

Design Guidelines

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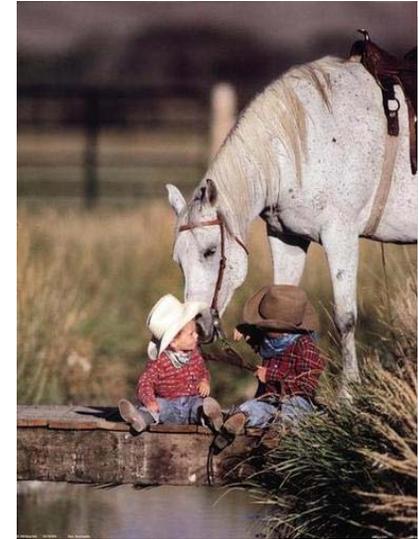
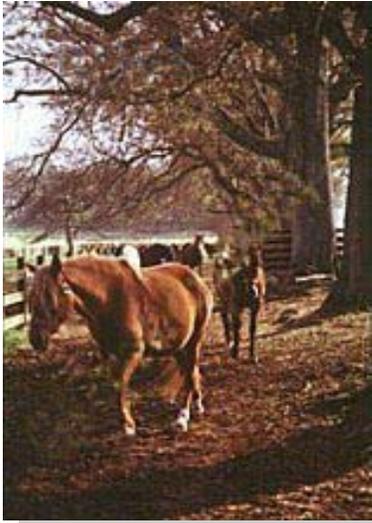


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Design Guidelines

Introduction



Pepper Plantation allows for comfortable living in a rural equestrian setting. This community of artistically designed homes collectively create a sense of place in harmony with the beauty of the natural landscape.

A limited number of home sites are planned on 300 acres of which approximately 150 acres have been preserved for community recreational activities. These activities include riding trails, a community clubhouse with a horse track, a deep fresh water lake and a lakefront dock and gazebo. With the preservation of grand trees, wetlands and other natural features, Pepper Plantation will develop into a beautiful community of timeless design.

Through coordinated efforts of each homeowner and the Design Committee, this vision for Pepper Plantation will become a reality. These design guidelines encourage the building of exceptional structures that, when viewed together, will produce a harmonious community environment. Individuality in design is encouraged and protected. However, every home will not be treated as an architectural entity within itself, but rather as a carefully planned addition to Pepper Plantation.



Design Guidelines

Master Plan



FUNCTION, POWERS, SCOPE AND DUTIES

- In order to encourage sensitive and harmonious architectural design to protect the visual integrity, architectural spirit and long-term property values of Pepper Plantation, the Pepper Plantation Design Committee has established the Design Guidelines and Review Procedures contained in this manual. In addition to these requirements, the provisions in the Declaration of Covenants, Conditions and Restrictions and the Bylaws of Pepper Plantation also bind all property owners. No structure of any kind on a residential lot within Pepper Plantation shall be erected or altered until the proposed site plan, building plans, construction materials, and colors have been approved in writing by the Design Committee.
- The Design Committee has been established to administer the architectural review for new construction and proposed additions/modifications to existing structures within Pepper Plantation. The Design Committee is responsible for establishing design guidelines, design review procedures, and design review submission requirements, and make these available to property owners. The Design Committee is synonymous with Architectural Review Board (ARB)
- The Design Committee reserves the right to review the plans, specifications, materials and samples submitted to them by the applicant; for proposed structures and/or alterations to existing structures.
- In reviewing each application and related submissions, the Guidelines shall govern the Design Committee; however, the Guidelines shall not be the exclusive basis for its decisions. Compliance with the Guidelines does not guarantee approval of any application. The Design Committee may consider any factor it deems relevant, including harmony of external design with surrounding structures and environment and consistency with the visual themes established for Pepper Plantation. The Pepper Plantation Design Committee's decisions may be based purely on aesthetic considerations. By accepting a deed to Real Property in Pepper Plantation, each property owner acknowledges that determinations as to such matters may be subjective and opinions may vary as to the desirability of attractiveness of particular improvements.

- The Pepper Plantation homeowner will be responsible to insure that all home or renovation design and construction are in conformance with applicable Building Codes. The homeowner will also be required to obtain all permits and approvals prior to beginning any construction-related work.

MISSION

- Pepper Plantation is being developed to bring a unique equestrian community to East Cooper.
- The Guidelines are not intended to set out a rigid set of rules that will be adhered to rigorously without creative thought; rather, they are a guide that encourages the homeowner to remember and honor the underlying purpose of Pepper Plantation and its equestrian vernacular to the Low-country. There are, of course, a multitude of methodologies to achieve these subtleties, and these Guidelines are set out to suggest some of those methods.

ARCHITECTURAL STYLES

- Pepper Plantation is receptive to various styles of architecture. All architectural elements should be appropriate to the style chosen.
- Each plan shall be considered on an individual basis with specific emphasis placed on impact and harmony with surroundings.
- The Design Committee reserves the right to address special circumstances due to homesite or hardship considerations.



REVIEW OF DESIGN SUBMISSIONS

- The Pepper Plantation Design Committee has established the following procedures for the review of architectural and landscape designs. Property owners, architects and builders are encouraged to participate fully and actively in the architectural review process. In addition to the required design review steps, the applicant for design review is encouraged to contact the Design Committee during the design review process for clarification of the architectural guidelines for Pepper Plantation or discuss design review comments.
- The Design Committee will review submissions as they are received and respond to them in a timely manner. After the plans have been reviewed, one set of the plans and /or written comments from the Design Committee will be returned to the applicant.
- Submissions should be sent to:
Pepper Plantation Design Committee
C/O SGA Architecture
ATTN: Patrick Pernell
456 King Street, William Aiken House
Charleston, South Carolina 29403

USE AND APPROVAL OF DESIGN PROFESSIONALS

- All Plans for new structures and additions to existing structures shall be prepared by a licensed architect and landscape architect. It is highly recommended that a team of qualified professionals be used in the preparation of the project plans.

DESIGN REVIEW FEES

- Design review fees will be established and published by the Design Committee. The Design Committee reserves the right to change or waive these fees from time to time.
- Submittal Fees:
Orientation Meeting: \$350.00
Preliminary Submittal: \$350.00
Final Submittal: \$350.00

DESIGN VARIANCES

- The Design Committee may authorize variances from compliance with the overall Pepper Plantation Design Guidelines or any of its supplemental guidelines and procedures when circumstances such as topography, natural obstructions or specific architectural or engineering conditions merit.
- No variance shall be effective unless issued in writing. A specific variance will not bind the Design Committee to grant a variance in other circumstances.

ADDITIONAL MEETING WITH THE DESIGN COMMITTEE

- If an application for design approval has been denied, or the approval issued by the Design Committee is subject to conditions, which the applicant feels are unacceptable, the applicant may request a meeting with the Design Committee and/or their designated agents to discuss the plans and the Design Committee's reasons for imposed conditions or overall denial.



ORIENTATION MEETING

- An orientation meeting with a representative of The Pepper Plantation Design Committee is required. This meeting will cover the Design Guidelines, the design review process and general information about building a house in Pepper Plantation. The applicant's architect and landscape architect are encouraged to attend this meeting.

PRELIMINARY DESIGN REVIEW

- The Preliminary Design Review is the first detailed review of the proposed plans for the improvements. The applicant will submit Form A, "Preliminary Design Review Application: (attached) and two (2) sets of the required documents listed. The Design Committee reserves the right to request additional information in order to review the proposed plans.
- Upon completion of this stage of the design review process, the design will be approved without exception, approved with conditions or rejected. If the design is approved without exception, the applicant may proceed to the Final Review stage in the approval process. If the design is conditionally approved, the applicant may proceed to the Final Review stage provided design changes are made per the Design Committee's recommendations. The requested changes must be validated by the Design Committee prior to starting construction. If the applicant does not agree to make the required changes, the plans shall be considered rejected. If the plans are rejected, the applicant may/shall re-design and re-submit the plans to the Design Committee for consideration for approval, again following the procedures for Preliminary Design Review.

FINAL DESIGN REVIEW

- The Final Design Review has been established to ensure that the applicant's designs for all improvements are in compliance with the Pepper Plantation Design Guidelines. In addition, this step is to verify the incorporation of recommendations made by the Design Committee during the Preliminary Design Review. The applicant is to submit Form B, "Final Design Review Application" (attached) and four (4) sets of the required documents listed.

- Upon completion of this stage of the design review process, the design will be approved without exception, approved with conditions, or rejected. If the design is approved without exception, the applicant may proceed with the construction of the proposed improvement. If the design is conditionally approved, the applicant must submit the required modifications and additional information requested by the Design Committee prior to starting construction. Once the Design Committee reviews this information, the applicant may proceed with the construction of the proposed improvements. If the applicant does not agree to make the required modifications, the plans shall be considered rejected. If the plans are rejected, the applicant shall re-design and re-submit the plans to the Design Committee for consideration for approval, at the Final Design Review level.
- Builder must be approved by Design Committee prior to Final Approval.
- The Design Committee reserves the right to request additional information in order to review the proposed plans.

FINAL INSPECTION OF CONSTRUCTION

- Upon completion of construction and prior to obtaining a Certificate of Occupancy the applicant should submit Form C, "Request for Final Inspection" (attached) to the Design Committee at least seven (7) days prior to the requested inspection date. During the Final Inspection, a representative of the Design Committee will review and verify that the house and other exterior structures, hardscape, lighting and landscaping were built and installed in compliance with the approved design.
- Failure to receive final inspection of construction shall require the applicant to bring architecture or landscape architecture in compliance with approved plan. Any additional request for final inspection shall require a fee of \$350.00



CHANGES TO APPROVED EXTERIOR DESIGN

- Any changes prior or during construction to the plans that were submitted and approved by the Design Committee at the Final Design Review, must receive written approval from the Design Committee prior to execution. In the event, the applicant desires a change to the approved drawings, the applicant must submit Form D, "Change to Approved Design" (attached) and the drawings of the proposed change.
- If changes are made without prior written approval from the Design Committee, the Committee has the right to require the applicant to remove, revise and/or replace the unauthorized change at the applicant's expense.

ALTERATIONS TO EXISTING STRUCTURES AND LOT IMPROVEMENTS

- An alteration to an existing structure and/or lot improvements requires the submittal of Form E, "Changes to Existing Structures" (attached) and information fully describing the intended improvements to the Design Committee. The Design Committee reserves the right to request additional information in order to review the proposed plans.
- The Design Committee's approval, in writing, of the proposed alterations and/or improvements is required before work on the alterations and/or improvements may commence.

DESIGN REVIEW REQUIRED DOCUMENTS

A. Preliminary Design Review Requirements

1. Form A—Preliminary Design Review Application
2. Proposed Site Plan at a minimum scale of 1/16"=1'-0" or 1"=20', illustrating the following:
 - North arrow
 - Property lines including, dimensions, angles, bearings.
 - All existing structures, fences, setbacks, easements, street right-of-ways contiguous to the lot

B. Final Design Review Requirements

1. All existing hardwood trees over 8" caliper. All existing Pines over 24" Caliper.
2. Proposed building footprints with overall dimensions and distances between proposed work and property lines
3. Proposed driveways, hardscape, landscape areas, and pools
3. Grading Plan at same scale as site plan, illustrating existing and proposed grades.
4. Proposed landscape plan, illustrating the following:
 - Conceptual massing planting plan
5. Proposed Floor Plans at 1/4"=1'-0" minimum, illustrating the following:
 - All rooms
 - All windows and exterior doors
 - Overhangs of floors and roofs shown as dashed lines
6. Proposed Elevations at 1/4"=1'-0" minimum, illustrating the following:
 - Openings, doors and windows
 - Principle materials identified and rendered
 - All finish floors dimensioned in relation to the finished exterior grade
 - Eave and roof ridge's dimensioned in relation to the finished exterior grade
 - Roof pitch(es)



- All existing hardwood trees over 8" caliper. All existing Pines over 24" Caliper.
 - Proposed building footprints with overall dimensions and distances between proposed work and property lines
 - Proposed driveways, hardscape, landscape, pools & fencing
 - Exterior hardscape elements with dimensions, height and material
 - Water, sewer, electrical and gas service routing into the property and connections to home or structure.
 - Limits of construction
 - Exterior light locations and connections
 - Location of all external equipment, including, but not limited to, electric meter, air conditioning condenser, pool equipment, irrigation, etc.
 - Obtain all approvals as may be required from DHEC/OCRM
3. Grading Plan at same scale as site plan, illustrating existing and proposed grades.
 4. Proposed Floor Plans at 1/4"=1'-0" minimum, illustrating the following:
 - All rooms
 - All windows and exterior doors
 - Overhangs of floors and roofs shown as dashed lines
 5. Proposed Elevations at 1/8=1'-0" minimum, illustrating the following:
 - Openings, doors and windows
 - Principle materials identified and rendered
 - All finish floors dimensioned in relation to the finished exterior grade
 - Eave and roof ridge'(s) dimensioned in relation to the finished exterior grade
 - Roof pitches
 6. Building Sections taken through major living areas at 1/4"=1'-0" illustrating the following:
 - Rooms
 - Finished floor elevations in relation to the exterior
 - Ceiling heights
 - Eave and roof ridges dimensioned in relation to the finished exterior grade
 - Roof pitches.
 7. Typical Wall Sections at 3/4"=1'-0" illustrating the following:
 - Floor and ceiling heights
 - Wall, floor and roof structure
 - Window head and sill heights
 - Eave dimensioned in relation to the finished exterior grade
 - Roof pitches
 - Material designations—labeled and dimensioned
 8. Typical Porch Sections at 3/4=1'-0" minimum, fully dimensioned and noted
 9. Exterior Details at 1/2"=1'-0", illustrating the following:
 - Eave and cornice details
 - Chimney details
 - Column details
 - Porch and railing details
 - Window-head, jamb and sill details
 - Door and doorframe details
 - Exterior siding details (corner boards, foundation, jointing, brick bonds, etc.)
 - Material designations—labeled and dimensioned
 10. Proposed landscape plan, illustrating the following:
 - Planting plan, showing location of plants/bed lines



COMMENCEMENT

- The builder shall be required to construct a mock-up panel to convey approved color, material and workmanship. Approval of panel is required by The Design Committee prior to start of construction.
- Prior to start of construction, all trees to be removed shall be flagged by the contractor and approved by a member of the Design Committee.

GENERAL REGULATIONS FOR CONSTRUCTION

- All builders must be licensed by the State of South Carolina
- No construction shall take place without a building permit from Charleston Co. and the written approval of the Design Committee.
- Access to the property for all construction activity shall be through the designated construction entrance.
- Equipment storage on site is allowed. Equipment shall be stored in a way that is visually unobtrusive to adjacent property owners and outside the drip line of existing trees or buffer areas.
- All construction activity must take place within the limits of construction. No storage or parking on adjacent properties.
- Each contractor is responsible for site safety and cleanliness. Provide dumpsters and temporary sanitary facilities as required.
- Erosion control is mandatory. Contractor shall control erosion and sedimentation, specifically in lots adjacent to water, marsh or wetlands.
- No burning, loud music, etc. permitted on construction sites.
- No deviations shall be made from the approved plans submitted to the Design Committee without prior approval. The Owner of the property will be responsible for correcting deficient work.
- All stored and stockpiled soil that is not used will be removed from the site. No stockpiling shall be placed within the drip line of trees to be saved. Both topsoil and fill material shall be appropriately graded to avoid erosion.

TIME FOR COMPLETION (Main House)

- Construction shall be completed within two years of its commencement except when, and for as long as, such completion is delayed due to causes beyond the reasonable control of the property owner or when the applicant has requested an extension. An extension request must be submitted prior to maximum time expiration.
- If construction is not completed on a project within two years default period, or within any extension approved by the Design Committee, the approval shall be deemed withdrawn, and the incomplete construction shall be deemed to be in violation of these Design Guidelines. In this event, the Design Committee shall notify the Homeowner's Association of this failure to perform by the property owner and the Homeowner's Association has an option: complete the exterior in accordance to the approved drawings, or remove the improvement and return the parcel to its natural state prior to the beginning of work. The property owner shall reimburse the Homeowner's Association for all expenses incurred in connection therewith.
- If Ancillary structure is built first, refer to "Time to Complete (Ancillary Structure)".

TIME TO COMPLETE (Ancillary Structures)

- Ancillary structure is defined as one of the following: Guest House, Barn, or Stable.
- If Owner chooses to construct a Ancillary Structure prior to the construction of the main house, the ancillary structures must be complete within 9 months.
- Ancillary Structure shall not be utilized as a permanent residence. Guest houses are only permitted to be constructed in accordance with the covenants, conditions and restrictions.



AFTER CONSTRUCTION

- The following checklist items must be completed prior to receiving final approval from the Design Committee:
 - Complete all construction or improvements noted on the approved project submittal
 - Install all landscaping, site lighting, and related improvements
 - Obtain a final inspection by Charleston County and Design Committee
 - Remove all dumpsters, trash barrels, temporary sanitary facilities, etc. from site.
 - Remove all construction related material, i.e. workbenches, tables, signage.
 - Remove all construction debris.
 - Repair any damage that was outside the construction limits, common areas and right-of-way



LOT OCCUPANCY

- Main House - Minimum 3,000 S.F.
- Guest House - Maximum 850 S.F.
- Stable/Barn - Maximum of 4 stalls.

HEIGHT

- Maximum height above flood elevation: 45'

BUILDING SETBACKS

- Front 100'
- Rear 100'
- Side Yard 50'
- Freshwater Wetlands 35'
- OCRM Critical Line 50'
- *Lake Lots 100' (or as determined by DC)

BUFFERS

- Front 50'
- Side Yard 25'
- Rear 50'

FENCING

Paddock/Pasture

- Post and Railing are required. Dimensions shall be 4x6 post with (4) 2x6 rails—Black finish.
- Front yard fencing is optional

Other

- Screening of service/pools are required. Design shall be submitted to The Design Committee for approval.
- Side and rear yard fencing is optional.

DRIVEWAY CONNECTIONS

- The minimum width shall be 12' but no greater than 15' wide.
- Driveway connections are standard, contact Design Committee member for detail.
- Culverts under driveways shall be a minimum of 15" RCP with mitered end section.

PARKING

- No permanent street parking

DOCKS

- Private docks on lake are not permitted
- Private docks on Wando River are allowable and all permits must be approved prior to construction.

UTILITIES

- All utilities are to be placed underground

WELLS

- Irrigation wells are permissible

*Note:

Lake Lots shall have permitted selective clearing as approved by the Design Committee.



Design Guidelines

Architectural Standards



Classic Revival



Low Country



Georgian Revival



Colonial



Mediterranean



Modern

MAIN HOUSE

- Pepper Plantation is open to all architectural styles. The proportion and massing of the house shall be consistent with the style chosen.
- House setbacks, finish floor elevations and heights should be consistent with the standards outlined in Lot Development.
- No multiple use of a single design will be allowed.



Victorian





GUEST HOUSE

- Pepper Plantation is open to all architectural styles. The proportion and massing of the house shall be consistent with the style chosen.
- House setbacks, finish floor elevations and heights should be consistent with the standards outlined in Lot Development.
- Architecture can vary from Main House.
- Maximum 850 SF.



Design Guidelines

Architectural Standards



STABLES/BARNES

- Architectural style can vary from Main House Architecture.
- Maximum 4 horse stalls.
- Living quarters are allowed
- Maximum 4 stalls.



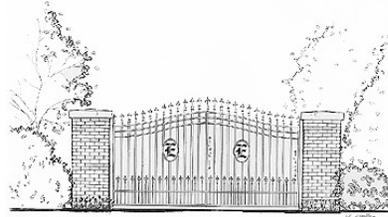
DRIVEWAY DESIGN

- Driveways shall be a single lane no more than 15' wide.
- Acceptable materials
 - Tabby Concrete
 - Plantation Mix
 - Fine Crushed Gravel
 - Concrete Pavers
 - Asphalt
 - Stamped Concrete
 - Tinted/colored Concrete
 - Combination of above



ENTRANCE GATES

- Gate may be electronic or manual; swing or slide mechanics.
- Acceptable material:
 - Wood, painted or stained
 - Wrought Iron
 - Aluminum or Steel as approved by the Design Committee



PIERS AT DRIVEWAY ENTRANCE

- Piers shall not exceed 8'-0" in height.
- Acceptable Material:
 - Brick
 - Stucco
 - Stone
 - Wood



FENCING

- Fences are permitted along the side and rear property lines subject to approval by the Design Committee.
- Fencing is optional along front property .
- Paddock fencing material shall be wood, painted black to be consistent with the community.
- Post and rail fencing height shall be a maximum of 5'-0" with 4 rails.
- Incorporate post and rail fencing into the design of gate/piers at front property line if applicable.
- Chain link fencing is not permitted.



LIGHTING

- Outdoor lighting shall be permissible along walkways and driveways with low intensity indirect light
- Light fixtures at entrance piers are encouraged.
- Spotlights or flood lights attached to building/stable building walls or roof eaves are permitted but should not be used to light the yard on a continuous basis.
- A limited number of down lights or up lights on trees and structures can be used to enhance specimen trees or architectural features.
- Pepper Plantation has developed a street lighting standard in association with Berkeley Electric Cooperative.
- All exterior site lighting should be designed so as not to create a nuisance for adjoining property owners.

SWIMMING POOLS

- Swimming pools are permitted as approved by the Design Committee.
- All swimming pools must follow the guidelines for safety as published by the Department of Health and Environmental Control (DHEC).
- Permits are required prior to construction of pool.
- No above ground pools are permitted.

IRRIGATION

- Highly recommended but not required.
- Acceptable tap-ins:
 - In-Ground Wells
 - MPW—meter

MAILBOXES

- Mailboxes are to be incorporated into individual entrance design as approved by Design Committee.

ANTENNAS AND SATELLITE DISHES

- Antennas and large satellite dishes are not encouraged.
- 18" diameter or less satellite dishes are permissible. The Design Committee (DC) will review each request based on location and size of structure. Under no circumstances, should an electronic, television, radio, telephone, satellite, etc, receiver or transmitter be placed in a location visible from street-front or create an adverse situation for adjacent property owners.

SELECTIVE CLEARING WITHIN BUFFER AREAS

- Clearing of all dead wood, brambles, briars, invasion vines and shrubs is permissible upon approval from the Design Committee.

GARBAGE, & TRASH CONTAINERS

- All garbage and trash containers shall be placed within the garage or behind fence or planted evergreen screen.

MECHANICAL EQUIPMENT AND PROPANE TANKS

- All air conditioning compressors and condensers, generators, swimming pool and spa equipment, transformers and meters, and irrigation controls shall be properly screened by a fence or evergreen screen so that they are not visible from the street or adjacent neighbors.
- Propane Tanks are permissible but should be buried.

STORAGE OF ACCESSORY VEHICLES AND TRAILERS

- Horse trailers, boats, recreational vehicles etc. must be stored so that they are not visible from the street or adjacent neighbors.



TREE PROTECTION

- The siting of the home and Ancillary Structures should accommodate existing or large specimen trees. It is recommended that 8" or greater tree caliper shall be saved. Existing Pine may be removed upon approval by the Design Committee.
- Existing hardwoods and pines, twenty-four (24) inches and greater are considered Grand Trees and may not be removed as specified by the Charleston County Zoning Code.
- Any proposal of removal of (24) inches or greater shall be submitted to Charleston County Zoning Board for approval and mitigation.
- Existing trees less than twenty-four (24) inches shall be presented to the Design Committee for review and approval for removal.
- Temporary barriers shall be placed along the perimeter of the drip lines of Grand Trees during construction.
- The Design committee reserves the right to require redesign of the house to preserve specimen trees.

PLANTING

- The recommended planting for Pepper Plantation emphasizes the use of native plant species in combination with traditional favorites associated with the Low-country.

Recommended Planting Palette

Large Deciduous Trees

<u>Botanical Name</u>	<u>Common Name</u>
Acer rubrum	Red Maple
Betula nigra	River Birch
Carya oata	Shagbark Hickory
Fagus grandifolia	American Beech
Fraxinus pennsylvancia	Green Ash
Liquidambar styraciflua	Sweet Gum
Liriodendron tulipifera	Tulip Poplar
Nyssa sylvatica	Black Tupelo
Platinus	London Plane Tree

Quercus alba
 Quercus falcate
 Quercus phellos
 Taxodium disticum
 Ulmus parvifolia

White Oak
 Southern Red Oak
 Willow Oak
 Bald Cypress
 Chinese Elm

Large Evergreen Trees

Botanical Name
 Ilex opaca
 Magnolia grandiflora
 Juniperus slaicifolia
 Pinus palustris
 Quercus luarifolia
 Quercus virginiana
 Sabal Palmetto

Common Name
 American Holly
 Southern Magnolia
 Southern Red Cedar
 Longleaf Pine
 Laurel Oak
 Live Oak
 Cabbage Palm

Small Deciduous & Flowering Trees

Botanical Name
 Amelanchier arborea
 Carpinus carolinina
 Cercis Canadensis
 Chionanthus virginicus
 Cornus florida
 Crataegus spp
 Halesia Carolina
 Hamamelis virginiana
 Lagerstoemia indica
 Vitex agnus-castus

Common Name
 Serviceberry
 Muscledwood
 Redbud
 Fringe Tree
 Flowering Dogwood
 Hawthorne
 Carolina Silverbell
 Witch Hazel
 Crape Myrtle
 Vitex

Small Evergreen Trees

Botanical Name
 Eriobotrya japonica
 Gordonia lasianthus

Common Name
 Loquat
 Loblolly Bay



Design Guidelines

Landscape

Botanical Name

Ilex cassine
Ilex cornuta 'Burfordii'
Ilex vomitoria
Magnolia virginiana

Deciduous Shrubs

Botanical Name

Aesculus pavia
Callicarpa Americana
Calycanthus floridus
Cephalanthus occidentalis
Clethra alnifolia
Deutzia scabra
Euonymus americanus
Fothergilla major
Hybiscus moscheutos
Hydrangea quercifolia
Ilex deciduas
Ilex verticillata
Itea virginica
Rhododendron canescens
Rhus copallina
Spirea spp.
Vaccinium arboreum
Viburnum dentatum

Evergreen Shrubs

Botanical Name

Abelia grandiflora
Aucuba japonica
Callistemon rigidus
Camellia japonica
Camellia sasanqua
Fatsia japonica

Common Name

Dahoon Holly
Burford Chinese Holly
Yaupon Holly
Sweetbay Magnolia

Common Name

Red Buckeye
American Beautyberry
Sweetshrub
Buttonbush
Sweet Pepperbush
Deutzia
Strawberry Bush
Witch Alder
Rose Mallow
Oakleaf Hydrangea
Deciduous holly
Winterberry
Sweetspire
Wild Azalea
Winged Sumac
Spirea
Sparkleberry
Southern Arrowwood

Common Name

Glossy Abelia
Aucuba
Bottlebush
Camellia
Sansanqua Camellia
Fatsia

Feijoa sellowiana
Fortunella japonica
Gardenia jasminoides
Ilex cornuta
Ilex glabra
Ilex vomitoria 'Nana'
Illicium floridanum
Leucothoe axillaries
Myrica cerifera
Osmanthus fragrans
Pittosporum tobira
Podocarpus macrophyllus
Raphiolepis indica
Rhododendron indica
Sabal minor
Serenoa repens
Yucca filamentosa
Yucca gloriosa

Groundcovers

Botanical Name

Eragrostis curvula
Euonymus fortunei 'Coloratus'
Hedera helix
Liriope Species
Miscanthus sinensis
Ophiopogon japonicus
Pennisetum alopecuroides
Trachelospermum asiaticum
Trachelospermum jasminoides

Pineapple Guava
Kumquat
Gardenia
Chinese Holly
Inkberry
Dwarf Yaupon
Florida Anise
Fetterbush
Wax Myrtle
Sweet Olive
Pittosporum
Japanes Yew
Indian Hawthorn
Indian Azalea
Dwarf Palmetto
Saw Palmetto
Adams Needle Yucca
Mound—Lily Yucca

Common Name

Weeping Love Grass
Wintercreeper
English Ivy
Liriope
Miscanthus
Mondo Grass
Fountain Grass
Asiatic Jasmine
Confederate Jasmine



Grasses

Botanical Name

Cynodon Dactylon “Tiftway 419”
 Eremochlea ophiuroides
 Stenotaphrum secundatum

Common Name

Tifton Bermuda
 Centipede
 St. Augustine

Recommended Deer Resistant Plants

Shrubs

Botanical Name

Abelia grandiflora
 Aucuba japonica
 Berberis thunbergii
 Buxus microphylla
 Cortaderia species
 Cotoneaster dammeri
 Cycas revelata
 Cytisus scoparius
 Ilex vomitoria
 Eleagnus
 Juniperus species
 Lantana species
 Lavandula species
 Ligustrum lucidum
 Myrica cerifera
 Nandina species
 Nerium oleander
 Podocarpus macrophyllus
 Pyracantha coccinea
 Rosmarinus officinalis
 Salvia greggii
 Yucca filamentosa
 Yucca gloriosa

Common Name

Glossy Abelia
 Aucuba
 Japanese Barberry
 Boxwood
 Pampas Grass
 Cotoneaster
 Sago Palm
 Scotch Broom
 Dwarf Yaupon
 Eleagnus
 Juniper
 Lantana
 Lavender
 Waxleaf ligustrum
 Wax Myrtle
 Nandina
 Oleander
 Japanes Yew
 Pyracantha
 Rosemary
 Autumn Sage
 Adams Needle Yucca
 Mound—Lily Yucca

Groundcovers and Vines

Botanical Name

Agapanthus
 Aspidistra elatior
 Cyrtomium falicatum
 Eragrotis curvula
 Gelsemium sempervirens
 Liriope species
 Miscanthus species
 Ophipogon japonicus
 Pennisetum alopecuroides
 Trachelospernum asiaticum
 Trachelospernum jasminoides
 Vinca major
 Vinca minor

Common Name

Agapanthus
 Cast Iron Plant
 Holly Fern
 Weeping Love Grass
 Carolina Jessamine
 Liriope
 Miscanthus
 Mondo Grass
 Fountain Grass
 Asiatic Jasmine
 Confederate Jasmine
 Vinca major
 Vinca minor

Flowers, Ferns, Herbs

Botanical Name

Achillea filipendulina
 Begonia species
 Chrysanthemum species
 Coreopsis species
 Cosmos bipinnatus
 Digitalis species
 Echinacea angustifolia
 Melampodium lecanthum
 Nephrolepis species
 Rudbeckia hirta
 Salvia roemeriana
 Salvia species
 Salvia farinacea
 Salvia leucanthia
 Thymus species
 Zinnia species

Common Name

Yarrow
 Begonia
 Chrysanthemum
 Coreopsis
 Cosmos
 Foxglove
 Purple Cone Flower
 Blackfoot Daisy
 Sword Fern
 Black-eyed Susan
 Cedar Sage
 Indigo Spires
 Mealy Blue Sage
 Mexican Blue Sage
 Thyme
 Zinnia



Form A
Preliminary Design Review Application

Submittal Date: _____
Parcel Number: _____
Property Owner: _____
Property Address: _____ Daytime Phone Number: _____
_____ Fax Number: _____

Applicant: _____ Daytime Phone Number: _____
Applicant Mailing Address: _____ Fax Number: _____

Indicate relationship of applicant to owner (same, representative, other): _____

Size of property in acres: _____ Acres of highland: _____ Acres of Wetlands: _____ Acres of Marsh: _____
Flood Zone: _____

Building Summary: 1st Floor Heated S.F. _____ 2nd Floor Heated S.F. _____ Total Square Footage: _____
Porch Area S.F. _____ Garage Area S.F. _____ Finished Floor Elevation: _____
Ancillary Structure S.F. _____ Finished Floor Elevation: _____

Three bound copies of the following information is required (full size sets):

_____ Site Plan with information specified in Design Guidelines _____ Building Floor Plans, Elevations, Wall Sections
_____ Grading Plan _____ Landscape Plans



Form B
Final Design Review Application

Submittal Date: _____
Parcel Number: _____
Property Owner: _____
Property Address: _____ Daytime Phone Number: _____
_____ Fax Number: _____

Applicant: _____ Daytime Phone Number: _____
Applicant Mailing Address: _____ Fax Number: _____

Indicate relationship of applicant to owner (same, representative, other): _____

Size of property in acres: _____ Acres of highland: _____ Acres of Wetlands: _____ Acres of Marsh: _____
Flood Zone: _____

Building Summary: 1st Floor Heated S.F. _____ 2nd Floor Heated S.F. _____ Total Square Footage: _____
Porch Area S.F. _____ Garage Area S.F. _____ Finished Floor Elevation: _____
Ancillary Structure S.F. _____ Finished Floor Elevation: _____

Three bound copies of the following information is required (full size sets):

- | | |
|---|--|
| _____ Site Plan with information specified in Design Guidelines | _____ Building Floor Plans, Elevations, Sections, Porch Sections |
| _____ Grading Plan | _____ Landscape Plans |
| _____ Building and Hardscape Details | _____ Products/Material Lists |



Form C
Request for Final Inspection

Submittal Date: _____
Parcel Number: _____
Property Owner: _____
Property Address: _____ Daytime Phone Number: _____
_____ Fax Number: _____

Applicant: _____ Daytime Phone Number: _____
Applicant Mailing Address: _____ Fax Number: _____

Indicate relationship of applicant to owner (same, representative, other): _____

Requested date(s) for Final Inspection: _____

(This form must be submitted to the Design Committee at least 7 days prior to the review.)
The undersigned builder certifies that the house indicated above, has been constructed:

(Check one)

_____ In accordance with the Final Design drawings as approved by the Pepper Plantation Design Committee with no exterior modifications.

_____ In accordance with the Final Design drawings as approved by the Pepper Plantation Design Committee with the following modifications:

Signature

Printed Name

Date



Form E
Changes to Existing Structures

Submittal Date: _____
Parcel Number: _____
Property Owner: _____
Property Address: _____ Daytime Phone Number: _____
_____ Fax Number: _____

Applicant: _____ Daytime Phone Number: _____
Applicant Mailing Address: _____ Fax Number: _____

Indicate relationship of applicant to owner (same, representative, other): _____

List changes and reasons for change: (Attach drawings and/or photographs showing proposed change.)

