

Kiawah Island.

Rhett's Bluff Phase 2 Supplemental Guidelines

RHETT'S BLUFF PHASE 2C - SUPPLEMENTAL GUIDELINES

August 8, 2005
Revised: October 1, 2026

Phase 2C includes eight lots within Rhett's Bluff subdivision that are adjacent to The River Course. Due to the proximity of these lots to The River Course, the design of the homes should be in keeping with the overall aesthetic of homes located in The Settlement, which are also adjacent to The River Course.

1. LANDSCAPE

1. Landscape plans should emphasize flowering plants, annual/perennial flowers, and lawns. Creative landscape solutions that maximize privacy from The River Course will be required.
2. 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.

2. ARCHITECTURE

2.1. BUILDING DESIGN

1. Structures having their first floor at or within one (1) or two (2) feet of the minimum first finished floor elevation (MFFFE) should prove sufficient to achieve the goal of nestling structures in the forested settings while affording filtered views of golf, Bass Pond, or the Kiawah River.
2. Parking underneath the primary structures is to be avoided. Homeowners are encouraged to integrate detached or semi-detached garages.

2.2. BUILDING SIZE

The minimum and maximum allowable conditioned area for each lot below is:

Lot Number	Minimum SF	Maximum SF
57	2,500	5,000
58	2,500	4,500
59	2,500	4,500
60	2,500	4,500
61	2,500	5,000
62	2,500	5,000
63	2,500	5,000
64	2,500	4,500

2.3. BUILDING HEIGHT

1. Homes should be designed with one (1) or two (2) habitable floors, such that the first floor is dominant and the second floor positioned within all or most of the roof structure, with allowance for carefully composed dormers for light and views.
2. Roof ridge height shall be no more than thirty-eight (38) feet above natural grade.

2.4. MATERIALS AND COLORS

1. Building exteriors must be finished utilizing wood as the predominant material.
2. Foundation walls, chimneys, and other similar details may be brick (e.g., Old Savannah/Charleston Gray), genuine stucco, or authentic oyster shell tabby.
3. Roofs shall be darker so as to blend with the tree canopy, utilizing materials such as natural, weathered wood roofing shingles. Any structure or roof element as may be seen above or through the tree canopy from The River Course golf course shall be a darker color, such as weathered shingle, dark charcoal grey, or dark forest green.
4. Stain finishes, such as weathering, semi-transparent, and semi-solid stains, that accentuate the wood textures are preferred. Solid stains are the least preferred. Flat stains should be utilized for siding applications, with flat or satin stains used on trim elements.

   Stains should be darker, muted, weathered and/or neutral in color to blend with the surrounding dense foliage.

3. RESTRICTIONS SPECIFIC TO LOT 64

1. Any dwelling or other structure constructed on Lot 64 shall be designed and constructed with the primary view facing the southeast boundary line of the lot so as to overlook Bass Pond, and/or toward New Settlement Road; no such buildings or structures shall face The River Course.
2. The restriction above cannot be varied or altered by the ARB without the prior written consent of KRA, L.P., its successors, and/or assigns.

Kiawah Island®

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