

Seaside  
Architectural Guidelines  
(03/16/04)

The Seaside community is modeled after the traditional Sullivan's Island beach cottages built at the turn of the century. The homes are best characterized as South Carolina Beach Cottages with Victorian influences. Personalization is encouraged, but the current look and feel of Seaside should be maintained, avoiding an undesired "gingerbread" look. The proportionality of the existing homes should be retained and massive box like structures avoided.

Modifications not addressed below continue to require the approval of the Seaside Board. Nothing in these guidelines is intended to change the existing homeowner responsibility to obtain approval from the WDCA ARC prior to starting of construction.

Guidelines

1. Roofs – Roofs must be of grey metal with standing seams, as are the originals. They may be coated with the Seaside-approved color (ICI "Volcano Rock" #1337).
2. Porches – Prominence of existing un-screened front porches must be maintained. Enclosing back porches is acceptable but must maintain a porch like look – predominantly glass and screen.
3. Decking/Steps - Front porch decking and all exterior decking/steps must be maintained/replaced as existing. Exceptions will be addressed on a case by case basis.
4. Gutters/Downspouts – Gutters must be "full length" and comply with all WDCA ARC Guidelines.
5. Windows – Predominantly double hung. Divided light allowed.

6. Shutters – Operable hinged only. Board & Batten or Bahamas style.
7. Siding – Predominantly horizontal siding of wood or hardi-plank. Shakes or scalloped siding may be used as accenting only but must be painted same color as siding.
8. Doors – Front doors may be personalized but must be of wood and glass. Overall look and feel must be maintained.
9. Color – Approved colors palettes must be followed. Expanded siding, trim, and accent color options have been established. Accent colors may be used for shutters and front doors only.
10. Satellite Dishes – Satellite dishes are permitted but must meet WDCA ARC standards.
11. Animal Enclosures – No exterior animal enclosures are permitted.
12. Driveways – Driveways and walkways must be as existing - concrete with brick trim.
13. Exterior Lighting – Exterior lights may be replaced in kind. Revisions/additions will be addressed on a case by case basis and must meet WDCA ARC guidelines.
14. Lattice – Lattice must remain as existing criss cross pattern. It must be painted to match trim or siding.
15. Chimneys/Pylons – Must retain existing Seaside approved material/color.