

Exhibit A – Recommended Plant List – *Paradise Island*

The following Recommended Plant List includes most, but not all of the plant materials, which may be used in the community. Indigenous plants are encouraged.

Common Name

Red Maple
Red Sunset Maple
October Glory Red Maple
River Birch
Heritage River
Pecan
Deodar Cedar
Green Ash
Japanese Ginkgo
Moraine Honey locust
Shademaster Honey locust
Black Walnut
Yellow Poplar
Sycamore
Southern Red Oak
Water Oak
Willow Oak
Shumard Oak
Live Oak
Scarlet Oak
Laurel Oak
Bald Cypress
Bass wood
Winged Elm
Drake Chinese Elm
Green Vase Zelcova

Botanical Name

Acer Rubrum
Acer Rubrum 'Red Sunset'
Acer Rubrum 'October Glory'
Betula nigra
Betula nigra 'Heritage'
Carya illinoensis
Cedrus deodara
Fraxinus pennsylvanica
Ginkgo biloba
Gleditsia triacanthos 'Maraine'
Gleditsia triacanthos 'Shademaster'
Juglans nigra
Liriodendron tulipifera
Plantanus occidentalis
Quercus falcata
Quercus nigra
Quercus phellos
Quercus shumardii
Quercus virginiana
Quercus coccinea
Quercus laurifolia
Taxodium distichum
Tilia americana
Ulmus alata
Ulmus parvifolia 'Drake'
Zelcova serrata 'Green Vase'

UNDERSTORY TREES

Common Name

Cocos Palm

Eastern Redbud
Flowering Dogwood
Carolina Silverbell
East Palatka Holly
Foster Holly
Hume Holly
Savannah Holly
Nellie Stevens Holly
Natchez Crepe Myrtle (white)
Potomac Crepe Myrtle (med. pink)
Muskogee Crepe Myrtle (lavender)
Catawba Crepe Myrtle (dk. purple)
Tuscarora Crepe Myrtle (dk. pink)
Saucer Magnolia
Sweetbay Magnolia
Flowering Crabapple
Wax Myrtle
Pistachio
Cherry Laurel
Purple Leaf Plum
Bradford Pear
Aristocrat Pear
Palmetto

Windmill Palm
Vitex 'Chaste'

BUFFER SHRUBS

Common Name

Sasanqua Camellia
Elaeagnus
Burning Bush Euonymus
Forsythia
East Palatka Holly
Foster Holly
Flume Holly
Savannah Holly
Dwarf Burford Holly
Burford Holly
Nellie Stevens Holly
Yaupon Holly
Anise
Pfitzer juniper
Japanese Privet
Variegated Chinese Privet
Maiden Grass
Japanese Silver Grass

Cercis canadensis
Cornus florida
Halesia diptera
Ilex attenuata 'East Palatka'
Ilex attenuata 'Posted'
Ilex attenuata 'Hume #2'
Ilex attenuata 'Savannah'
Ilex Nellie R. Stevens'
Lagerstroemia indica 'Natchez'
Lagerstroemia indica 'Potomac'
Lagerstroemia indica 'Muskogee'
Lagerstroemia indica 'Catawba'
Lagerstroemia indica Tuscarora'
Magnolia soulangiana
Magnolia virginiana
Malus species
Myrica cerifera
Pistacia chinensis
Prunus californinana
Prunus cerasifera 'Atropurpurea'
Pyrus calleryana 'Bradford'
Pyrus calleryana 'Aristocrat'
Sabal Palmetto
Sapium Sebiferum
Trachycarpus fortunei
Vitex agnus-castus

Botanical Name

Camellia sasanqua
Elaeagnus pungens
Euonymus alata Forsythia x intermedia
Ilex x attenuata 'East Palatka'
Ilex x attenuata 'Tosteri'
Ilex x attenuata 'Hume #2'
Ilex x attenuata 'Savannah'
Ilex comuta 'Dwarf Burford'
Ilex cornuta 'Burfordii'
Ilex x 'Nellie R. Stevens'
Ilex vomitoria
Illicium floridanum
Juniperus chinensis 'Pfitzeriana'
Ligustrum japonicum
Ligustrum sinense 'Variegatus'
Miscanthus sinensis 'Gracillimus'
Miscanthus sinensis 'Variegatus'

Wax Myrtle
Nandina
Oleander
Fortunes Tea Olive
Fragrant Tea Olive
Pittosporum
Variegated Pittosporum
Formosa Firethorn
Majestic Beauty Hawthorn
Japanese Cleyera

ORNAMENTAL SHRUBS

Common Name

Edward Goucher Abelia
Sherwood Abelia Purpleleaf
Japanese Barberry Harrington
Plum-Yew Cotoneaster
Daylily Carissa Holly Dwarf
Horned Holly Juniper
Sargeants Juniper
Creeping Juniper
Harbour Dwarf Nandina
Dwarf Pittosporum
Dwarf Indian Hawthorn

GROUNDCOVERS/VINES

Common Name

Akebia
Weeping Love Grass
Wintercreeper
English Ivy
Hypericum
Candytuft
Kadsura
Liriope
Miscanthus
Mondo Grass
Fountain Grass
Asiatic Jasmine
Confederate Jasmine

TURF

Tifton Bermuda
Centipede
Saint Augustine

Myrica cerifera
Nandina domestica
Nerium oleander
Osmanthus fortunei
Osmanthus fragrans
Pittosporum tobira
Pittosprum tobira rVariegata!
Pyranantha koidzumi
Raphiolepis umbellata 'Majestic Beauty'
Ternstroemia gymnanthera

Botanical Name

Abelia x grandiflora 'Edward Goucher'
Abelia x grandiflora 'Sherwoodii'
Berberis thunbergii 'Atropurpurea'
Cephalotaxus harringtonia
Cotoneaster horizontalis
Hemeroclis hybrida
Ilex cornuta 'Carissa'
Iflex cornuta 'Rotunda'
Juniperus species
Juniperus chinensis 'Sergentii'
Juniperus horizontalis
Nandina domestica 'Harbour Dwarf'
Pittosporum tobira 'Whealers Dwarf'
Raphiolepis indica

Botanical Name

Akebia quinata Eragrostis curvula
Enonymous fortunei 'Coloratus'
Hedera helix Hypericum calycinum
Iberis sempervirens Kadsura
japonica Liriope species
Miscanthus sinensis Ophiopogon
japonicus Pennisetum
alopecuroides Trachelospemutn
asiaticum Trachelospernum
jasminoides

Cynodon dactylon 'Tifton 419'
Eremochlea ophiuroides
Stenotaphrum secundatum

Exhibit B

W&S DRAFT 03/14/95

Part of Restrictive Covenants

ARTICLE 3
Waterfront Docks

3.1 Docks. The Owners of Lots contiguous to the Wando River and its adjacent marshes, may construct docks from their Lots to the contiguous navigable waters of the Wando River so long as the location and construction of any such dock meets the requirements of these Covenants and the Dock Corridor Master Plan for Paradise Island which has been approved by the Office of Ocean and Coastal Research Management of the South Carolina Department of Health and Environmental Control. Construction and maintenance of any such dock shall be subject to the following terms and conditions.

(i) In no event shall any commercial use be made of any dock or walkway or any boat, craft or vessel docked or moored to a dock.

(ii) Plans and specifications for each dock shall be submitted to the Architectural Review Board in writing pursuant to the terms and conditions of these Covenants and must conform to guidelines duly adopted by the Architectural Review Board.

(iii) Each dock, including the walkway, pier head, pilings and floating dock, shall be constructed of wood and finished with a clear sealer, not paint, except that the deck area of any floating dock may be painted. Handrails may be constructed but no roof or cover of any type shall be constructed on any pierhead or portion of a dock or walkway.

(iv) No craft or vessel containing a marine sanitary device may be moored at any dock for longer than ten (10) days at any one time.

(v) The walkway and the pierhead of each dock shall be located along a line which is parallel to the sidelines of the approved Dock Corridor Master Plan for Paradise Island.

(vi) Any floating dock will be constructed at right angles to the walkway and the pierhead of each dock. There shall be one floating dock only for each dock and must be constructed on the south side of the pierhead. Each such floating dock shall not exceed ten (10') feet by twenty-five (25') feet in size.

(vii) The pierhead on any dock will not exceed twelve (12') feet by twenty (20') feet in size.

(viii) The walkway of any dock shall be between four (4') feet and six (6') feet wide.

(ix) No holsts, lifts, or davits will be constructed on any dock or floating dock.

(x) All docks and walkways shall be kept and maintained by the Owners thereof in good repair and condition. If any Owner fails to so maintain any dock, the Association shall have the right to inform such Owner by written notice of such failure and it shall be the financial obligation of the Owner to repair such dock in a workmanlike manner to the satisfaction of the Association and its Architectural Review Board.

(xi) No parallel parking of boats, crafts or vessels shall be allowed at any dock.

(xii) Docks shall be appurtenant to the Lots to which they are attached and shall be conveyed with said Lots and may not be severed, partitioned or in any manner divided or conveyed separately from said Lot. No dock may be leased or rented other than as a part of a lease of a Lot.

(xiii) Any alteration to any dock must be the subject of written plans and specifications which are approved by the Architectural Review Board of the Association prior to any work.

3.2 Critical Line. The Owner of each dock shall be responsible for determining any setbacks adjacent to critical lines established by the Office of Ocean and Coastal Resource Management or established by the Architectural Review Board or any other governmental entity.

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Exhibit C – Fees and Fines Schedule – *Paradise Island (Effective January 1, 2016)*

Fees:

| | |
|---------------------------------|---------|
| New Construction Application | \$1,600 |
| Modification Application | \$500 |
| Construction Compliance Deposit | \$5,000 |

Fines:

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|--|------------------------------------|
| Incomplete or no final inspection | \$1,000 per month |
| Construction activities beyond 12 months Without ARB approval | \$1,000 per month |
| Clearing/building/tree cutting without ARB approval | \$1,000 per incident |
| Landscaping prior to ARB approval of landscaping plan | \$1,000 per incident |
| Damage of wetlands, buffers, or common areas (fine and cost of repairs imposed) | \$1,000 per incident |
| Working on Sunday or beyond authorized hours Without ARB approval | \$1,000 per incident |
| Plan changing without ARB approval | \$1,000 per incident |
| Sand washing into road | \$ 500.00 fine & \$50/day imposed |
| No trash container at foundation framing | \$ 500.00 |
| No port-o-potty at foundation framing | \$ 500.00 |
| Accumulated rubbish, debris, or trashy building site | \$ 500.00 |
| Unauthorized dumping (fine & cost of clean-up imposed) | \$ 500.00 |
| Unauthorized burning | \$ 500.00 |
| Trailers parked in street overnight | \$ 500.00 fine & \$100/day imposed |
| Excessive non-construction noise (radios, etc.) | \$ 500.00 |
| No erosion control devise – devise not being Maintained | \$ 500.00 fine & \$100/day imposed |

Exhibit D – Sign Policy – *Paradise Island* (Effective January 1, 2008)

In General

No sign shall be placed within 50 feet of the street including but not limited to "No Trespassing" and security company signs.

Exceptions

1. Written approval from the Board of Directors
2. For Sale

Each property shall be allowed a single sign advertising the property for sale. The sign must meet the specifications* set forth below.

3. Building

During home construction, defined as the period between building permit and Certificate of Occupancy ("CO"), each property shall be allowed a single sign for the purpose of advertising the contractor, owner, architect, landscape architect, and any other information deemed pertinent by the owner. The sign must meet the specifications* set forth below. Once a CO is obtained, the sign must be removed.

Violations

All violations are subject to enforcement by the Board of Directors. The Board reserves the right to remove any sign(s) not in compliance with this Sign Policy.

*Specifications

- All signs shall be constructed out of plywood 1/2 inch thick or greater
- The maximum dimensions are as follows: Height: 24 in. x Width 32 in.
- Each sign post shall be 4 in. x 4 in, in size with or without an optional copper cap. Sign posts shall be primed and painted Charleston Green.
- The background color of each sign shall be Charleston Green. All lettering shall be white. An optional gold border shall be placed around the perimeter of the sign. A palm frond may be placed on the sign. No other logos or pictures shall be placed on the sign.
- Each sign may have a rider and/or an information box posted on it. Riders shall be limited to "Waterfront", "Deep Water", "Dock Permit in Hand" if applicable, or other descriptive words upon written approval by the Board of Directors.