

Design & Construction Guidelines, Effective 1/1/22, Revised 1/1/24

Amendments (dated 3/22/24 by Monica Stites)

4.15 EXTERIOR LIGHTING

- c. Entry, garage, walks, deck and terrace areas may be illuminated by post or wall mounted lighting fixtures, provided:
- Fixtures may be lit by gas.
 - All fixtures must be no greater than 800 lumens each (60 equivalent watts) and have a color temperature below 3000k.
 - Fixtures are in scale and harmony with the components of the house.
- f. Town of HHI ordinance requires that all exterior light fixtures visible from the beach shall be turned off between 10:00 P.M. and 6:00 A.M. from May 1 through October 31 to prevent disorientation of baby loggerhead turtles. For the Town of HHI Sea Turtle Protection ordinance, and fines and fees associated with violations of the Sea Turtle Protection ordinance, please visit <https://hiltonheadislandsc.gov/wildlife/seaturtles/>

5.1.1 GENERAL

- g. Only one detached single-family residential unit not to exceed 2 habitable stories is allowed on each site. The finished first floor elevation must meet FEMA requirements. Habitable is defined by any climate controlled/heated living space, including but not limited to, that are to be used for entertainment, sleeping, and/or kitchen areas, that are located anywhere within the residence. This includes any and all areas, such as a loft, mezzanine, attic, or landing above or between, the 1st and 2nd finished floors of the home, as well as the lower foundation level.

5.1.7 COLOR SELECTIONS

- a. Exterior colors should complement and blend with the surrounding natural and built environment. All roof, siding, trim, shutter, and door colors should be selected accordingly. The use of duplicate home colors too close in proximity will not be allowed.

7.7 DEMOLITION

- a. When a building or structure is completely demolished (whether intentionally or not), any variance previously granted becomes null and void. Loss or removal of the habitable floors of the home, by any cause or means, will require complete removal of all remaining structural components and materials, and be considered a demolition that requires the appropriate demolition and new home build applications/permits.

APPENDIX A - CATEGORY I, II, III AND IV TREE TYPES

TREE EQUIVALENCY TABLE

CATEGORY I: Broad-leaved Evergreen Overstory Hardwoods and Endangered Species

American Holly	<i>Ilex opaca</i>
Bald Cypress	<i>Taxodium distichum</i>
Laurel Oak	<i>Quercus laurifolia</i>
Live Oak	<i>Quercus virginiana</i>
Loblolly Bay	<i>Gordonia lasianthus</i>
Pond Cypress	<i>Taxodium ascendens</i>
Spruce Pine	<i>Pinus glabra</i>
Southern Magnolia	<i>Magnolia grandiflora</i>

CATEGORY II: Deciduous Overstory Hardwoods/ Broad-leaved Evergreen Understory

American Beech	<i>Fagus grandifolia</i>
American Elm	<i>Ulmus americana</i>
American Hornbeam	<i>Carpinus caroliniana</i>
American Sycamore	<i>Platanus occidentalis</i>
Bitternut Hickory	<i>Carya cordiformis</i>
Black Cherry	<i>Prunus serotina</i>
Black Gum	<i>Nyssa sylvatica</i>
Black Willow	<i>Salix nigra</i>
Boxelder	<i>Acer negundo</i>
Buckthorn Bumelia	<i>Bumelia lycioides</i>
Carolina Ash	<i>Fraxinus caroliniana</i>
Carolina Basswood	<i>Tilia caroliniana</i>
Carolina Buckthorn	<i>Rhamnus caroliniana</i>
Carolina Silverbell	<i>Halesia carolina</i>
Carolina Willow	<i>Salix caroliniana</i>
Common Persimmon	<i>Diospyros virginiana</i>
Dahoon Holly	<i>Ilex cassine</i>
Devilwood	<i>Osmanthus americanus</i>
Eastern Cottonwood	<i>Populus deltoides</i>
Eastern Hophornbeam	<i>Ostrya virginiana</i>
Florida Basswood	<i>Tilia floridana</i>
Florida Maple	<i>Acer barbatum</i>
Hercules Club	<i>Zanthoxylum clava-herculis</i>
Honeylocust	<i>Gleditsia triacanthos</i>
Mockernut Hickory	<i>Carya tomentosa</i>
Overcup Oak	<i>Quercus lyrata</i>
Pecan	<i>Carya illinoensis</i>
Pignut Hickory	<i>Carya glabra</i>
Post Oak	<i>Quercus stellata</i>
Red Buckeye	<i>Aesculus pavia</i>
Red Maple	<i>Acer rubrum</i>
Red Mulberry	<i>Morus rubra</i>
Redbay	<i>Persea borbonia</i>
River Birch	<i>Betula nigra</i>
Sand Hickory	<i>Carya pallida</i>

Sassafras	<i>Sassafras albidum</i>
Scrub Hickory	<i>Carya floridana</i>
Southern Bayberry	<i>Myrica cerifera</i>
Southern Red Oak	<i>Quercus falcata</i>
Sugarberry	<i>Celtis laevigata</i>
Swamp Chestnut Oak	<i>Quercus michauxii</i>
Swamp Cottonwood	<i>Populus heterophylla</i>
Sweet Gum	<i>Liquidambar styraciflua</i>
Sweetbay	<i>Magnolia virginiana</i>
Tough Bumelia	<i>Bumelia tenax</i>
Tupelo	<i>Nyssa biflora</i>
Turkey Oak	<i>Quercus laevis</i>
Water Hickory	<i>Carya aquatica</i>
Water Oak	<i>Quercus nigra</i>
Water Tupelo	<i>Nyssa aquatica</i>
Waterlocust	<i>Gleditsia aquatica</i>
White Oak	<i>Quercus alba</i>
Yaupon Holly	<i>Ilex vomitoria</i>

CATEGORY III: Cone-Bearing Evergreens and Palms

Cabbage Palmetto	Sabal palmetto
Eastern Red Cedar	<i>Juniperus virginiana</i>
Loblolly Pine	<i>Pinus taeda</i>
Long Leaf Pine	<i>Pinus palustris</i>
Pond Pine	<i>Pinus serotina</i>
Slash Pine	<i>Pinus elliotii</i>
Shortleaf Pine	<i>Pinus echinata</i>
Southern Red Cedar	<i>Juniperis silicicola</i>

CATEGORY IV: Ornamentals and Small Understory Trees

American Plum	<i>Prunus americana</i>
Carolina Laurelcherry	<i>Prunus caroliniana</i>
Chickasaw Plum	<i>Prunus angustifolia</i>
Common Sweetleaf	<i>Symplocus tinctoria</i>
Crepe Myrtle	<i>Lagerstroemia indica</i>
Dahoon Holly	<i>Ilex cassine</i>
Eastern Coralbean	<i>Erythrina herbacea</i>
Eastern Redbud	<i>Cercis canadensis</i>
Flatwoods Plum	<i>Prunus umbellata</i>
Florida Chinkapin	<i>Castanea floridana</i>
Flowering Dogwood	<i>Cornus florida</i>
Fringetree	<i>Chionanthus virginicus</i>
Littlehip Hawthorn	<i>Crataegus spathulata</i>
Parsley Hawthorn	<i>Crataegus marshallii</i>
Possumhaw Holly	<i>Ilex decidua</i>
Southern Crab Apple	<i>Malus angustifolia</i>
Sparkleberry	<i>Vaccinium arboreum</i>
Swamp Dogwood	<i>Cornus stricta</i>
Witch Hazel	<i>Hamamelis virginiana</i>

APPENDIX H - FEE SCHEDULE



ARCHITECTURAL REVIEW BOARD APPLICATION FEES AND COMPLIANCE DEPOSITS

TYPE OF APPLICATION	APP FEE (non-refundable)	COMPLIANCE DEPOSIT (refundable)
TIER 1 (Reviewed at Monthly ARB Meeting)		
New Construction	with a pool	\$5,000
	without a pool	\$4,500
Renovations and Additions (change in footprint/elevation)		\$10/heated square foot plus \$5,000 for pool
		\$10/heated square foot
		Category 1 - Min \$2,000 (aesthetics only)
		Category 2 - Min \$3,000 (minimal structural)
		Category 3 - Min \$6,000 (minor structural)
		Category 4 - Min \$10,000 (major structural)
Pool Addition	\$500	\$5,000
Spa Addition	\$150	\$1,500
TIER 2		
Boat Ramp Addition	\$50	\$500
Bulkhead Addition and Repair	\$100	\$2,500
Dock Addition and Repair	\$100	\$1,000
**Bulkhead, Dock or Boat Ramp Combination	\$150	\$3,000
Bush Hogging	\$100	\$1,000
Demolition	\$200	\$5,000
Re-stucco (partial house)	\$100	\$1,000
Re-stucco (whole house)	\$500	\$5,000
Solar Panels	\$300	\$3,000
TIER 3		
Beachwalk/Courtyard Gate	\$100	\$1,000
Deck Boards Renovation (no change to footprint)	\$100	\$1,000
Grills (Built-In/Permanent)	\$100	\$1,000
Gutters	\$100	\$1,000
Landscape/Hardscape	\$100	\$1,000
Pool Maintenance (draining)	\$100	\$1,000
Pool Deck Replacement (no change to footprint)	\$100	\$1,000
Retaining Wall Addition	\$100	\$1,000
Service Yard Addition	\$100	\$1,000
Railing System Addition	\$100	\$1,000
Walkway/Driveway Replacement (no change to footprint)	\$100	\$1,000
Window/Door Replacements	\$100	\$1,000 (single door or window-no CD Required)
TIER 4		
Dumpster (Interior Work Only)	\$50	\$0
Exterior Lights (Change or Addition)	\$50	\$0
Painting/Staining	\$50	\$0
Post and Rope	\$100 for 6 posts; \$20 per post after	\$0 purchased & installed by PD
Property Signage	\$150-\$250	\$0 purchased & installed by PD
Re-roofing	\$50	\$0
Tree Removal	\$50	\$0
Tree Trimming	\$25	\$0
Walkway/Driveway Post and Chain	\$150-\$250	\$0 purchased & installed by PD

NOTES:

Plan Review > 4 times \$100 each additional review until granted final approval
 Additional Inspections for Final Approval \$50 each after 2nd inspection

Compliance Deposits and Application Fees are baselines and may be adjusted by the ARB based on scope of work

New Construction App Fee (without a pool) includes the following separate reviews and inspections: Conceptual review, Preliminary review, Final review, One additional review in the case of a denial in any phase, One change request review, Drainage plan review, Landscape plan review, Town permit review, Pre-inspection of property prior to conceptual review, Pre-clearing inspection for the clearing permit, Pre-foundation inspection for the foundation permit, Review of elevation certificate and foundation survey for the building permit, Review of onsite color/material board and 3D rendering, Review of roof height survey prior to the installation of the roof material, Pre-inspection review of the driveway layout prior to the installation of the driveway material, Review of final Asbuilt survey, Review of final elevation certificate, Onsite final inspection review for new build.

New Construction App Fee (with a pool) includes the above activities and the following additional separate reviews and inspections: Conceptual review, Preliminary review, Final review, One additional review in the case of a denial in any phase, One change request review, Landscape plan review, Town permit review, Pre-inspection of property prior to conceptual review to include stakeout, Review of final Asbuilt survey, Onsite final inspection review for the new pool.

NOTES (Cont.):

Renovations and Additions App Fee includes the following separate reviews and inspections:

Category 1 - Conceptual review, Final review, Town permit review, Pre-inspection of property prior to conceptual review, Onsite final inspection review for renovation/addition.

Category 2 - Conceptual review, Final review, One change request review, Town permit review, Pre-inspection of property prior to conceptual review, Onsite final inspection review for renovation/addition.

Category 3 - Conceptual review, Final review, One additional review in the case of a denial in any phase, One change request review, Town permit review, Pre-inspection of property prior to conceptual review, Review of final Asbuilt survey, Onsite final inspection review for renovation/addition.

Category 4 - Conceptual review, Preliminary review, Final review, One additional review in the case of a denial in any phase, One change request review, Town permit review, Pre-inspection of property prior to conceptual review, Review of final Asbuilt survey, Onsite final inspection review for

Re-stucco App Fee (whole house) includes the following separate reviews and inspections: Conceptual review, Final review, Review of onsite color/material board and 3D rendering, Town permit review, Pre-inspection of property prior to conceptual review, Onsite final inspection review for renovation/addition.

Solar Panels App Fee includes the following separate reviews and inspections: Conceptual review, Final review, Town permit review, Pre-inspection of property prior to conceptual review, Onsite final inspection review for renovation/addition.

APPENDIX I – SCHEDULE OF PENALTIES

ARB VIOLATIONS

<u>Violation 03-03:</u>	Damage to Property (accidental, unintentional, negligent) Fine: \$100 per occurrence and 5 days to correct; then \$50 per day until violation cured
<u>Violation 06-01:</u>	ARB Permit (working without an ARB permit or working with an expired or unposted ARB permit) Fine: Stop Work Order will be issued; and up to \$500
<u>Violation 06-02:</u>	Dumpster Overflowing and/or Uncovered, No Current ARB Permit, Non-Compliant with ARB Policy Fine: \$100; and \$50 per day until violation cured
<u>Violation 06-03:</u>	Removal of Tree Greater Than 6" in Diameter at Breast Height ("DBH") Without Permit Fine: \$1,000 per tree; and tree mitigation as required by the ARB
<u>Violation 06-04:</u>	Portable Toilet Non-Compliant with ARB Policy Fine: \$50; and \$50 per day until violation cured
<u>Violation 06-05:</u>	Excessive Pruning of Tree Greater Than 6" in in Diameter at Breast Height ("DBH") Fine: \$500 per tree; and tree mitigation as required by the ARB
<u>Violation 06-06:</u>	Clearing Without an ARB Permit, plus all Consecutive Phases for Permitting (Foundation, Building, Pool, etc.) Fine: Stop Work Order will be issued; and \$2,500
<u>Violation 06-07:</u>	Failure to Submit Required Surveys Prior to Beginning Vertical Construction Fine: Stop Work Order will be issued; and \$1,000

- Violation 06-08: Failure to Use Adequate Tree/Site Protection During Construction
- Fine: \$1000 and 5 days to comply; then
\$100 per day thereafter until violation cured
- Violation 06-09: Failure to Construct the Project in Accordance with Approved Plans
- Fine: Minimum \$1,000 **and, depending on the severity,** 10% of Compliance Deposit per Item and 10 business days to correct; then
\$100 per day thereafter until violation cured
- Violation 06-10: Failure to Install Approved Landscape/Drainage Plan
- Fine: \$1,000 and 10 business days to correct; then
\$100 per day thereafter until violation cured
- Violation 06-11: Use of Unapproved Exterior Colors or Materials
- Fine: \$1000 and 10 business days to correct; then
\$100 per day thereafter until violation cured
- Violation 06-12: Failure to Complete Construction by Completion Date
- Fine: 30-day extension upon written request without penalty; then
\$100 per day until project is complete
- Violation 06-13: Failure to Comply with ARB Requests to Clean/Clear Job Site
- Fine: \$100 per occurrence; then
\$50 per day until violation cured
- Violation 06-14: Use of Adjacent Home Sites without Prior Written Permission (includes parking, electric, and water)
- Fine: \$500; and
reimbursement of expenses to adjacent owner
- Violation 06-15: Drainage of Pool, Ground Water and/or Chemicals into Lagoons, Lakes, Adjacent Properties, PDPOA Common Areas, or Drainage Inlets
- Fine: First offense - \$1,000;
Second offense - \$2,000;
Third offense - \$4,000; and for violating commercial vendors, refusal of entry into the Resort for one (1) year