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**Record and return to:**  
Brian Hellman, Esq.  
Hellman & Yates, PA  
195 Broad Street  
Third Floor  
Charleston, SC 29401

**Please cross-reference to:**  
Declaration: BP0846 at Page 099  
First Amendment: BP0854 at Page 210  
Second Amendment: BP1041 at Page 663  
Declarant Resolution: BP0875 at Page 883

**THIRD AMENDMENT TO  
DECLARATION OF COVENANTS AND RESTRICTIONS FOR  
THE PRESERVE II AT FENWICK HALL  
AND  
PROVISIONS FOR AND BY-LAWS OF  
THE PRESERVE II AT FENWICK HALL PROPERTY OWNERS  
ASSOCIATION, INC.**

THIS THIRD AMENDMENT TO DECLARATION ("Second Amendment") is made this 2 day of September 2022 by 1776, LLC (a South Carolina limited liability company), hereinafter referred to as the "Declarant."

WHEREAS, Declarant made a Declaration of Covenants and Restrictions for The Preserve II at Fenwick Hall and Provisions for and By-Laws of The Preserve II at Fenwick Hall Property Owners Association, Inc. (the "Declaration"), which was recorded on December 12, 2019 at BP 0846 Page 099 with the Charleston County ROD Office;

WHEREAS, Declaration made a First Amendment to the Declaration, which was recorded on January 21, 2020 at BP 0854 at Page 210 with the Charleston County ROD Office;

WHEREAS, Declarant made a Declarant Resolution, which was recorded on April 22, 2020 at BP 0875 at Page 883 with the Charleston County ROD Office to provide for ARB Fence Guidelines, which Fence Guidelines are attached to the Declarant Resolution as Exhibit A (the "ARB Fence Guidelines");

WHEREAS, Declarant made a Second Amendment to Declaration, which was recorded on October 11, 2021 at BP 1041 at Page 663; and

WHEREAS, Declarant desires to further amend the Declaration to revise and update Declaration Exhibit E (Architectural Review Board Covenants).

NOW THEREFORE, pursuant to the power reserved to Declarant under the Declaration, Declarant hereby amends the Declaration as follows:

1. The Whereas paragraphs are made a part hereof and incorporated herein.
2. The Declaration is amended to replace the existing Exhibit E (Architectural Review Board Covenants) with the revised and updated Exhibit E (Architectural Review Board Covenants) attached hereto and made a part hereof.
3. The application and forms utilized by the Architectural Review Board shall remain the same.
4. This Third Amendment to Declaration shall be construed and interpreted in accordance with, and governed by, the laws of the State of South Carolina. Should any provision herein conflict with such applicable law, such conflict shall be severed from this Third Amendment to Declaration and shall not affect the validity of any non-conflicting provision of this Third Amendment to Declaration.

Except as set forth in this Third Amendment to Declaration and the First and Second Amendments to Declaration, the Declaration shall remain in full force and effect.

IN WITNESS THEREOF, the Declarant has set its hand and seal hereto as follows:

**DECLARANT**

1776, LLC, a South Carolina limited liability company

By: The Eugene Zurlo Living Trust  
 Dated December 11, 1997  
 Its: Member

WITNESSES:

Caroline Miller  
 Witness No. 1

Elliott Jones  
 Witness No. 2

Carin Miller  
 Witness No. 1

Elliott Jones  
 Witness No. 2

By: Eugene J. Zurlo  
 Name: Eugene J. Zurlo  
 Its: Trustee

By: Charlotte R. Zurlo  
 Name: Charlotte R. Zurlo  
 Its: Trustee

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by 1776, LLC, a South Carolina limited liability company, by The Eugene J. Zurlo Living Trust dated December 11, 1997, its Sole Member, by Eugene J. Zurlo and Charlotte R. Zurlo as Trustees this 2 day of September 2022.

Elliott Jank (SEAL)  
Notary Public for the State of South Carolina  
My commission expires: April 19, 2031

**EXHIBIT E**  
**ARCHITECTURAL REVIEW BOARD COVENANTS**

## **Dear Future Resident of The Preserve,**

In South Carolina, Charleston in particular, there is a wonderful pride in preservation. Each citizen, over hundreds of years, has understood the importance of protecting and improving the land and the lifestyle native to the Lowcountry. It is the goal of the development at The Preserve to carry these positive Charleston traditions to an even higher level than ever before.

Careful considerations will be made with regard to vegetation, topography, view, climate, and the specific needs of each homeowner at every opportunity. The first consideration will be a required understanding of the design and lifestyle guidelines set up to protect and enhance the natural beauty of the site and create the unique qualities of our neighborhood. These General Covenants are intended to provide understanding of how your homesite will be planned and developed.

The Architectural Review Board is committed to assisting and working cooperatively with future residents through the process of designing and building their home at The Preserve. The vision of The Preserve will only be achieved through excellence in design and construction. The intentions of The Preserve is to be a neighborhood of individuals and families that are eager to continue the Lowcountry's environmental sensitivity and retain the natural beauty of the neighborhood for all to enjoy.

Respectfully,

Architectural Review Board,  
The Preserve II at Fenwick Hall

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## **ABOUT THE PRESERVE**

The Preserve II at Fenwick Hall ("The Preserve") is a residential community between the Historic 1730 Fenwick Hall Plantation and Penny Creek. Tucked into dense maritime forest, the community will be one of the most ideally protected, yet it is only a few miles from downtown Charleston. Penny Creek, a historically utilized waterway, provides a water access and a unique natural gathering place for the community. Two common boat docks will offer never-ending views over the marsh, as well as deep water access to the Intracoastal Waterway and Historic Charleston and the barrier islands such as Kiawah, Seabrook, Sullivan's Island, and the Isle of Palms. A walking trail provides even more scenic enjoyment of the Preserve's marsh edge and the forested community.

## **OBJECTIVES OF THE ARCHITECTURAL REVIEW BOARD**

The philosophy of the Architectural Review Board is to facilitate the environmental vision of The Preserve and minimize the impact of development on the existing natural environment. The architecture will not be burdened by a particular period, style, foreign or regionalist influence, or traditional approach. The most important requirement of the architecture is that it be as complementary of the natural setting in color, material, sheen, texture, and form.

Another facet of complimenting nature will be the planning of each home's location on its respective site. The philosophy is that as much of the natural character of each lot should remain as intact as possible and that the architecture should embrace the specific features that make up the character of each lot.

## **FUNCTION OF THE ARCHITECTURAL REVIEW BOARD**

The Covenants provide control of the design and protection of the environment at The Preserve to the Architectural Review Board.

No building, fence, or other structure shall be erected, placed or altered on any property in The Preserve until the proposed design is approved in writing by the Architectural Review Board. All structures must also meet the requirements of the City of Charleston Building Code and any other applicable laws, codes, and regulations, and The Preserve PUD.

The South Carolina Department of Health and Environmental Control (DHEC) Office of Ocean and Coastal Resource Management (OCRM) has jurisdiction over some aspects of the construction process at The Preserve, especially for lots on "critical areas" that share edges with salt marsh or ponds. The OCRM also regulates compliance with the Storm Water Management Act.

## **PURPOSE OF THE COVENANTS**

It is the purpose of the Covenants to encourage a long-lasting excellence in architectural and construction quality. Each home should achieve an identity of its own without disturbing the sense of belonging within the community. These standards are intended to protect the property values of all homeowners in The Preserve by minimizing the impact of the development through harmonious design, therefore maximizing the expectations of architectural and construction quality.

Less formally, the Covenants require that each homeowner acknowledge and commit to the community promise of preserving nature.



## **THE PRESERVE CONCEPT**

The most important concept for each lot in The Preserve will be the way the home integrates with its natural and man-made surroundings. Lots were laid out to maximize prominent views, existing vegetation, water features, and topography. Each home will be designed to accommodate both the owner's needs and a high degree of respect for the natural setting.

Another key consideration in early planning will be the privacy between each home, the common areas, and the streets and walking paths. Homes will be sited in order to make use of the natural buffer. At The Preserve, we want the fabric of the neighborhood to be the existing natural environment, with each structure seen as a complimenting element.

## **SINGLE FAMILY HOMES**

These guidelines are meant to be a foundation for achieving the above concepts.

### **ARCHITECTURAL DESIGNS**

Only after extensive site evaluation has taken place and consideration has been given to surrounding properties, should the architectural design process begin. The concept of harmoniously integrating with nature by being unobtrusive in form, texture, sheen, and color will be the prominent consideration.

### **SETBACKS**

Setbacks are to be provided on individual plats in addition to the overall plat and vary from lot to lot. It is the design team's responsibility to become totally familiar with a lot's setback requirements prior to proceeding with design.

Generally, no exception will be allowed on setbacks. Generally, only when an alteration is driven by the protection of a natural feature will it be considered by the Architectural Review Board. The setback lines are dimensioned from the property line or the OCRM "critical line", using whichever is most restrictive.

### **ACCESS TO BUILDABLE AREA**

Access to each site should always be designed in response to nature. Services including driveways, turn-arounds, free-standing garages, and parking places should be suitably and functionally placed on the lot. To minimize the impact on common areas, sharing

ingress/ egress to streets with neighbors will be welcomed.

### **BUILDING SIZE**

Each lot will help define the scale of home it can comfortably accommodate. Living space must be a minimum of 2,500 square feet, unless cause is demonstrated to the Architectural Review Board for living space of less than 2,500 square feet, and the Architectural Review Board, in its sole discretion, approves a square footage of less than 2,500 square feet of living space. Also, a minimum first floor size may be set for some lots. Building heights shall be determined according to tree cover, neighboring homes, and lot location. As a general rule, each home shall be between two and two and a half stories above flood level, but shall not exceed 35' above it. Federal flood regulations will also require particular attention in resolving building heights.

### **LOT COVERAGE**

Lot coverage percentages will be decided on a site by site basis, but shall comply with the City of Charleston zoning requirements.

### **MASSING**

It is encouraged to have a collection of smaller massing elements, whether or not attached.

### **MATERIALS AND COLORS**

Natural colors that are consistent with the natural surroundings are generally required. High quality woods, brick, and medium to dark stucco will be the recommended materials for siding and foundation. Roofs of slate, wood shake, tile, and dark, "non-reflective" metals are encouraged. Architectural grade shingles, in approved colors will also be allowed.

Roof pitches will be typically required to be a minimum of 6/12 for major roof elements, subject to ARB approval.

### **SUPPORT FACILITIES**

The Covenants require that every home have an enclosed service area, suitable for garbage collection, electric meters, air-conditioning units, bicycles, etc., and screened from view. Antenna and satellite dish locations must be approved by the Architectural Review Board. Vents and pipes on the roof or exterior must be painted to blend in.

## LANDSCAPE GUIDELINES

The natural features of The Preserve are priceless and to be protected. Acknowledging this, the Architectural Review Board will carefully take on the duty of protecting the land and vegetation and, thus, the community vision and property values.

### EXISTING VEGETATION

The ecosystem relies on a plant base that has developed over thousands of years to provide the correct wildlife habitats, proper air and water purification, adequate drainage, and control of erosion. Significant and/or special trees and shrubs are essential in this ecosystem and their value will be considered in the design process. In order to ensure vegetative preservation, the following guidelines shall be followed:

1. The removal of any tree or any area of understory growth will require prior permission from the Architectural Review Board.
2. Tree removal required to develop the property (i.e., the structure and paved areas) may require mitigation at the Architectural Review Board's discretion.
3. The removal of trees on lots that already have homes is not permitted without Architectural Review Board approval.
4. Pruning must be handled with care. These areas are special to the Lowcountry environment and are among the most sensitive landscapes on earth. In order to prevent thoughtless pruning, the Architectural Review Board's approval will be required for any such alterations. The goal is to minimize the need to prune at all and to conform to natural patterns of growth where pruning is absolutely necessary.

**Violation of the above guidelines will result in substantial fines and mitigation requirements.**

### LANDSCAPING GUIDE

The fundamental goals of every landscaping plan will be:

1. To produce a scheme that maximizes significant existing natural elements and minimizes the impact of the structure on the property.
2. To provide continuity between man-made and natural landscape using native plant species.
3. To create no elements that define or suggest property lines.
4. To maintain or enhance the lot's drainage ability. Typically, the use of flowering trees and shrubs, both perennial and annual, will be common additions to each site's natural features. The design team should carefully consider the tolerance of salt-air, sandy soil, drought, and wildlife in order to select plants that will thrive on each particular site.

Irrigation systems will almost always be included in landscaping plans to protect the investment of the plantings. Drip irrigation systems are encouraged over sprinklers. With proper selections and layout, most plants will stabilize after one growing season and irrigation systems will not be necessary.

## **HARDSCAPE STANDARD**

Shared drives among neighbors are encouraged although each lot will be permitted one independent driveway access from the street. In accordance with the low-impact goal of The Preserve, soft pervious material such as pine bark, gravel, oyster shell, and wood chips with subdued tones are desired. Concrete and asphalt drives will only be permitted upon Architectural Review Board approval. The general dimension standards made to prevent unnecessary clear cutting are as follows:

1. Widths should not exceed 12' on curves and 10' elsewhere.
2. Curved driveways should have no less than a 15' radius.
3. Garage backup area should be a minimum of 25' from the door.
4. No hardscape areas within 5' of any property line will be allowed, except driveways.
5. Drive aprons (8' in from street curb) will be of granite pavers over reinforced concrete with select stone pavers purchased from a designated source.

## **SOFTSCAPE STANDARDS**

### **TREES:**

No less than two-thirds of the introduced plantings shall be native species. This includes specific varieties of oaks, magnolias, hickories, palmettos, pines, maples, etc. All trees required for mitigation must be native in species.

Large specimen oaks (24" or greater in caliper) and any other significant trees will be strictly protected.

### **SHRUBS:**

All shrub installations must be of minimum three-gallon size. Straight line hedges along property lines will normally be discouraged.

### **GRASS, GROUND COVER, AND MULCH:**

Large grass yards are generally discouraged as they are alien to this site. Ground covering is especially encouraged in shaded areas.

## **TREE REPLACEMENT STANDARDS**

1. All specimen trees shown on the tree survey outside of the building footprint will be carefully protected from the process of construction. Trained arborists are required for all pruning prior to construction. Any trees that are damaged or die as a result of improper management will require mitigation and may involve fines.
2. If mitigations exceed the capacity of the lot, then the prescribed trees shall go towards the enhancement of common spaces within The Preserve.
3. Special consideration will be made to save the natural vegetation around the building envelope, as well as between streets, homes, and setback lines. These areas are unimaginably critical in creating the community-wide undisturbed natural setting the Architectural Review Board so adamantly supports.

## **EXISTING HOME GUIDELINES**

The focus of the Architectural Review Board after the completion of construction will be to ensure the community standards are maintained by each homeowner. The goal is to preserve the beauty, natural and man-made, and foster the aesthetically pleasing qualities and evidences of time.

## **HOME IMPROVEMENTS**

Alterations, including painting, staining, re-roofing, and affecting the exterior appearance or structure must first be submitted to the Architectural Review Board for approval. Also, all proposed changes to hardscape or landscape features such as fences, fountains, lighting, game equipment, sculptures, art, swimming pools, courts, drives, and walks must be approved by the Architectural Review Board prior to installation. The following standards are for the design or alteration of such features

## **MAILBOXES**

Each home is required to have the approved Preserve mailbox and post with the appropriate lot number. Mailboxes will be distressed copper on wood posts and shall be purchased from The Preserve Property Owners Association.

## **SIGNAGE**

No signs, including those for the purposes of renting, and events are permitted. Owner's names and house names shall not be placed on the front of homes or on signs, gates and fences.

## **BOATS AND CAMPERS**

Storage of such vehicles and/or trailers is required to be out of sight in garages or below houses.

## **EXTERIOR LIGHTING**

All exterior lights should be designed and installed with consideration to neighbors and nearby street traffic. Lights may not shine directly toward the marsh or lagoons as this will disorient many species of wildlife. Additional guidelines are as follows:

The use of exposed, non-hooded spotlights and floodlights will not be allowed. Low voltage, high quality metal fixtures are encouraged, and should blend in with landscaping.

Lighting should be limited to pedestrian paths and should be turned off when not in use. No lights shall be directed towards any man-made structure.

If possible, the source of exterior lights should not be visible from adjacent properties or streets.

The Architectural Review Board will work with the design team to design functional and aesthetically pleasing solutions to their lighting needs, including landscape lighting. As a general rule, the spotlighting of significant features in the landscape will replace gridded streetlights and excessive yard lighting throughout The Preserve

## **FENCING AND GATES**

Although they are discouraged, approval from the Architectural Review Board may be given prior to the installation of any fence or gate. Fences and gates shall not exceed five (5) feet in height and should be screened with continuous vegetation. Fences will not be allowed to encompass an entire lot and must be at least ten (10) feet from property lines.

## **SATELLITE DISHES**

The Architectural Review Board reserves the right to disallow any dish location that is overly obtrusive on the natural surroundings. Dish placement will generally not be allowed on roofs, and when ground placement is necessary, planted or approved screening will be mandatory. Also, the dish must be painted to blend with vegetation or the portion of the house it attaches to.

## **PLAY AND SPORTING EQUIPMENT**

All play structures, goals, nets, and related objects must be approved by the Architectural Review Board before installation. It will be required that permanent equipment be painted or stained to blend with surrounding elements and may require additional screening.

## **STORM PROTECTION**

Storm protection systems, typically removable panels or hinged shutters, will be required to match the color and sheen of the surface onto which they are attached. The systems may only be utilized when The Preserve is experiencing serious weather conditions and are not to be used as a means of securing the property during homeowner absences.

## **FLAGPOLES**

Free-standing flag poles are discouraged and must be approved by the Architectural Review Board prior to installation. Appropriate screening, location, and color will be considered in the approval process.

## **REVIEW PROCESS DESCRIPTION**

The Architectural Review Board has organized the process of design to create a systematic and uniform review method for all building, remodeling, and/or alteration proposed at The Preserve

Architects should support The Preserve's vision, yet develop an architectural design that is an attractive, non-repetitive addition to the community as a whole.

The Architectural Review Board does not intend to confine or define creative efforts, but reserves the right to disapprove designs on purely aesthetic grounds, which may include, but are not limited to:

1. Neighborhood compatibility;
2. Site relationships;
3. Design consistency;
4. Building material, style, color, mass, height, and square footage;
5. Impact on existing vegetation, tree canopy, root systems, drainage, and grading;
6. Window style, patterns, proportions, detailing, and lighting; and
7. Massing.

The Architectural Review Board will work with Owners, Architects, Landscape Professionals, and Contractors to assist in creating a consistent design within the expectations for The Preserve. The Architectural Review Board will be available to promptly answer questions.

To be considered for approval, submittals shall be accompanied by the appropriate form, completed in full and all review fees must be paid. The Architectural Review Board will refuse to review a submittal if submittals are not complete. The Architectural Review Board encourages the participation of the Owner and Architects in every review meeting. Design approval is valid for six (6) months.

### **FEE**

A non-refundable fee, currently \$3,500, will accompany the first drawing submissions.

### **PRELIMINARY REVIEW**

The design team will begin documenting the layout in a precise manner. One (1) complete set (digital PDF file to scale is acceptable), consisting of the following



drawings, size 11" x 17" or larger, is required for the Preliminary Review:

### **1. PROPOSED SITE DEVELOPMENT**

This drawing overlays the Tree and Topographical Survey and shall include, but is not limited to, the following:

- a. View orientation.
- b. Major features on adjacent properties within 50' of property line.
- c. Building, pool, and decking locations with estimated square footage requirements.
- d. Site access.
- e. Areas requiring minimal or maximal privacy.
- f. Potential variances clearly highlighted in red.

### **2. TREE AND TOPOGRAPHICAL SURVEY**

Crucial to preparing an understanding of the site is obtaining a Tree and Topographical Survey for the property from a South Carolina Registered Land Surveyor. The survey must be made within eight (8) months of its submittal. The survey must be at least 1/8"=1' or 1"=30' scale and show legal description of the site, including:

- a. Recorded property lines, easements, and setbacks.
- b. The topographical contours of the lot.
- c. The location, genus, and species of all oak trees over 3" in diameter and other trees in excess of 5" in diameter at waist height.
- d. Any prominent natural features.
- e. Utility locations.

### **3. DIMENSIONED SITE PLAN**

The site plan shall be drawn at 1"= 30' scale and shall show the roof plan of the house and easement and setback dimensions conforming to the requirements. Driveways and paths must be located along with proposed service areas and HVAC units. Dimensions must be given for drives, turnarounds, guest parking, and garage access. The following calculations will also be made:

- a. Area of building footprint (heated and unheated space).
- b. Area of first floor decks, stairs, detached garage and porches.
- c. Area of drive, paths, pools, and HVAC units.
- d. Total of these areas in square feet (area of improvements).

Any variance to established guidelines should be clearly noted and highlighted in red.

#### **4. FLOOR PLANS**

Floor plans should be drawn at 1/8" scale, and depict the layout of heated, unheated, screened, and covered square footage

#### **5. EXTERIOR ELEVATIONS**

All exterior sides of the structure or structures shall be drawn at 1/8" scale. Materials such as wood, stucco, masonry, and metal shall be accurately and clearly depicted by rendering. Interior floor levels, roof ridge height-must be included on each elevation.

### **FINAL REVIEW**

After adjustments have been made to Preliminary Review submittals, the design team should begin the construction documents. A written response and stated solutions to the comments made during the Preliminary Review and the following documents must be completed and submitted before Final Review by the Architectural Review Board:

#### **1. DIMENSIONED SITE PLAN**

Same as preliminary with approved changes.

#### **2. FLOOR PLANS**

Drawn at minimum 1/8" scale with approved changes and necessary information for construction.

#### **3. EXTERIOR ELEVATIONS**

Similar to preliminary, but drawn at minimum 1/8" scale, every side of the home shall be accurately represented. All materials must be labeled. Proposed grade levels and floor heights must also be noted.

#### **4. DETAILS**

The following are required details, however, details should be provided wherever necessary:

Typical wall section.

Exterior trim.

Window and Door details.

Exterior walls and screens.

Railings.

All exterior material selections with finishes, including color rendering of home. The Approved Final Color Form must be submitted to the Architectural Review Board office at time of Final Review.

## **5. SPECIFICATIONS**

The means and methods should clearly define the quality of all work and materials in full.

## **6. FINAL LANDSCAPE PLAN & GRADING/DRAINAGE PLAN**

This drawing should be presented at a scale of 1"=10' or 1/8"=1'-0" with setbacks included. The roof plan and dirt fill areas must be shown to ensure that existing vegetation is not to be scarred. The proposed grading, inclusive of landscape berms and drainage flow must be shown in detail.

Plan must be submitted including the following:

- a. Location of the home and driveway with existing and introduced landscaping elements.
- b. A proposed plant list with common and scientific names, variety, quantity, and size.
- c. Location of lighting directed at landscaping elements, house, trees, walks, fences, gates, pools, decks, play structures, sculpture, and fountains with catalogue descriptions.
- d. Substantial screening around HVAC units, service areas, and electric meters. Foundation screening should be a minimum of half the foundation wall.

## **7. FINAL STAKE OUT**

For the Stake Out, the proposed corners of the home shall be marked with stakes at least two (2) feet above the ground. A string shall connect all the stakes outlining the shape of the building footprint, including decks, stairs, planters, and driveway. The lot line nearest the home shall be defined with a string as well. All trees proposed for removal must be tied about their circumference with red surveyor's ribbon. If any changes are made to the location or layout, a revised final stake out may be required.

## **PRE-CONSTRUCTION**

### **GENERAL REGULATIONS**

All builders of residences at The Preserve must be licensed by the City of Charleston and the State of South Carolina. At minimum, a South Carolina residential builder's license is required.

The conduct of all workmen is the responsibility of the General Contractor. No loud music is allowed. Workers should park in front of the site and out of the right of way of the street.

The construction of all residences must be completed within sixteen (16) months of the issuance of the Building Permit. Any exception of such regulation requires approval from the Architectural Review Board.

Contractors who continually violate the Construction Guidelines may be charged steeper deposits or, in extreme conditions, be prohibited from working at the Preserve.

#### **The following steps shall be completed before construction may begin:**

1. Design shall be approved in writing by the Architectural Review Board.
2. A \$5000 deposit shall be held by the Architectural Review Board. The deposit shall be paid by the owner.
3. Install tree protection prior to clearing the site. Any clearing between the setbacks and the property line requires on-site approval by the Architectural Review Board.
4. Obtain City of Charleston Building Permit.
5. Post Building Permit on job site.
6. Place dumpster and portable toilet at Architectural Review Board approved location.

## **DURING CONSTRUCTION**

All construction at The Preserve will be under constant observation to ensure the Architectural Review Board standards are met.

### **JOB SITE APPEARANCE**

The task of maintaining job sites in a clean and tidy manner is important not only to the affect it has on surrounding beauty, but also to the efficiency of the construction itself.

All construction materials must be kept within property lines and out of streets. Access over/through and storage on adjoining properties is especially forbidden without permission from appropriate owners. Storage should be located in an inconspicuous area of the lot, as approved, and should be organized and neat. Job trailers require pre-approval.

One commercial dumpster will be placed on each job site. No trash is to be piled openly. Trash pick-up is a responsibility of the contractor and should not be handled carelessly. The Architectural Review Board reserves the right to issue a "stop work" order if the site is not being properly maintained. If issued, the cost of cleaning will be deducted from the Construction Deposit with possible fines.

A temporary power pole should be installed plumb, no less than 15 feet inside the front property line. No signs may be attached to the pole. Sanitary, sewer, and water lines shall be installed using shallow trenching equipment so as to avoid large roots.

## **POST-CONSTRUCTION**

All debris must be removed from the site and surrounding area. The construction sign, sample board, job toilet, and temporary utilities should be removed as well. The contractor should complete the Final Inspection Checklist provided and notify the Architectural Review Board. If Final Inspection is not requested within two (2) months of the date of Certificate of Occupancy issuance, the New Home Construction Deposit will become a fine.

The following should be completed prior to requesting a Final Inspection:

1. Complete construction.
2. Removal of construction debris.
3. Removal of temporary utilities, job toilet, sample board, and job sign.
4. Install landscaping and The Preserve mailbox.
5. Submit as-built survey and landscape certificate to the Architectural Review Board. The as-built survey must include setbacks, lot coverage percentages in pervious and impervious materials, and roof ridge height.
6. Any damage to the streets, common areas, rights of way, utilities, or drainage areas shall be repaired.

**Charleston County ROD**  
 101 Meeting Street, Suite 200 <> Charleston, SC 29401  
 PO Box 726 <> Charleston, SC 29402  
 V: 843.958.4800 <> F: 843.958.4803  
 www.charlestoncounty.org

**Michael Miller**  
 Register of Deeds



**RECORDER'S RECEIPT**

**Received From:**  
 NAME: HELLMAN YATES, PA  
 ADRS: .....  
 ADR2: 105 BROAD STREET, 3 FLOOR  
 C/S/Z: CHARLESTON SC 29401 (BOX)

DATE: 02-Sep-22  
 INVOICE #: X000554227  
 DRAWER: Drawer 8  
 CLERK: ANF  
 TIME: 02:56:50 PM

Qty	Description	#		Pstg	Value in OOO	Unit Price	Extra Ref Cost	County Fee	State Fee	Item Total
		Total Pgs	# Refs							
1	Amen/Rest/Covs	22				25.00		\$ -	\$ -	\$ 25.00
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<b>TOTAL</b>										<b>\$ 25.00</b>

**PAID:**

Check #	Amount	Total Paid: \$	25.00
9031	\$ 25.00		
<b>Check Total</b>	<b>\$ 25.00</b>	<b>Balance: \$</b>	<b>-</b>
<b>Cash Total</b>			

**\*Please note:**  
 The ROD Office retains any recording fee overages of \$5 or less.

*It is our pleasure to serve you!*