



Sea Oats Club and Sea Oats Homeowners Association 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:** Trash enclosures are the Owner's responsibility. All rubbish must be contained in an appropriate enclosure approved by the membership. City of Isle of Palms trash containers are to be utilized to accommodate one (1) for private Owners and two (2) for rental units (example may be provided by management). 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.
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 emptied 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:** All exterior colors must be submitted and approved prior to proceeding with painting (see attached suggested color selection sheet). No two homes side-by-side may have the exact same colors on the home (deck colors may vary).
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. **Outdoor Structures:** Fire pits, outdoor kitchens, fountains, etc. must be approved prior to installation.
16. **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.
17. **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.
18. **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.
19. **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 by the majority of the membership and recorded. Modifications to the documents (Guidelines & Form) will be revised and dated of the time of approval.

Sea Oats Architectural Guidelines

Approved by Majority of SO Membership (Revised and Approved Nov. 3, 2018)

Sea Oats Architectural Request Form

Request for Approval for Home Exterior Improvements or Modifications

Items 1 through 8 are to be completed by the homeowner.

1. Name of Homeowner _____ 2. Date of Request _____

3. Home Address _____ 4. Telephone _____

5. Description of Request _____

6. Attach a copy of the plat or a sketch showing the modifications.

7. Requested start date _____

8. Approximate completion date _____

****The review process generally takes approximately 30 days for all Sea Oats members to respond. However, the more information you include in your request may expedite the review of your request. We encourage you to be specific in your information such as pictures, plats, sample boards, etc.

**PLEASE ALLOW AT LEAST 30 DAYS FOR PROCESSING THIS REQUEST
TO BE COMPLETED BY MANAGEMENT**

Date Management received request _____

Approved by membership without conditions _____

Approved with the following conditions _____

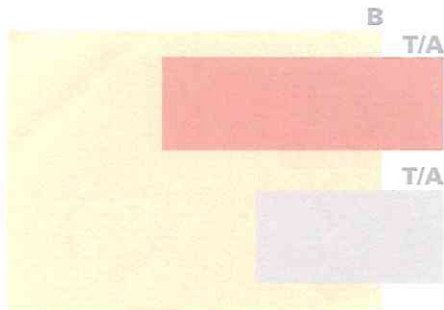
Additional information required _____

Not approved for the following reason _____

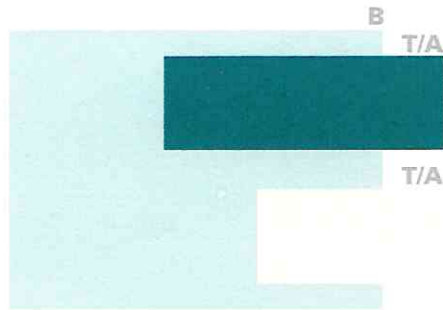
Date Homeowner Notified _____

Submit completed form to: Sea Oats HOA
C/O Laurie Schueler
laurie@charlestonpms.com
1340 G Ben Sawyer Blvd.
Mt. Pleasant, SC 29464
Office: 843-881-5459 * Fax: 843-881-5616

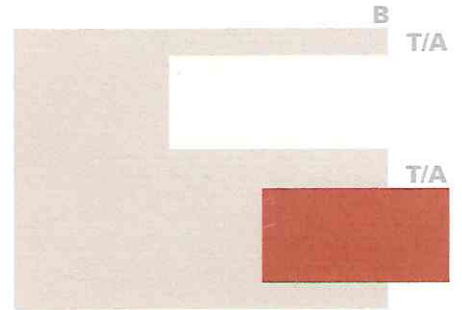
The Sea Oats Homeowners Association in Isle of Palms



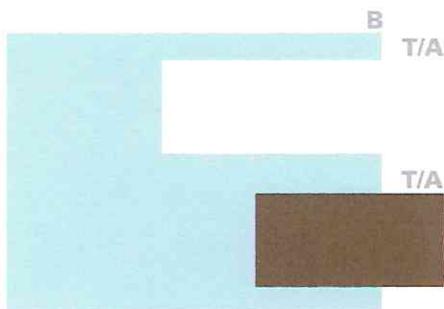
Body SW 0028 Caen Stone
 Trim/Accent SW 0025 Rosedust
 Trim/Accent SW 0055 Light French Gray



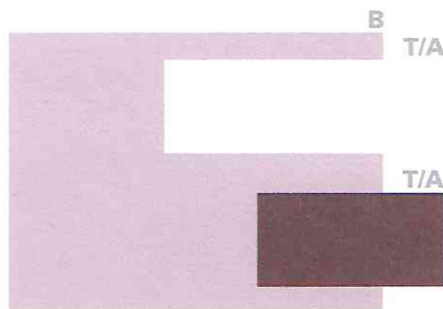
Body SW 0063 Blue Sky
 Trim/Accent SW 0064 Blue Peacock
 Trim/Accent SW 0050 Classic Light Buff



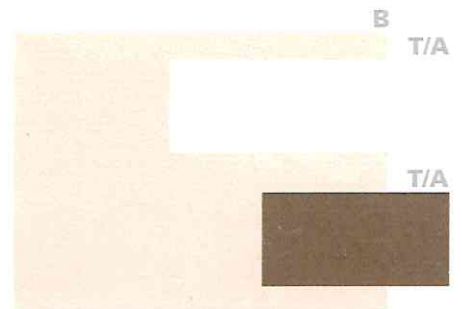
Body SW 0049 Silver Gray
 Trim/Accent SW 0050 Classic Light Buff
 Trim/Accent SW 0057 Chinese Red



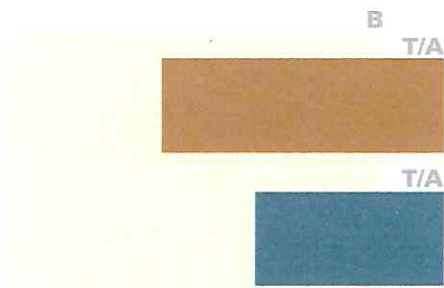
Body DCL027 Noon Sky
 Trim/Accent DCL040 Chapel of Ease
 Trim/Accent SW 2856 Fairfax Brown



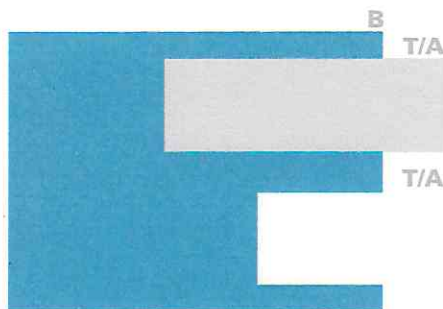
Body DCL035 Chainstitch
 Trim/Accent DCL040 Chapel of Ease
 Trim/Accent SW 0072 Deep Maroon



Body SW 0027 Aristocrat Peach
 Trim/Accent DCL040 Chapel of Ease
 Trim/Accent SW 2856 Fairfax Brown



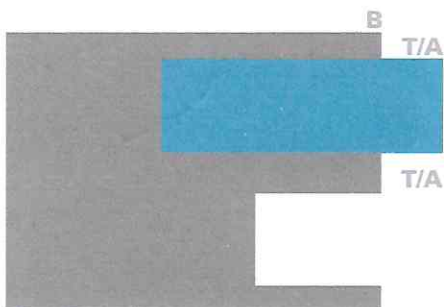
Body SW 0046 White Hyacinth
 Trim/Accent SW 0045 Antiquarian Brown
 Trim/Accent SW 0048 Bunglehouse Blue



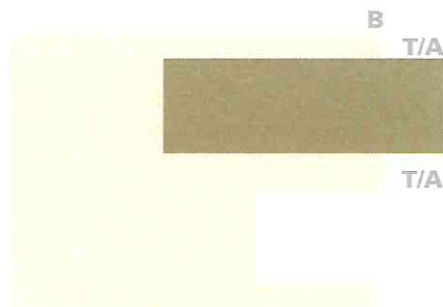
Body SW 2864 Stratford Blue
 Trim/Accent SW 2850 Chelsea Gray
 Trim/Accent DCL040 Chapel of Ease



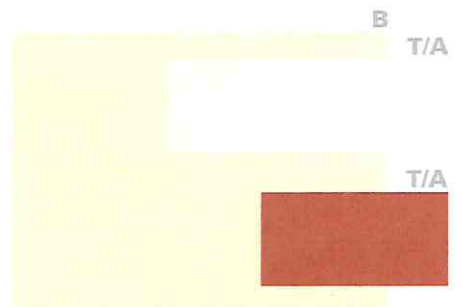
Body SW 2862 Burma Jade
 Trim/Accent SW 6995 Super White
 Trim/Accent SW 2859 Beige



Body SW 2849 Westchester Gray
 Trim/Accent SW 2864 Stratford Blue
 Trim/Accent DCL040 Chapel of Ease



Body SW 2857 Peace Yellow
 Trim/Accent SW 2861 Avocado
 Trim/Accent DCL040 Chapel of Ease



Body DCL021 Island Life
 Trim/Accent SW 0050 Classic Light Buff
 Trim/Accent SW 0057 Chinese Red



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