

SUN CITY HILTON HEAD

Design Guidelines

April 21, 2003

SUN CITY HILTON HEAD DESIGN GUIDELINES

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ARTICLE I INTRODUCTION

1.1 Welcome to Sun City Hilton Head

Sun City Hilton Head is an active adult community designed to respect the visual character of its site, minimize environmental impacts and maximize water and energy conservation principles. In order to preserve and enhance these principles, these Design Guidelines are established to maintain certain standards by which the community may grow and develop.

Design Guidelines were established for homes built in the Riverbend area to maintain a level of standards for that area. Whichever of the Sun City Hilton Head or those Guidelines for Riverbend are more restrictive shall be applicable to the Riverbend area.

The Design Guidelines provide an overall framework to allow the community to develop and progress in an orderly and cohesive manner, implementing planning concepts and philosophy which are required by regulatory agencies and desirable to residents. The Design Guidelines include minimum standards for the design, size, location, style, structure, materials, color, mode of architecture, mode of landscaping, and relevant criteria for the construction and modifications of improvements of any nature. They also establish a process for judicious review of proposed new developments and changes within the community. The Reviewing Body will use the following criteria to evaluate a design change appropriateness:

- a) Is the design uniquely suited to its specific site?
- b) Does the design respect the views of its neighbors?
- c) Does the design contribute to the neighborhood appearance?
- d) Does the design support logically arranged and sized building masses?
- e) Does the size and design of the change enhance existing home sites?

The Design Guidelines have been prepared by Del Webb Communities, Inc., as the Declarant pursuant to the Declaration of Covenants, Conditions and Restrictions for Sun City Hilton Head ("Declaration") recorded in the Registrar of Mesne Conveyance for Beaufort County, South Carolina and to be recorded in Jasper County, South Carolina. They may be changed and amended to serve the needs of an evolving community pursuant to the procedures set forth in the Declaration and in these Design Guidelines.

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Design Guidelines or the Declaration, the government standards shall prevail. To the extent that the local ordinance is less restrictive than these Design Guidelines, and any standard contained therein, or the Declaration, the Declaration and Design Guidelines shall prevail.

Del Webb Communities, Inc. is the Declarant under the Declaration and the developer of Sun City Hilton Head.

1.2 County Requirements

It is the responsibility of the Owner to obtain all necessary permits and approvals from the appropriate County BEFORE beginning work on a project. Owners are advised that Beaufort or Jasper County, as applicable, may require certain permits depending on the proposed change, alteration, or addition. It is the Owner=s responsibility to comply with permit requirements. Owner shall provide the Reviewing Body copies of any such required permits if so requested. To the extent that any government ordinance, building code or regulation requires a more restrictive standard than those found in these Design Guidelines or the Declaration, the government standards shall prevail. Before planning any improvements to your home or landscaping requiring approvals under these Guidelines, we encourage you to consult with the appropriate County to determine the applicable governmental requirements. To the extent that the local ordinance is less restrictive than these Design Guidelines, or the Declaration, the Declaration and Design Guidelines shall prevail.

1.3 Required Approvals

As described in the Declaration, Owner is required to submit an application and request review of plans as described herein prior to any project, including but not limited to:

**construct improvements
modify or add to existing improvements (other than painting the original color)
of the home.
install a pool or spa or other water features
construct or install fences, decks, or hardscape such as paving, brick, masonry,
railroad ties, wood trim, concrete, rocks, flagstone, permanent outdoor
barbecue, fireplaces, fountains or other water features, or any inert material
landscape, including original landscaping, alteration of grading, or drainage
place any object, ornament, monument, statue, or similar accessory upon a Lot
that is visible from the street or by neighbors, including lighting, flags, or lawn
ornaments**

All applications and a sample of materials must be submitted to the Reviewing Body for approval prior to work commencing. All applications must have a sketch rendering of final look once the structure has been added to the home. Installation prior to approval is not means for automatic approval and homeowners will be asked to remove the structure if not within the specified guidelines.

Existing property modifications do not set a precedent for future applications. All applications will be reviewed considering the current Guidelines and specific location of the dwelling with respect to neighborhood area and surroundings.

It is the responsibility of each Homeowner to comply with all requirements of these Design Guidelines in addition to the Declaration and any applicable Supplemental Declarations.

1.4 Fees

A processing fee which will be posted in the Community Association office, or the cost of an architect=s review of plans, will be collected with the submission of Homeowner=s Application For Improvements (Appendix B). This fee will be collected for all improvements, including but not

limited to, those improvements listed in these Design Guidelines. The initial required landscaping will be exempt from any processing fee (See Article IV, paragraph 4.3).

If the property owner(s) does not submit an application or alters the plans after application approval by the Modification Committee, the owner(s) will be assessed a \$50 no-permit fee and the additional \$25 new application fee that applies for the change and subject to approval.

1.5 Inspections

The Modifications Committee shall appoint members to conduct inspections of Work in Progress and completed work. These inspections may be conducted 30, 60, 90 and 120 (final inspection) days after the approval of an application in order to ensure the change in progress will be in compliance with the application and to save the applicant the cost and time for any corrective action.

NO WORK SHALL COMMENCE ON ANY SUCH PROJECT UNTIL PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE REVIEWING BODY.

ARTICLE II REVIEWING BODY AND RESIDENTIAL PROPERTY OWNER REQUIREMENTS

The Reviewing Body has been established to maintain the integrity of the architectural and design character established by Declarant at Sun City Hilton Head. Article XI of the Declaration sets forth provisions with respect to architectural and design review, including appointments of committees. Until one hundred percent (100%) of the Properties have been developed and conveyed to Home Owners, the Declarant shall have the exclusive authority to administer and enforce architectural controls and to review and act upon all applications for original construction within Sun City Hilton Head. There shall be no surrender of this right prior to that time except in a written instrument in recordable form executed by Declarant. Upon the expiration or surrender of such right, the Board of Directors may, at its option, either create and appoint a Reviewing Body or assign such duties to the Modifications Committee. For purposes of these Design Guidelines, the "Reviewing Body" shall refer either to the Declarant, the Modifications Committee, or the architectural review committee, as appropriate under the circumstances. See Article XI, Paragraph 11.2 of the Declaration.

2.1 Residential Property Owners

Home Owners are required to submit plans (described below) to and receive written approval from the Reviewing Body prior to performing (1) additions, alterations, or modifications to existing Dwelling Units, (2) painting, (3) landscaping, (4) the installing of pools, spas, Jacuzzi's, and fences, (5) any exception to or deviation from the Design Guidelines, or (6) any concrete work, ancillary equipment, signage (except no soliciting or Security/Alarm company informational signs which comply with these Design Guidelines), and any and all other such on-site improvements not listed in the Design Guidelines. However, it shall be the responsibility of all Home Owners to comply with all standards and guidelines of Article IV of these Design Guidelines, as well as all requirements of the Declaration.

Home Owners must submit all applications to the Reviewing Body. All applications will be accompanied with a plan no smaller than 8 2" x 11", scaled to not less than one inch (1") representing ten feet (10'). The plan shall depict the area outside the lot line to show the modifications relative to house and plot dimensions.

2.2 Submittal For Changes and Additions

The Home Owner shall submit the completed application form (**Appendix B**) showing the plans for the proposed improvement as follows:

- a. Submit two copies of the Landscape Plans to include the following items as applicable to change application.
 - i) Lot Owner, Lot Number, Street Address, and Name of Landscape Designer.
 - ii) North arrow, scale of drawing, existing site features with labels - trees (size and type), shrubs, property lines, adjacent land uses (example: golf course, common area), and edge of streets and cart paths. Minimum scale of drawings to be 1/4"=1 Ft.
 - iii) Proposed site features with labels and/or legend - house, service areas, decks, patios, walks, and drives, including any additional hardscape that Owner desires to install, such as brick, masonry, wood edging, concrete, rocks, or other inert materials. Color pictures, brochures and color samples of products should be submitted with application to assist the Modifications Committee in understanding the application.
 - iv) Plant list with the following information: Plant Key for any abbreviations used, Scientific and Common names including the varieties, quantity, size, and spacing.
 - v) Proposed Plantings: locations of proposed trees, shrubs, Groundcovers, mulching, and grassing (all clearly labeled). Plant symbol to be to scale and show mature size (diameter) of the proposed plant with a circle. Indicate center of proposed plant with a A+≡ and the center of an existing plant with an Ao≡.
 - vi) Amendments to a previously approved plan should clearly indicate existing plantings to be removed, as well as the proposed replacements or additions.
 - vii) Initial submittal will also include a plan for the irrigation system (preferably on a separate drawing) to include location of automatic timer box, valves, sprinkler heads, irrigation lines and sizes, and rain sensor.
 - viii) Existing site drainage including drainage structures, direction and slope of flow, and any proposed alterations to this drainage should be clearly indicated on the landscape plan.

- ix) Plot plans must include previously approved changes relevant to the new application; example is to show current ornaments and additions applied for or to show concrete base and any vertical structure being applied for.
 - x) Properties next to lagoons or waterways must detail design of revetments/sea walls/bulkheads and environmental impacts for all designs to handle property containment.
- b.** For changes to or additions to the Dwelling Unit, Owner shall submit two copies of a floor plan for the site, including the plot plan, a copy of the floor plan for the model and elevation, material and color samples, and an estimated completion date and schedule. On such plans, Owner shall draw the proposed changes or additions to the exterior elevation. If Owner has a photograph of another house, or picture out of a magazine, that will assist the Reviewing Body, such photo should be submitted but does not replace the requirement for plans and details of changes to Owner's property. The application should contain a description of the materials Owner plans to use in such changes or additions. If the change or addition affects the roof or roofline, a roof plan should also be submitted. A building section may be requested depending on the complexity of the change or addition.
 - c.** Prior to submittal of a request for a permit to be issued by the appropriate county agency, Owner will obtain the approval of the Reviewing Body of any plans, changes, alterations, or additions inclusive of, but not limited to, those items outlined in Paragraph 1.3 above.
 - d.** Any permit issued, or approval by, the appropriate county agency shall in no manner whatsoever bind the Reviewing Body with respect to approval or denial of any application for items submitted for consideration; the Reviewing Body shall be fully independent and will have full authority for approval or denial of any such matters.

The Reviewing Body shall review such submittal without a hearing and based solely on the information contained within each submittal. Every effort shall be made to respond within thirty (30) days. The decision of the Reviewing Body shall be final on all matters submitted to it.

Upon completion of review by the Reviewing Body, one set of plans shall be returned to the Home Owner accompanied by a letter indicating the Reviewing Body's decision and shall be rendered in one of the following forms:

- a.** "Approved" - The entire document submitted is approved in total.
- b.** "Approved As Noted" - The document submitted is partially approved. An Owner may proceed with the work to be performed; however, be responsible to comply with any and all notations on the submittal.
- c.** "Not Approved" - The entire document submitted is not approved and no work may commence.

2.3 Effect of Building Permit

If the plans submitted by an Owner require a building permit, the approval by the Reviewing Body is not a guarantee that such plans will be approved by the appropriate governmental agency. If the appropriate governmental agency requires modification to such plans, such modifications must also be approved by the Reviewing Body for the Owner to remain in compliance with these guidelines.

ARTICLE III NON-LIABILITY FOR APPROVAL OF PLANS

Article XI, Paragraph 7 of the Declaration contains a disclaimer by the Reviewing Body of liability or responsibility for the approval of plans and specifications contained in any request by an Owner. All applications for improvements, alterations and changes of any kind should be verified against any existing Warranty for nullification concerns. **PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW YOU SHOULD READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF THE REVIEWING BODY TO EXPLAIN IT.**

ARTICLE IV RESIDENTIAL DESIGN GUIDELINES

4.1 Architectural Character

Applications for all changes or additions to the front entry way and the immediate surrounding area must be approved by the Modifications Committee prior to commencing with such change.

All applications for additions to a home, and any prior changes, will be reviewed for proximity to setback lines, appearance from neighboring properties (including golf courses and lagoons/lakes), and access for drainage and utilities. Where there is an interference to accesses and views, the application will be “denied” or “approved as noted”. Note that the Declarant has developed each area of Sun City Hilton Head and model size home with a different plot design style and the original home and plot styles are to be maintained.

Design or exterior changes to the property within one area may not be applicable to another area. Changes will be reviewed for approval to ensure the requested changes are in harmony with the individual and neighboring properties.

- a. Attached Homes:** No exterior alteration, addition, or renovation shall be allowed on any attached single family home, including patio homes, duplexes, and vacation units without application to, and written approval by, the Reviewing Body.
- b. Detached Homes:** The architectural design of any and all additions, alterations, repainting, and renovations to the exterior of an existing detached home shall strictly conform to the design of the original home in style, detailing, materials, and color.

Any such addition, alteration, or renovation shall be made only after application to, and written approval by, the Reviewing Body.

- c. **Height:** The height of any addition to an existing detached home shall not be higher than the original roof line and any such addition shall require application to, and written approval by, the Reviewing Body.
- d. **Setback Lines:** Setback lines were defined by the Declarant and recorded with the respective county for the purpose of protecting against overbuilding a property site and imposing upon neighboring properties. The Applicant must obtain prior approval from the Modifications Committee for a variance to construct any permanent additions or hardscapes extending beyond the setback lines. After approval, the applicant is responsible for obtaining all local government building permits. All additions to single family detached homes shall be built within the setback lines originally established for Sun City Hilton Head or as changed by the Declarant with the requisite approval of Beaufort or Jasper County, as applicable, regardless of more lenient requirements of any local governmental authority. The minimum setbacks are set forth in part in Appendix A and are contained in detail in the Del Webb Specific Plan Development Guidelines, which relate to Sun City Hilton Head. The affected lot may have more stringent setbacks than those in Appendix A and the owner shall be responsible for building within the setbacks for the affected lot. All setback variance approvals can be overruled by the Declarant.
- e. **Allowed Materials:** All materials used in maintenance, repair, additions, and alterations shall match those used in the original construction of the Dwelling Unit as to color, composition, type, and method of attachment. When house, storm or hurricane windows are added or replaced with new materials, the description, trim color and glazing specifications on those materials must be included with the Application to ensure long term appearance will be maintained and will not degrade with long term exposure to the elements. The Reviewing Body may allow substitute materials.
- f. **Lot Drainage/Roof Drainage:** When any additions, alterations, or renovations are performed to an existing detached home, the established Lot drainage shall not be altered.
 - i.) As provided for in Article XIII, Paragraph 13.6, et al., of the Declaration, no Owner nor Resident shall alter the drainage on any Lot to increase materially the drainage of storm water onto adjacent portions of the Properties without consent of the Owner(s) of the affected property and the Reviewing Body.
 - ii.) All new or altered roofs shall drain to the ground solely within the deeded Lot area. No roof shall drain directly onto a neighboring property.
- g. **Slope of Roof:** No alterations or improvements shall be made which provide a roof

slope of not less than 4 feet vertical to twelve feet horizontal. All screened areas must have roof designs with a minimum pitch of 4 feet vertical over a 12 foot horizontal; pitches can be broken to match the existing house roof (no screened roof design shall appear as a flat pitched surface from any elevation). Current dwelling designs will be considered.

- h. Covered Patios:** Homeowners with a covered patio may later enclose the patio with screening or a combination of windows, doors and screening. Any renovation of a covered patio to a screened patio (or a window/screen combination) or patio addition, extension, etc. shall be made only after application to, and written approval by, the Reviewing Body. Any conversion to a conditioned living space may void warranties the homeowner has with the Declarant.

Exposed rafter type covers must be approved by the Reviewing Body and must match the house material and color when the patio is attached or has a common side with the home.

- i. Front Entryway/Porch and Front Courtyard Areas:** Modifications to the front entryway/porch and front courtyard which are visible from the street and are in compliance with design guidelines and are esthetically in harmony with the individual and neighboring properties will be considered for approval. Applications for changes or additions must meet but are not limited to the following minimum criteria:

Front door – Solid color shall be compatible to house colors. Material shall be suitable for front door installations. Storm doors and screens shall be of man made material (no wood storm doors).

Front Area – No part of the front entry/porch/courtyard shall be enclosed by screen or full walled (floor to ceiling) structure. The concreted ground area of the original property construction shall not be expanded. All walkways are limited to 56 inches in width (including border trim). Changes to the walkway are limited to approved colors, patterns and texture. All driveway changes are limited to approved colors, patterns, textures and additions of 8 inch wide decorative edging on both sides. The creation of a courtyard is limited to the furthest exterior wall of living quarter (not the garage or golf cart garage), no courtyard or walkway expansions beyond that design limit and will be permitted. All submissions must include samples as required in Paragraph 2.2.

Decorations (year round) – Refer to Paragraph 4.4.k. Decorations attached to walls, on pedestals or suspended from the covered structure are acceptable if any decorative features are in harmony with the property frontal view. All decorations are subject to approval by the Reviewing Body.

Furniture – Refer to Paragraph 4.1.p. Decorative furniture or furnishings shall not exceed height limits for artifacts further discussed in Paragraph 4.4.k.

Trellises – Trellises shall be designed with material suitable to the character of the entry structure, material and color shall not be atypical in a frontal view of the property. Vegetation shall be maintained to present a neat appearance with no overgrowth onto roofs or walkways.

Arbors/Archways – Refer to Paragraph 4.1.n and previous reference to trellises.

Fence/Gates – Refer to Paragraph 4.5.b for fences and gates.

Plantings – Landscape in and next to the front entry/porch or courtyard area shall be maintained to present a neat appearance with no overgrowth onto roofs. Plantings may be suspended or placed on pedestals (Paragraph 4.4.k) or placed in decorative containers with applicable irrigation devices.

When decorative and plant items that were previously approved are to be changed to similar items and are in compliance with the design guidelines, re-application is not required.

- j. Shutters and Window Boxes:** Upon approval by the Reviewing Body, shutters and/or window boxes may be installed as follows:
 - i.) Shutter design and color must be complimentary to the home design and neighborhood.
 - ii.) Window box design will be reviewed by the Reviewing Body.

- k. Hurricane Protective Systems:** Shall be used as a protection system only in the event of an oncoming storm and are not to be confused with decorative shutters. The system may not deviate the aesthetic look of the homes. The system may not be implemented earlier than 48 hours prior to a storm's arrival and must be removed or stored no later than 48 hours after a storm. Manufacturers' catalog(s) and the selected design as applicable should be attached when applying through the Reviewing Body.

The Community Standards Coordinator may be contacted for any questions regarding desired hurricane protective system.

- l. Flags:** There shall be no permanent stand-alone flagpoles allowed on residential Lots in Sun City Hilton Head. Only two flags may be displayed on the front side of the house regardless of the number of mounting fixtures. Low ground flags are considered decorative features pursuant to Paragraph 4.4 k. No flag may extend so that the end protrudes more than four (4) feet from the exterior wall of the Home to which it is attached. All flags must be maintained in good condition and should not

be displayed on days when the weather is inclement. Proper lighting is required for nighttime display of the American Flag.

- m. Shade Devices:** Man-made screens and shade devices must appear as an integral part of the building elevation and must be made of materials that complement the Home and the Neighborhood. Awnings or any other shading devices shall only be applicable to windows and doorways and not ancillary equipment. Such devices shall be in harmony as to size, style and color with the house and application to shaded opening. Fabric awnings or similar shading devices are permitted on the rear, side and front of the home when the color, which must be solid, is consistent with the color of the home, roof, shutters and community-wide standard and approved by the Reviewing Body. The color of the exterior shading devices should compliment the home. The overall appearance of the awning should compliment the color scheme of the home. Awnings or such other devices must have a retractable feature, either mechanical or manual, for storage in inclement weather. Fixed awnings are not permitted. Shading devices must not extend over ten feet (10'). Other shading devices should be considered. In the event cleanliness or repair becomes a factor, the homeowner will be given 72 hours to correct the problem. If conditions persist, the Covenants Committee will seek corrective action from the Association for the removal or restoration of the awning or shading device.
- n. Arbors/Trellises:** Arbors/Trellises must be applied for and approved through the Reviewing Body. The placement of arbor structures shall be at least twenty feet (20') from any neighbor=s rear Lot line and only in the rear yard. The maximum size of any arbor shall not exceed the height of eight feet (8'), the width of three feet (3'), and the depth of two feet (2') with the wider dimension parallel to the rear Lot line. The arbor must have approved vegetation, which will be required on the finished product.

Application for size, materials and placement shall be submitted and approved for prior to installation by the Reviewing Body.
- o. Pergolas/Gazebos:** The placement of pergola or gazebo structures shall be at least twenty feet (20') from any neighbor=s Lot line and only in the rear yard. [Application](#) for size, materials and placement must be submitted to and approved by the Reviewing Body prior to installation.
- p. Yard Furniture:** Yard furniture generally is permitted only in the rear yards. Yard furniture will be permitted in front yards only if it meets the standards for formal decorative furniture as determined by the Reviewing Body.
- q. Decorative Ponds:** The maximum depth of decorative ponds is two (2) feet.

4.2 Landscaping Requirements and Guidelines

- a. **Landscaping Provided by Declarant:** Declarant has provided, or will provide, full landscaping in all landscape corridors, the golf course, and portions of certain other common areas.
- b. **Landscaping by Association:** The Association shall be responsible for maintaining the Area of Common Responsibility as provided in the Declaration. The Association shall also perform such additional maintenance as may be required under any Supplemental Declaration.
- c. **Swales:** Plants, flowers, shrubs, and trees shall not be planted in the swale such as to obstruct storm drainage along the side yards of the Lot. Rear yard swales may exist at either the rear property line or ten feet (10') outside of the back of the home.

4.3 Landscaping for Homeowner Maintained Lots:

If landscaping is not installed or provided by Declarant, it shall be the responsibility of the individual Home Owner to install full landscaping of the entire Lot within a period of thirty (30) days from close of escrow. Each Home Owner is strongly encouraged to install landscaping immediately upon closing as inclement weather may affect the grading of a yard in which case the Home Owner will be responsible for any repairs. Landscaping must be consistent with the following minimum requirements:

- a. **Recommended Plant Materials:** Refer to Exhibit AD≡ for a list and description of recommended plant materials. Use of plastic flowers/trees anywhere outside the roofed area of the house is prohibited.
- b. **Sprinkler Systems:** All landscaped plantings shall be maintained by a fully automatic underground watering system which includes a rain sensor to shut off the system during periods of wet weather. When using sprinklers, care should be taken to avoid over spray on patios, sidewalks, streets and driveways ("hardscape"), structures, windows, and adjacent properties.
- c. **Landscape and Lawn Maintenance:** Owners shall maintain all shrubbery; sod, trees, and other landscaping installed on their Lot in a neat, clean, orderly and healthy condition. Lawns shall be comprised of grass sod only and will be cut and edged next to all concrete or asphalt surfaces and will be regularly mowed and maintained. Decorative rock yards, paved yards, or yards in which the principal ground cover is other than grass sod are specifically prohibited. All shrubbery shall be regularly trimmed and maintained to assure the health and attractive condition. Trees shall be monitored for growth. The removal of trees for any reason must be approved by the Reviewing Body. All non-lawn areas shall be kept free from excessive weeds or unsightly undergrowth or brush. The Owner's maintenance and care obligations shall

apply to all portions of the Lot including any easements located on or adjacent to, including front, side and rear road and utility easements.

4.4 Installation of Landscaping:

Lot landscaping is intended to serve both aesthetic and environmental purposes. From an aesthetic perspective, landscaping should be adequate to properly compliment the house, Lot, and surrounding areas. Landscaping is used to frame and soften the house, screen mechanical equipment and other unsightly areas, provide privacy, and add interest to the home=s facade. Consideration should be given to the landscaping on surrounding Lots to avoid conflicts such as planting large trees closer together than is recommended, and to tie planting beds and grassed areas together using smooth lines along property lines. From an environmental perspective, landscaping provides a means for stabilizing the soil and controlling erosion. The general landscaping guidelines have been developed to address these two purposes.

General landscaping guidelines have been developed to provide a minimum standard of landscaping for each Lot and to maintain the appearance and value of the whole community. The general landscaping guidelines will vary from Lot to Lot based on the number of native trees on any Lot at closing. Native trees will impact the types and quantities of ground cover required satisfying the purposes described above. In order to insure that each Lot is properly landscaped, the Lot is divided into quadrants and each quadrant is tested to determine if the quadrant is “wooded” or “cleared”. Basic planting requirements should, at a minimum, address the following areas:

- a.** Large and small trees provide the framework for a successful landscape plan. Space properly to allow room for future growth and to avoid conflicts with the house and paved areas. Shade provided by trees increases outdoor comfort and indoor utility conservation.
- b.** Foundation planting to soften walls and break up bare areas. Use large shrubs to provide vertical accent on windowless wall areas, and at house corners. Medium shrubs soften and hide the foundation area, and can be used under windows without excessive pruning.
- c.** Plantings should be somewhat uniformly distributed throughout the yard, approximately fifty percent (50%) should be in the midpoint of the building to the front and the remainder to the rear.
- d.** Landscape harmony is accomplished by allowing two to three types of shrubs planted in groups to predominate. Using too many kinds of shrubs with different forms, colors, and textures is visually distracting. Introduce variety with accent shrubs. Use of plant materials with seasonal interest such as flowers, interesting leaf shapes for texture changes, wall color, berries, and bark color and texture is encouraged for variety. Approximately thirty percent (30%) of the shrubs should be of the flowering type.
- e.** Plants to be used include the following and must meet the minimum sizes indicated:

- i) Trees: Existing trees, in excess of six inches (6") total caliper, remaining on the Lot by Declarant at closing may be considered to satisfy the minimum standards listed below.

Large Trees - 30 gallon size (shade, screening, and seasonal interest)
Classics (approx. 6,000 to 8,000 square feet): 1 in front and 1 in back
Premiers (approx. 8,000 to 10,000 square feet): 1 in front and 2 in back
Estates (approx. 10,000 or more square feet): 1 in front and 2 in back

Small Trees - 15 gallon size (screening, flower, and seasonal interest)
Classics (approx. 6,000 to 8,000 square feet): 1 in front and 1 in back
Premiers (approx. 8,000 to 10,000 square feet): 1 in front and 1 in back
Estates (approx. 10,000 or more square feet): 1 in front and 2 in back

In addition to the guidelines stated above, all corner Lots shall have an additional two (2) trees, each 30 gallon. The front, rear, and side yards of a corner Lot shall each contain a minimum of a 15 gallon and a 30 gallon tree. (Side yard facing the street).

- ii) Shrubs:

Large or Accent Shrubs - 7 or 5 gallon size (vertical accent, screening): one shrub per 400 square feet of overall Lot area.

Medium Shrubs - 5 or 3 gallon size (foundation planting, seasonal interest): one shrub per 225 square feet of overall Lot area.

Low Shrubs and Ground covers (low covering): one plant per 400 square feet of overall Lot area.

- f. **Permitted Grasses:** The ground surfaces of all Lots except that occupied by hardscape or structures shall be covered with a combination of landscaping, sodded grass lawn, planted ground cover, and approved mulch materials as listed in Appendix C. The sodded grass lawn area shall not be less than fifty percent (50%) of the total ground surface area unless otherwise approved. Larger Lots such as on Cul-de-sacs, corners, or the oversized type will require greater quantities of ground coverings, and will be reviewed and approved on an individual basis by the Reviewing Body. If a living ground cover is to be used in place of the sodded lawn, prior approval must be secured from the Reviewing Body prior to the commencement of work. For the purpose of these Design Guidelines, topsoil or decomposed granite shall not be considered inert material. No artificially colored or painted rock shall be permitted. Ground cover or inert material shall not be used to spell out names, nicknames, names of states, city athletic teams, slogans, states, emblems, geometric patterns, or any other communication.

In order to prevent soil erosion and to maintain positive drainage, the original grades of the Lot must be maintained during landscape and sod installation. For this reason, a minimum sod buffer of ten feet (10') on the front curb and rear property line must be maintained as a drainage area. Lagoon top of slope and banks are included in the

sod buffer. The Lot Owner shall hold harmless the Developer and Community Association for any property damage, including damage to the house, caused by an alteration of the grades or changes in the drainage patterns in connection with the design, installation, or maintenance of Owner=s landscaping done by Owner or hired landscape contractor.

In order of shade tolerance (from most tolerant to least), the following grasses are recommended: St. Augustine, Zoysia, Centipede and Hybrid Bermuda. Centipede requires the least maintenance requirements of these types. Common Bermuda Grass, Bahia, and other noxious grasses will not be allowed. The area within three (3) feet of the home is not to be sodded in order to allow for appropriate shrub foundation planting.

- g. Dead or Diseased Plantings:** Dead or terminally diseased trees, bushes and all other landscaping shall be removed as soon as discovered, after taking appropriate protective measures to avoid the spread of disease, and shall be replaced as necessary to maintain the appearance of the Lot as approved by the Reviewing Body. All material resulting from the tree removal must be disposed of and treated properly to avoid the spread of disease. Tree replacements must be approved.
- h. Natural Vegetation:** Natural vegetation shall be maintained to the degree of its appearance at the time Home Owner takes possession of the home.
- i. Restrictions on Paved Cover:** No concrete may be located in driveway areas other than that which is initially included with the home; however, additional walking area(s) adjacent to the driveway which extends the overall driveway width not more than four (4) feet may be considered for approval by the Reviewing Body.

The addition of color or decorative pattern changes to concrete work may be allowed upon approval of the colors and/or designs by the Reviewing Body. Plans for ANY contemplated concrete work (excepting that provided by Declarant) must be approved in writing by the Reviewing Body BEFORE any work commences.

- j. Fountains:** Fountains shall be limited in height to five and one-half feet (5 2 ') above the natural grade of the Lot. Any fountain shall be of natural material, color and design, each of which are compatible with the overall architectural theme of Sun City Hilton Head. Fountains shall be permitted in the front yards, street side yards, rear yards, and courtyards of all residential homes.
- k. Statues/Sculptures/Lawn Ornaments/Artifacts:** Placement of statues, and artifacts must be submitted to the Reviewing Body and will be approved or disapproved on an individual basis consistent with the overall aesthetic scheme of the neighborhood. No ground mounted-landscape feature shall be in excess of three feet (3') in height and no landscape feature mounted on entryway columns or walls shall be in excess of 1 1/2 feet (18 inches) in height. Landscape features will be subject to review for style and placement by the Reviewing Body. Homeowner should use discretion in the placement of ornaments and Bird-Houses/Feeders on their property. No more than

Five (5) ornaments will be approved. Properties facing streets on two or more sides should use landscaping to screen statues, sculptures, lawn ornaments and artifacts. Applicants should provide landscape plans that incorporate artifacts to show how they are shrouded from adjacent property owner views.

Bird House/Feeders must be placed in rear yard only. Bat houses, butterfly houses, birdhouses, and feeders shall be designed and placed to be in harmony with the surrounding environment. Houses and feeders other than Martin houses shall not exceed six (6) feet above ground level. Martin houses shall not exceed two levels and shall not exceed twenty (20) feet above ground level. No house or feeder shall constitute a hazard to neighboring properties nor be a haven for pest animals.

Temporary statues, artifacts, and other holiday decorative landscaping items are allowed within a reasonable period of time prior to, during, and after a holiday season.

- 1. No Plastic Sheeting:** The use of solid plastic sheeting or polyethylene over ground cover areas will not be permitted. If landscape fabric is used, it must allow the free flow of water, air, and gases to and from the soil. Weed control fabrics may only be used with prior approval of the Reviewing Body. All weed control fabrics must be kept thoroughly covered with a three to four inch layer of approved mulch material.

4.5 Walls and Fences

No alterations, changes, or additions shall be allowed for walls and/or fences of any residence without the prior written approval of the Reviewing Body. No perimeter fencing is permitted. Only the fences described below will be permitted to be constructed by Owner subject to the approval of the Reviewing Body:

- a. Pool Fences:** Pools/spas must be fenced or screened. Fences shall be a minimum of four (4) feet and not to exceed six (6) feet in height, with or without two (2) feet of masonry base, with or without columns, may be placed around pools and/or spas in the rear of the dwelling for safety reasons. Permitted materials are limited to wrought iron or aluminum with brick or stucco columns at spaced intervals and must be attached to the dwelling. Wood and chain link fencing is not permitted for rear yard/pool areas. The vertical members of the fence must not be less than 2 2 A apart and not more than 4 2 inches apart.
- b. Decorative Fences:** Decorative fences will be allowed with single family homes at the approved locations (i.e. front entry to create courtyard; and rear porch patio area to create courtyard.)
 - i.** Maximum decorative fencing height for classic and premier homes will be 36", and maximum decorative fencing height for estate homes will be 42".

The vertical members of the fence may range from 1 2" in width to 3" in width and are to be not less than 2 2" apart, and not more than 4 2" apart.

- ii. Materials used for decorative fences shall be wrought iron or other suitable material. All fences shall be repainted whenever necessary to maintain its original appearance.
- c. **Privacy hedging/plantings:** There shall be no fencing along any property line other than plantings. Plantings used for screening or landscaping along property lines must be located or designed to not interfere with swale drainage and must be maintained by the property owner to be aesthetically pleasing to neighboring property owners (plant overgrowth, weed and grass encroachment on neighboring properties must be controlled).

4.6 Ancillary Equipment

- a. All ground-mounted equipment (HVAC) provided with the home and other mechanical equipment shall be screened from street view or from neighboring property with landscaping. Such screening shall be of a material and color compatible with the design of the residence. All screens, whether landscape structures, fences, or plant materials, shall be allowed a minimum of two (2) feet of clearance from the equipment to allow for adequate air circulation around the equipment, but may not encroach or trespass on a neighboring Lot without such neighboring Home Owner's written approval. Window and roof-mounted equipment (including mechanical, air conditioning, and solar heating equipment) will not be allowed. Supplemental heating and cooling equipment may be installed in walls, and attic ventilation devices may be installed on the roof, with approval of the Reviewing Body. A sound barrier may be required for added equipment.
- b. Installation of exterior water softeners, water filters, trash or compost containers/piles, gardening storage areas and any hardscape enclosing areas (other than pool/spa and filter equipment described in 4.12) are prohibited.
- c. All interior water treatment systems must be connected to the sewage system.
- d. All pools, spas, and Jacuzzi's must be installed according to applicable governmental ordinances.
- e. No antenna, aerial, satellite dish, or other device for the transmission or reception of television, or radio (including amateur or ham radios) signals of any kind will be allowed outside the Dwelling Unit, except those antennas whose installation and use is protected under Federal law or regulations (generally, certain antennas under one meter in diameter) provided that an application for such an antenna or other device must be submitted to the Reviewing Body and such application will only be approved if:

- i. The antenna or other device is designed to assure the minimal visual intrusion possible (i.e., is located in a manner that minimizes visibility from the street or golf course and preserves the community wide standard); and,
- ii. The antenna or other device complies with the maximum extent feasible with these Design Guidelines within the confines of applicable Federal regulations, i.e., without precluding reception of a quality signal, or unreasonably increasing the cost of the antenna or device. The applicant must provide reception readings taken by the installer or self for potential locations which make the antennae least visible. Such locations should be on the ground and as close as possible to the rear of the house.

Any transmission cable from a receiver to the house must be underground, as provided in the Declaration. The intent of this provision is to prohibit larger dishes which have been disguised as patio umbrellas, boulders, or other artifacts or furniture.

- f. Mechanical equipment or other service areas such as utility boxes should be screened and allow for access to equipment for servicing.
- g. Roof top decorations, cupolas and application of non-functional articles other than lighting, ventilating and antennas mentioned in 4.6 e. are prohibited. Any changes to the rooftop design must be submitted in detail with the application.
- h. Any exterior sound emitting devices (speakers, sound players, insect/animal repellents/chasers, chimes, etc.) shall not create an audible nuisance to the neighbors.

4.7 Trash Containers

Trash must be stored in covered containers, which shall be kept in the garage, except when they are being made available for collection, and shall be subject to restrictions in the Declaration.

4.8 Signage

Unless more restricted by applicable county ordinance, and in conjunction with Exhibit AC≅ Initial Use Restrictions of the Declaration, the following will apply:

- a. Posting of signs of any kind, except those required by law, including posters, circulars, billboards, AFor Sale≅, AFor Rent≅, or other commercial signage may not be displayed on a Lot, house (inside or outside), or vehicle.
- b. Residents shall be permitted to post "no soliciting" signs near or on the front door, or in the front yard near the entrance to a courtyard. Such "no soliciting" signs shall not exceed one (1) foot in height if placed in the ground. Any such sign shall not exceed a size of thirty-six (36) square inches (i.e., three inches by twelve inches) whether placed in the ground, on the front door or in a window near the front door.

- c. Residents shall be permitted to post a sign from a security/alarm company providing services to such Resident or the home. One single-sided security/alarm sign may be placed in the front yard where it is visible to persons approaching the house, and a sign may also be placed in the windows of the home. The sign shall not exceed two (2) feet in overall height from finished grade and/or seventy-two (72) square inches in size (i.e., eight inches by nine inches) if placed in the ground; or exceed sixteen (16) square inches in size (i.e., four inches by four inches) if placed in a window. The sign shall be located within the setback criteria set forth in Appendix A for such homes
- d. "Open-House" directional signs which give directions to a house which is for sale or for lease to which the public is invited for a walk-in inspection and For Sale or For Rent signs are not permitted.
- e. Notwithstanding the above, Declarant shall be allowed to install any sign(s) necessary for purposes connected with the development of Sun City Hilton Head and/or as may be described in the Declaration.

4.9 Other Prohibited Exterior Features

Pursuant to the Declaration and/or these Design Guidelines, the following features shall be prohibited from use in Sun City Hilton Head:

- a. Permanent ground mounted flagpoles
- b. Clothes lines or clothes poles
- c. Detached garages
- d. For Sale or For Rent signs
- e. Outdoor electronic pest control devices (bug zappers)
- f. Window or wall A/C unit.
- g. Above ground swimming pools and spas
- h. Storage buildings, dog houses, sheds

Exterior or attached storage buildings or sheds are defined as structures which have an external appearance of a storage facility (lack of roof lines, windows and entry doors that do not match the original house and are extensions to the home that are not in harmony with the original home style).

All exterior additions or changes must have written approval by the Modifications Committee before construction and/or installation is started.

Notwithstanding the above, Declarant shall be allowed to install any structure(s) necessary for purposes connected with the development of Sun City Hilton Head and/or as may be described in the Declaration.

4.10 Lighting

- a. Low wattage light fixtures for low level landscape and path lighting are allowed. Tree mounted down lights shall be shielded from street and neighbor=s view.

- b. All lighting, including up, down and washes, installed on Lots should be low level and recessed to shield the source of the light. No lighting shall be permitted that constitutes a nuisance or hazard to any Owner or Resident.
- c. Exterior spotlights and floodlights may not be installed unless activated by a motion detector.
- d. Holiday lighting and decorations will be permitted so long as the lights and decorations are unobtrusive and do not constitute a nuisance.
- e. Lampposts (measured to the top of lighting fixture) shall not exceed 80-inches in height. Globes shall not exceed two (2) and shall not create a lighting nuisance to surrounding properties.
- f. Exterior fence or building mounted light fixtures, including motion detector, spotlights and floodlights shall conform to the architecture of the house and be subject to approval of the Reviewing Body. Any enclosure of a light fixture shall be designed to conceal the lamp (bulb) and to direct the light downward.
- g. Shrubs shall be used to conceal landscape lighting fixtures. Junction boxes shall be placed below grade to minimize day time visibility of the hardware.
- h. All fixtures, except those covered in 'c' above, must use low-wattage incandescent lamps. Colored lamps are not allowed.

4.11 Mailboxes and Lampposts

Mailboxes and lampposts other than as installed by Declarant or any alterations thereto, shall be subject to review by the Reviewing Body and may not be permitted under applicable governmental regulations. The color, size, appearance, and location of the mailboxes installed by Declarant shall be preserved and may not be altered unless approved by the Reviewing Body, except that lettering with the address of the Owner may be affixed to the mailbox without obtaining approval from the Reviewing Body. Costs for replacement and/or maintenance of multiple use mailbox posts shall be shared by the Owners of the mailboxes mounted. Replacement mailboxes and posts are allowed and must conform to existing standards as represented by mailboxes previously installed by the Developer throughout the Community. All mailbox replacements are subject to approval from the Reviewing Body.

4.12 Pools and Spas

For approval of Pool or Spa excavation, the homeowner must submit all Pool/Spa plans to the Reviewing Body for approval prior to commencing excavation for a Pool/Spa. In some cases, it may be necessary to obtain approval from the town or county. It will be necessary for an outside pool contractor, licensed and insured, to evaluate feasibility and manage the installation of Pools/Spas. Pool and Spa overflow must drain to the sanitary sewer system. Above ground swimming pools and spas are prohibited.

A fence or screen structure must be constructed in accordance with the provisions of Paragraph 4.5. Pool/spa mechanical equipment must be positioned in the rear yard.

The excavation site must be well maintained for safety purposes. Attention to the grading and drainage of the landscaping to prevent erosion must be considered.

4.13 Casitas/Cabanas/Guest Cottages.

The Reviewing Body will review applications for Casitas, cabanas and guest cottages for CERTAIN homes in the 8200 Series. These structures shall be constructed in the area in front of the home (with the exception of Casitas, in the rear,) provided that they be similar in color and structure to the home. The size of these structures will be limited to approximately 18x16 feet and/or 300 square feet or less.

4.14 Outdoor Kitchens

The Reviewing Body will review applications for outdoor kitchens and built-in barbecue pits limited to the patio area.

ARTICLE V REVIEWING BODY AND ENFORCEMENT OF INSTRUMENTS

In the event of a violation of these Design Guidelines, the Declarant or the Board may take any action set forth in the By-laws or the Declaration. The Declarant or the Board may remove or remedy the violation and/or seek injunctive relief requiring the removal or remedying of the violation. In addition, the Declarant or the Board shall be entitled to recover the costs incurred in enforcing compliance and/or impose a fine, which fine shall not exceed ten percent (10%) of the cost of achieving compliance, against the Lot upon which such violation exists.

ARTICLE VI CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES

Declarant may make amendments and changes to the Design guidelines at any time as long as it owns any portion of the Properties or has the right to annex additional property in accordance with the Declaration. Any changes or amendments shall apply to construction and modifications commenced after the date of such amendment only and shall not require modification or removal of structures previously approved once the approved construction or modification has commenced. Thereafter, the Reviewing Body, or if the Reviewing Body is not established, the Modifications Committee shall have the authority to amend or change the Design Guidelines.

ARTICLE VII REVIEWING BODY SUBCOMMITTEES

The Reviewing Body may, as it deems necessary, establish and abolish subcommittees of the Reviewing Body relating to the performance of specific duties to assist the Reviewing Body. Any authorized agent of the Reviewing Body, or of any Subcommittee established by the Reviewing Body, shall be authorized to perform the plan review and inspection of Lots required pursuant to these Design Guidelines.

A Reviewing Body subcommittee shall consist of not less than five (5) nor more than nine (9) members. The Reviewing Body Chairman shall appoint all members of a Reviewing Body Subcommittee. At least one (1) Reviewing Body member must be a member of the Reviewing Body

Subcommittee and that member shall act as Chairman of the subcommittee. Appointees to the Reviewing Body Subcommittee need not be architects, owners, lessees, or residents and do not need to possess any special qualifications of any type except such as the Reviewing Body may, in its discretion, require. Chairman will have authority to recruit and dismiss Subcommittee members.

The operation and procedures of a Reviewing Body Subcommittee shall be established by the Reviewing Body upon its formation.

ARTICLE VIII DECLARANT'S IMPROVEMENTS

As part of the planning and development of Sun City Hilton Head, Declarant has prepared a development plan and provided certain architectural designs, color palettes, landscaping design packages, parks, park preserves (open space), streets, model home packages, a sales pavilion, recreation center, and a golf course. Market conditions, styles, marketing strategies, or other factors may cause Declarant to change the type of models, size of homes, location of future amenities or streets, color palette of homes, landscaping styles or plant materials, construction methods or materials, or the landscaping on the common area.

**ARTICLE IX
AUTHORIZATIONS**

These Design Guidelines have been prepared by Declarant for use at Sun City Hilton Head and may be amended from time to time.

DEL WEBB COMMUNITIES, INC.

Kenneth R. Hull
Vice President and General Manager

APPENDIX A

BUILDING SETBACKS

A. RESIDENTIAL AREAS

The building setbacks described below are applicable to Sun City Hilton Head and recognized by the Reviewing Body. Notwithstanding any other provision of law, all building setbacks must meet these requirements, except for Cottage type properties which shall have a minimum setback of ten (10) feet in front and rear yards and for such buildings which are built by Declarant pursuant to approvals obtained from Beaufort or Jasper County, as applicable.

- | | | |
|----|------------------------|-------------|
| 1. | Front Yard: | 10' Minimum |
| 2. | Side Yard: | 5' Minimum |
| 3. | Side Yard Corner Lots: | 10' Minimum |
| 4. | Rear Yards: | 10' Minimum |

B. COMMON AREAS OWNED BY THE COMMUNITY ASSOCIATION

The non-residential areas of Sun City Hilton Head will be Common Area, as defined in the Declaration. Additionally, park preserves, the sales pavilion and model homes, community commercial, and other uses will have various required building and setback requirements. These requirements are outlined in the Del Webb Specific Plan Development Guidelines.

APPENDIX B

ARTICLE IV (4.4 Installation of Landscaping) Please refer to the entire set of Design Guidelines for further compliance requirements.

4.4 Installation of Landscaping: Lot landscaping is intended to serve both aesthetic and environmental purposes. From an aesthetic perspective, landscaping should be adequate to properly compliment the house, Lot, and surrounding areas. Landscaping is used to frame and soften the house, screen mechanical equipment and other unsightly areas, provide privacy, and add interest to the home's facade. Consideration should be given to the landscaping on surrounding Lots to avoid conflicts such as planting large trees closer together than is recommended, and to tie planting beds and grassed areas together using smooth lines along property lines. From an environmental perspective, landscaping provides a means for stabilizing the soil and controlling erosion. The general landscaping guidelines have been developed to address these two purposes.

General landscaping guidelines have been developed to provide a minimum standard of landscaping for each Lot and to maintain the appearance and value of the whole community. The general landscaping guidelines will vary from Lot to Lot based on the number of native trees on any Lot at closing. Native trees will impact the types and quantities of ground cover required to satisfy the purposes described above. In order to insure that each Lot is properly landscaped, the Lot is divided into quadrants and each quadrant is tested to determine if the quadrant is Awooded≡ or Acleared.≡ Basic planting requirements should, at a minimum, address the following areas:

- a. Large and small trees provide the framework for a successful landscape plan. Space properly to allow room for future growth and to avoid conflicts with the house and paved areas. Shade provided by trees increases outdoor comfort and indoor utility conservation.
- b. Foundation planting to soften the appearance of the walls and break up bare areas. Use large shrubs to provide vertical accent on windowless wall areas, and at house corners. Medium shrubs soften and hide the foundation area, and can be used under windows without excessive pruning.
- c. Plantings should be somewhat uniformly distributed throughout the yard, approximately fifty percent (50%) should be in the midpoint of the building to the front and the remainder to the rear.
- d. Landscape harmony is accomplished by allowing two to three types of shrubs planted in groups to predominate. Using too many kinds of shrubs with different forms, colors, and textures is visually distracting. Introduce variety with accent shrubs. Use of plant materials with seasonal interest such as flowers, interesting leaf shapes for texture changes, wall color, berries, and bark color and texture is encouraged for variety. Approximately thirty percent (30%) of the shrubs should be of the flowering type.
- e. Plants to be used include the following and must meet the minimum sizes indicated:
 - i) Trees: Existing trees, in excess of six inches (6") total caliper, remaining on the Lot by Declarant at closing may be considered to satisfy the minimum standards listed below.
Large Trees - 30 gallon size (shade, screening, and seasonal interest)
Classics (approx. 6,000 to 8,000 square feet): 1 in front and 1 in back
Premiers (approx. 8,000 to 10,000 square feet): 1 in front and 2 in back
Estates (approx. 10,000 or more square feet): 1 in front and 2 in back

Small Trees - 15 gallon size (screening, flower, and seasonal interest)
Classics (approx. 6,000 to 8,000 square feet): 1 in front and 1 in back
Premiers (approx. 8,000 to 10,000 square feet): 1 in front and 1 in back
Estates (approx. 10,000 or more square feet): 1 in front and 2 in back

In addition to the guidelines stated above, all corner Lots shall have an additional two (2) trees, each 30 gallon. The front, rear, and side yards of a corner Lot shall each contain a minimum of a 15 gallon and a 30 gallon tree. (Side yard facing the street).

- ii) Shrubs:
Large or Accent Shrubs - 7 or 5 gallon size (vertical accent, screening): one shrub per 400 square feet of overall Lot area.
Medium Shrubs - 5 or 3 gallon size (foundation planting, seasonal interest): one shrub per 225 square feet of overall Lot area.
Low Shrubs and Ground covers (low covering): one plant per 400 square feet of overall Lot area.

Sod may abut patio edges and walls provided that such grassed area is not within three feet of the house.

APPENDIX C

APPROVED INERT MATERIALS

Approved inert materials shall include: bark, hardwood mulch, rock and/or stone of naturally pigmented color (i.e., as found in native form), and other materials as may be approved by the Reviewing Body from time to time. Pine straw may be approved for reasonable use in bedding, around shrubs and trees, and along the exterior walls of the dwelling. Pine straw is not acceptable as a sod substitute. Determination of whether a material is acceptable for inclusion in any specific situation shall be made by the Reviewing Body and shall be in writing.

APPENDIX D

COMMONLY USED ORNAMENTAL LANDSCAPING

D = Deciduous E = Evergreen

Large Trees - Space thirty to forty feet apart; and twenty feet minimum from buildings. Trees are deer resistant to extent edible parts can be protected until they grow out of reach of the deer.

D-Florida Maple (*Acer floridanum*)
D-Red Maple (*Acer Rubrum*)
E-Southern Magnolia (*Magnolia grandiflora*)
D-Chinese Pistache (*Pistacia chinensis*)
D-Sycamore (*Platanus occidentalis*)
D-Swamp Chestnut Oak (*Quercus michauxii*)
D-Willow Oak (*Quercus phellos*)
E-Live Oak (*Quercus virginiana*)
D-Bald Cypress (*Taxodium distichum*)

Small Trees - Space fifteen to twenty feet apart; and ten feet minimum from buildings. Trees are deer resistant to extent edible parts can be protected until they grow out of reach of the deer.

D-Japanese Maple (*Acer palmatum*)
D-River Birch (*Betula nigra*)
D-Redbud (*Cercis canadensis*)
E-Leyland Cypress (x *Cupressocyparis leylandii*)
E-Nelli R. Stevens Holly (*Ilex aquifolium* x *cornuta* >Nellie R. Stevens=)
E-East Palatka Holly (*Ilex* x *attenuata* >East Palatka=)
E-Foster Holly (*Ilex* x *attenuata* >Fosteri=)
E-Savannah Holly (*Ilex* x *attenuata* >Savannah=)
E-Weeping Yaupon Holly (*Ilex vomitoria* >pendula=)
D-Goldenrain Tree (*Koelreuteria paniculata*)
D-Crape Myrtle (*Lagerstroemia indica* - Varieties >Cherokee=, >Muskogee=, >Natchez=, and >Tuscarora=)
E-Tree Form Wax Leaf Privet (*Ligustrum lucidum*)
E-Little Gem Magnolia (*Magnolia grandiflora* >Little Gem=)
D-Saucer Magnolia (*Magnolia soulangiana*)
E-Sweet Bay Magnolia (*Magnolia virginiana*)
D-Calloway Crabapple (*Malus pruniflora* >Calloway=)
E-Tree Form Wax Myrtle (*Myrica cerifera*)
E-Spruce Pine (*Pinus glabra*)
E-Loblolly Pine (*Pinus taeda*)
D-Japanese Flowering Cherry (*Prunus serrulata* >Kwanzan=)
D-Yoshino Cherry (*Prunus yedoensis*)
D-Aristocrat Pear (*Pyrus calleryana* >Aristocrat=)
E-Palmetto (*Sabal palmetto*)
E-Windmill Palm (*Trachycarpus fortunei*)

Large or Accent Shrubs (5-7 Gallon) - Space six to ten feet apart; and five feet minimum from buildings. Shrubs indicated with an A*≡ are deer resistant. Shrubs indicated with an ASH≡ require shade.

E-Anise* (*Illicium anisatum*)
E-Azalea SH (*Azalea indica* - Varieties >Formosa=*, >George L. Tabor=, >G.G. Gerbing=, >Judge soloman=, >President Clay=, >Red Formosa=, and >Southern Charm=*)
Semi E-Butterfly Bush (*Buddleia davidii*)
E-Bottlebrush* (*Callistemon citrinus*)
E-Camellia SH (*Camellia sasanqua*)
E-Chinese Fringe (*Loropetalum chinese*, cultivars; Hines Prupole leafe, Burgandy, Blush)
E-Pampas Grass* (*Cortaderia selloana*)
Semi E-Sago Palm* (*Cycas revoluta*)

E-Gardenia* (Gardenia jasminoides)
 E-Burford Holly* (Ilex cornuta >Burfordii=)
 E-Wax Leaf Privet* (Ligustrum lucidum)
 E-Banana Shrub* (Michello Figo)
 D-Variegated Maiden Grass (Miscanthus sinensis >variegata=)
 E-Waxmyrtle* (Myrica Cerifera)
 E-Nandina* (Nandina domestica)
 E-Oleander* (Nerium oleander)
 E-Tea Olive* (Osmanthus fragrans)
 E-Fortune=s Tea Olive* (Osmanthus fortunei)
 E-Firehorn (Pyracantha koidzumi)
 E-Pittosporum (Pittosporum tobira)
 E-Podocarpus Yew* (Podocarpus macrophyllus maki)
 D-Purple Fountain Grass (Pennisetum setaceum >Rubrum=)
 E-Sweet Viburnum* (Viburnum odoratissium)
 E-Laurustinus* (Viburnum tinus)

Medium Shrubs (3-5 Gallon) - Space three to four feet apart; and two feet minimum from buildings. Shrubs indicated with an A*≡ are deer resistant. Shrubs indicated with an ASH≡ require shade.

E-Abelia (Abelia grandiflora)
 D-Barberry (Berberis thunbergii >Rose Glow= or >Crimson Pygmy=)
 E-Boxwood* (Buxus microphylla)
 E-Dwarf Bottlebrush* (Callistemon citrinus >Little John=)
 E-Dwarf Burford Holly* (Ilex cornuta >Burfordii nana=)
 E-Carissa Holly* (Ilex cornuta >Carissa=)
 E-Dwarf Yaupon Holly* (Ilex vomitoria >Nana= or >Schellings=)
 E-Florida Jasmine (Jasminum floridum)
 Semi E-Primrose Jasmine (Jasminum mesnyi)
 E-Dwarf India Hawthorn (Raphiolepis indica)
 E-Yucca* (Yucca filamentosa)
 E-Sanankwa Viburnum* (Viburnum Suspensum)

Low Shrubs or Groundcovers (1 Gallon) - Space one to six feet apart; and two feet minimum from buildings. Shrubs indicated with an A*≡ are deer resistant. Shrubs indicated with an ASH≡ require shade. Shrubs indicated with a AV≡ are vines to be used with support.

E-Hollyfern SH (Cyrtomium falcatum)
 E-African Iris* (Dietes vegeta)
 E-Dwarf Gardenia* (Gardenia jasminoides >radicans=)
 E-Carolina Jessamine V (Gelsemium sempervirens)
 Semi E-Daylily (Hemerocallis hybrida)
 D-Lantana* (Lantana camara)
 E-Big Blue Liriope (Liriope muscari >Big Blue=)
 E-Variegated Liriope (Liriope muscari >Silvery Sunproof=)
 E-Goldflame Honeysuckle V (Lonicera x heckrottii)
 E-Trumpet Honeysuckle V (Lonicera sempervirens)
 E-Blue Pacific Juniper* (Juniperous conferta >Blue Pacific=)
 E-Parson=s Juniper* (Juniperous davurica >Expansa=)
 E-Blue Rug Juniper* (Juniperous horizontalis >Wiltonii=)
 E-Dwarf Japanese Garden Juniper* (Juniperous procumbens >Nana=)
 E-Dwarf Nandina* (Nandina domestica >Harbor Dwarf= or >Firepower=)
 E-Bank=s Rose V (Rosa bankiae)
 E-Confederate Jasmine* V (Trachelospermum jasminoides)
 E-Lily of the Nile (Agapanthus)

