

PALMETTO DUNES PROPERTY OWNERS ASSOCIATION

ARCHITECTURAL STANDARDS and GUIDELINES

For Exterior Changes, Additions, and Renovations and New
Construction

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Effective January 1, 2026

PALMETTO DUNES PROPERTY OWNERS ASSOCIATION
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1 APPLICABILITY

These guidelines apply to all residential structures belonging to Members of the Palmetto Dunes Property Owners Association (PDPOA), including all single-family and multi-family residences (hereafter “villa”) and surrounding property subject to either set of covenants. For multi-family residences, these guidelines also apply to the sub-regime or other board responsible for maintaining the structures and common property. Throughout this document, “property owner” or “owner” refers to the person, persons, or entity, including a regime, responsible for the property. You will find covenant citations throughout the document. If the section differs or if only one set of covenants applies, the specific set of covenants is noted.

While individual regimes may maintain their own architectural standards and internal approval processes, all proposed changes must also be submitted to and approved by the PDPOA Architectural Review Board (ARB), and no regime may authorize any modification that conflicts with the PDPOA Architectural Standards and Guidelines.

As an owner, you should read these *Architectural Standards and Guidelines* to ensure you do not take action on your property that may incur a covenant violation, including potential fines.

1.1 INQUIRIES / CONTACT INFORMATION

Should you have questions, you may contact:

ARB Manager

Palmetto Dunes POA ARB

16 Queen’s Folly Drive | Hilton Head, SC 29928

Phone: (843) 785-1109 | Fax: (843) 785-3589

Web: www.pdpoa.org | Email: ARB@PDPOA.ORG

2 AUTHORITY

The PDPOA Board has “ultimate authority” for decisions and actions made pursuant to Article III of both sets of covenants pertaining to architectural, siting, landscaping, vegetation and building controls (Multi-family, Sec. 8-9; Limited Residential, Sec. 9-9). **As required by both sets of covenants**, the PDPOA Board appoints on annual terms an Architectural Review Board (ARB) to act as its agent for exercising some of its authority.

3 BACKGROUND

3.1 COVENANTS REQUIREMENT

Both sets of covenants provide architectural, siting, landscaping, vegetation and building controls and require the establishment of standards against which the PDPOA and ARB shall review applications. This document fulfills that requirement.

3.2 ADHERENCE TO ARCHITECTURAL STANDARDS AND GUIDELINES

Owners’ adherence to the *Architectural Standards and Guidelines* is a responsibility of membership in the PDPOA and essential to achieving the PDPOA objectives. The property owner is the ultimate

responsible party for compliance with the *Architectural Standards and Guidelines*. Throughout this document, “you” refers to the property owner, whether a person, persons, or an entity.

3.3 AMENDMENTS TO *ARCHITECTURAL STANDARDS AND GUIDELINES*

The PDPOA may review, revise, or modify these *Architectural Standards and Guidelines* at its sole discretion.

3.4 RESOURCES

Property owners may access the PDPOA covenants, these *Architectural Standards and Guidelines*, and all supporting documents, checklists, examples, resources, and applications via the website at www.pdpoa.org/about/arb.

3.5 OVERALL DESIGN REQUIREMENTS

The PDPOA goal is to preserve, protect, and enhance the community’s aesthetic appeal for owners by optimizing Palmetto Dunes’ blend of natural beauty, livability, and property values, consistent with the covenants, restrictions, and affirmative obligations.

PDPOA seeks to achieve a combination of high-quality building and landscape design, overall diversity and individual expression within the context of a cohesive and harmonious community design setting. PDPOA encourages property owners and their design professionals to use original designs and varied materials compatible with, and complementing, the natural surroundings, climate, and other environmental factors indigenous to this area.

3.5.1 Impervious Surface Ratio

The PDPOA maximum impervious cover for single-family home lots is 30%. For villas, the maximum impervious cover is 35%. This percentage is calculated by dividing the total area of impervious surfaces by the lot size. Impervious surfaces are those that significantly impede or prevent water from naturally soaking into the soil, including but not limited to roofs, and concrete or asphalt surfaces.

3.5.2 Siting

The covenants require that buildings and other structures be located so that the maximum view, privacy, and breeze will be available to each building or structure, and that structures will be located with regard to the topography of each property taking into consideration the location of “large trees, structures previously built or approved” pursuant to covenants Article 3-2 for adjacent parcels of land and “other aesthetic and environmental considerations”. You have the right to recommend a specific site. Owners of lots adjacent to the ocean, dunes, wetlands, lagoon, or lakes must take into account the buffers and limits described in sections 5.2 and 5.3 of this document. Owners of lots adjacent to a golf course must take into account the Golf Course Maintenance Easement Area (Sec. 5-3). All lot Owners must take into account existing easements reserved in the covenants. (Multifamily Sec. 7-4, 7-5; LR Sec. 8-4, 8-5) The PDPOA encourages you to take into account the covenant requirements described in this paragraph as well as Town of HHI requirements for similar homes subject to its jurisdiction (including, but not limited, to setbacks) before proposing the siting of your structure. The ARB and PDPOA have the right to control and to decide (subject to the provisions of the pertinent land use regulations of public authorities having jurisdiction) the precise site and location of any building or structures within the property.

3.5.3 Fill and Grading

- A. You shall have storm water drainage systems designed by a certified engineer and built to meet all federal, state and local requirements.
- B. You shall have all fill/grading designed by a certified engineer in a manner to prevent standing water and to assure there will be no runoff to adjoining properties including common areas.
- C. You shall have cuts and fills designed by a certified engineer to complement the natural topography, providing a smooth transition at the crest and base of the slope.

4 RECOVERING FROM DISASTER OR OTHER DESTRUCTION

4.1 LOSS OF STRUCTURE(S)

- A. You have the affirmative duty, per the covenants, to rebuild, replace, repair, or clear and landscape, within a reasonable period of time, any building structure, improvement or significant vegetation which shall be damaged or destroyed by Act of God, fire, or other casualty other than war. (Sec. 3-14) The reasonable period of time may vary depending on the cause of the loss and whether to a single home, such as to fire, or multiple homes, such as to a hurricane.
- B. Variations and waivers of this provision may be made only upon a vote of three-fourths of the PDPOA Board establishing that the overall purpose of the covenants shall be best effected by allowing such a variation. Such variation, if approved, applies only to the specific property. (Sec. 3-14)
- C. If you suffer complete loss of a habitable structure, you must fully demolish the structure and follow the build/re-build process. Please see the Process document.

4.1.1 Variances & Non-Compliance

- A. If you fully demolish a structure, intentionally, any prior variances become void.
- B. Homes that met requirements at the time of original approval do not need to obtain a variance for the existing components. If any modifications or rebuilds are made to a home, the changes must comply with the current requirements in place at the time of the submission.

4.2 EXISTING VEGETATION REMOVAL

4.2.1 Underbrush Removal and Bush Hogging

- A. If you own an undeveloped lot, you may keep it natural as long as it remains safe and sightly.

4.3 PROTECTED TREE MANAGEMENT

4.3.1 Tree Standards

- A. PDPOA promotes responsible tree conservation, removal, and mitigation for Protected Trees to protect woodlands as natural resources; preserve beauty, wildlife habitat, and soil stability; and to prevent erosion, siltation, and stormwater runoff. A Protected Tree is 5 inches in diameter or greater at 4 feet above ground level, including Significant Trees. A Significant Tree is 24 inches in Diameter at Breast Height or greater and all trees, regardless of size, that are located within the 20-foot wetland buffers.

4.3.2 Tree Maintenance

- A. You may prune or trim Protected Trees on an annual or seasonal basis less than 20% of each tree's canopy as determined by an arborist. This standard shall serve as approval as required by the covenants.
- B. If you prune or trim more than 20% of a tree's canopy, you must have a statement from an arborist and a Tier 1 application.
- C. You may trim palm trees as needed regardless of amount trimmed.

4.3.3 Tree Removal & Replacement

- A. You may remove trees with ARB approval for reasonable property development. You may remove hazardous, dead, diseased, or dying trees with ARB and Town of HHI approval.

5 LAND MANAGEMENT

5.1. EASEMENTS

If you improve property within an easement, the PDPOA, BCPD, HHI, or other easement holder or it's/their agent(s) may disrupt those improvements with necessary activity and are not responsible for the replacement of improvements.

5.2 OCEANFRONT & DUNES ADJACENT PROPERTIES

- A. You may not remove or prune trees, shrubs, or existing vegetation without ARB and OCRM written approval.
- B. You must seek a PDPOA variance for a dune crossover as well as OCRM approval.
- C. OCRM rules and regulations govern the portion of beachfront property oceanward of the OCRM critical boundary line. You must obtain OCRM approval first for any clearing or construction in this area prior to seeking ARB approval.
- D. You may not remove, reduce, cut down, or otherwise lower the elevation of sand dunes and ridges located on the ocean side portions of any beachfront property without prior written approval from the OCRM and the ARB.
- E. To preserve the natural appearance and scenic beauty of Palmetto Dunes, if your property is within 20 feet of the average high tide line, you shall not clear, disturb or develop within 30 feet of the average high tide line. If you wish to seek approval to do so, you must request a variance. (Sec. 6-2)

5.3 WETLAND, LAGOON & LAKE ADJACENT PROPERTIES

- A. You shall not disturb the 20-foot wetland buffer, except as allowed for bulkheads, riprap, and erosion control devices.
- A. Any disturbance of the shoreline within the wetland buffer shall require submission of a re-vegetation plan. The re-vegetation plan shall be prepared by a landscape design professional and shall be designed so that upon plant maturity, the disturbed area is completely vegetated.

- B. Removal of any tree within a wetland buffer shall require both an ARB and HHI tree removal permit. Replanting trees shall meet all requirements of HHI.
- C. You may maintain existing buffer landscaping in a manicured fashion.
- D. You may seek approval for the following activities in a required wetland buffer with the specified limitations:
 - 1. Installation of native trees and plants.
 - 2. Maintenance of existing wetland buffer landscaping.
 - 3. Construction and maintenance of a pedestrian walkway that is perpendicular to the water's edge and through the wetland buffer, provided the walkway is not more than 4 feet wide and qualifies as pervious.
 - 4. Construction and maintenance of bulkheads on the lagoon, including bulkhead backfill in the wetland buffer —provided a wetland buffer in accordance with the standards in this section is established or re-established following construction; and the ARB approves the replanting plan and any necessary tree removal.
 - 5. You must seek a variance for construction of a new or rebuilt bulkhead on a lake or water other than the lagoon.
 - 6. Essential development activities such as stormwater management facilities and water, sanitary sewer, telephone, natural gas, cable TV, or other utility lines provided:
 - i. Stormwater management facilities and utility lines that must cross the wetland buffer shall do so at approximately a right angle to minimize disturbance; and
 - ii. Stormwater management facilities and utility lines may run approximately parallel to the edge of the wetland if the utility or drainage easement allows the vegetation necessary to provide for significant filtration of stormwater runoff before it reaches the wetland; otherwise, additional buffer width shall be required to provide the space for such filtration.
 - 7. Water-dependent development activities such as construction of docks, boat ramps, and shoreline stabilization.
 - 8. Limited removal of dead, dying, or diseased trees or other vegetation, as determined by the Town of HHI, provided the root system is retained intact.
 - 9. Limited removal of non-native trees or other vegetation, as determined by the Town of HHI, to constitute a threat to the growth or reintroduction of native species of vegetation.

6 LANDSCAPE & HARDSCAPE

6.1 LANDSCAPE

The PDPOA seeks to preserve Palmetto Dunes' natural setting, protecting vegetation to maintain the community's beauty and property values.

6.1.1 General Landscape Provisions

- A. You must have a Landscape Plan reviewed and approved by the ARB for the following project types:
 - 1. All new construction.
 - 2. All significant renovations and additions (including the addition of a pool/ spa or a new or expanded deck).

3. Landscape modifications that affect more than 50% of a property (front, sides, and back) or significantly affect the screening of the property, pool, or home.
 4. For a regime, a plan is required if the landscaping change will either increase or decrease the impervious to pervious ratio. For example, removing landscaping to add sidewalk.
 5. All development within wetland buffers and/ or along lakes and lagoons, including bulkheads, boat ramps and docks. Town of HHI approval is required prior to submitting for ARB review. Submit Town approval letter with plans.
- B. If you are not required to submit a landscape plan per 6.1.1.A, you may plant landscape plantings of any type. This standard serves as approval for purposes of the covenants.
 - C. Recommended Plantings lists are provided on the website.
 - D. The PDPOA discourages planting or maintaining invasive plants. If you have an invasive species on your property, whether exotic or native, you should monitor and maintain it appropriately. Should such species invade an adjacent property or common property from your property, you are responsible for trimming, mitigating, or eliminating the invading plant(s).

6.1.2 Overall Landscape Requirements

- A. Your plantings may not obstruct street/roadway sight lines.
- B. You must irrigate all natural plant materials.
- C. For lots within 30 feet of a golf fairway, your landscaping shall be in “general conformity with the overall landscaping pattern for the golf course fairway area.” (Sec. 5-2)
- D. You may include natural-state areas mulched with leaves, if appropriate. If approved, you shall keep them free from weeds, vines, and debris.
- E. You may not have exposed earth as part of your landscape plan. You may have temporary exposed earth due to unforeseen circumstances for a reasonable period of time before replacing landscaping or mulch.

6.1.3 Grasses and Turf

- A. If you use synthetic/artificial turf (turf), you shall not place it within a minimum of 20 feet from lagoon, lake, or pond edges.
- B. You must have natural landscaping to the edge of the street or leisure path.
- C. You must use climate-tolerant sod, unless you use turf, as allowed.
- D. You may use turf :
 1. In a single-family home lot, in no more than one-half of the rear yard only, with the other half of the rear yard landscaped with live vegetation.
 2. For a villa, in a patio fully enclosed by fencing only.
 3. Meeting the following requirements:
 - a. Made of Nylon (PA) or Polyethylene with UV stabilizers or similar material; possess a minimum face weight of 80 oz/yd²; oz., with 20 oz. weight permanent backing; and lead-free and ideally PFAS-free.
 - b. Having a pile density from 16,000–20,000 stitches/m²; and pile height of 1.75”–2.0”.
 - c. Of an approved natural color.
 - d. With a weed barrier and an aggregate base for drainage.

6.1.4 Groundcover

- A. You may use shredded wood/bark of a uniform texture and color as ground cover in shaded areas where grass does not grow well. You may use pine straw but shall not use it near lagoons, lakes, or ponds, or areas prone to it being easily displaced, including by wind or runoff.
- B. You may use ornamental grasses a minimum of one-gallon in size.

6.1.5 Trees and Shrubs

When planting, you must plant:

- A. At least two-thirds native species trees.
- B. At least 80% hardwood trees.
- C. For non-foundation shrubs, at least 50% 7-gallon minimum size.
- D. For foundation plantings, a minimum 3-gallon size.

6.1.6 Landscape Screening

- A. You shall landscape all sides of your foundation that are visible from the common areas or adjacent properties, including golf courses. Foundation plants shall provide at installation a minimum of 50% coverage of foundation width and height.
- B. You shall fully screen from the street site utility boxes.
- C. If you have a swimming pool or spa, you shall screen it from the street and adjacent properties (including common areas, lakes, lagoons, and golf courses) with mature plants that provide screening upon installation.

6.1.7 Wetland Buffer Plantings

- A. You must have plantings within the 20-foot OCRM wetland buffer zone of lagoons and lakes.
- B. You must have plantings in the buffer for a boat ramp, dock, and bulkhead.
- C. You shall comply with the following standards at the time of planting the overstory and understory of the required buffers:
 - 1. Native species, except where the ARB approves ornamental plantings that have been historically prevalent on HHI.
 - 2. Overstory trees a minimum of 2-inch caliper as measured at 6 inches above root ball; and a minimum of 10-feet in height.
 - 3. Understory trees a minimum of 1-inch caliper tree as measured at 6 inches above root ball; and a minimum of 6-feet in height.
 - 4. Evergreen shrubs at least 3-feet in height above ground level.
 - 5. No sod/grass/lawn.

6.2 HARDSCAPE

6.2.1 Driveways, Parking Areas, & Gates

- A. You may have a driveway and parking area made of permeable gravel system, pervious pavers, or concrete.
- B. You may use decorative brick inserts.
- C. You must incorporate any parking area with your driveway.
- D. You may seek approval to stain, tint, or paint your driveway. See approved colors on website.

- E. If you have an asphalt driveway, you may patch or replace it with like material in the same footprint. You must apply a top coat to the entire driveway each time you patch it.
- F. You may have no more than 2 driveway entrance reflectors, not to exceed 12 inches in height, mounted on a firm base adjacent to your driveway curb-cut.
- G. You shall not have gates at the front of a single family home or its property.
- H. You may seek approval of a gate(s) on other sides of the property to control public access.

6.2.2 Stamped Concrete

You may seek approval for stamped concrete provided you:

- 1. Use a neutral color.
- 2. Use a matte finish topcoat with little shine.
- 3. Show locations on a site plan.

6.2.3. Decks, Patios, Porches, Terraces, Cabanas & Gazebos

- A. You shall close all open spaces beneath an elevated deck with open air paneling and screen them with landscape planting. This does not apply if you have open areas that have a finished appearance incorporated into your house design intended for outdoor living.
- B. You must stain or paint all exposed vertical elements to complement the house or villa.

6.2.4 Fire Pits

- A. You may have a permanent fire pit in the rear yard that
 - a. Is not within 15 feet of any structure (home, villa, or accessory) on your lot or a neighboring lot.
 - b. Cannot exceed 24 inches above adjacent finished grade elevation.
 - c. Has an internal dimension not exceeding 5 feet in diameter.
 - d. Is a metal fire ring; commercially manufactured unit for open flame burning (Chimenea, outdoor fireplace, fire pits); or a unit completely enclosed by non-combustible material such as steel, brick, masonry, or stone lining the perimeter.
- B. For temporary fire pits, please see the Resort Regulations.

6.2.5 Pools, Spas, & Hot Tubs

- A. If you own an oceanfront property, your pool deck surface height shall be the lower of 14.0 AMSL or the average dune elevation across the rear property line as shown on topographic survey.
- B. You shall enclose in a properly screened service yard, pool equipment including heaters, tools (except lifesaving equipment) and chemicals. You may locate underground propane tanks outside the service yard but a minimum of 10 feet from the property line.
- C. Your pool shall not have a slide or diving board.
- D. You may seek approval of a pool enclosure constructed of screen.
- E. You shall not have a front or side yard pool, spa, or hot tub.
- F. You shall screen from street view with vegetation a pool, spa, or hot tub.
- G. You may seek approval of an elevated waterfall, not to exceed a height of 18 inches above your pool deck.
- H. You may not have an above ground pre-fabricated or inflatable spa or pool.

6.2.6 Pool Barriers

- A. You may have a pool safety barrier that meets the following requirements in addition to complying with the applicable code used by the Town of Hilton Head:
 - 1. The fencing material may be non-reflective dark framing, or clear glass, with a maximum height of 60 inches. You must submit your railing color or type of glass and style of barrier to the ARB for approval.
 - 2. The fence shall be no less than 4 feet from the pool edge or the edge of the existing deck, whichever is greater. Your pool safety barrier shall not be a yard perimeter fence.
 - 3. You may also have a retractable cover.

6.2.7 Pool Backwash

- A. You shall not discharge pool backwash water directly or indirectly into the lagoons or lakes, rights-of-way, storm drain system, adjacent private properties, or common areas.
- B. The backwash water leaving the pool equipment must leave the system through a rigid underground pipe. This pipe must then return water to the surface in a manner guaranteed to keep the backwash on the owner's property.
- C. You must place hardscape such as gravel or decorative stone around the outlet to minimize soil erosion.
- D. You must paint any exposed area of the pipe to blend with its surroundings.

7 OTHER EXTERIOR ELEMENTS

7.1 EXTERIOR MATERIALS

- A. You shall not have exterior walls of vinyl or aluminum siding.
- B. When changing between exterior materials, you should provide a deliberate visual break at the transition, both vertically and horizontally.
- C. Your exterior window accents — including shutters, trim, and hurricane protection devices — must be visually compatible with and complementary to your home or villa's exterior materials, colors, and architectural style.

7.2 EXTERIOR COLOR

- A. You shall paint the exterior using colors that complement and blend with the surrounding natural and built environment. You shall not use bright whites for the body color.
- B. You should avoid proposing the use of home colors that duplicate those neighboring homes on either side, rear, or directly across the street.
- C. You must paint or stain all vertical construction, vents, and visible utility boxes to blend with the area in which they are located.
- D. If you replace your roof, it shall match the house or villa's aesthetics and community color palette.

7.3 DOORS

- A. You may propose any style of door when building a home or replacing a door in a color that follows the color scheme of the home or villa.

- B. You may propose Security, Storm, or Screen Doors that are in harmony with the home or villa design.

7.4 SHUTTERS

- A. You may have accent shutters as part of a consistent architectural design or to add to the architectural interest of the home.

7.5 STAIRS, RAMPS, AND RAILINGS

- A. Your stairs and/or ramp shall be made of material that is harmonious with home and/or hardscape design. If you need to add an access ramp to your existing home, you may have to make other adjustments to meet pervious versus impervious material requirements.
- B. Your stairs or ramps shall be of a height that addresses the need for ingress and egress.
- C. Your handrails shall match the house's aesthetics. You shall not use them as fencing.

7.6 SERVICE YARDS

- A. You must have at least one attached service yard constructed of overlapping siding, stucco or louvers. You shall not use lattice or similar materials.
- B. You must locate all exterior property equipment within a service yard with proper screening.
- C. You may have an underground propane tank located outside the service yard but you must locate it a minimum of 10 feet from the property line.

7.7 GUTTERS & DOWNSPOUTS

- A. You must paint exposed flashing, gutters, and downspouts or use pre-finished in a color to match the house or trim, or you may use copper and allow it to naturally weather.
- B. You may seek approval for rain chains that must fit the aesthetic style of the home.

7.8 EXTERIOR LIGHTING

Your lighting, whether temporary or permanent, must show suitable restraint and concern for the impact on your neighbors, their property, and common property, as well as wildlife. Your lighting shall not light adjacent property or common areas.

- A. Your landscape lighting must have all wiring below ground. You may use up-lighting with glare free baffle fixtures. You may light a lone or cluster of specimen trees or shrubs with ground-level fixtures concealed by plantings.
- B. You may have motion-activated floodlights that are positioned downward.
- C. You shall not have permanent string lights of any kind installed. You may request ARB approval for a temporary installation of string lights that are not holiday lights, such as for a specific special event, which shall not exceed 7 days. You do not need ARB approval for temporary installation of holiday lights, provided you install and remove such lights in accordance with Resort Regulations regarding timing.
- D. You shall not have, regardless of permanence:
 - 1. Flashing lights.
 - 2. Lights on signs.
 - 3. Fixtures using high-pressure sodium, mercury vapor, quartz, or any light with a High

Intensity Discharge rating.

4. Wall, soffit, or ground level fixtures where lamps are not screened by baffles or plantings from the point of view of adjacent properties including common areas.

7.9 PROPERTY SIGNAGE & ORNAMENTS

- A. You shall not erect or hang any signs on your property without prior ARB approval with the exception of a house or villa number. If you wish to request a sign, you must request a variance. (Sec. 3-7)
- B. You shall maintain in good order any approved signage, including your street or villa number.
- C. You shall not erect or hang any ornaments on your property without prior ARB approval. Should you receive approval, you shall maintain it in good order. (Sec. 3-7)

7.10 AWNINGS AND SUN CONTROL DEVICES

- A. You shall not have an awning in the front of your home or your villa.
- B. You may seek approval of a single awning in a solid color to match the structure's color palette.

7.11 EXTERIOR PLAY EQUIPMENT

- A. Sports Goals and Related Equipment: You may have such equipment that is portable. You must put it away in a screened area or garage after each use.
- B. Playhouses/ Gym Sets: You may have one piece of aesthetically pleasing play/recreational equipment in the rear yard of a residential home. Villa regimes shall consult the ARB in advance of determining placement of play equipment.
 1. You shall screen or place the equipment so it is not visible from streets, neighboring houses, golf courses, or lagoons or lakes.
 2. You shall stain, paint or seal it in a neutral tone, blending with the surroundings or matching the home or villa color.
- C. You shall not install a sports court of any kind; trampoline; fixed sports goal or related equipment; treehouses, tree stairs or platforms; tree swings; or any other structure in or on a tree.

7.12 SOLAR COLLECTORS

You may request approval of solar collectors that:

1. Have panel trim and wind guards matching the roof surface color.
2. Do not extend more than 4 inches above the level of the roof surface.
3. Are photovoltaic solar panel systems, solar shingles or solar hot water collector systems.
4. All Exterior components shall match the home or villa color they are installed adjacent to.
5. All plumbing, pipe and wiring must be kept to the interior of the home if part a new build.

7.13 MISCELLANEOUS EXTERIOR ELEMENTS

- A. Sound Devices: You shall not have any exterior sound device(s) except "devices intended for use and used exclusively (and with reasonable regard for neighbors) for safety or security purposes." As prohibited by the PDPOA covenants, you shall not locate, use, or place upon any part of the Property an "exterior speaker" (including those integrated into other devices such as televisions, mobile phones, stereos, etc., or connected to interior devices via wireless technology (e.g.

Bluetooth, Wi-Fi), hard wiring, or other method; “horn; whistle; bell; or other sound device.” (Sec. 3-11) Exterior for this section includes any screened area without permanent glass windows and/or sliding doors. “Shall not locate, use or place” means you shall not use any device that can be temporarily brought or permanently placed outside to transmit sound. For example, you shall not use a mobile device, including a phone, to transmit sound outside, whether through its own speaker or connection to a standalone speaker; or temporarily bring a television onto a patio or deck or permanently install a television on a patio or deck.

- B. Antennas: You may have an antenna and should install it in an attic, service yard, or well-screened area of the landscape while not interfering with signal quality.
- C. Satellite Dishes: You may have a dish of maximum diameter of 1 meter (39.4 inches). You must install it safely so it does not hang over common areas and place it to minimize the view of it from the street, beach, golf course, lagoons/lakes, and neighboring properties while not interfering with signal quality.
- D. Generators: You may install a residential grade unit enclosed in a service yard that meets the Town of HHI Noise Ordinance requirements.
- E. Outdoor Showers: You may have an enclosed outdoor shower (like a service yard). You must screen pre-existing showers with shrubbery if they are not otherwise screened or maintain existing shrubbery. You do not have to screen a foot-only shower.
- F. Outdoor Storage: You shall not have a detached pre-fabricated, storage unit or shed that exceeds 36” in height. You shall keep allowable storage units in the rear yard.
- G. Flag Pole: You may have one 20-foot flagpole with no lighting. If you have a flag pole, you shall not have a House- or Deck-mounted Flag Holder.
- H. House- or Deck-mounted Flag Holder: You may have one house- or deck-mounted flag holder, if you do not have a Flag Pole.
- I. Mailboxes for single-family homes must comply with the covenants Savannah Curbside Mailbox (SCS-1014). (L.R. Sec. 3-27) For convenience, single-family homes may purchase a compliant mailbox and installation from the PDPOA.

7.14 WETLAND-, LAGOON-, & LAKE-FRONT FEATURES

7.14.1 Bulkhead(s)

You may have a bulkhead that:

- A. Shall follow the contour of the lagoon bank, constructed adjacent to and at a level near the existing lagoon bank, made of marine-grade materials and filter fabric.
- B. Must have ends angled and extended into the property a minimum of 6 feet from the corner markers of the actual property to minimize soil washout on adjoining lots.
- C. Must tie to the adjoining lots’ bulkheads, if any, to prevent soil washout and promote a smooth/natural transition between the bulkheads.
- D. Must have soil added along the edge covered with Town of HHI approved plantings. The ARB may require additional plantings.
- E. Shall not have lights.

7.14.2 Docks, Ramps & Lifts

- A. You may have 1 dock per property made of marine-grade materials that

1. Extends a maximum distance of 10 feet into the water, including steps, based on the width of the water at that location; with a maximum width of 15 feet, including benches.
 2. May only have lights if approved by the ARB.
- B. You shall not have a boat lift or ramp.
- C. If you have a dock, you must build it a minimum height as follows. If located on the:
2. Lagoon, it must be a minimum height of 3 feet, 3 inches AMSL due to the lagoon's average height of 1 foot, 8 inches AMSL.
 3. Port Tack/Offshore Lake, it must be a minimum height of 6 feet 5 inches AMSL due to average lake height of 5 feet AMSL.
 4. Full Sweep Lake it must be a minimum height of 5 feet 7 inches AMSL due to average lake height of 4 feet 2 inches AMSL.
- D. You must maintain your dock in good repair and keep it safe, clean, and orderly in appearance at all times, including painting or treating all materials above the high-water mark. The PDPOA is the sole judge as to whether your dock meets this standard. (LR 6-5)

8 CONSTRUCTION GUIDELINES FOR NEW OR RE-BUILD

A new construction project must comply with the standards and guidelines above, as applicable to the property, and this section.

8.1 VARIANCES & NON-COMPLIANCE

- A. If you intentionally demolish a structure any prior variances become void.
- B. Homes or villas that met requirements at the time of original approval do not need to obtain a variance for the existing components. If any modifications or rebuilds are made to a home or villa, the changes must comply with the current requirements in place at the time of the submission.

8.2 GENERAL

- A. Architectural siting must align with the covenants as explained in 3.5.2 *Siting*.
- B. Repetitive house designs are not permitted.
- C. Only one detached single-family residential unit, not to exceed 2 habitable stories in height above the minimum first floor elevation prescribed by the FEMA, is allowed on each site. Habitable space is to be used for standard residential activities such as entertainment, sleeping, and/or cooking areas, that are located anywhere within the residence.
- D. The finished first floor elevation must meet FEMA and HHI requirements.
- E. You may have one small one-story accessory building, which may include a detached private garage; and/or living quarters; cabana; pool house; or gazebo; provided, however, that the construction or use of such dwelling or accessory building does not overcrowd the site and further provided that such building is not used for activity normally conducted as a business. You shall not construct such building prior to the construction of the main building. (LR Sec. 3-24)
- F. You may include as part of the main building a guest suite or like facility without a kitchen as part of the main building or accessory building if such suite or its use does not overcrowd the site. Such suite may not be rented or leased except as part of the entire premises including the main dwelling. (LR Sec. 3-24)

8.3 FOOTPRINT & SQUARE FOOTAGE

- A. Your building may have a maximum footprint of no more than 60% of the buildable area of the lot. Roof overhangs are specifically deleted from this calculation. The footprint is the ground area contained within the outer edges of the building structures including walls, elevated decks, service yards, porches, and attached garages. The building area may exceed this maximum to the extent required to meet minimum habitable square footage required by the covenants and described in 8.3.B and shall not require a variance.
- B. The covenants (LR Sec. 3-25) set the minimum habitable square footage requirements for the enclosed dwelling area of residential units. The minimum square footage shall be:
 - 1. Beach and Lagoon Residential Areas – 2,000 square feet of enclosed dwelling
 - 2. Inverness Area – 1,800 square feet of enclosed dwelling area. The PDPOA Board may grant a variance based on the characteristics of the lot, but in no event shall they approve a dwelling less than 1,500 square feet.
 - 3. Golf Fairway/ Woodland Residential Areas, including all areas not listed above – 1,800 square feet.
- C. Per State of SC requirements, oceanfront properties shall not exceed 5,000 habitable square feet.
- D. The ARB will consider the ratio of lot to home size to determine if the proposed square footage is too large for the site to ensure the site is not overcrowded and does not interfere with overall objective stated earlier in this document as well as the siting requirements.

8.4 BUILDING MASSING

- A. You should propose design concepts relating to roof form, foundation height, finished floor, fenestration, etc., to break down the “mass and bulk” of structure.
- B. Your second-floor outline shall not exceed 60% of the first-floor outline that includes all enclosed space and porches that do not open to the sky.
- C. Examples of some of these design concepts include:
 - 1. Incorporating a roof line between the first and second floor elevation areas.
 - 2. Breaking up the roof line.
 - 3. Setting the second-floor elevation back from the first-floor elevation in all or some areas.
 - 4. Breaking up the elevations with areas that set back or forward.
 - 5. Use of verandas, porch areas, and planters, breaking up the exterior stairway areas.

8.5 FOUNDATIONS

- A. Foundations are to be covered by stucco or similar material. Exposed wooden pilings are not permitted.
- B. The raised foundation must be fully enclosed with a foundation wall or a combination of foundation wall, louvers, or other materials as approved by the ARB.
- C. Foundation wall openings (on all elevations) are to be of the same design and material treatment, including attached porches, stairs, decks, etc. The exterior wall of the raised foundation is to be the same color as the remainder of the house or match other house trim.
- D. Due to flood elevation requirements, high foundation walls may be necessary. Careful architectural design to reduce their apparent height and massiveness to be considered by pier

foundations with louvered openings and terracing of decks, stairs, planters, etc.

8.6 GARAGES & CARPORTS

- A. You may build an attached two-story garage. You may build a second story above the attached garage only if the garage is connected to the main residence by an enclosed, roofed corridor or a similar structure. Your garage roof peak must not exceed the peak of the house roof. You may still propose an accessory building that is not a garage or carport, but it shall not overcrowd the site and must be compatible with the house design OR
- B. You may build a detached one-story garage, or stick built carport, provided it fits within the lot without overcrowding it and is compatible with the house design. If you choose a detached garage, you shall have no other accessory building.

8.7 ROOFS

- 1. Your roof height shall not exceed 47 feet AMSL.
- 2. Your roofs shall comply with all local and state requirements for wind and fire ratings.
- 3. You may have a finished metal (low sheen finish, non-reflective, standing seam without exposed fasteners) and non-wood shakes or a shingled roof.
- 4. Your roof colors shall match the aesthetics of the home and community color palette.
- 5. You should not propose wide unbroken roof forms.
- 6. Where appropriate, you may propose a mixture of roof pitches.
- 7. You should propose interesting and varied roof forms.
- 8. You must paint roof vents and skylight trim to blend with the roof.

8.8 CHIMNEYS

- A. Your chimney exterior shall be of masonry construction (e.g., brick, tabby or stucco).
- B. You shall not have an exposed metal flue.
- C. You shall cover prefabricated flue caps with metal screen or other non-combustible material.