

## *Sea Oats Architectural Guidelines*

The following Guidelines were prepared by the Sea Oats Homeowners Association. All property owners share a common objective: To ensure high property values and keep Sea Oats one of the premiere places to live in the Isle of Palms. To achieve our objectives, we must advise all Sea Oats Homeowners of our wishes and needs for their consideration in making judgments on plans for exterior modifications. These guidelines are in keeping within the confines of the "Declaration of Restrictions of Sea Oats Club." All exterior improvements must be submitted on the Sea Oats Architectural Request Form. The information must include all pertinent information with regard to the request (selections, plans/plats, materials, colors, etc.).

1. **Approval Process:** The written response from the majority of the Sea Oats Homeowners is the final authority for approval of such modifications and will be forwarded to the applicant from management. The process for approval will be as follows: All modifications forwarded to management, management ensures all pertinent information is included and forwards to the Board for approval. Once Board approved, management then ensures the "Good Neighbor" policy is enforced to guarantee the impacted neighbors are in agreement of the modification. The entire package is then forwarded to the remaining homeowners with the majority in agreement for final approval. Management will then contact the applicant via E-mail and notify them of the final decision. This process will take 2 weeks from the date of receipt from the applicant to management.
2. **Seaside Theme:** All of the homes in Sea Oats are to be in keeping of the Seaside Theme as originally developed.
3. **One Dwelling:** Only one single family dwelling may be constructed reconstructed upon any said lot in accordance with plans and specifications approved by a majority of the membership.
4. **Plat:** The depth of front and rear yards and the width of side yards shall be shown on the plat of the subdivision. No lot shall be subdivided or reduced in size, without permission of the majority of the membership.
5. **Additions:** No building, fence, wall, kennel, other structure or driveway shall be commenced, erected, or maintained on any lot. Invisible pet fences are permitted with permission.
6. **Trash Enclosure:** All rubbish must be contained in an appropriate enclosure approved by the membership, to accommodate two (2) City of Isle of Palms trash containers (see attached photo of approved painted enclosure @ home #2). If no enclosure presently exists, you are not required to install one if you adhere to the cities and HOA's restrictions regarding proper container usage. Should you desire to install a new enclosure, placement must be approved by the membership, and coordination with your neighboring property to possibly share an enclosure due to placement. All existing enclosures must be kept in good condition prior to being replaced with the approved design and color by December of 2011.
7. **Port-O-Potties and Dumpsters:** Port-O-Potties are not permitted to be left in the front of the homes or street side. They must be kept screened from view as best as possible. Dumpsters are not permitted in the street.

They are permitted in the applicant's driveway only and must be dumped from debris in a timely manner. The applicant will be responsible for any damages to the street or curbing due to the heavy equipment.

8. **Roof & Deck Overhangs:** Roofs upgrades must be approved by the majority of the membership. There must be consideration of materials and colors, as well as neighboring homes when choosing a roof design.
9. **Windows & Doors:** Any design change of window and door replacements must be approved by the majority of the membership. Design plans must be included with submittal.
10. **Hurricane Shutters:** Must be approved by the majority of the membership. Temporary wood hurricane protection must be removed in a timely manner.
11. **Siding:** Any alterations to siding design/materials must be submitted for approval by the membership.
12. **Building Colors:** Approved color plan must be followed in accordance to the "Sea Oats Color Selection Sheet" attached, and approved by the membership. No two homes side-by-side may have the exact same colors on the home (deck colors may vary). Expanded siding, trim and accent color options have been established. Accent colors may be used for shutters and front doors only. When you repaint your home, you must choose from the approved color selections.
13. **Garage Enclosure:** Garage enclosure modifications must be submitted for approval by the membership. Design plan and materials must be included with submittal.
14. **Landscape Design Changes:** Landscape plans must be submitted for approval by the membership. Design plan and plant legend must be included with submittal. Landscaping must be restored at the owner's expense in a timely manner once modifications are completed.
15. **Satellite Dishes:** Satellite dish placement installation must be approved by the membership at least 5 working days prior to installation. Additionally, there must be approval of the immediate surrounding neighbors affected by the view of the dish. Installation options include the roof, railings, and siding, or on a pole not attached to the home.
16. **Propane Gas Containers:** Containers must not be seen from the streetscape or neighboring homes. If an enclosure is desired, a design must be submitted and approved by the membership.
17. **Fines:** Sea Oats Homeowners are subject to a fine of \$100 per day for non-compliance of subject Guidelines within 120 days of certified mail notification.
18. **Permits:** Approval from the Sea Oats HOA does not exempt the applicant from all proper building codes or requirements for building permits.

*Any changes to this document must be approved in writing by the majority of the membership. Modifications to the documents (Guidelines & Form) will be revised and dated of the time of approval.*

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Approved by Majority of SO Membership (Revised and Approved May 2, 2015)