

Kiawah Island.

Rhett's Bluff Supplemental Guidelines

RHETT'S BLUFF - SUPPLEMENTAL GUIDELINES

September 1, 1990
Revised: October 1, 2026

1. SITE DESIGN

1. Every effort should be made to develop site designs that preserve and feature the existing grand Live Oak trees found throughout these homesites.
2. Grading plans should tie into and maintain the roadside swale within the right-of-way.

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.
2. Parking underneath the primary structures is discouraged. Design solutions are encouraged to integrate detached or semi-detached garages where site conditions allow.

2.2. MATERIALS AND COLORS

1. Building exteriors must be finished using wood or products that convincingly simulate authentic wood siding materials in texture, dimensionality, and application as the predominant material.
2. Foundation walls, chimneys, and other similar elements may be brick (e.g., Old Savannah/Charleston Gray), genuine stucco, or authentic oyster shell tabby.
3. Wood roofing shingles are encouraged.
4. Semi-solid or solid stain finishes should be used rather than paint. Lighter exterior colors may be selected with a minimum value of three (3) on the ARB's Value Finder. Darker colors (dark gray, black, Charleston Green) may be used for detailing.

Kiawah Island®

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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