

Kiawah Island.

# The Preserve Supplemental Guidelines

**THE PRESERVE - SUPPLEMENTAL GUIDELINES**

July 23, 1998
Revised: October 1, 2026

## LANDSCAPE

### 1.1. SITE DESIGN

1. Each lot has been carefully planned and configured with setbacks to take advantage of ideal buildable areas depicted on individual setback graphics.
2. Curved driveways are preferred, as they add informality and screen direct views towards garage openings. Straight-shot driveways are not aesthetically desirable and are discouraged by the ARB.

   Use of soft, blending, pervious materials for general walkways and driveways is encouraged in order to minimize hard surface run-off. Elevated materials such as brick, pavers, tabby, or exposed aggregate concrete are preferred for aprons, driveways, and parking surfaces. A salt-void concrete finish or dark gravel with steel edging is allowed for the main body of the driveway, but not the apron.

   Driveways, pathways, and grading may not be located in the Preservation Zones or Selective Clearing Zones.
3. Parking for at least four (4) vehicles (including those inside garages) is required to ensure the convenience and ambiance of the streets in The Preserve.

### 1.2. GRADING

1. Existing natural grading in Preservation Zones and Selective Clearing Zones shall remain undisturbed in order to preserve existing native vegetation within these areas. A variance to this requirement may be considered to accommodate unusual site conditions.

### 1.3. PRESERVATION AND SELECTIVE CLEARING ZONES

In addition to the buildable areas, each lot shall have designated Preservation Zones and Selective Clearing Zones, as noted and defined in The Preserve Covenants.

1. Preservation Zones are areas within a lot 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. Preservation Zones are generally fifteen (15) feet in width along the side property lines, and twenty-five (25) feet in width along street-side property lines. In instances where the Preservation Zone extends along the entire length of a street-side property line, the lot shall be allowed one (1) twenty (20) foot wide driveway access through the Preservation Zone, with the location of the driveway access approved in writing by the ARB as part of the Conceptual Review.
2. Selective Clearing Zones are areas within a lot generally located along the side or sides of each lot having the most favorable view(s). Selective Clearing Zones are generally between the designated setback lines and either the property line of the lot or the SCDES-BCM critical line. Such areas shall remain undisturbed and in their natural state, and no clearing of vegetation or development may take place. Once the framing of a residence on the lot has been completed, the property owner and their arborist may schedule an onsite review with the ARB, at which time clearing of some smaller trees and understory vegetation in the Selective Clearing Zones may be approved by the ARB in order to create filtered views from main living areas.

### 1.4. SOFTSCAPE

1. Native landscaping is an essential element of The Preserve. Landscaping should be soft and informal. Sod and formal landscape design should be limited to the buildable area.
2. Preservation of existing trees and understory along the street and side property lines is an important part of the environmental theme of The Preserve. All Oak, large Pine, and Palmetto trees should be saved including, when reasonably possible, those inside the buildable area. Plant material that is added to a lot should predominantly consist of native species.

### 1.5. FENCING

1. Limited fencing is allowed only if it is integrated with the architecture. Solid fences or walls, and trellises, where allowed by the ARB, shall be limited to the buildable area. Open fences may not be located within Preservation Zones or Selective Clearing Zones of the lot. In all cases, mature evergreen landscape material shall be of a size and density to substantially screen and soften the visual impact of fences.
2. If the lot has a split rail fence along the front property line, it may be maintained or removed at the property owner's discretion.

## 2. ARCHITECTURE

### 2.1. BUILDING DESIGN

1. Extreme care shall be taken to shape building forms around specimen trees and groves of smaller trees.
2. Architectural creations that nestle into and blend with their natural surroundings are preferred. While homes may incorporate each property owner’s preferences, extreme care as to size, height, form, materials, and color is of utmost importance.
3. Large or imposing mansions that draw undue attention to themselves are not appropriate and will not be allowed. Design solutions should integrate detached or semi-detached garages. Parking underneath the primary structure is discouraged and in general prohibited on large lots. A variance may be considered for unique site conditions (e.g., an unusually shaped lot, preservation of significant trees, or a compressed buildable area, etc.).
4. No more than one (1) detached single-family dwelling (which may be composed into two or more building forms) shall be allowed. Appropriate ancillary structures may include garages, guest quarters (including garage apartments), studios/workshops, garden pavilions, greenhouses, gazebos, and pool houses. Other ancillary structures may be allowed, provided that the construction of such dwellings and/or ancillary structures shall not, at the discretion of the ARB, overcrowd the lot, and provided further that the ancillary structures may not be constructed or occupied prior to the completion of the main structure. Tree coverage before and after proposed ancillary buildings is an important factor in any ARB review of architectural and site matters.

   Guest suites may be included as part of the main structure or ancillary buildings, provided that such suites may not be rented or leased separately from the main structure, 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.

5. Homes along Blue Heron Pond, the Kiawah River estuaries, and Cinder Creek should be designed and constructed with delicate care, demonstrating the utmost respect for their natural surroundings. Materials long associated with country homes are given preference by the ARB. Emphasis should be on complementary colors, reflective of the forest's hues.

## 2.2. BUILDING SIZE

1. Conditioned area minimums and maximums are intended to match structures with discrete size, shape, topographic, and vegetative nuances.

   No residence shall be constructed on any lot with less than 2,500 SF of conditioned area (with a minimum of 2,000 SF of conditioned area on the first floor should the residence be more than one (1) story in height), and a maximum of 5,000 SF of conditioned area for individual structures, dependent on specific lot conditions. The precise maximum within such range shall be determined at the sole discretion of the ARB and communicated to property owners at the initial meeting on site whenever practicable.

2. For larger lots where the tree canopy can be well preserved and the scale of the home is compatible with existing and future development plans, up to 4,500 SF of conditioned area for the main structure and 1,500 SF of conditioned area for ancillary structures may be permitted by the ARB.

   Certain homes may require variances to these standards in order to preserve unique natural features. Minimum and maximum conditioned area requirements may, in rare circumstances, be varied by the ARB. Larger homes with conditioned area nearing the upper end of these size guidelines shall be finished with darker hues to blend with their natural setting.

## 2.3. BUILDING HEIGHT

1. The intent of The Preserve's height standards is to minimize massing on each lot, 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.

   Structures should appear nestled within the lot's tree canopy and forested surroundings, fostering privacy while affording filtered views of waterways and forested areas.

2. The overall height of the dominant roof structure shall be no more than forty (40) feet from the minimum first finished floor elevation (MFFFE). Possible exceptions to this height limit may include chimneys and other minor accessory elements of the structure where other roof elements are closer to thirty (30) feet from the MFFFE.

3. Any dwelling or structure shall have no more than two (2) habitable floors.

## 2.4. BUILDING FORM

1. Roof forms should have gables or modified gable ends with pitch ranges between 8/12 and 14/12 (12/12 is preferred). Lower roof pitches and alternative roof forms may be considered by the ARB when the dominant roof form meets the pitch range specified above or when stylistically appropriate.

2. 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 shall be designed and constructed to fit

within all or most of the roof structure, with allowance for carefully composed dormers for light and views.

3. Designs should differentiate main structures from ancillary structures through architectural strategies that include, but are not limited to the following: breakdown of massing and use of *connectors* (open or enclosed) to link building forms, application of different but complementary siding materials/colors, and the use of fenestration to express solid/void relationships. Vertical circulation that accesses all floor levels between main structures and ancillary structures will be subject to the single structure maximum conditioned area.

## 2.5. MATERIALS AND COLORS

1. In order to reinforce the *countryside* nature of The Preserve lots, the exterior of all improvements constructed shall generally be of natural materials that will blend with the environment.
2. Exterior surfaces shall be finished in natural and blending materials such as Cedar shingles, clapboard, concrete faux shingles, or vertical board and batten. Products that convincingly simulate authentic wood siding materials in texture, dimensionality, and application may be used with prior approval.
3. 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 shall be approved in advance of any installation.
4. Roof materials are limited to Cedar shakes, standing seam metal, or authentic slate, all of dark coloration intended to blend unobtrusively with the tree canopy.
5. 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 Finder) 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, are 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.
6. Stain colors such as warm grays, dark charcoal gray, dark forest green, dark olive greens, darker tans, deep sienna, and colors that complement the surrounding natural environment are preferred. Cool colors are rarely, if ever, accepted or approved.

Kiawah Island®

1 KIAWAH ISLAND PARKWAY, KIAWAH ISLAND, SC 29455

1.800.277.7008 • 843.768.3419 • www.kiawahisland.com

1996 Recipient of the Urban Land Institute Award for Excellence for Exceptional Community Planning America's
Host Site of the 1991 Ryder Cup and the 1997 World Cup