

PLANTATION BUSINESS PARK

BEAUFORT COUNTY, SOUTH CAROLINA

ARCHITECTURAL GUIDELINES AND ARCHITECTURAL STANDARDS COMMITTEE POLICIES¹

In accordance with the Declaration of Covenants, Conditions and Restrictions, an Architectural Standards Committee will review all plans for structures and site development to be built in Plantation Business Park. The purpose of the Committee is not to restrict design freedom or to make design decisions, but to review all plans to ensure that individual structures reflect the overall design objectives of the entire development and that the unique natural setting of the project is preserved and enhanced.

INTRODUCTION AND DESIGN PHILOSOPHY

The Plantation Park General Partnership has established these architectural guidelines to ensure all owners of property in the Plantation Business Park that the structures and visual elements included in the development will be aesthetically coordinated and consistent throughout.

Plantation Business Park is an upscale community that has a strong visual identity based upon traditional architectural styles that are seen throughout the "Lowcountry" areas of South Carolina and the "Golden Isles" of Georgia. Exterior materials utilizing stucco, brick, stone and masonry products are encouraged with a palette of approved colors that are soft and tending toward the pastel rather than toward bright or dark shades.

Building materials and designs should have architectural elements that reflect a common thread of traditional style with clean, uncluttered design lines that lend themselves to modern construction techniques. Windows, trim, and doors should be carefully proportioned and located to enhance both the exterior appearance of the structure and interior light quality. The use of anodized aluminum, vinyl, and painted finish on windows and door frames are preferred. Natural color aluminum finishes are discouraged.

In view of the fact that Plantation Business Park is surrounded by residential communities such as Belfair Plantation, Rose Hill Plantation, and Colleton River Plantation, we want to establish commercial design elements that complement and reflect architectural features of some of the better homes in these areas.

¹Revised January 23, 1996

The Architectural Standards Committee (the "ASC") includes an architect from the Hilton Head area and the Committee will review each application objectively with the goal to permit the construction of the structures that blend together even though they are completed at different times. The Committee does not want to dictate the specific style of each building (i.e. British Colonial, Georgian, etc.) because we believe this will restrict the creative designer.

To aid the architect/designer, we have included in this paper photographs and reproductions of commercial buildings that we like and would be approved for Plantation Business Park.

BUILDING RESTRICTIONS

Setbacks & Landscape Buffers

The buildable area of every lot is determined by the easements and setbacks recorded on the legal description of the lot and the following setback guidelines.

Front, side or rear lot adjoining a street	25 feet
Front setbacks along Highway 278	50 feet
Side or rear lot adjoining another lot	15 feet

These setbacks are guidelines and on our larger lots (15, 16, 17 & 18), we would expect front setbacks to be 50 feet or greater considering the size of these lots. Variances may be permitted by the ASC to save trees or to allow slight encroachments. Please note that landscape buffers have been established on our Master Plans:

Buffer fronting Plantation Park Drive.....25 feet

Buffer fronting US Hwy 278.....50 feet

Owners are requested to plan entrance roads, access and egress, and parking with the objective of preserving as many trees as possible that are located in these areas.

Exterior Color

Color used on structures is a dominate visual element and a major expression of an owner's preferences. Sensitive, imaginative color selection will contribute to the project's harmonious and aesthetically pleasing ambiance. The brightness of some of the historical colors would be out of character in Plantation Business Park. Colors on the following page are offered as suggested selections. Other colors will be considered by the ASC. Each structure should not use more than three exterior finish colors. Colors for all buildings, outbuildings, trim, roof materials, screens and fences are to be shown on the material that is submitted to the ASC for approval.

Mailboxes

The ASC requires all mailboxes to be of uniform design. Copies of the approved design will be provided upon application.

Building Numbers and Signage

Building numbers of a reasonable size are to be in an easily visible location near the front entrance and are to be made of sandblasted wood, antique brass, bronze or copper. All signage visible from the exterior of a lot must be approved by the ASC prior to installation. All applications must be in accordance with the guidelines established by the Beaufort County Corridor Review Board.

Exterior Stucco Colors - Approved Colors

Premix-Marbletite Manufacturing Company

Ivory	755	Oyster White	751	Light Cream	759
Mellow	771	Sun Glow	770	Buff	762
Tan	757	Taos Tan	801	Pueblo	808
Desert Gold	803	Verde Olivo	807		

Service Yards And Trash Storage Areas

Covenants require that every lot have a service yard for trash receptacles, utility meters, HVAC equipment, dumpsters, lawn care equipment, and any other vehicles, materials, supplies, and equipment to be stored outside. The service yards are to be screened from view from roads and adjacent properties by a visual barrier at least six (6') feet high, which may be fencing material to be approved by the ASC.

Fencing material is to be consistent with color and materials used on the structure. Chain link fencing is not allowed.

Service yards are to be paved with concrete or asphalt.

Landscaping

Plans for any landscaping, grading, excavation, or filling of lots must be approved by the ASC before site work is begun. These plans must show the ratio of the area to be covered by grass lawns, parking, and other structures versus the area to be left in a natural state.

Landscaping plans must show topography, all trees larger than 6" diameter (measured 4'-0" above grade at tree base) and their approximate spread and all groupings of smaller trees and shrubs whose spread is more than 20 feet in diameter.

No owner may remove or alter any trees or shrubs larger than 6" in diameter (measured 4'-0" above grade at tree base) without prior approval of the ASC.

All landscaping elements plan, including terraces, walks, paths, outdoor lighting fixtures, fences, walls and screens are to be shown on the plan and are subject to approval by the ASC.

All landscaping of lots must be completed within sixty (60) days of occupancy or substantial completion of the first structure, whichever occurs first.

CONSTRUCTION MAINTENANCE AND ALTERATION OF UNITS

1. No building or structure of any kind, including fences, signs or other forms of advertisement, shall be erected, placed or altered on any Lot or Development Parcel until the following have been submitted to and approved in writing by the Committee: a) A tree survey showing all trees of six (6") inches or more in diameter at a point three (3') feet from ground level; b) architectural and landscaping plans; c) specifications, elevations, construction material, exterior color or finish; d) plot plan showing the proposed location of such building, fence or structure, drives and parking areas and identifying trees to be removed in construction; e) storm drainage plans; f) exterior lighting plans, and g) construction schedule. Prior to any action by the Committee, the Property Owner shall be required to pay an architectural review service fee of Three Hundred (\$300.00) Dollars per Lot, per submission when one Unit is to be built on said Lot and One Hundred Fifty (\$150.00) Dollars per Unit where more than one Unit is to be built on a single Lot or Development Parcel; said fee to be paid simultaneously with the submission of architectural plans. The Committee reserves

the right to increase this fee by an amount equal to the annual percentage increase in the Consumer Price Index during the previous calendar year. The primary consideration in granting approval to such plans shall be given to quality of design, workmanship and materials, harmony of external design with existing structures, retention and enhancement of natural foliage and any other appropriate or attractive and convenient commercial area of integrated design and function as herein set forth.

If the Committee does not act on an application made to them for approval within sixty (60) days after receiving written demand for such approval, such application shall be deemed approved. Approval granted shall not be considered a warranty of any kind for structural fitness or building integrity and the Committee is expressly relieved from any and all liability, costs or demands resulting from the construction of any structure or building from approved plans.

2. The Committee reserves the right to limit the amount of ground coverage by impervious surfaces on any Lot as part of its architectural review process.
3. No building or other structure constructed on the Lot or Development Parcel shall have more than three (3) habitable stories one or more of which may be used for parking; provided, however, that no such building or structure shall exceed a height of the lesser of forty-five (45') feet above existing grade.
4. No obnoxious or offensive activities shall be carried on in the Lots, Units or Development Parcels, nor shall anything be done thereon or therein tending to cause embarrassment, discomfort, annoyance, or nuisance to the other Property Owners. There shall not be maintained on any Lot or Development Parcel or in any Unit any poultry, animals or device or thing of any sort whose normal activities or existence is in any way obnoxious, dangerous, unsightly, unpleasant, or of a nature that may diminish the enjoyment of the Common Properties or adjacent Lots, Units or Development Parcels.
5. The exterior of all buildings and other structures must be completed within twelve (12) months after the construction of a particular building or structure shall have commenced, except where such completion is impossible because of the size or complexity of the structure; or, as determined by the Committee, would result in great hardship to the Property Owner or builder due to strikes, fires, national emergency or natural calamities. No structures may be temporarily or permanently occupied until the exteriors thereof have been completed. Substantially all of the landscaping shown in plans submitted must be completed within two (2) months of the initial occupancy.
6. During the continuance of construction, the Property Owner and the contractor shall maintain the site of the building in a reasonably clean and uncluttered condition. Each Property Owner shall use its best efforts to ensure that said construction does not impair business operations or adjacent or neighboring Property Owners.
7. Each Property Owner shall provide sanitary receptacles for garbage in a screened area not generally visible from the road or parking areas or provide underground garbage receptacles or similar facilities in accordance with reasonable standards established by the Committee and such facilities shall be kept in a clean and sanitary condition. All garbage and refuse

shall be sealed in plastic garbage bags or similar containers before removal from the Lot and/or Unit or Development Parcel.

8. No structure of a temporary character shall be placed upon any of the Properties at any time, provided, however, that this prohibition shall not apply to shelters used by the contractor during the construction of any permanent structure, and such temporary shelters shall not, at any time, be used as residences or for any commercial uses or be permitted to remain on the Lot after completion of construction.
9. No Lot or Development Parcel shall be subdivided or its boundaries changed, except with the written consent of the Declarant. However, the Declarant hereby reserves to itself, it successors or assigns, the right to replat any Lot or Development Parcels as set forth herein.
10. No promotional, advertising or commercial lights, signs or ornaments, whether mobile or fixed, may be erected on the Properties by any one except where approved by the Committee upon submission with architectural plans.

The Committee shall have the right, after ten (10) days notice is given to the Property Owner, to enter upon the lands or premises of any Property Owner to remove any non-conforming sign at the expense of the owner of the sign, and by this reservation, such entry shall not be a trespass.

11. No radio, television, microwave, infrared or other form of electromagnetic or light radiation or propagation of energy waves shall be permitted to originate from any portion of the Properties if said radiation or propagation interferes with the proper reception of radio, television or related signals within the Properties by any Property Owner, their lessees and guests.
12. Neither the Declarant nor any Property Owner shall erect, or suffer or permit to be erected, on any part of the Properties, any structure or operation for the manufacture or production of any manufactured goods intended for off-premise sale unless approved in writing by the Committee; or any forge, foundry, blacksmith shop, furnace or factor of any kind or nature whatsoever for the manufacture and operation of industry unless approved in writing by the Declarant at the Declarant's sole discretion. Nothing herein shall prohibit the use, of kilns, furnaces and welding or similar equipment in any artist or craft studio previously approved hereunder.
13. It shall be the affirmative duty of each Property Owner to: prevent and remove the accumulation of litter, trash, packing crates or rubbish, or the development of any unclean, unsightly or unkept conditions of buildings or grounds either before, during or after construction; to remove accumulations which tend to substantially decrease the neat and attractive appearance of the said Property Owners' individual property

or the Properties as a whole; and, to keep their buildings, structures, landscaping and other improvements well maintained and in good repair.

14. The Committee may establish reasonable regulations and restrictions pertaining to drainage and siltation, originating on construction sites and parking lots porosity of pavement materials used on roadways and parking lots, and similar provisions relating to hydrological factors on the Properties.
15. Each Property Owner shall have the affirmative duty to prevent the release of obnoxious smells and odors from his property which might tend to adversely affect the reasonable use and enjoyment of the lands and other interests in realty owned by adjacent and nearby Property Owners.
16. The Declarant reserves unto itself, its successors and assigns, a perpetual, alienable and releasable easement and right on, over and under the ground of the Properties, to erect, maintain and use electrical and telephone poles, wires, cables, conduits, sewers, water mains, and other suitable equipment for the conveyance and use of electricity, telephone equipment, gas, sewer, water, cable television or other public or private conveniences or utilities on, in or over those portions of each Lot or Development Parcel, as may be reasonably required for utility line purposes, provided, however, that no such utility easement shall be applicable to any portion of such property as may: a) have been used prior to the installation of such utilities for construction of a building which plans were approved pursuant to these Covenants by the Declarant, or b) have been designated as a site for construction of a building on a plat which has been filed with the Declarant and which has been approved in writing by the Committee. These easements and rights expressly include the right to cut any trees, bushes or shrubbery, make any gradings of the soil, or to take any other similar action reasonably necessary to provide economical and safe utility installation and to maintain reasonable standards of health, safety and appearance. It further reserves the right to locate wells, pumping stations and tanks within the Properties or to locate same upon any Lot or Development Parcel with the permission of the Owner of such property. Such rights may be exercised by any licensee of the Declarant, but this reservation shall not be considered an obligation of the Declarant to provide any such utility or service.
17. All utility lines and related facilities shall be underground unless otherwise approved by the Committee.
18. The Committee reserves the right to establish structural setback lines for each Lot or Development Parcel as part of its architectural review process.

19. The Committee reserves the right to grant variances from any of the within established construction criteria including maximum height and impervious area limitations.
20. A natural or landscaped buffer not less than five (5') feet wide shall be maintained along all side and rear Lot lines and a natural or landscaped buffer not less than fifteen (25') feet wide shall be maintained along all entry side Lot lines. A natural or landscaped buffer not less than fifty (50') shall be maintained from US Highway 278. Where "rollover curb" is used along roadways, the curb shall not be cut by an entry road except as approved in writing by the Committee in its sole discretion.

EASEMENTS

1. Subject to the provisions of this Declaration, each Property Owner, his heirs, executors, administrators, successors, assigns, agents, servants (invitees of all kinds and members of their families) are hereby granted an easement for ingress and egress over the Common Properties for the use and enjoyment thereof, including an easement over all rights-of-way, roadways and walkways established in the future.
2. Subject to the provisions of this Declaration, the Property Owners, their heirs, executors, administrators, assigns, agents, servants, invitees and business guests of all kinds are hereby granted a general non-exclusive easement to park vehicles on the parking areas provided within the areas of the Common Properties designated as parking area by the Declarant, as such on the Plat. Said easement right shall nevertheless be limited by any and all restrictions placed thereon by the Declarant.

OWNERS ARE REMINDED THAT IN ADDITION TO ADHERING TO THESE GUIDELINES AND POLICIES, THEY MUST ADHERE TO ALL COUNTY REGULATIONS AND BUILDING CODES, INCLUDING REVIEW OF SITE PLANS AND AESTHETIC CONSIDERATIONS BY THE BEAUFORT COUNTY CORRIDOR REVIEW BOARD







