE COTTAGES AT CYPRESS POINT - SUPPLEMENTAL GUIDELINES

October 1, 2026

1. LANDSCAPE

1.1. SITE DESIGN

1. Parking for a minimum of two (2) vehicles shall be provided.
2. An easement within five (5) feet of the front property line and ten (10) feet of the rear property line exists on every homesite for utilities and drainage. Site development or plantings will not be permitted within these easements, which may damage or interfere with the below-ground infrastructure.
3. For properties adjacent to the River Course golf course, the following apply:
    a. Access to the golf course is not allowed, nor is trimming or removing golf course vegetation
    b. Dense screening with evergreen trees and shrubs in order to limit views to the golf course is required
    c. Improvements are not permitted within 50’ of the pond bank or outside the rear setback, whichever is greater. These properties must be densely screened with evergreen trees and shrubs in order to limit views to the golf course.
4. All areas noted as buffer strips on the recorded plat shall be reserved for vegetation only. Parking may not be located within buffer strips.

2. ARCHITECTURE

2.1. BUILDING SIZE

1. The maximum allowable conditioned area is 2,500 SF.
2. No lot shall be subdivided, or its boundary lines changed, without the written consent of Kiawah Resort Associates, its successors and/or assigns.

2.2. BUILDING HEIGHT

1. The overall height of the dominant roof structure shall be no more than forty (40) feet above the minimum first finished floor elevation (MFFFE) and shall not exceed two (2) stories.

2.3. APPURTENANCES

1. No temporary or permanent basketball goals may be erected on any lot or street.
2. Propane tanks must be buried.
3. For properties adjacent to the River Course golf course, outdoor speakers or noise that would interfere with golf play are not permitted.



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Host Site of the 1991 Ryder Cup and the 1997 World Cup