

**PARADISE ISLAND
ARCHITECTURAL & LANDSCAPE
DESIGN STANDARDS**

Revised 11/2022

PARADISE ISLAND

ARCHITECTURAL & LANDSCAPE DESIGN STANDARDS

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PARADISE ISLAND

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1.0 Introduction

- 1.1 The ARB and the HOA welcome you to the neighborhood. Paradise Island is a custom home, planned residential neighborhood, designed in response to the environmental and cultural heritage of the land. Appropriate residences will be planned to reflect the heritage that recalls the elegance, simplicity, and grace of the architecture of the Lowcountry. Other traditional styles designed to fit the Low Country topography may be approved by the ARB at its discretion. No one residence, structure or other improvement should stand apart in design or construction so as to detract from the overall appearance of the neighborhood.

Intent of Guidelines: The Guidelines below are a tool to develop this custom home community and to protect the property values. These Standards shall be explanatory and illustrative of the general intent of the development of the Lots and are intended as a guide to assist the ARB in reviewing plans and other submittals, as well as guide the Owner/Architect in design and the contractor during construction. The provisions of these Standards shall not be construed as absolute rules binding on the ARB. The ARB may issue changes to these Standards from time to time due to changing requirements of governmental agencies, financial institutions, the evolution of the art of community planning, changes in technology, including changes in materials, and other considerations as determined by the ARB. What is presently built in the neighborhood cannot be used as precedence in reviewing new submittals, as each submittal will be reviewed individually and according to the current guidelines and lot conditions. All submissions must be designed by a registered Architect. The final submission to the ARB must have the seal and signature of the Architect of Record. Landscape plans are to be designed by a registered Landscape Architect and must have a seal and signature.

- 1.2 Purpose of the ARB: The Architectural Review Board (ARB) has been established to administer the Design Guidelines. The Architectural Review Board is charged to ensure compliance with the design and review processes described herein, and to ensure that construction is completed according to the approved plans. The ARB and the Paradise Island Home Owners Association, Inc. are not responsible for any misrepresentations or conflicts with governmental or municipal regulations. The owner and their design professionals are responsible for consulting building code, zoning, covenants, the current design guidelines, critical line setbacks, OCRM and Army Corp of Engineers if applicable and all other requirements relating to designing and building a new residence in this neighborhood. Information contained herein is subject to change without notice and should be verified prior to application.

No action taken by the HOA or the ARB, or any of their members, employees or agents, shall entitle any person to rely thereon with respect to conformity with the laws, regulations, codes or ordinances, or with respect to the physical or other condition of any building, structure, or other portion of the property. Neither Paradise Island, its Board of Directors, the ARB, nor any member, employee, or agent thereof shall be liable to anyone submitting plans to them for approval or to any owner or any other person, for damage, injury or defect (whether structural or otherwise) or compliance with regulatory code associated with plans considered by the ARB. Every person or other entity submitting plans to the ARB agrees by submission of such plans, to defend, indemnify, and hold harmless the Association, the Board of Directors and the Architectural Review Board (or any member, employee, or agent thereof) from any action, proceeding, suit, damage, injury, or claim arising out of, or in connection with, such submission. Approval or disapproval of plans is based solely on aesthetics.

2.0 Design Review Procedures

- 2.1 **Approval Process and Procedures:** The following sequence has been established to provide a systematic and uniform review process of all proposed designs, plans and construction:
- A. Payment of Fees Application Submittal
 - Design Review Fee: \$1,600
 - Construction Escrow Deposit: \$9,000
 - B. Preliminary Design Review and Approval (mandatory) – including Schematic Site Plan
 - C. Final Construction Documents Review and Approval (including landscape plan)
 - D. Payment of Construction Deposit
 - E. Final Inspection Upon Completion of Construction
 - F. Return Deposit (partial or full depending on compliance)
- 2.2 **Survey Information.** The Owner will obtain a plot plan survey to include corner pins, wetland boundaries, easements and buffers, trees 12” and greater, and existing topography in one-foot contour intervals. Setbacks and existing utilities must also be included. All trees over 18" require board approval for removal. Conservation of trees on the lot is of utmost importance.
- 2.3 **Preliminary Plan Approval.** The Owner of any Lot must submit a Preliminary Plan for review of the design of its proposed Improvements in electronic format with Form A and Form C. This preliminary submittal is to indicate the style of the proposed design before the owner commits to an architectural fee for the preparation of a full set of construction documents. This Preliminary Submittal shall include the following:
- A. Architectural Review Fee. The review fee, including preliminary and final reviews is \$1,600.00 for new construction. All fees are payable to: Paradise Island c/o Property Management Services, LLC, 1340-G Ben Sawyer Boulevard, Mt Pleasant, SC 29464;
 - B. Schematic site plan showing building, driveway, and walkway, pool and other hardscape locations and dimensions;
 - C. Photos of all adjacent lots/homes. (not conservation area) labeled with address or lot number
 - D. Schematic elevations, showing all sides, exterior materials (drawn to scale) and accurate grading drawn to scale;
 - E. Preliminary Review Application.

The ARB shall review such preliminary plans and return them to the Owner marked “Approved” or “Disapproved” as the case may be, together with all conditions and/or changes required by the ARB. As to any preliminary plans marked "Approved" by the ARB, Final Plans produced thereafter must be in substantial conformity therewith including all required conditions and/or changes, provided, however, that the ARB's approval of Preliminary Plans shall in no way bind or obligate the ARB to approve the subsequent Final Plans.

The ARB may refuse approval of Preliminary Plans, location and style of Improvements, exterior colors or finishes or other specifications for any reason including purely aesthetic reasons, in the sole discretion of the ARB.

After the preliminary submittal is approved, the ARB may request additional changes in the final submittal review.

- 2.4 **Final Plan Submittal & Approval.** Final plans and specifications (hereinafter, the "Final Plans") for all Improvements proposed to be constructed on any Lot must be signed and stamped by a

licensed architect or landscape architect and submitted to the ARB for approval or disapproval. In addition, the following items must be submitted with the Final Plans prior to the ARB beginning the Final Plan review process:

- A. Final site preparation plan drawn to scale showing building location and dimensions, driveway location, construction staging areas, clearing limits, and an indication of any areas of the Lot in which any vegetation is to be cut or removed. Any erosion control measures required for construction should be shown on the site preparation plan. A boundary survey shall be provided either separate or inclusive of the above in the site plan. The cutting and clearing plan must be submitted to and approved by the ARB prior to any removal of vegetation.
- B. Final floor plans drawn to scale, including calculations showing heated and unheated square footage on a floor-by-floor basis.
- C. Final elevations, showing all sides and exterior materials and accurate grade drawn to scale. Dimensions must indicate height of structure.
- D. Final landscape plans, including planting plans, bedlines, lawn area delineations, a detailed plant schedule, and all notes and details, signed and stamped by a registered landscape architect.
- E. Exterior colors may be submitted to the ARB during the construction phase. Siding color and trim must be painted on minimum of 1' linear board.
- F. Grading & Drainage plan, signed and stamped by a registered landscape architect.
- G. Final Site Plan indicating Location and dimensions of utility lines and equipment, walks, drives, required driveway apron, walls, terraces, decks, pools, etc. (including plans or the location of the sewer pump system, if any, to be installed on the lot). Hardscape finish of sidewalks, driveway apron and driveway must be identified. HVAC equipment location and screening method must be identified. Proposed fences and gates must be located on the Site Plan, and a fence elevation drawing must be provided indicating the proposed height, materials, and colors of all fences and gates.
- H. Samples of proposed construction materials required by the ARB such as brick, stucco, wood siding, shingles, window design samples, etc.
- I. Cut sheets of all windows, front door and surround, garage doors, and exterior light fixtures.
- J. Final Review Application Form C, and all other applicable forms.
- K. Submit Construction Escrow Deposit

The ARB may refuse approval of Final Plans, location and style of Improvements, exterior colors or finishes or other specifications for any reason including purely aesthetic reasons, in the sole discretion of the ARB.

If found not to be in compliance with these Standards or if found to be otherwise unacceptable to the ARB, the owner will receive a written statement of items found not to be in compliance with these Standards or otherwise unacceptable. The ARB may impose an additional review fee for each re-submittal of Final Plans to the ARB.

At such time as the Final Plans meet the approval of the ARB, one complete set of Final Plans will be retained by the ARB. Once the ARB has approved the Final Plans for Improvements, the construction of such Improvements must be promptly commenced and diligently pursued to completion. If such construction is not commenced within six 6 months following the date of

approval of the Final Plans therefore by the ARB, such approval shall be deemed rescinded. The ARB in its sole discretion may grant an extension from this six month period. Before construction of Improvements can thereafter be commenced on the portion of the Property in question, the Plans therefore must again be approved by the ARB.

Any modification or change to the "Approved" set of Final Plans must again be submitted to the ARB along with Form B for its review and written approval, and an additional review fee may be required.

- 2.5 Construction Escrow Deposit. Construction Escrow Deposit shall be submitted when the Final Plans are submitted. The Deposit is \$9,000. The fee will be paid by the Owner or Builder. This fee shall be submitted along with Form D.
- 2.6 Purpose and Use of Construction Escrow Deposit. The Construction Escrow Deposit shall be deposited by the ARB in a non-interest bearing account established by the Master Association or the ARB. The Construction Escrow Deposit may thereafter be used by the ARB for any of the following purposes:
- A. To pay for the cost to repair any damage to the Roadways, Utilities, Storm Drainage System or Common Areas caused by an Owner or Owner's builder or subcontractors not repaired by the responsible Owner, such Owner's builder or subcontractors.
 - B. To complete any landscaping shown on the Final Plans for a Lot which has not been completed within three (3) months after completion of the residence on such Lot.
 - C. To pay for the cost of completing any Improvements so that they are in accordance with the approved Final Plans, if Owner fails to complete such Improvements.
 - D. To pay for the cost of restoring or replacing any trees, other vegetation, grades or other natural features improperly removed, altered or destroyed by Owner in violation of these Standards.
 - E. To reimburse Declarant for Owner's share of street cleaning costs during construction, if Owner does not pay such amounts in a timely manner as specified in the Contractor Rules.
 - F. To reimburse Declarant for its costs of cleaning up any significant amount of dirt, cement, etc., left by the Owner on any street if the same was not immediately removed by the owner.
 - G. To pay for the cost of enforcing any of the Owner's other obligations under these standards and any fines (as indicated in Exhibit C) which may have been imposed.

Except for the reimbursements described above, the ARB shall give an Owner prior notice that it intends to use the Owner's Construction Escrow Deposit for a particular purpose. The Owner shall thereafter have five (5) days from the date of the notice to repair the damage, complete the landscaping or Improvements, or otherwise perform the work which the ARB intended to use the Owners Construction Escrow deposit, or, if the work cannot be completed during that time, to begin work and thereafter diligently pursue it to completion. If the Owner, upon receipt of the notice, shall fail to perform the work, then the ARB shall thereafter be free to perform it and use the Owner's Construction Deposit to pay for the cost thereof. Upon the completion of Improvements and when all work has been completed by either the responsible Owner or the ARB, the ARB shall return to the Owner any unused portion of the Owner's Construction Escrow Deposit.

In the event the ARB expends sums on the Owner's behalf as provided above excess of the Owner's Construction Escrow Deposit, the Owner shall pay the excess to the ARB within twenty (20) days of notice thereof. Any unpaid balance after the twenty-day period will be subject to a 1.5% interest charge each month until the balance is paid in full. The ARB has the right to collect reasonable fees as a result of unpaid balances, such as attorney and lien filing fees. Any and all interest earned on the Construction Escrow Deposit shall be credited to and retained by the Master Association for its sole use and benefit.

The ARB shall have the authority to expend money for the purposes set forth in the above and to charge the Owner for reimbursement thereof.

2.6 Approval to Commence Construction. Following the ARB's written approval of the Final Plans and approval to start construction, it is the responsibility of the Owner's Builder to review and comply with the following prior to start of construction: ARB must be notified that the property has been staked.

- A. Setbacks, side yards and building corners (as per stakes)
- B. Docks must be approved by OCRM and ARB prior to construction
- C. Clearing limits
- D. Placement of excavation materials
- E. Location and protection of water meter, sanitary sewer boxes
- F. Location of construction entrance
- G. Location of temporary toilet which must be screened
- H. Erosion control measures
- I. Dumpster and/or storage container placement
- J. Protection of trees
- K. Building envelope location
- L. All necessary permits and approvals

The ARB shall have the right to halt any unauthorized construction.

2.7 Modifications and Additions. ARB approval is required for remodeling and additions. Lot owners desiring to remodel existing home and/or to construct additions to existing home shall follow these Standards as if such remodeling or addition were new construction. All criteria governing site location, grading, and excavating, structures, roofs, landscaping and aesthetics will apply to remodeling and additions to the same extent as to new construction. Renovation and addition plans must be submitted to the ARB for approval in accordance with Section 2 of these Standards, with an Additions/Renovations Review Fee of \$500.00 and Form B and D.

2.8 Failure of the ARB to Act. If the ARB fails to approve or disapprove any Final Plans or other submittals which conform (and which relate to Improvements which will conform) with the requirements hereof or to reject them as being inadequate or unacceptable within sixty (60) calendar days after the receipt of the review fee, and provided such submittal was a full and complete submittal, in accordance with these Standards, of all items that were to have been submitted to the ARB, and provided the ARB shall again fail to approve or disapprove such Final Plans or other submittals within fifteen (15) business days after additional written request to act on such items if delivered to the ARB following the passage of the above described sixty (60) calendar day period, it shall be conclusively presumed that the ARB has approved such conforming Final Plans and other submittals, EXCEPT that the ARB has no right or power, either by action or failure to act, to waive or grant any variances relating to any mandatory, requirements specified in the Master Association or the Association in which the Lot is located, except where variances shall be expressly permitted therein and EXCEPT FURTHER, that the ARB shall not be deemed to have waived any of the requirements set forth in these Standards. If

Final Plans or other submittals are not sufficiently complete or are otherwise inadequate, the ARB may reject them as being inadequate or may approve or disapprove a portion of the Final Plans, conditionally or unconditionally, and reject the balance.

- 2.9 Appeal Procedures. Decisions of the Architectural Review Board may be appealed. If an appeal is desired, it must be submitted in writing with a full explanation including supporting drawings, plans, etc., and signed by the owner. The appeal must be submitted within 30 days of the date of the contested written decision of the ARB. The appeal will be considered by the Paradise Island Board of Directors and the Architectural Review Board at its next meeting. The owner, contractor and architect will be invited to make a personal presentation before the Board. After hearing the presentation, the Board will make a final decision which will be conveyed to the owner within one week of this meeting. The findings of this appeal are final.

The owner, contractor, and architect are required to comply promptly with the results of the appeal. Failure to do so will result in forfeiture of all or part of the Compliance Deposit and possible legal action.

- 2.10 Once Construction is complete and the owner has obtained and submitted a copy of the Certificate of Occupancy to the ARB, the owner/contractor may request a Final Compliance Review. This review is completed by the ARB to ensure that the residence was built according to the submitted documents.

No portion of the construction deposit will be refunded until all items identified during the inspections have been corrected to the satisfaction of the ARB.

Any fines levied during the construction process remaining unpaid at the time of Final Inspection shall be deducted from the deposit refund.

Should the entire construction process, including landscaping, not be completed within 18 months of the ARB's initial approval, the deposit shall be forfeited, and daily fines will be levied until all deficiencies have been corrected and approved, in writing.

A change order must be submitted for any changed made to the originally approved plans.

A full or partial deposit may be returned to the owner/builder. Any partial deposit will be returned with a written explanation for non-compliance or any fees withheld. The owner/builder must submit Form G to the ARB to request an inspection.

- 2.11 Address of ARB. The address of the ARB for delivery of plans, forms, finish /color samples and all notices shall be as follows:

Paradise Island c/o Property Management Services, LLC
1340-G Ben Sawyer Boulevard, Mount Pleasant, SC 29464

3.0 **Architectural Design Guidelines**

- 3.1 Dwelling Types. Each Lot may contain only one detached single-family dwelling and only such other accessory structures as approved by the ARB. Accessory structures may not be built before the primary structure. Docks are not considered an accessory structure and may be constructed prior to the primary structure.
- 3.2 Dwelling Size. The minimum square footage of each home will be 2,400 and each dwelling will be reviewed on a case-by-case basis. The ARB strongly encourages the use of Lowcountry style architecture. The ARB will have sole discretion to approve or reject any plan.
- 3.3 Maximum Height. The maximum height for a dwelling is 35 feet, as in accordance with the county ordinances.

- 3.4 Ceilings. Interior ceiling heights of nine (9) feet or greater on the first floor are encouraged.
- 3.5 Garages. Every house shall have an attached garage for not less than two (2) vehicles. Garage doors are required and may not face the street. The ARB may in its sole discretion, approve detached garages on a case-by-case basis. Detached garages must be constructed in accordance with Charleston County Ordinance. Single bay garage doors are preferred over double width garage doors. All ducts, pipes and wiring in garages shall be concealed from view above the level of the garage ceiling. Use of either landscaping, a wall, fencing or a combination of these elements must provide adequate screening of meters, equipment etc. Unless the ARB in its sole discretion otherwise allows, the garage turnaround area must provide for a three foot (3') landscaped buffer between the edge of the driveway and the property line.
- 3.6 Porticos/Porches. Covered entries, porticos, and front porches, which are integral with the design of the main house, are encouraged. Two story entrances are discouraged. Columns and handrails of compatible traditional detailing are encouraged as a proper detail element to the entrance. Cornices, exterior trim and detailing around window and door openings must be presented on the elevations. A cut sheet of the entry door and surround must be provided.
- Only porches on the rear elevation may be screened. Details of porch construction including columns, cornices, etc., shall be provided.
- 3.7 Front Door – Front door and side lites shall be Lowcountry style. Leaded or patterned glass is prohibited. Preferred material/finish is stained.
- 3.8 Trim – Corner trim shall be minimum of 6” wide.
- 3.9 Facade Treatments. Variety in homes is encouraged throughout the neighborhood. The ARB may deny similar elevations in close proximity to one another. Massing and proportions will be considered in the ARB review.
- 3.10 Roofs. The main structure pitch or slope of 8:12 is strongly encouraged, however other pitch or slopes will be considered by the ARB. Porches, breezeways, and other secondary structures may be less. Flat roofs (less than 1:12) are discouraged. Mansard roofs are prohibited. Dormers and other historic roof elements are encouraged with proportions in keeping with the design proposed.
- Roofs and roof pitches should be in proportion to the overall size and shape of the house. Acceptable roofing materials are minimum twenty-five (25) year warranty, architectural shingles (sculpted) style or metal roofs. Alternative roofing materials are discouraged but will be reviewed on a case-by-case basis. All specific roof materials to be used must be approved in writing prior to commencement of construction. Roof vents, roof power vents, plumbing vent pipes and skylights will not be permitted on roofs visible from the front elevation. Roof vents, roof power vents, rain diverters, skylight housings, plumbing vent pipes and non-copper flashing shall be painted to blend with the roof shingles, except that flashing applied to vertical surfaces may be painted to blend with the vertical materials where more appropriate. Any other roof treatments or features (i.e., ridge vents) shall be so noted on the architectural plans and approved by the ARB. Dome skylights are not permitted.
- 3.11 Exterior Materials Exterior materials of brick, stucco, wood, or cement fiberboard shall be specified on plans and approved by the ARB. Exterior Insulation Finish Systems (EIFS) materials will not be permitted. Use of vinyl siding, metal panels, diagonal siding, or CMU, will not be allowed. Vinyl as approved by the ARB will be allowed for fascia, soffits, and windows. Horizontal siding (wood, cement fiberboard) must be fully and properly finished. Natural weathering of exterior wood materials is not desired. Imitation or brick-like materials may be used only upon prior written approval by the ARB.

- 3.12 Exterior Color. Color schemes are subject to the approval of the ARB. Samples of proposed exterior materials and colors must be provided to ARB for review and approval. Colors must be submitted painted on a minimum of 1' linear board. A variety of color is encouraged; exterior colors cannot be similar to any adjacent properties. The foundation color shall be a minimum of two shades darker than the siding above.

The owner shall submit all required forms/application along with paint color board, photo of the house showing the current colors for consideration of the ARB, and photos of all adjacent houses to ensure that the color selected is not similar. A review fee of \$50.00 and a \$500 refundable deposit will be required. The owner will be required to pay for the Architect's inspection fee upon completion of the painting which is estimated at \$130.00.

Upon inspection and approval, the deposit check will be returned to the owners. If the work does not meet the approved specifications, the owner must correct any deviations from the specification or face forfeiture of the deposit check and/or fines.

- 3.13 Porches and Decks. The size and design of porches and decks should be architecturally compatible with the house. Porch and deck support columns constructed of masonry shall be a minimum of 10" x 10", and porch and deck support columns constructed of wood shall be at least 8" x 8" (with base and capital detailing). Space below decks should be screened with louvers, shrubbery or other means appropriate to the house design. Patios and uncovered decks shall be in the rear yard Building Envelope. Depth of porches shall be 8 ft. min clear - measured from the face of the structure to the inside face of the column.
- 3.14 Chimneys. Chimneys should be full foundation based and made of brick, stucco or other material approved in writing by the ARB, and of a design, location, and material appropriate to the house. Metal flues and wood chases are not recommended but may be approved by the ARB in its sole discretion. A metal flue must be installed with an appropriate shroud.
- 3.15 HVAC Equipment. No air conditioning or heating apparatus shall be installed on the ground in front of or attached to any front wall of any residence on a Lot. Air conditioning or heating apparatus shall be screened from view from the street and adjacent homes by landscaping and/or screening. Suitable HVAC screening shall be 4' high with louvers or brick lattice and a design acceptable to the ARB. Materials and color shall match main dwelling and shall meet elevation requirements of the County. Wood lattice is not permitted.
- 3.16 Attachments, Satellite Dishes and Antennas. No permanent attachment of any kind or character whatsoever (including, but not limited to, television and radio antennas, solar energy-related systems, satellite or microwave dishes or similar improvements) shall be made to the roof or exterior walls of any building or otherwise placed or maintained on any Lot unless the location of such attachments or devices is approved in advance in writing by the ARB. Appropriate screening will be required. Satellite Dishes should be within the footprint of the home or within ten (10) feet of the drip line and not visible from the street or any neighboring property. All locations must be approved, in writing, by the ARB prior to installation.
- 3.17 Windows and Shutters. Windows should be the same type, proportion and style on all elevations of the house. Long blank elevations without any fenestration are prohibited. Thermal pane windows are preferred. Exterior storm windows, removeable grills, and reflective glazing will not be permitted. Shutters should fit the proportion and shape of the windows and, when used, should be located at a minimum on all elevations visible from the street. Unless specifically waived in writing by the ARB, all windows and doors shall have caps of soldier course brick, jack arches, wood caps or other approved decorative treatment. No running bond brick will be permitted over any door or window of any elevation. No window or door casing or decorative treatment shall abut any frieze board, unless otherwise approved by the ARB. All front windows

must reflect the period detailing, and character of the residence. Window cut sheets must be submitted for ARB approval. Window style and proportions shall be Lowcountry.

- 3.18 Exterior Lighting. Exterior lighting must be limited to areas within the Building Envelope. Exterior lighting shall be located so as not to result in excessive glare or interfere with the privacy of nearby dwellings. Floodlights shall be hooded. An exterior lighting plan with locations and cut sheets is required for ARB approval. Low level (24 inches or less in height) low voltage lights along walks are generally permitted without ARB review.
- 3.19 Mailboxes and House Identification. Each home is required to have a mailbox. The mailbox is to be installed at the owner's expense in conformance with the design schematic included in these guidelines. Newspaper boxes are strictly prohibited. Mailboxes may be installed only in a location approved by the ARB and will be reviewed for location relative to the residence. Mailboxes and residences must be numbered. The Board encourages white pasted box/square type letters applied to the center of both sides of the mailbox.
- 3.20 Electric Transformers and Refuse Containers. All electric transformers and all refuse containers stored outdoors must be screened from view by methods and with materials approved by the ARB. Builders must consult with applicable service or utility provider prior to planting near or around the transformers.
- 3.21 Foundation. Paradise Island is in a flood zone, therefore raised foundations are required. Raised foundations shall have exposed foundation piers or pilings covered by louvers or breakaway walls. The design and screening of the exposed foundation piers or pilings shall be approved by the ARB.
- 3.22 Pools, Therapy Pools, and Spas. Pools will not be allowed outside of the Building Envelope area, except in limited circumstances as approved by the ARB. Pool decks may encroach into required setbacks, but they must not be placed closer than ten (10) feet to any property line, and the location must comply with County regulations. Pool and pool equipment enclosures must be architecturally related to the residence and other structures in their placement, mass and detail. Such structures shall be screened or treated to avoid distracting noise and views. Screened enclosures of tubular design will not be approved over pools. Pump houses and filter rooms will be integrated into the landscape and complement the home's detailing and be appropriately screened. The design of above ground pools will be considered by the ARB if constructed of concrete and all elevations of the pool are appropriately designed with foundation planting material around the base. No pool houses shall be used as a separate residence, and they must meet County requirements and have approval through the ARB.
- 3.23 Play Equipment. Elements of a planned park or playground, swing sets and similar outdoor play areas, structures and equipment must be located where they will have a minimum impact on adjacent Lots and where they will be best screened from public view. Play equipment must be located in the middle half of the rear of the lot on the non-street side. Play equipment, including Basketball goals must be submitted to the ARB for review prior to installation.
- 3.24 Tennis Courts. Tennis courts and practice backboards will not be allowed on Lots.
- 3.25 Fences/Walls. The ARB, prior to any installation, must approve the location, materials, size and design of all fences and walls in advance and in writing.
- A. Materials: Fences and walls should be constructed of solid masonry, or the same materials as found in the architecture of the residence. Prefab wood, prefab brick, board-on-board, chain link, split rail or welded wire fencing will not be permitted. Unless an exception is granted by the ARB, wood privacy fences must have masonry columns finished in brick, stucco or stone. When constructing a fence, the finished

side must face the neighbor. Living fences will be approved on a case-by-case basis. If approved and constructed, the ARB reserves the right to have fence removed at the owner's cost if plant material is not maintained and/or dead plant material is not replaced.

- B. Location: No fence or wall shall be erected, placed, or maintained on a Lot nearer to any street fronting such Lot than the front building corner of the main dwelling constructed on such Lot. On a corner lot, the fence may not extend beyond the outermost wall of the house and must be screened from the street with landscaping. Walls and fences constructed must conform to the ARB restrictions on removing trees.
- C. Waterfront Lots: No fence or wall shall be erected, placed, or maintained on a Waterfront Lot which will substantially obstruct Primary Views as determined by the ARB in its sole discretion. Invisible fencing such as iron or aluminum is preferred on waterfront Lots so that views are not obstructed.
- D. Maximum Height: Fences and walls shall not exceed four (4) feet in height unless the ARB in its sole discretion permits in writing a higher fence:
- E. General: Once approved fence or wall has been erected on lot line, that approved fence or wall generally will be the only approved fence or wall to be erected on that lot line. Double fencing by adjoining Lot Owners will generally not be allowed on side or rear lot lines. The finished side shall face the neighbor.

3.26 Retaining Walls. The use of retaining walls on Lots will generally be permitted where their omission would result in excessive slopes, erosion, excessive maintenance, or extensive clearing. Retaining walls visible from streets, or from adjoining Lots must be constructed of, or faced with, materials of a type approved by the ARB. All such walls must be designed to be structurally sound and properly drained. County ordinances apply pertaining to approval.

3.27 Docks on Waterfront Property: Dock design must be submitted to the ARB for approval prior commencing construction. The ARB submittal for dock design shall include dock permit, existing tree survey, site plan with dock location, plan of dock indicating materials and dimensions. See Exhibit B for dock design information. The fee for dock design review is \$500. Issuance of OCRM permit to construct does not give you ARB approval or waive the ARB process. The ARB can fine and issue stop work orders. The fine for docks started without proper approval will be \$5,000.

- A. Dock Lighting – Solar Dock Lights are encouraged by the ARB which are anodized marine aluminum. Information is attached. The Board is looking into other lighting options and reserves the right to reduce and/or eliminate the number of lights allowed on a dock.
- B. Restrictive Covenants- Dock restrictions from OCRM are attached Article 3.
- C. Dock Lifts. Hydraulic boat lifts are permitted however may not extend above the level of the permanent dock.
- D. Covered Docks must have the approved metal roof color – Eagle Metals, Forest Green
- E. Dock railings are recommended to be located on one side only (can be either wood or cable). If both sides are railed - cable railings must be used for both sides.
- F. See Exhibit B for approved dock design

3.28 Solar Panels. Solar panels will not be permitted on the front elevation of the home and considered on a case-by-case basis only. Panels should be placed to minimize their view.

- 3.29 Tree Houses. Tree Houses are not permitted in the Paradise Island Community.
- 3.30 Outdoor Kitchen, Fire pits and Pergolas. Outdoor spaces, including kitchens, pergolas and fire pit areas must be approved by the ARB. Submittals should include a plan indicating location of improvement on the property, size of improvement, and construction materials. Outdoor kitchen submittals and Pergolas shall also include elevations. Materials used on these improvements should match the primary structure.
- 3.31 Sculptures and Water Fountains. Must be approved by the ARB. Plans indicating size and location must be provided. The ARB has the authority to reject plans/sculptures based on aesthetics.
- 3.32 Flagpoles. Individual free-standing flagpoles are prohibited. A flagpole mounted to the porch façade is preferred. Proper flag etiquette should always be observed.
- 3.33 Storage Tanks. Above ground fuel tanks are prohibited.

4.0 Site Guidelines

- 4.1 Primary View. The location and design of each residence and all other Building Improvements should be tailored to the specific features of each Lot. The term "Building Improvements" means all Improvements other than landscaping and trees; provided, the term "Building Improvements" shall include hedges and other mass plantings. All Building Improvements should be sited so as to minimize disruption to the existing natural setting, including mature trees, drainage ways and the Primary View. The "Primary View" for each Marshfront Lot differs based on the Lot's relationship to other Lots as determined by the ARB, but is generally defined as the area facing the marsh and formed by extending opposing lines (1) at a 45 degree angle from each rear corner of a Lot's Building Envelope or (2) from the rear corners of a Lot's building envelope through the closest rear corners of neighboring Lots' building envelope, whichever area is smaller.

The ARB will use the Primary View concept as a guide, but not an absolute rule, when reviewing proposed Building Improvements.

- 4.2 Building Envelopes. The ARB has adopted the setbacks established by Charleston County. The minimum setback for the front/street is 50 feet, the rear is 30 feet and the sides are 15 feet on each side. Please note that SC DHEC requires a 50' setback from the critical line. The ARB will control the location and orientation of the house within the Building Envelope to maximize the aesthetics of the landscape. The ARB reserves the right to require more restrictive setbacks than the County.
- 4.3 Driveways, Sidewalks and Utilities. The ARB may establish areas of the Lot in which the driveway, sidewalks, and utility lines must be located. Driveway location will vary on each Lot depending on the Lot size, shape, topography, vegetation, placement of the Building Envelope, sight distances from the street, and the locations of adjacent houses and nearby access drives. Driveways may be concrete, brick, paver, stone, gravel, aggregate, or a combination thereof, with a concrete or brick apron at the street. Asphalt driveways are prohibited. Materials must be submitted to the ARB for written approval.
- 4.4 Exceptions, Variances. The ARB may make exceptions to the size, shape and location of the Building Envelope and designated driveway, sidewalk and utility area. The ARB will consider proposed modifications only if their implementation will not result in a significant adverse impact upon the natural features of the Lot or neighboring Lots. Any request for a variance of the setbacks would be addressed to Charleston County also.

- 4.5 Grading and Excavating. A Grading and Drainage Plan is required as part of the Final ARB submittal. Approval of the grading plan must be obtained from the ARB prior to moving or removing any dirt from any Lot. No grading shall be permitted on a Lot without first obtaining such authorization from the ARB.
- 4.6 Drainage. Each Lot should be graded such that water drainage onto adjacent Lots is avoided; slopes should be created to direct runoff to the nearest natural drainage areas or storm drainage facilities. Water runoff and control is the responsibility of each Lot Owner relative to such Owner's Lot. The water runoff shall be handled in such a manner as not to adversely affect any neighboring Lots.
- 4.7 Erosion and Sediment Controls. During any clearing, grading and construction activities on a Lot, all run-off, erosion, and sediment beyond that which occurs in the natural, undisturbed condition of the Lot, must be contained within the Building Envelope. In addition, individual trees or tree groups within the Building Envelope, which are designated for preservation must be protected from run-off, erosion or sediment damage. Particular care must be exercised on Lots adjacent to marsh or ponds to prevent any negative effects upon these amenities.
- 4.8 Protection of Vegetation. Notwithstanding any provisions herein, no trees may be cut or removed on any lot and no lot may be cleared unless first approved in writing by the ARB. Owners are encouraged to save as many trees as possible on each lot and especially trees at the front, sides and rear that help form a natural canopy and screening.
- 4.9 Inside Building Envelope. In the site planning and placement of a residence, consideration shall be given to preserving mature trees (as defined below) located within the Building Envelope. Equipment used for the removal of trees inside the Building Envelope shall be operated in a manner to avoid damage to vegetation outside the designated clearing area.
- 4.10 Outside Building Envelope. "Mature Trees" outside the Building Envelope may not be cut down or otherwise removed without the specific written approval of the ARB. "Mature trees" for purposes of these Standards shall be defined as all trees 8" and greater, other than pines which shall be considered Mature at 24" and greater. Existing trees shall be measured at breast height. No trees may be removed from any Lot in violation of the ordinances and regulations of Charleston County. All builders and owners shall take the reasonable steps necessary to protect Mature Trees during construction, including fencing and other types of barricades. All trees deemed significant by the ARB must be barricaded for protection as determined by the ARB.
- 4.11 Site Clearing: ARB approval and a building permit and any other government approvals must be obtained prior to any work commencing on site. These permits must be prominently displayed on the lot.
- 4.12 Fines for Unauthorized Cutting. The ARB shall have the authority, in its sole discretion, to assess penalties against an Owner who cuts, damages, or removes any trees, shrubs or other vegetation on its Lot contrary to the provisions of these Standards. Such penalties shall be in addition to any costs charged against the Owner's Construction Escrow Deposit, if any, under Paragraph 2.4.2 of these Standards. An Owner shall not under any circumstances cut, damage or remove any trees, shrubs or other vegetation on any other Lot or Common Area property. The ARB shall have the authority, in its sole discretion, to assess penalties against any Owner who violates this rule. The ARB may decide, in its sole discretion, to require an owner to replace damaged or removed trees on an inch-for-inch basis in lieu of assessing a penalty.

5.0 Landscape Design Standards

- 5.1 Maintenance of Natural and Introduced Vegetation or Landscaping. Each Owner is responsible

for maintaining in a healthy condition all natural and introduced vegetation on its Lot. Removal of dead or diseased plant material must be done on a regular basis in accordance with the best practices for the plant material involved. Maintenance of plant materials and landscaping required of the Owner includes all planting beds, trees, shrubs, flowers, ground cover and lawn areas, including any pine straw covered areas. The ARB shall have the authority to visit and inspect Lots on a regular basis or at times that, in its opinion, are appropriate for such inspections to determine if proper care and healthy condition of all plant materials and landscaping is being maintained. If an Owner fails to maintain all plant materials within a Lot in the manner described herein, the ARB may remedy such failure by fines, which may escalate. The Owner shall reimburse the ARB for all expenses incurred in performing its duties under this Paragraph.

- 5.2 Design Criteria. Owners are encouraged to landscape their lots with plant material indigenous to the Lowcountry and leave the existing vegetation and natural amenities untouched as much as possible. Three new canopy trees (minimum 3" caliper) will be required in the front yard of each lot.
- 5.3 Landscape Design. When reviewing specific landscape plans, the ARB will consider the various relationships of house to site, house to house, views, prevailing breeze, solar orientation, marsh view, ponds and other amenities. The ARB has the authority to approve or disapprove landscape plans for individual residences at its discretion, including solely aesthetic considerations.
- 5.4 Landscape Submittal Requirement. Landscape plans must be prepared, signed, and stamped by a Landscape Architect licensed in South Carolina. Form E must be submitted with the plan. Landscape installation must be completed prior to occupancy; otherwise, the ARB shall have the discretion and authority to fine Owners up to \$100.00 per day from date of occupancy until the landscaping is completed. On a case-by-case basis, the ARB may grant a written variance to allow for delayed plantings if the time of occupancy falls during a season where plants would have limited chance of survival. Such written variance would establish a specific schedule for installation, and Owner would be subject to fines outlined above if that schedule were not met. The landscape plans must show the layout and dimensions for all proposed site structures and features including drives and turnarounds, walks, patios, decks, fences, pools, spas, mailboxes, utility boxes, HVAC units, electrical meters, and any other site features. Existing vegetation to remain should be specifically located and labeled.

The location, type, size, and quality of all proposed planting materials must be accurately described on the plan and accompanying plant schedule. A complete plant schedule is required indicating the size, quality and spacing of the proposed plantings. Areas to be mulched or planted as a lawn must be shown and identified. All front and side yards must be sodded or planted and mulched. Side yard is defined as the area from the rear corner of the house forward, toward the street.

Plants located along the building foundation must be at least 1/3 the height of the foundation at the time of planting, and have the potential to grow to at least 1/2 height at the time of maturity. Foundation plants must be placed to create a consistent and continuous massing.

- 5.5 Irrigation. Irrigation systems are strongly encouraged for the entire yard, but as a minimum, all front and side yards must be irrigated. Irrigation design and / or specifications must be provided as part of the Final Landscape Plan and approved in writing by the ARB. Shallow or deep wells are permitted; however screening of the pump equipment is required with an approved screen or evergreen vegetation. Pump may not be located in the front.
- 5.6 ARB Responsibility. During the review process, the ARB will take into consideration all elements of the individual landscape plan and plant materials selected. The ARB has attached to these Standards as Exhibit A, a listing of recommended plant species. Additional species will be

considered on a case-by-case basis; however, those listed as prohibited shall not be permitted without a written variance. .

- 5.7 Forestation/Reforestation. The overall landscape plan shall include a forestation/reforestation element that complies with the following guidelines:
- A. The site shall average at least one tree per 2,000 square feet of area contained in the Lot. This may be achieved through any combination of proposed trees (minimum 2” caliper) and existing trees (minimum 8” DBH).
 - B. At least fifty percent (50%) of the new trees shall be canopy trees selected from the list provided as Exhibit A.

For a Lot on which existing trees will be substantially preserved, the ARB may, in its sole discretion, reduce the number of new trees the Owner is required to plant. The extent of that reduction will depend on the quality and size of the preserved trees and similar factors and will be determined by the ARB on a case-by-case basis.

6.0 CONSTRUCTION GUIDELINES

- 6.1 Prior to starting construction, the contract must submit Form D with the Construction Compliance Deposit.
- 6.2 The contractor is ultimately responsible for the conduct and actions of his subcontractors and any other personnel associated with his project.
- A. No loud or offensive language is allowed.
 - B. Radios are permitted only if they cannot be heard beyond the property lines.
 - C. Contractor and personnel may not bring pets onto the property.
 - D. No firearms are allowed.
 - E. No alcoholic beverages may be taken onto any job site or consumed on the job site or any other property by the builder, contractor, subcontractor, or personnel.
- 6.3 Construction/Repair Work Hours.
- A. Regular Hours. 8:00 a.m. through 6:00 p.m., Monday through Saturday (excluding the following holidays: Christmas Day, New Year’s Day, Fourth of July, Labor Day, Memorial Day and Thanksgiving Day). Quiet work (no saws, no compressors, no heavy equipment, etc.) may begin at 7:00 am. Some quiet work and cleanup may be done between 6:00 pm and 7:00 pm. No work is allowed on Sundays. (The only exception will be work needed to secure the property in case of an oncoming storm.)
 - B. Overtime/Holiday/Weekend Hours. Permission may be granted for work to be conducted outside the normal working hours provided it is quiet work. Hammers, saws, power tools, electric or gas equipment may not be used. All requests must be made to the ARB twenty-four hours in advance.
- 6.4 Rubbish and Debris. Maintain a neat and orderly site at all times, the contractor shall keep the construction site free of trash, litter, and scrap lumber by daily clean up. A dumpster of sufficient capacity is required on site. The dumpster must be emptied, and all debris hauled away on an as-needed basis before it is filled to overflowing. Preventative measures must be taken to ensure lightweight trash (i.e., lunch debris, roofing paper, foam sheathing, etc.) is secured at end of day.

Any trash that is blown onto other lots, onto Common Areas, onto ponds or lagoons or natural areas must be cleaned up by the contractor's personnel. A fine will be imposed for trash not cleaned up.

It is imperative that in case of a Hurricane or Tropical Storm warning, all debris be secured, all dumpsters be emptied, and all materials be secured by the contractor personnel before the storm arrives. Fines will be imposed on the contractor or builder if this is not done.

- 6.5 Dumping and Littering. Absolutely no dumping is permitted on any property. Those parties found guilty of dumping will be fined \$500.00 for each occurrence. Contractors shall be held responsible for debris falling from construction vehicles associated with their project.
- 6.6 No Burning or Burial. Burning or burial of construction debris or vegetation is prohibited.
- 6.7 Street and Sidewalk Cleaning. Approximately once each week near the end of the week, the contractor must remove construction dirt, mud, and gravel from the street adjacent to the job site. Sidewalks must be kept in clean and unobstructed conditions at all times.
- 6.8 Silt Fences. Silt fences and/or other devices for sedimentation control shall be installed where necessary.
- 6.9 Dumpsters. Dumpsters must be confined to the property where construction is underway. They are not allowed to be placed on adjoining lots, sidewalks, curbs, or streets. They must be emptied before overflowing.
- 6.10 Materials Storage. Construction materials, equipment or debris of any kind must be stored at least eight feet (8') behind the street curbing. No materials may be stored on any street, curb, sidewalk area, or area between streets and sidewalks or on any adjacent lots. Utility easements must be kept clear of all construction materials and debris.
- 6.11 Toilets. An enclosed and regularly serviced portable chemical toilet must be provided at each residence under construction, in as inconspicuous a location as possible. Door to facility must face away from the street and must be screened.
- 6.12 Trailers. No construction office trailers may be placed, erected, or allowed to remain on any Lot or in any other area of Paradise Island, except as approved in writing by the ARB.
- 6.13 Storage Containers: Only one (size 25' max, painted one color, no logos) container is allowed on site during construction. It must be placed on site to minimize view from street. Storage containers are not allowed to be placed on adjoining lots, sidewalks, curbs, or streets and must be removed prior to landscape installation.
- 6.14 Construction Access. During the time a residence or other Improvements are being built, all construction access shall be confined to the approved driveway for the lot. A temporary rock base construction entrance must be maintained for a length of 50 feet from the street until construction is completed.
- 6.15 Parking. All vehicles must be parked so as not to impede traffic or damage vegetation. No vehicles (trucks, vans, cars, trailers, construction equipment, etc.) may be left parked on any street overnight. Construction vehicles may be left on a Lot overnight only if additional use of the vehicle will be made within 3 days.
- 6.16 Common Areas. No builder and contractor personnel are allowed in the Common or Amenity areas and no construction access will be allowed across the Amenity or other Common Areas.
- 6.17 Speed Limits. The established speed limit is twenty-five (25) miles per hour and must be obeyed at all times.

- 6.18 Property Damage. Any damage to streets and curbs, drainage inlets, streetlights, street markers, mailboxes, walls, fences, vegetation, etc. will be repaired by the builder. The repairs must be made within 10 working days to the satisfaction of the owner of the damaged property. The ARB Coordinator must be notified of any damage to the property. If repairs are not made within 10 days, the repair cost will be deducted from the Construction Escrow Deposit. If the deposit is not sufficient to cover the entire repair cost the additional amount will be charged to and promptly paid by the owner.
- If any telephone, cable TV, electrical, water or other utility lines are cut, the party causing such damage shall (1) report the matter within thirty (30) minutes to the ARB Coordinator and the respective utility company, and (2) bear any cost incurred in connection with repairing such damage.
- 6.19 Diligent Construction: All Improvements to be constructed on a Lot must be completed within 12 twelve months (as stated in Covenant, Conditions, and Restrictions, 11. Occupancy) following commencement of construction, unless a longer time is approved in writing by the ARB.
- 6.20 Construction Rules. Attached Form D. to these Standards are the Construction Rules for all Owners and Contractors. The ARB reserves the right to amend such Rules from time to time in its sole discretion. All construction must proceed in accordance with the Rules.
- 6.21 Zoning and Other Governmental Regulations. In addition to complying with the requirements imposed by this Association, the Owner and selected Contractor of any Lot must comply with all zoning, building codes and other applicable governmental laws, rules, and regulations. Approvals by the ARB pursuant to these Standards shall in no event be construed as representations or warranties that the Owner's plans, Final Plans, or Improvements comply with any governmental requirements.
- 6.22 Signs. No sign may be placed on a Lot except for Signs approved in writing by the Declarant or its authorized agents or otherwise approved of in writing by the ARB. The only other signs or documentation that may be posted at a residence on a Lot during construction are grading and building permits. Business signs or other forms of advertisement not approved by writing by the ARB are not permitted. Grading and building permits must be attached to a post in a manner protected from the elements. Building permits or any other signage or documentation may not be attached to trees.
- 6.23 Fines: During construction, fines may be incurred for any violation of the above regulations. These fines are identified in Exhibit C and may escalate at the discretion of the Board if the violation is not resolved.
- 6.24 All work must be performed by a licensed contractor. A South Carolina Residential Builders License is the minimum licensing requirement.

***For questions regarding contractor guidelines, please contact
Property Management Services, LLC at 843-881-5459.***

FORM A - NEW CONSTRUCTION APPLICATION *PARADISE ISLAND - ARB*

Date: _____

Contractor: _____

License Number: _____ Telephone Number: _____

Contractor Address: _____

Contractor email: _____

Construction Location (Lot No.): _____

Construction Address: _____

Lot Owner: _____

New Construction: _____

Major Improvement to Existing Structure: _____

Deposit Date: _____ Amount Received: _____ Check No.: _____

Agreement:

I, _____ as owner of the property described above, do hereby submit this deposit in good faith to PARADISE ISLAND ARB for insurance that the construction will be implemented in accordance with the final plans as approved by the ARB.

I further agree that:

1. I have read the Architectural Review Board Guidelines and Covenants and Restrictions and do agree to follow these in full understanding.
2. I agree to construct and fulfill the plans and specifications as approved for this project in the final review by ARB. Construction must begin within 6 months as permit expires and deposit is forfeited. Homes, including landscaping, must be completed within 18 months or deposits will be forfeited.
3. I understand that the deposit submitted will be returned in full after the approval of the landscaping plan and the installation of the landscaping with a satisfactory inspection. A deduction can be made for expenses necessary to make corrections, changes, site clean-up, repairs necessary to common areas including street cleaning of sand, silt, and debris created as a result of this lot activity or damage to any natural habitat outside of the delineated construction boundaries.

This application, agreement, deposit made this date _____ by

Applicant Signature _____

Approved by ARB:

Name _____ Date _____

FORM B - MODIFICATIONS APPLICATION

PARADISE ISLAND - ARB

Request for ARB Approval for Exterior Modifications

Modification Review Fee \$500.00 (made payable to Paradise Island HOA)

Painting change only – Review Fee \$50.00 and payment of Architect final inspection review fee

This Form is to be completed and submitted by the homeowner.

Name of Homeowner _____ Date of Request _____

Home Address _____ Lot Number _____

Telephone Number _____ Email: _____

Description of Request _____

Requested Start Date _____ Approximate Completion Date _____

Attach a copy of the plat, plans, elevations or a sketch and any necessary cut sheets indicating the type of modifications or additions. Modifications include the following:

- Additions, Renovations, Fences, Landscaping, Docks, Porches, Decks, Swimming Pools, Spas, Pergolas, Water Fountains, Exterior Sculpture, Outdoor Kitchens, Fire pits, Exterior Lighting, Solar Panels, Play Equipment, Dock Lighting, Accessory Buildings, Painting or Screening

To Be Completed By The ARB

Date Request Received _____ Check # _____

ARB Action: Approved without conditions _____

Approved with the following conditions _____

Additional information required _____

Not approved for the following reason _____

ARB Signature(s)

Date of ARB action _____ Date Homeowner notified _____

Mail completed form to Paradise Island c/o Property Management Services, LLC
1340-G Ben Sawyer Boulevard, Mount Pleasant, SC 29464

Questions: 843-881-5459

FORM C - Request for Review - PARADISE ISLAND - ARB

- Preliminary Review
- Final Review
- Modification (Painting \$50.00 submittal fee/\$500.00 deposit/plus Architect
Final inspection fee)

Date submitted: _____

Lot number: _____

Contact Information

Owner's name: _____

Property Address: _____

Owner's Address: _____ City: _____

State: _____ Zip: _____ Phone/Fax: _____

Email Address: _____

Architect _____

Address: _____ City: _____

State: _____ Zip: _____ Phone/Fax: _____

Email Address: _____

Contractor: _____

Address: _____ City: _____

State: _____ Zip: _____ Phone/Fax: _____

Email Address: _____

Landscape Architect _____

Address: _____ City: _____

State: _____ Zip: _____ Phone/Fax: _____

Email Address: _____

General Project Information

- 1. Has the house been designed according to the Standard residential building codes, especially in regard to wind resistant construction? Yes No
- 2. Has an attempt been made to minimize the amount of site to be graded? Yes No
- 3. Has an attempt been made to minimize the removal or damage of existing trees? Yes No
- 4. Has an attempt been made to minimize the effect on primary views from adjacent properties? Yes No
- 5. Describe the methods used to minimize the effect on primary views from adjacent properties:

- 6. Proposed Garage Slab Elevation: _____MSL
- 7. Height of structure (highest roof range) above this point: _____MSL
- 8. First floor elevation: _____Second floor elevation: _____
- 9. Square footage: Heated first floor: _____ Heated second floor: _____
Heated mezzanine area: _____Total heated area: _____
Unheated porches/decks: _____Total square footage: _____
- 10. Are any variances from the Architectural Review Board Standards being requested under this application? Yes No

If yes, please describe and give reason: _____

- 11. Are any variances from the County or OCRM being requested for this property?
If yes, please describe: _____

12. Describe type of material and color for exterior finishes for the following: (Provide color samples and details on all doors and windows- photos are acceptable)

- a. Siding/wall finish: _____ Color _____
- b. Foundation Material: _____ Color _____
- c. Trim: _____ Color _____
- d. Roofing: _____ Color _____
- e. Doors: _____ Color _____
- f. Foundation Screening(louvers): _____ Color _____
- g. Paving: _____ Color _____
- g. Garage Doors(must be single doors): _____ Color _____
- h. Shutters _____ Color _____

13. Has a similar structure within Paradise Island been previously constructed from these plans?

- Yes No

If yes, give lot # or address: _____

14. Indicate colors of neighboring houses on all nearby lots and provide photos that show colors selected for this property are not similar.

15. Please include the following information (in accordance with ARB Guidelines) with your submittal:

Preliminary Review

- Site Plan on Topographic Survey
- Elevation drawings
- Floor plans
- Review Fee (\$1,600)
- Construction Escrow
Deposit (\$9,000.00-refundable)
- Exterior color samples (optional)

Final Review

- Site Preparation Plan
- Final Site Plan
- Grading & Drainage Plan
- Elevation drawings
- Floor plans
- Material samples
- Color samples (1" linear board)
- Cut sheets (window, doors, light fixtures, etc.)
- Review fee and Deposit Copies
- Landscape plan

The owner, contractor, and architect agree to the following statements:

1. To the best of our knowledge, the foregoing statements in Form C are true, and the design is in compliance with the Paradise Island Design Guidelines and county regulations.
2. No action taken by the HOA or the ARB, or any of its members, employees or agents, shall entitle any person to rely thereon with respect to conformity with the laws, regulations, codes or ordinances, or with respect to the physical or other condition of any building, structure, or other portion of the property. Neither Paradise Island, its Board of Directors, the ARB, nor any member, employee, or agent thereof shall be liable to anyone submitting plans to them for approval or to any owner or any other person, for damage, injury or defect (whether structural or otherwise) or compliance with regulatory code associated with plans considered by the ARB. Every person or other entity submitting plans to the ARB agrees by submission of such plans, to defend, indemnify, and hold harmless the Association, the Board of Directors and the Architectural Review Board (or any member, employee, or agent thereof) from any action, proceeding, suit, damage, injury, or claim arising out of, or in connection with, such submission.

Signatures:

Owner _____
date

Contractor _____
date

Architect _____
date

FORM D - Construction Deposit and Agreement - PARADISE ISLAND - ARB

Date: _____

New Construction

Major/Minor Improvements to existing structure

Lot number address: _____

Owner's name: _____

Contractor: _____

Contractor's Address: _____

Contractor's Email: _____

Telephone: _____

SC License number: _____

AGREEMENT

I, _____, as Contractor for the construction project described above, do hereby submit this deposit in good faith to the Paradise Island Architectural Review Board for assurance that the construction will be implemented in accordance with the final plans as approved by the ARB. I further agree that:

1. I have read the Architectural Design Standards and Guidelines, the Contractor Guidelines and Declaration of Covenants and Restrictions and do agree to follow these in full understanding.
2. I agree to construct and fulfill the plans and specifications as approved for this project in the final review by the Architectural Review Board. Any changes to these plans will be first approved by the Board, prior to implementation.
3. I understand that the deposit submitted will be returned in full after a satisfactory inspection, unless a deduction is necessary for any corrections or changes not approved by the Board prior to implementation.
4. I am responsible for the behavior and actions of all workers contracted to do work on this job while they are at work.
5. I agree to work only during the construction hours as outlined in the guidelines.
6. I am responsible for maintaining a clean construction site at all times and understand that I am bound by the restrictions covered under the Architectural Compliance Guidelines. I agree to keep lot free from all trash and debris. Paper products will be cleaned up and secured daily. I recognize that the wind could blow trash onto surrounding lots, thus I will keep such trash that could be blown from worksite to surrounding lots, including across the street, picked up. If severe weather occurs all lots must be secured to prevent a potential threat to existing homes.

7. I agree that erosion control devices will be maintained daily and installed properly. All trees that are to remain must be protected to the drip line with protective fencing except as approved in writing by the ARB.
8. Building materials will be removed by each sub-contractor at the appropriate time. No debris will be deposited on any adjacent lots.
9. All Trash and debris will be hauled off Paradise Island property, and I recognize that if my Builder or any sub-contractor is proven to have dumped any trash or debris on Paradise Island property, I will pay a fine in the amount of damages (such as cost to remove), and I will make such payment within 30 days of receiving a bill.
10. Home must be completed within **18 months (including landscaping)** from the date of final design approval or deposits are then forfeited.
11. Construction must begin within 6 months from the date of final design approval or deposits are then forfeited.

This application, agreement, and deposit made this _____ day of _____, _____.

By: _____

Signature: _____

Witness _____

Deposit Date: _____

Amount \$ _____

Check # _____

FORM E - Landscape Submittal Checklist - PARADISE ISLAND - ARB

Name of Homeowner: _____

Property Address: _____ Lot # _____

Phone Number: _____

Email Address: _____

Landscape Architect: _____

The required number of trees may be reduced at ARB discretion where there are existing well-preserved trees on the lot.

- _____ 1. Front yard: three canopy trees (evergreen or deciduous) with minimum caliper of 3". Note: Palms and palmettos may not count toward this requirement.
- _____ 2. Front yard: one evergreen understory tree with minimum 8' height
- _____ 3. Front yard: one deciduous understory tree with minimum caliper of 1.5"
- _____ 4. Side yard: all areas of building foundation viewable from the street or other common areas shall be landscaped with foundation plantings; Foundation plantings should be minimum 1/2 the height of foundation at planting and spaced appropriately to present a continuous massing.
- _____ 5. All proposed lawn areas within the front or side yards to receive sod.
- _____ 6. All natural and undisturbed areas and planting beds shall be mulched to minimum depth of 2 inches (hardwood mulch) or 4 inches (pinestraw).
- _____ 7. Irrigation system components and well enclosed and/or screened from view. Indicate screening on plan.
- _____ 9. Landscape lighting and/or security lighting does not affect adjacent property or public right-of-way; objective is subtle lighting of landscaping or house.
- _____ 10. HVAC equipment, electric meters, and other equipment located on plan and adequately screened.
- _____ 11. All hardscape materials are identified, dimensioned, and detailed.
- _____ 12. Driveway apron is indicated on plan.
- _____ 13. Complete plant schedule indicates species / cultivar, size, quality, and other planting specifications.

FORM F - Construction Violation Notice - PARADISE ISLAND – ARB

Name:

Date:

Property Address:

Lot #:

All owners of property at Paradise Island are legally bound by the recorded Protective Covenants entitled Declarations of Covenants, Restrictions and Easements of Paradise Island. During a recent inspection, it was noted that your property is not in compliance with the following provision of the Covenants:

- No construction may take place without a permit from Charleston County and final approval of the plans from the ARB. Permit to be submitted to PMS prior to start of any clearing or construction.
- All construction activity must take place within the limits of the subject property. No storage or parking on adjacent property is permitted.
- Each contractor is responsible for site safety and cleanliness. Contractor must provide dumpsters and temporary bathroom facilities as required for construction. Dumpsters and bathroom facilities must be emptied weekly.
- No burning, loud music, disturbing activity, etc. is permitted on construction sites. All work sites must conform to all local laws and ordinances.
- No deviations shall be made from the approved drawings submitted to the ARB without prior approval. The owner of the property will be responsible for correcting the deficient work.
- A compliance deposit of \$9,000 is required and will be refunded only when work is deemed to be completed and compliant with the approved design and the ARB standards. Refer to the compliance statement on ARB application form.
- Other _____

EXHIBIT C - Fines Schedule

\$1,000 Fine per Month

- Incomplete or no final inspection
- Construction activities beyond 18 months without ARB approval

\$1,000 Fine per Incident

- Clearing/building/tree cutting without ARB approval
- Landscaping prior to ARB approval of landscaping plan
- Damage of wetlands, buffers, or common area (fine and cost of repairs imposed)
- Working on Sunday or beyond authorized hours without ARB approval
- Plan changes without ARB approval
- Painting without approval

\$500 Fine per Incident

- Sand washing into road (fine & \$50/day imposed)
- No trash container at foundation framing
- No portable toilet at foundation framing
- Accumulated rubbish, debris, or trashy building site
- Unauthorized dumping (fine & cost of clean-up imposed)
- Unauthorized burning
- Trailers parked in street overnight (fine & \$100/day)
- Excessive non-construction noise (radios, etc.)
- No erosion control device – device not being maintained (fine & \$100/day imposed)

There will be a \$5,000 fine and a stop work order for any docks or home construction started without written permission from the ARB.

*If you have any questions or concerns please contact Property Management Services
at: (843) 881-5459*

FORM G - Request for Final Inspection and Deposit - PARADISE ISLAND - ARB

Date: _____

Lot number: _____

Owner's Name: _____

**Owner's
Address:**

Contractor:

Requested Date of Inspection: _____

I do hereby certify in good faith that the contracted structure on said lot does conform to the Standard Building Code, local codes, and the Paradise Island Architectural Review Board Requirements and standards and the final plans as approved by the Architectural Review Board. All site work, landscaping, cleaning, removal of temporary utilities and repair of damage to rights of way and common areas have been implemented. This constitutes a request for return of Architectural Compliance deposit.

Contractor's Signature

Date

ARB Use:

DEPOSIT RETURNED IN FULL

PARTIAL REFUND

Amount Refunded: \$ _____

REASON FOR WITHHOLDING: _____

FORM H - Covenant Violation Notice - PARADISE ISLAND - ARB

DATE:

NAME:

ADDRESS:

PARADISE ISLAND ADDRESS:

LOT #:

Dear Paradise Island Property Owner:

The property owners of Paradise Island properties are legally bound by the recorded Protective Covenant entitled "Declaration of Covenants and Restrictions of the Property Owners Association, Inc." The standards require all Owners to maintain their properties.

These restrictions ensure the protection of property values to all property owners. Please make every effort to address the violation cited below, as inspected on _____(date).

- Improper maintenance of landscaping: weeds, underbrush, dead plants, lack of mulch, trees, mowing, pruning, etc.
- Trash, rubbish, unscreened trash containers. Garbage cans are to be removed from view of the street except on pick-up day.
- Irrigation piping is not concealed with landscaping.
- Mailbox: repair, replace. Mailbox stand: repair, replace, paint.
- Fence in need of repair, paint, or replacement.
- Boats/trailers not allowed to be stored on property. Commercial vehicles not allowed to be stored on property. Overnight parking on the street is not allowed.
- Additions to your home/yard without ARB approval.
- Variations from the PI ARB approved plans
- Other: _____

You are requested to bring your property into compliance within 30 (thirty) days.

If you have any questions or concerns, please contact the Paradise Island Association Manager and ARB Coordinator, 843-881-5459.

cc: Paradise Island Board of Directors
Architectural Review Board of PI

- First Notice
- Second Notice
- Fine \$ _____
- HOA Attorney

Exhibit A – Recommended Plant List – *Paradise Island*

This Recommended Plant List includes plant species which the ARB has identified as appropriate for use within the community. Please note that all plants below are not appropriate for all conditions within the community, and the ARB reserves the right to restrict use of any plant, including those listed below. Indigenous plants are encouraged. Additional plants not included herein will be considered on a case by case basis as proposed on individual Landscape Plans.

CANOPY TREES

Deciduous Canopy Trees

| | |
|--------------------------------|-------------------|
| <i>Acer buergerianum</i> | Trident Maple |
| <i>Acer rubrum</i> | Red Maple |
| <i>Betula nigra</i> | River Birch |
| <i>Carpinus caroliniana</i> | Musclewood |
| <i>Carya illinoenses</i> | Pecan |
| <i>Carya ovata</i> | Shagbark Hickory |
| <i>Fagus grandifolia</i> | American Beech |
| <i>Fraxinus pennsylvanica</i> | Green Ash |
| <i>Ginkgo biloba (MALE)</i> | Male Ginkgo |
| <i>Juglans nigra</i> | Black Walnut |
| <i>Liriodendron tulipifera</i> | Tulip Poplar |
| <i>Nyssa sylvatica</i> | Black Tupelo |
| <i>Pistacia chinensis</i> | Chinese pistache |
| <i>Plantanus x acerifolia</i> | London Planetree |
| <i>Platanus occidentalis</i> | American Sycamore |
| <i>Ostrya virginica</i> | Hop Hornbeam |
| <i>Quercus alba</i> | White Oak |
| <i>Quercus coccinea</i> | Scarlet Oak |
| <i>Quercus falcata</i> | Southern Red Oak |
| <i>Quercus nuttallii</i> | Nuttall Oak |
| <i>Quercus phellos</i> | Willow Oak |
| <i>Quercus shumardii</i> | Shumard Oak |
| <i>Taxodium disticum</i> | Bald Cypress |

Evergreen Canopy Trees

| | |
|-----------------------------|------------------------|
| <i>Ilex opaca</i> | American Holly |
| <i>Juniperus virginiana</i> | Eastern Red Cedar |
| <i>Magnolia grandiflora</i> | Southern Magnolia |
| <i>Pinus taeda</i> | Loblolly Pine |
| <i>Quercus acuta</i> | Japanese Evergreen Oak |
| <i>Quercus laurifolia</i> | Laurel Oak |
| <i>Quercus virginiana</i> | Live Oak |

UNDERSTORY TREES

Small Deciduous & Flowering Trees

| | |
|-------------------------------|-------------------|
| <i>Amelanchier canadensis</i> | Serviceberry |
| <i>Carpinus caroliniana</i> | Musclewood |
| <i>Cercis Canadensis</i> | Redbud |
| <i>Chionanthus virginicus</i> | Fringe Tree |
| <i>Cornus florida</i> | Flowering Dogwood |

| | |
|-----------------------------|------------------------------------|
| <i>Halesia Carolina</i> | Carolina Silverbell |
| <i>Hamamelis virginiana</i> | Witch Hazel |
| <i>Lagerstroemia indica</i> | Crape Myrtle |
| <i>Magnolia stellata</i> | Star Magnolia |
| <i>Magnolia soulangeana</i> | Saucer Magnolia |
| <i>Magnolia virginiana</i> | Sweetbay Magnolia (semi-evergreen) |
| <i>Vitex agnus-castus</i> | Chastetree |

Small Evergreen Trees

| | |
|---------------------------------|---|
| <i>Chamaerops humilis</i> | Mediterranean Fan Palm |
| <i>Gordonia lasianthus</i> | Loblolly Bay |
| <i>Ilex attenuata</i> ‘Fosteri’ | Foster’s Holly |
| <i>Ilex cassine</i> | Dahoon Holly |
| <i>Ilex</i> ‘East Palatka’ | East Palatka Holly |
| <i>Ilex</i> ‘Nellie R. Stevens’ | Nellie R. Stevens Holly |
| <i>Ilex Savannah</i> | Savannah Holly |
| <i>Ilex vomitoria</i> | Yaupon Holly |
| <i>Juniperus salicifolia</i> | Southern Red Cedar |
| <i>Juniperus virginiana</i> | Eastern Red Cedar |
| <i>Myrica cerifera</i> | Wax Myrtle |
| <i>Osmanthus americanus</i> | Wild Olive |
| <i>Persea borbonia</i> | Red Bay |
| <i>Prunus Caroliniana</i> | Cherry Laurel |
| <i>Sabal minor</i> | Dwarf palmetto |
| <i>Sabal palmetto</i> | Cabbage palm (considered an ornamental /understory tree for ARB purposes) |
| <i>Trachycarpus fortunei</i> | Chinese Windmill Palm |

DECIDUOUS SHRUBS

| | |
|-------------------------------|----------------------|
| <i>Aesculus pavia</i> | Red Buckeye |
| <i>Callicarpa Americana</i> | American Beautyberry |
| <i>Calycanthus floridus</i> | Sweetshrub |
| <i>Clethra alnifolia</i> | Summersweet |
| <i>Fothergillia major</i> | Witch Alder |
| <i>Hibiscus moscheutos</i> | Rosemallow Hibiscus |
| <i>Hydrangea macrophylla</i> | Hydrangea |
| <i>Hydrangea paniculata</i> | Panicle Hydrangea |
| <i>Hydrangea quercifolia</i> | Oakleaf Hydrangea |
| <i>Ilex decidua</i> | Possumhaw Holly |
| <i>Ilex verticillata</i> | Winterberry |
| <i>Itea virginica</i> | Sweetspire |
| <i>Malvaviscus arboreus</i> | Turk’s Cap |
| <i>Rhododendron canescens</i> | Piedmont Azalea |
| <i>Rhododendron austrinum</i> | Florida Flame Azalea |
| <i>Rhus copallina</i> | Winged Sumac |
| <i>Spirea spp.</i> | Spirea species |
| <i>Viburnum dentatum</i> | Southern Arrowwood |

EVERGREEN SHRUBS & FERNS

| | |
|---------------------------------|---------------------|
| <i>Abelia grandiflora</i> | Glossy Abelia |
| <i>Agarista populifolia</i> | Florida Leucothoe |
| <i>Aspidistra elatior</i> | Cast Iron Plant |
| <i>Callistemon rigidus</i> | Bottlebrush |
| <i>Camellia japonica</i> | Camellia |
| <i>Camellia sasanqua</i> | Sasanqua Camellia |
| <i>Cyrtomium falcatum</i> | Holly Fern |
| <i>Dryopteris erythrosora</i> | Autumn Fern |
| <i>Dryopteris ludoviciana</i> | Southern Woodfern |
| <i>Fatsia japonica</i> | Fatsia |
| <i>Gardenia jasmenoides</i> | Gardenia |
| <i>Ilex attenuate 'Fosteri'</i> | Foster's Holly |
| <i>Ilex cornuta 'Carissa'</i> | Carissa holly |
| <i>Ilex glabra</i> | Inkberry |
| <i>Ilex vomitoria</i> | Yaupon Holly |
| <i>Illicium floridanum</i> | Florida Anise |
| <i>Illicium parviflorum</i> | Yellow Anise |
| <i>Leucothoe axillaris</i> | Coastal Leucothoe |
| <i>Loropetalum chinense</i> | Loropetalum |
| <i>Myrica cerifera</i> | Wax Myrtle |
| <i>Nerium oleander</i> | Oleander |
| <i>Osmanthus fragrans</i> | Tea Olive |
| <i>Plumbago auriculata</i> | Plumbago |
| <i>Pittosporum tobira</i> | Pittosporum |
| <i>Podocarpus macrophyllus</i> | Japanese Yew |
| <i>Raphiolepis indica</i> | Indian Hawthorn |
| <i>Rhapidophyllum hystrix</i> | Needle Palm |
| <i>Rhododendron sp.</i> | Azalea species |
| <i>Rosemarinus officinalis</i> | Evergreen Rosemary |
| <i>Sabal minor</i> | Dwarf Palmetto |
| <i>Serenoa repens</i> | Saw Palmetto |
| <i>Yucca filamentosa</i> | Adam's Needle Yucca |
| <i>Vaccinium darrowii</i> | Evergreen Blueberry |
| <i>Viburnum sp.</i> | Viburnum species |

PERENNIALS, GRASSES, GROUNDCOVERS & VINES

Herbaceous Perennials

| | |
|--------------------------------|---------------------|
| <i>Asclepias tuberosa</i> | Butterfly Weed |
| <i>Coreopsis lanceolata</i> | Coreopsis |
| <i>Dietes iridioides</i> | African Iris |
| <i>Echinacea purpurea</i> | Purple Coneflower |
| <i>Eupatorium coelestinum</i> | Wild Ageratum |
| <i>Helianthus angustifolia</i> | Swamp Sunflower |
| <i>Hemerocallis Spp.</i> | Daylilly |
| <i>Heuchera spp.</i> | Coralbells |
| <i>Hibiscus coccineus</i> | Texas Star Hibiscus |
| <i>Hibiscus moscheutos</i> | Rosemallow Hibiscus |
| <i>Iris Virginica</i> | Blue Flag Iris |
| <i>Liatris spicata</i> | Blazing Star |
| <i>Leucanthemum spp.</i> | Daisy species |
| <i>Rudbeckia fulgida/hirta</i> | Black-eyed Susan |
| <i>Salvia spp.</i> | Sage species |

| | |
|--------------------------------|---------------------|
| <i>Solidago sempervirens</i> | Seaside Goldenrod |
| <i>Solidago rugosa</i> | Fireworks Goldenrod |
| <i>Stokesia laevigata</i> | Stokes aster |
| <i>Tradescantia virginiana</i> | Spiderwort |
| <i>Verbena Canadensis</i> | Pink verbena |

Ornamental Grasses

| | |
|---------------------------------|------------------------|
| <i>Andropogon virginicus</i> | Broomsedge |
| <i>Carex, spp.</i> | Native Sedge Varieties |
| <i>Chasmanthium latifolium</i> | Inland Seaoats |
| <i>Chasmanthium laxum</i> | Slender Woodoats |
| <i>Eragrostis refracta</i> | Lovegrass |
| <i>Saccharum giganteum</i> | Sugarcane Plumegrass |
| <i>Juncus effusus</i> | Soft Rush |
| <i>Liriope muscari</i> | Liriope |
| <i>Lomandra longifolia</i> | Breezegrass |
| <i>Muhlenbergia capillaries</i> | Sweetgrass |
| <i>Ophiopogon japonicus</i> | Mondo Grass |
| <i>Panicum virgatum</i> | Switchgrass |
| <i>Sorghastrum nutans</i> | Indiangrass |
| <i>Spartina Species</i> | Spartina |
| <i>Tripsacum dactyloides</i> | Fakahatchee Grass |

Vines / Groundcovers

| | |
|------------------------------------|---------------------|
| <i>Bignonia capreolata</i> | Cross Vine |
| <i>Campsis radicans</i> | Trumpet Vine |
| <i>Ficus pumilia</i> | Creeping Fig |
| <i>Gelsemium sempervirens</i> | Carolina Jessamine |
| <i>Lonicera Sempervirens</i> | Coral Honeysuckle |
| <i>Passiflora incarnata</i> | Passionflower |
| <i>Trachelospermum asiaticum</i> | Asiatic Jasmine |
| <i>Trachelospermum jasminoides</i> | Confederate Jasmine |

PROHIBITED PLANT MATERIALS WITHIN PARADISE ISLAND

TREES

| | |
|------------------------------|---------------------|
| <i>Ailanthus altissima</i> | Tree-of-Heaven |
| <i>Albizia julibrissin</i> | Mimosa |
| <i>Paulownia tomentosa</i> | Princesstree |
| <i>Melia azedarach</i> | Chinaberrytree |
| <i>Elaegnus angustifolia</i> | Russian Olive |
| <i>Pyrus calleryana</i> | Bradford Pear |
| <i>Sabium sebiferum</i> | Chinese Tallow Tree |

SHRUBS

| | |
|----------------------------|--------------------------------------|
| <i>Berberis thunbergii</i> | Japanese Barberry |
| <i>Elaegnus pungens</i> | Thorny Olive |
| <i>Elaegnus umbellate</i> | Autumn Olive |
| <i>Euonymus alata</i> | Winged Burning Bush |
| <i>Ligustrum sinensis</i> | Chinese/European Privet |
| <i>Ligustrum japonicum</i> | Japanese Privet |
| <i>Lonicera Spp.</i> | Bush Honeysuckles (non-native vines) |
| <i>Nandina spp.</i> | Nandina |
| <i>Vitex rotundifolia</i> | Beach Vitex |

HERBACEOUS PERRENIALS

| | |
|--------------------------|-------------------|
| <i>Iris pseudacorus</i> | Yellow Flag Iris |
| <i>Lespedeza bicolor</i> | Shrubby Lespedeza |
| <i>Lespedeza cuneata</i> | Chinese lespedeza |

ORNAMENTAL GRASSES

| | |
|-----------------------------|---------------------|
| <i>Arundo donax</i> | Giant Reed |
| <i>Cortaderia selloana</i> | Pampass Grass |
| <i>Imperata cylindrical</i> | Japanese Bloodgrass |
| <i>Lolium arundinaceum</i> | Tall Fescue |
| <i>Miscanthus sinensis</i> | Chinese Silvergrass |
| <i>Phyllostachys Spp.</i> | Bamboos |

VINES

| | |
|--------------------------------|----------------------|
| <i>Hedera helix</i> | English Ivy |
| <i>Lonicera japonica</i> | Japanese Honeysuckle |
| <i>Vinca major & minor</i> | Periwinkles |
| <i>Wisteria sinensis</i> | Nonnative Wisterias |

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 front and back 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.