

Kiawah Island.

The Settlement Supplemental Guidelines

THE SETTLEMENT - SUPPLEMENTAL GUIDELINES

August 19, 1997
Revised: October 1, 2026

1. LANDSCAPE

1.1. SITE DESIGN

1. Each lot has been planned with setbacks to take advantage of ideal buildable areas depicted on individual setback graphics.
2. Suggested driveway locations are shown on the setback graphics, though alternative locations will be considered for site-specific reasons.

   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.
3. Curved driveways are preferred, as they add informality and screen direct views towards garage openings. Straight-shot driveways are not allowed unless incorporated into a formal motor court design.
4. To ensure the convenience and ambiance of the streets, onsite vehicular circulation should be designed to accommodate parking for six (6) to seven (7) vehicles, with parking in driveway areas and garages counted toward the requirement.

1.2. SOFTSCAPE

1. Emphasis on lush, evergreen vegetation will be accomplished by property owners developing landscape strategies geared to preserving and featuring the ancient Oaks and groves of Pines found throughout these lots.
2. A minimum of two (2) or three (3) grand trees totaling eighteen (18) inches DBH or greater caliper shall be added on the golf side of lots, so that this unique neighborhood will be considered among the most tastefully executed residential communities in America.
3. Native multi-layered plantings of trees and shrubs shall be added to create a sense of privacy as well as texture and beauty. Plantings that continue or complement the golf course buffer plantings in order to maximize privacy from The River Course will be required.
4. The right-of-way hedge must be continuous, except at the driveway, and vegetation within the right-of-way should be limited to the existing neighborhood right-of-way plantings.
5. Existing natural vegetation within setback areas is to be preserved and supplemented as needed to create a minimum of a double layer of buffer plantings. Sod should be limited to the buildable area and right-of-way. Natural vegetation should be left undisturbed (with exceptions for pruning, tree care, and enhancement by adding indigenous species) to reinforce the informality of the distinct, evergreen ambiance intended for The Settlement.
6. Tree up-lights and shielded path lights are encouraged along with indirect lighting to accent important trees and create a soft glow at night for walking. No home or yard lights should be directed toward surrounding homes, the golf course, the river, or land masses.
7. The Settlement is one of the few neighborhoods that provides street lighting for residents. These lights are managed and maintained by The Settlement Homeowner’s Association.

1.3. 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, whereas open fences must be located a minimum of ten (10) feet from side property lines and may not extend past the limited buildable area at the rear. 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. ARCHITECTURE

2.1. BUILDING DESIGN

1. Architectural creations with classical styling that blend with their natural surroundings are preferred. While homes may incorporate each property owner's preferences, size, height, form, materials, and color are of utmost importance.
2. Homes should appear as silhouettes, having no jarring elements or bright colors to detract from the elegance of The River Course.
3. Large or imposing mansions that draw undue attention to themselves are not appropriate and will not be allowed.
4. Almost all homes in The Settlement will have two *fronts* – one facing the street and the other the golf course. The designs should present tasteful, aesthetically pleasing facades, with no distinguishable *back* of the home.

2.2. BUILDING SIZE

1. Conditioned area minimums and maximums are intended to sensitively match structures with discrete size, shape, and topographic and vegetative nuances.
2. 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, depending on specific lot conditions.
3. For larger lots where the tree canopy can be well preserved and the scale of the home is compatible with existing and future development, up to 4,500 SF of conditioned area for the main structure and 1,000 SF of conditioned area for ancillary structures (combined) may be approved.

2.3. BUILDING HEIGHT

1. The intent of The Settlement's height standards is to minimize the massing on each site, reinforcing the preferred dominance of extensive natural and added vegetative cover. Viewed from their perimeters, homes at The Settlement should not be prominent and always have their green vegetation pervasive and memorable.
2. The overall height of the dominant roof structures should be within thirty-eight (38) feet from average natural grade. Possible exceptions to the height limit may include chimneys and other minor accessory elements of the structure.
3. 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 neighborhood's forested settings while affording filtered views of the golf course, Bass Pond, or the Kiawah River.

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). Roof pitches lower than that prescribed will be considered when the dominant roof form meets the pitch range noted above.
2. Homes should be designed with one (1) or two (2) habitable floors, such that the first floor is dominant and the second floor is designed and constructed to fit within all or most of the roof structure, with allowance for carefully composed dormers for light and views
3. Parking underneath main structures is to be avoided. Designs are encouraged to integrate detached or semi-detached garages.
4. 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. ARTICULATION

1. Appropriate ancillary structures may include garages, guest quarters (including garage apartments), studios/workshops, garden pavilions, greenhouses, gazebos, and pool houses.
2. The limited buildable area of a homesite may include decks or other outdoor living areas, including sod. Up to 50% of the limited buildable area may be developed. Deck height should be no greater than half the distance between existing grade and the first floor and should not include pool cavities. Sod should not extend beyond the limited buildable area.
3. Swimming pools are only allowed within the buildable area at half the height of the foundation, provided they are densely screened by mature landscaping from neighboring homes, the roadway, and especially The River Course.
4. Second-floor balconies are not favored but may, in some cases, be permitted if minimal in size, embedded within the roof, and do not impact neighbors or the golf course.

2.6. MATERIALS AND COLORS

1. Emphasis is on natural and blending materials. Wood used in exterior applications may be Cedar shingles, clapboard, or vertical board and batten. Products that convincingly simulate authentic wood siding materials in texture, dimensionality, and application may be used with prior approval by the ARB.
2. The ideal color range should generally be darker, muted colors and neutrals to reflect and blend with nature's hues. Stain finishes (weathering, semi-transparent, semi-solid, and solids, with solids being the least preferred), rather than painted surfaces allow the wood texture to appear. Stains shall have a flat finish for siding and a flat or satin finish for trim elements.

   Preferred stain colors include warm grays, dark charcoal gray, dark forest green, dark olive greens, darker tans, deep sienna, and colors complementary to the nearby environment. Cool shades of colors are rarely acceptable.

3. Foundation walls, chimneys, and other similar details may be brick (e.g., Old Savannah/Charleston Gray, or other similar brick), genuine stucco of darker hues, authentic oyster shell tabby, or limited-height stone walls.
4. Roofing materials are limited to Cedar shakes, standing seam metal, or authentic slate, all of dark coloration intended to blend unobtrusively with the tree canopy.

3. WAIVERS FOR SPECIFIC LOTS

1. Because these homesites are not adjacent to the golf course, the following exceptions apply:
    a. For certain Salthouse Lane lots (77, 79, 81, 83, 85, 97, 89, 91, and 93), the *second front* requirement is waived.
    b. For Salthouse Lane lots on the Kiawah River (95, 97, 99, 101, 103, 105, and 107), the *second front* requirement and the *second-floor predominantly within the roofline* requirement on the rear elevation only are waived. Parking may be requested under the home on smaller lots when proven to be the *only* viable site development solution. Pools may be located at the first-floor level.
    c. For Green Meadow Lane lots adjacent to River Course Lane (1, 2, 3, 4, 5, 6, 7, 8, 9, 28, 29, 30, and 31), one-story home elements may be located within the limited buildable area provided the first-floor level is as close to grade as permissible by code. Pools may be located at the first floor level and within the limited buildable area for these lots.
2. In order to maximize river views for Kiawah Island Club Drive lots on the 18th Hole of The River Course (171, 173, 175, 177, 179, 181, and 183), pools and decking located within the buildable area may be allowed at first-floor elevation, provided these elements are densely screened from The River Course by mature landscaping.

4. DURING CONSTRUCTION

1. The Settlement Homeowner's Association does not allow on-site construction trailers, nor the use of chain-link fencing to secure a job site or protect trees.

Kiawah Island®

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