

GRASSY CREEK – ARCHITECTURAL DESIGN STANDARDS

I. Introduction

Grassy Creek has the potential to become one of Mount Pleasant’s most desirable traditional neighborhoods with a timeless design. Through careful planning and design, as well as the coordinated efforts of each homeowner in the community, Grassy Creek will stand above other communities. These Architectural Design Standards will help to ensure a cohesive design for the neighborhood without sacrificing the individuality of each home. These standards are to ensure, enhance and protect the value of all homes in Grassy Creek.

II. The Neighborhood Design

- A. The neighborhood should create architectural harmony while still promoting the individuality of each home.
- B. House setbacks, finish floor elevations and heights should respect the same conditions of neighboring houses.
- C. House styles should be those found in coastal South Carolina villages and towns. Form and detailing should vary from house to house, while still maintaining a cohesive neighborhood scale with a lowcountry feel.
- D. The neighborhood design shall minimize the impact of the automobile on the residents.

III. Placement of the House on the Lot

A. Mount Pleasant Zoning Requirements

1. The property is zoned Planned Development. Permitted uses consist of R-1 single family residential dwellings.
2. If any requirement of this document is in conflict with the local zoning ordinance, the more restrictive shall govern.

B. Setbacks and Height Limitations

1. Front Yard: 30 feet minimum.
2. Side Yard: 12.5 feet minimum with a combined 25 feet minimum
3. Rear yard: 30 feet for interior lots and 50-60 feet for marsh front lots
4. Height: 38 feet measured from ridge to where structure meets the ground as defined by the local zoning ordinance and FEMA maps. All houses must be built on crawl spaces or elevated foundations. No “slab on grade” houses are permitted.
5. Houses shall have a minimum first floor ceiling height of 9 feet.
6. Encroachments into the setbacks shall be as determined by the Town Zoning Ordinance. Sills, belt courses, chimneys, cornices and ornamental features may project 24 inches into front, side or rear setback.

C. Tree Preservation (See Attachment A-Tree Preservation Policy)

1. Owners and builders are encouraged to maintain as much of the existing features of the site with the design and placement of the building. The preservation of specific trees or groups of trees, as well as other significant landscape features, will enhance the aesthetics and value of the community.
2. Trees must be protected in accordance with the local ordinances.
3. No tree greater than 4 inches in caliper may be removed from the site without ARC approval. Trees greater than 16 inches in caliper require Town of Mount Pleasant approval prior to being removed from the site. A tree mitigation letter from the Town of Mount Pleasant must be submitted with the final review package, if applicable.

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4. Significant trees or groups of trees shall be protected during construction with fencing incorporating the drip line of the tree to prevent damage to the root systems.
5. A tree protection plan based upon a site survey must be provided in the ARC submittal package during the new home construction process.

D. Marsh Buffer

1. The Buffer Areas are storm water filter buffers which are generally located adjacent to the critical area as established by the South Carolina Department of Health and Environmental Control (DHEC) and the Office of Ocean and Coastal Resource Management (OCRM) and extending in width 35 to 50 feet landward of the critical area line shown on the Plat. This Buffer is intended to provide a strip of natural vegetation through which runoff from yards, which often contains fertilizers, pesticides and/or pet waste will be filtered prior to entering the marsh or saltwater pond and impacting the natural resources in the area. Within the Buffer Areas, all natural vegetation must be left in place undisturbed, except as expressly provided herein. No clear cutting, filling, excavation or construction activity (other than necessary for permitted drainage or water access structures) or other permanent structures, nor shall any development or alteration of the surface or subsurface conditions be allowed in the Buffer Areas or Open Space Areas, except as expressly provided herein. Such drainage and water access structures shall be in such locations as are shown on the drainage plan approved by the Town of Mount Pleasant, or the dock plan or permit approved by the OCRM for any docks.
2. Limited pruning of vegetation within the Buffer Areas is permitted, but will be strictly monitored by the HOA for Grassy Creek and such pruning has strict restrictions and limitations:
 - a. Pruning is restricted to shrubs, vines, tree limbs and trunks less than 3 inches in diameter measured 4 ½ feet above ground level. No pruning is allowed on any vegetation below 4 ½ feet from the ground level, nor above 25 feet from the ground.
 - b. Pruning shall be completed in a manner so as to remove only enough vegetation to provide a view of the adjacent marsh or waterway and shall not remove all vegetation within the pruning zone.
 - c. No pruning activity shall be allowed prior to the permanent establishment of approved view corridors. All such view corridors shall have a site inspection and approval by the Beneficial Owners or a representative designated for the Beneficial Owners. The view corridors shall be established after inspection by the Beneficial Owners or a representative designated by the Beneficial Owners.
 - d. Upon permanent establishment of approved view corridors, the limits of pruning zones will be permanently posted with appropriate signage.
 - e. Prior to any pruning activity, the party desiring to prune shall notify the Beneficial Owners to arrange an inspection. During the inspection, photographs of each area will be taken to document existing conditions. The Beneficial Owners or representative of the Beneficial Owners shall have the right during the inspection to designate trees and shrubs that are significant bird habitats or food sources, and pruning of trees and shrubs so designated shall be limited to that agreed to by the Beneficial Owner or representative. Following pruning, additional photographs will be taken and provided to the Beneficial Owners.

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- f. Maintenance and/or removal of dead or diseased vegetation will be permitted within the pruning zone, subject to the photographing requirements above.
 3. Except as set forth above, the Buffer Areas shall remain undisturbed and in place as set forth in the Conservation Easement dated August 24, 2001.
 4. Each and every parcel or lot of land which contains a portion of the Buffer Areas or Open Space Areas shall be required to have such Buffer Areas or Open Space Areas designated on any plat of such parcel or lot of land prior to recording such plat, with a notation giving reference to the Conservation Easement and any amendments; and the Property Owners shall include a reference to the Conservation Easement and any amendments in all deeds conveying any parcel or lot of land which contains a portion of the Buffer Areas or Open Space Areas.
- E. Outbuildings and Free Standing Garages
1. Must be in compliance with local ordinance and must be of materials and style consistent with the main house.
- F. Driveways
1. A maximum of a 10-foot width is allowed for driveways. A flared or radius transition to the curb is permitted. The driveway may begin to taper 30 feet from the garage wall to meet the width of garage door(s).
 2. Radius-TBD
 3. Materials may be concrete: concrete with salt finish, concrete with shell aggregate, colored concrete, brick or concrete pavers and may include grass inserts which must be irrigated.
 4. Only one driveway access point is permitted per lot.
 5. The architect must conduct a driveway stakeout review once the drive is formed, but before the drive can be poured or paved.
- G. Garages and Carports
1. Garages that are situated to the rear of the property, detached or semi-attached garages, side entry garages, or under house garages are encouraged. Carports that are harmonious with the design of the house will be considered by the ARC.
 2. Detached or semi-attached garages will not be allowed if the house has a garage beneath the living space.
 3. For street facing detached or semi-attached garages, the garage must be set back 20 feet from the primary front wall of the house (not porch).
 4. Courtyard plans with the garage in front of the house with the doors perpendicular to the street are not permitted.
 5. Side entry and rear entry garages are permitted on corner lots. The house must be the dominant form and the garage wall must not be closer to the street than the primary wall of the house with a minimum setback of 20 feet.
- H. Fences and Walls
1. Approval from the ARC must be obtained in writing prior to any fence installation regarding the location, materials, size and design.
 2. Proposed fences should conform in design and materials to the following guidelines:
 - a. Maximum Height: Fences shall not exceed 4 feet in height unless the ARC, in its sole discretion, permits in writing a taller fence.

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- b. All marsh front lots may only have a 4 foot maximum invisible fence constructed of black aluminum or iron with vertical pickets. Pickets must be no more than ½ inch wide and no less than 4 ½ inches apart.
- c. Fences forward of the rear corners of the home cannot exceed 4 feet in height and shall be an open picket, decorative style.
- d. Pre-fabricated wood, chain link or welded wire fencing will not be permitted on any lot.
- e. 6" x 6" posts with decorative caps or masonry columns shall be utilized.
- f. When constructing a fence, the finished side must face outwards.
- g. No fence shall be placed nearer to any street frontline than the rear 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. Fences constructed must conform to the ARC restrictions regarding tree removal.
- h. General: Once an approved fence has been erected on a lot line, the approved fence will be the only approved fence 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.
- i. Fences shall maintain an 'even level', corner to corner, to the greatest extent possible and not undulate with the ground.
- j. Wood fences must be painted or stained and maintained with a sealant. The fence must be black or a color that goes with the house. The color must be approved by the ARC.
- k. Perimeter Privacy Fencing is strongly discouraged and will be permitted only when it can be demonstrated by the owner that screening cannot be accomplished through landscaping or other appropriate methods. Limited use of privacy fencing is acceptable when utilized for courtyard type enclosures.

I. Pools and Spas

- 1. Pools will not be allowed outside the building envelope area. Pool decks may encroach outside the building envelope area if no closer than 10 feet to any property line and the location complies with the Town of Mount Pleasant 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 not detract from views. No above ground pools are allowed except small wading pools.

J. Play Equipment

- 1. Outdoor play areas, structures and equipment must be located where they will have a minimum impact on the adjacent lots and where they will be best screened from general public view. Play equipment's preferred location is in the middle half of the rear of the lot on the non-street side buffers and to not obstruct any neighbor view.

K. Services

- 1. Trash storage, utility meters, propane tanks, irrigation pumps and air conditioning units shall be screened from view to the street by plantings, wall or other element deemed appropriate by the ARC.

IV. Style, Proportion and Massing of the House

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- A. Home styles may be those similar to what is found in Mount Pleasant’s Old Village and other South Carolina lowcountry homes.
 - B. The proportion and massing of the house shall be consistent with the style chosen. All sides of the house shall be consistent in this respect.
 - C. Houses shall have a minimum square footage as follows:
 - 1. 1,800 square feet for single story homes on lots with no marsh front.
 - 2. 2,300 square feet for multi-story homes on lots with no marsh front.
 - 3. 2,000 square feet for single story homes on lots with marsh front.
 - 4. 2,800 square feet for multi-story homes on lots with marsh front.
 - D. Houses shall have a minimum of 9 foot ceilings on the first floor.
 - E. House colors should be harmonious with the neighborhood. The main color should be colors found in Charleston or Old Mount Pleasant and columns should be the same color as the house trim. Typical number of colors per home is 5-6 (main, trim, raised or elevated portion, shutters, doors and steps). The foundation (raised or elevated portion) should be of a lighter or darker shade of the color of the main house.
- V. Architectural Elements and Materials of the House
- A. Porches
 - 1. Brick or Stucco piers or arches infilled with wood lattice or boards. Rear porches can be infilled at the base of the house.
 - 2. Wood rails and pickets detailed appropriately for the house style.
 - 3. Bays shall have a vertical proportion.
 - 4. Porches, while not a requirement, shall be at least 8 feet deep.
 - B. Walls
 - 1. Wood planks or shingles, tabby shell, cement siding or shingles, brick or stucco (true cement stucco on lath). All profiles, texture and colors must be approved by the ARC.
 - 2. All walls must be constructed of the same material as house except where approved by the ARC.
 - C. Trim, Eaves and Rakes
 - 1. The style of the house is greatly influenced by both the trim and the roof edge details.
 - 2. The ARC will carefully review the depth of the overhand in proportion to the fascia and soffit boards on each house according to the style chosen.
 - 3. Traditional proportion and profiles are encouraged such as 4 inch to 6 inch wind jambs and heads, 2 inch window sills, 4-6 inch corners, 1- inch band boards, 6-8 inch frieze board.
 - D. Columns and Railings
 - 1. General columns should be 8 inch square or 8-10 inch round. Two 6 inch square columns may be used if paired together within 12 inches. Column size should be proportionally correct.
 - 2. Columns may be fiberglass or wood, no vinyl wraps. The height to width ratios should be carefully considered.
 - 3. Wood or PVC rails and pickets detailed appropriately for the house style.
 - E. Dormers
 - 1. Dormers shall be in proportion with the house and not oversized.
 - 2. Shed dormers are generally appropriate for multiple window configurations.

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3. Gable dormers are generally appropriate for single window configurations and should be of a vertical proportion.

4. Windows should be the full width of the dormer with siding only above the window and on dormer sides.

F. Chimneys

1. Should be constructed of brick, brick veneer or masonry stucco.

2. No cantilevered fireplaces on the exterior of the house.

G. Roofs

1. Architectural asphalt fiberglass (minimum 25 year warranty) shingles, metal and wood. ARC will consider imitation slate if requested.

2. Gutters shall be of metal and of a style appropriate to the house, round, ogee or rectangular.

3. Slopes for the main body of the house shall generally be from 8 inches in 12 inches to 12 inches in 12 inches. Porches not less than 3 inches in 12 inches.

4. Other slopes as may be required by houses in flood zones will be considered on a case by case basis.

H. Windows

1. Clear or Low-E glass permitted, tinted or bronze glass not permitted.

2. Painted wood, aluminum clad wood or vinyl clad wood.

3. Double hung, casements, awnings are permitted if appropriate for the style of house.

4. Simulated or true-divided lite mullions are required. Mullion patterns should be consistent on all elevations and should be in a vertical arrangement.

I. Doors

1. Panel and light configurations appropriate for the style of the house.

2. Fiberglass, wood, vinyl clad or aluminum clad. Wood is encouraged for front entry.

J. Shutters

1. If installed, shutters must be operable and sized appropriately for opening width and height. Owners are encouraged to protect windows on all elevations.

2. Hurricane panels, if used, must be installed in a concealed manner, must not alter the style of the house and must be approved by the ARC.

K. Fences, Walls and Hedges

1. Traditional wood pickets, brick with brick or precast caps or a combination of materials.

2. Height as indicated elsewhere in this document. (See Paragraph III. H above)

3. Planted hedges may also be used in lieu of fences or site walls. Where a break in the hedge is necessary for access, a suitable gate shall be constructed of materials described above.

L. Mailboxes

1. All mailboxes shall be of the same design approved by the ARC.

2. Mailbox order information: Mel Northey, Inc. (www.melnorthey.com) 800-828-0302

Description: 5518B Standard Mailbox with Stand, Black; 2 inch numbers for both sides

VI. Landscape Standards

The goal of the landscape standards is to assist homeowners in developing a landscape that enhances the community at large as well as individual homes. These guidelines promote continuity in the landscape where individual lots relate to one another while at the same time allowing for individuality of each lot.

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Foundation evergreen plants should be used around the front of the house and all sides visible from the street. Using several layers of plants in the front foundation bed increases the aesthetic appeal of the landscape. It should also be noted that deer roam the landscapes of Grassy Creek. Using deer resistant plants or using a deer repellent spray is recommended to help keep your landscape healthy and beautiful.

The Guidelines below are minimum standards and are relative to the size of the footprint of the home, the elevation and the size of the lot. Larger lots, corner lots and elevated homes may require more and/or larger plants. The required number of trees may be reduced at the discretion of the ARC where there are existing well-preserved trees on the lot.

A. Front Yard – Required

1. Trees

- a. One canopy tree. Can be evergreen or deciduous. Must be at least 2 ½ inch in caliper when measured one foot above the crown. Palms are not acceptable.
- b. One evergreen tree a minimum of 8 foot tall. For example: Palms, Hollies, Magnolias, etc.
- c. One flowering/ornamental tree. Must be at least 1 ½ inch caliper when measured one foot from the ground. For example: Crape, Cherry, Redbud, Flowering Plum, etc.
- d. If there are mitigation trees required by the Town of Mount Pleasant, the town mitigation letter should be included as well as the details of the trees to be added.

2. Shrubs

- a. A minimum of 28 evergreen or deciduous shrubs must be installed in front yards. Front foundation areas must have at least 8 evergreen shrubs 4 feet high at time of planting. Spacing will be determined by the mature width of the plant chosen for installation. Where home foundations are less than 8 feet tall, shorter plants may be allowed at the discretion of the ARC. The remaining 20 shrubs should be a mixture of 7 gallon and 3 gallon plants with the majority being evergreen shrubs. Front yard irrigation backflows and wells must be indicated on the plan and must be screened from view with evergreen shrubs.

B. Side Yard – Required

1. All sides visible from the street should have evergreen foundation shrubs 48 inches tall (minimum) at installation. They should be planted every 4 feet of foundation width.

C. Elevated Homes

1. Elevated homes must have evergreen foundation shrubs (front and sides) at least ½ the height of the foundation wall at the time of planting.

D. Living Hedges

1. "Living" hedges are encouraged and may be substituted for walls and fences. Hedges may be placed in front yards, side yards or back yards except on marsh lots. Marsh lots must follow the special fencing guidelines outlined in the ARC Standards. Hedges must consist of evergreen plants a minimum of 2 feet tall at planting. Spacing will be determined by the mature width of the plant chosen for installation. Hedges must be maintained at a height no more than 4 feet tall.

E. Sod

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1. Sod must be installed in front yards, visible side yards and in right-of-ways. Typical sod choices are Bermuda, Centipede, St. Augustine and Zoysia. The choice is often dependent upon the texture desired and the amount of sun in sodded areas.

F. Mulch/Pine Straw

1. All natural and undisturbed areas and planting beds shall have mulch at a minimum depth of 2 inches OR pine straw at a minimum depth of 4 inches.

G. Irrigation

1. An irrigation system must be installed in front and side yards. Irrigation for the entire property is strongly recommended. Irrigation backflows or well pumps must be screened from public view and approved by the ARC.

H. Site Lighting

1. Landscape lighting is permitted provided it does not adversely affect the adjoining properties or public right-of-way. Lighting must be low voltage and should subtly highlight the important aspects of the house and landscaping.

2. Security lighting is permitted provided it does not affect adjoining property owners.

The Town of Mount Pleasant Plant List includes many (but not all) of the more readily available plant materials. It is available as a material list to use when planning your landscape design. See Attachment B or visit the Town of Mount Pleasant website at www.townofmountpleasant.com

VII. Submittals to the Architectural Review Committee

The goal of the ARC is to review the application of plans and specification to determine compliance with these standards. The ARC does not assume responsibility for the technical aspects, structural aspects or the safety of the design. Nor does the ARC assume responsibility for compliance with local codes, ordinances or laws. These items are the sole responsibility of the owner, the owner's designer and/or the contractor.

In reviewing each submission, the ARC shall be guided by the ARC guidelines. However, the ARC guidelines shall not be the exclusive basis for its decisions and compliance with the ARC guidelines does not guarantee approval of any application. The ARB may consider any factors it deems relevant. Its decisions may be based on purely aesthetic considerations. Each titleholder, by determinations as to such matters is subjective and opinions may vary as to the desirability or attractiveness of particular improvements. The ARC will interpret these guidelines at the request of the owner.

The ARC meets on the 1st Tuesday of each month to review applications.

Applications submitted between the 1st and 15th of the month, will be reviewed on the first Tuesday of the following month. Applications submitted between the 16th and the last day of the month, will be reviewed on the first Tuesday of the 2nd month following the submission. For example, an application received on January 5th will be reviewed on the first Tuesday of February. An application received on January 20th will be reviewed on the first Tuesday of March.

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If there are outstanding questions or concerns after the application has been reviewed, Community Management Group will contact the owner via email to request clarification. It is the owner's responsibility to respond as quickly as possible to help expedite the review. The ARC cannot proceed without the requested information.

Once the ARC has determined that the application is in compliance with the Grassy Creek Architectural Design Standards, it will be sent to the Board of Directors for final approval.

The ARC reserves the right to grant variances to these standards on the basis of hardship or unusual site conditions.

- A. Schematic submittals must be full sized and shall include:
 - 1. Site plan (3 sets) showing existing trees over 4 inches in diameter with species, caliper and canopy delineated with preliminary house, drive and walkway layout.
 - 2. Schematic floor plans and all elevations (3 sets) with general dimensions and building material description. Elevations shall show grade elevations to scale.
 - 3. Landscape plan (2 sets) to include a site plan showing the property lines, footprint of the home, driveway and sidewalks.
 - a. Note all existing trees on the plan. Note location of irrigation backflow or well pump and indicate screening materials. Landscape plants and trees should be drawn on plan and should be reasonably to scale. All marsh buffers should be indicated if applicable.
 - b. Plant list to include the list of plants, shrubs and trees to be installed. The list must include the species names, number of each, the plant container size (or plant height for shrubs), and the caliper and height of all trees. Type and amount of sod and groundcover (mulch or pine straw) should also be indicated.
 - 4. Professional tree survey.
- B. Final Construction submittals shall include:
 - 1. Stake out of house on lot prior to clearing. Contact Community Management Group to set up a meeting with the Grassy Creek architect.
 - 2. Final site plan showing existing trees over 4 inches in diameter with species, caliper and canopy delineated with final house, drive and walkway layout.
 - 3. Final floor plans (¼ inch), all elevations (¼ inch), building sections, exterior material selections and color selections.
 - 4. Sample material selections with color selections painted on material samples.
 - 5. Stake out of hardscaping (driveways and walks) prior to pouring. Contact Community Management Group to set up meeting with Grassy Creek architect.
 - 6. Detail of fences, walks, drives, porches, columns, steps, rails, eaves and window trim. Fences shall require a separate submittal form with the guidelines.
- C. ARC Approval
 - 1. The ARC will allow an expedited approval process on items it has previously reviewed but required a minimal change before it could be approved.
 - 2. If an item is to be allowed to have ARC approval it will be noted at an ARC meeting.
 - 3. ARC approval will consist of approval from the ARC Chairperson and the Board of Directors.

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D. Appeal Process

1. Any lot buyer or homeowner in Grassy Creek who is denied approval on any submittal or portion of a submittal can appeal the decision.
2. The appeal should be noted at the ARC meeting. The owner/buyer will have an opportunity to explain and justify the original request at the next scheduled ARC meeting.

E. Fees – all fees should be sent to Community Management Group, Attn: Grassy Creek HOA, Suite 2B, Charleston, SC 29412

1. For New Construction

- a. A non-refundable submittal fee of \$1,000 shall accompany the Preliminary construction submittal – for the architectural review.
- b. A non-refundable submittal fee of \$400 shall accompany the Preliminary construction submittal – for the landscape review.
- c. A refundable deposit fee of \$8,000 shall accompany the Final construction submittal. The deposit is refundable contingent upon meeting building conditions.

2. For Exterior Modifications

- a. A fee of \$75 shall be submitted for exterior changes such as changes to the landscape, tree removal, re-painting, additions, etc. If repainting with the existing house color, the \$75 is refundable.

VIII. Construction Guidelines

- A. No construction may take place without a permit from the Town of Mount Pleasant and approval of the plans from the Grassy Creek ARC and BOD.
- B. All construction activity must take place within the limits of the subject property. No storage or parking on adjacent property is permitted.
- C. Each contractor is responsible for site safety and cleanliness. Contractors must provide dumpsters and temporary bathroom facilities as required for construction. Dumpsters and bathroom facilities shall be emptied on an as needed basis.
- D. No burning, loud music, disturbing activity, etc. is permitted on construction sites.
- E. All work sites must conform to all local laws and ordinances.
- F. No deviations shall be made from the approved drawings submitted to the ARC without prior approval. The owner of the property will be responsible for correcting deficient work.
- G. A compliance deposit of \$8,000 is required and will be refunded only when work is deemed to be completed and compliant with the approval design and ARC standards.
- H. Construction/Repair Hours
 1. Regular Hours: 8:00 am through 6:00 pm Monday through Saturday with the exception of Federal Holidays (Christmas Day, New Year's Day, Memorial day, 4th of July, Labor Day and Thanksgiving). Quiet work may begin at 7:00am. Quiet work would exclude hammers, power tools, heavy equipment, etc.
 2. Overtime/Holiday/Sunday Hours: Permission may be granted for work to be conducted outside of the Regular Hours, provided it is quiet work. The use of hammers, saws, power tools, electric or gas equipment, etc. is not allowed. All requests for extended work times must be submitted to the ARC 24 hours in advance.

I. Conduct

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- 1.No loud or offensive language is allowed.
 - 2.Radios are permitted only if they cannot be heard beyond the property lines.
 - 3.Contractor and personnel may not bring pets onto the property.
 - 4.No firearms are permitted.
 - 5.No alcoholic beverages may be taken onto the jobsite or consumed on any Grassy Creek property (including the job site) by the builder, contractor or subcontractor personnel.
- J. Rubbish and Debris
- 1.In order to maintain a neat and orderly appearance at all items, the contractor shall keep the construction site free of trash, litter and scrap lumber by daily cleaning.
 - 2.A dumpster of sufficient capacity is required on site. The dumpster must be emptied and all debris hauled away on an as needed basis and before it is filled to overflowing.
 - 3.Preventative measures must be taken to ensure lightweight trash (i.e. lunch debris, roofing paper, foam sheathing, etc.) is cleaned from the construction site at the end of each day.
- K. Dumping and Littering
- 1.Absolutely no dumping is permitted on any property. Those parties found guilty of dumping will be fined \$500 for each occurrence.
 - 2.Subcontractors shall be held responsible for debris falling from construction vehicles associated with their project.
- L. No Burning or Burial
- 1.Burning or burial of construction debris or vegetation is prohibited.
- M. Street Cleaning
- 1.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 jobsite.
- N. Silt Fences
- 1.Silt fences and/or other devices for sedimentation control shall be install and maintained as necessary.
- O. Materials Storage
- 1.Construction materials, equipment or debris of any kind must be stored at least 8 feet behind the street curbing.
 - 2.No materials may be stored on any street, curb, sidewalk, or area between streets and sidewalks or on any adjacent lots. Utility easements must be kept clear of all construction materials and debris.
- P. Toilets
- 1.An enclosed and regularly serviced portable chemical toilet must be provided at each residence site under construction, in as inconspicuous a location as possible.
- Q. Trailers
- 1.No construction office trailers may be placed, erected or allowed to remain on any lot or in any other area of Grassy Creek, except as approved in writing by the ARC.
- R. Construction Access
- 1.During the time a residence or other improvements are being built, all construction access shall be confined to the approved driveway for the lot.
- S. Parking
- 1.All vehicles must be parked so as not to impede traffic or damage vegetation.

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2.No vehicles (trucks, vans, cars, trailers, construction equipment, etc.) may be left overnight on if additional use of the vehicle will be required and made within 3 days.

T. Common Areas

1.No builder and contractor personnel are allowed in the Common or Amenity areas (i.e. play park, pavilion) and no construction access will be allowed across the Amenity or other common areas.

U. Speed Limits

1.The established speed limit is twenty-five miles per hour and must be obeyed at all times.

V. Signs

1.No Trespassing signs are permitted during the construction process.

W. Property Damage

Any damage to streets and curbs, drainage inlets, streetlights, street markers, mailboxes, walls, fences, 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. Community Management Group 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 deposit. If the deposit is not sufficient to cover the entire repair cost, the additional amount will be charged to the property 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 30 minutes to Community Management Group and to the respective utility company.

2.Bear any and all cost incurred in connection with repairing such damage.

X. Fines are subject to late fees, interest charges and the Grassy Creek Collection Policy for non-payment.

1.\$1,000 per month

- a. Incomplete or no final ARC inspection
- b. Construction activities beyond 12 months without ARC approval

2.\$1,000 per incident

- a. Clearing, building, tree cutting/removal without ARC approval
- b. Landscaping prior to ARC approval of landscaping plan
- c. Damage to wetlands, buffers or common areas will result in fine plus cost of repairs.
- d. Working on Sundays or beyond authorized hours without ARC approval.
- e. Changes to approved plans without ARC approval.

3.\$500 per incident

- a. No erosion control device or not being maintained (fine plus \$50 per day).
- b. Sand washing into road (fine plus \$50 per day).
- c. No trash container at time of foundation framing.
- d. Accumulated rubbish, debris or trashy building site.
- e. Unauthorized dumping (fine plus cost of clean-up).
- f. Unauthorized burning
- g. Trailers parked in street overnight (fine plus \$100 per day).
- h. Excess non-construction noise (radios, etc.)
- i. Any incident not specifically identified above.

GRASSY CREEK – ARCHITECTURAL DESIGN STANDARDS

Attachment A

Tree Preservation Standards for Grassy Creek

Having recognized the importance of preserving the natural landscape through the protection of existing trees, to lessen air pollution, to increase dust filtration, to reduce noise, to prevent soil erosion, to improve surface drainage and minimize flooding, to ensure that noise, glare and other distractions of movement in one area do not adversely affect activity within other adjacent areas, to beautify and enhance improved undeveloped land, to preserve and protect both the natural amenities within the neighborhood and to ensure that excessive tree cutting does not reduce property values, the Grassy Creek ARC does adopt the following with the intent to encourage the protection and replacement of trees consistent with the economic and healthful enjoyment of private property:

1. Regulating and restricting the removal of trees from all developed and underdeveloped real property
2. Providing for replacement of trees
3. Establishing tree protection during land clearing and construction
4. Providing penalties for violations of this policy
 - a. Each tree removed shall be identified as a separate offense
 - b. Should a stop work order be issued, each day of violation also represents a separate offense and separate fine.
 - c. The fine shall be based on an average wholesale cost of \$550 per four-inch caliper for each tree that would be required for replacement on the site. Should the tree(s) be removed without determination of the caliper of tree(s), the ARC shall determine a minimum fine of \$1,000 or more.

DEFINITIONS:

REPLACEMENT TREE: Any tree that is planted in order to replace an existing tree that must be removed. Replacement trees must have a minimum size of four inches in caliper and be 10 to 18 feet in height.

CALIPER: The diameter of a tree, measured 12 inches above the ground. This measurement is commonly associated with proposed or newly planted trees.

DIAMETER BREAST HEIGHT (DBH): The diameter of a tree, measured at breast height (4 ½ feet) above the ground. If a tree trunk splits at ground level and does not share a common base, each trunk shall be measured as a separate tree. If a multi-trunk tree splits below 4 ½ feet, all trunks shall be measured separately and count as one tree. This measurement is commonly associated with existing trees.

SITE PLAN: Included location map, property lines, name of property owner, the building lay-out with driveways or other hardscape areas, the tree protection zone, and a project contact's name and phone number. (often received in paperwork at closing)

TREE REPLACEMENT SCHEDULE: A plan showing the location, species and sizes of all replacement trees with total replacement caliper inches required.

In the event that any tree shall be determined to be severely damaged, of inferior quality, or in hazardous condition/location so as to endanger the public health, safety or welfare, written authorization shall be given by the ARC and the tree removed with replacement as determined by the ARC. To assist in making the above mentioned

GRASSY CREEK – ARCHITECTURAL DESIGN STANDARDS

determination, the ARC may require that a written assessment by a certified arborist describing the condition of the tree be provided.

TREE REMOVAL PROHIBITED:

1. Pine trees or other trees will be maintained in buffer areas requiring protection of all vegetation of a certain size, according to the requirements of the buffer.

REPLACEMENT:

In such cases when the ARC approves removal, the following standards shall apply:

1. The replacement inches shall be equal to the number of DBH inches removed or a minimum of 4 inches in caliper per replacement tree.

Replacement trees shall be selected from the canopy tree list provided below.

American Beech	Overcup Oak
Bald Cypress	Southern Magnolia
Eastern Red Cedar	Southern Red Oak
Live Oak	Swamp Chestnut Oak
Nuttall Oak	

Replacement for trees protected by this section that are removed without permission shall be calculated by twice the number of inches removed.

If the DBH inches of the removed tree cannot be determined, replacement shall be based on the stump diameter. If the stump has been removed, replacement inches shall be at the discretion of the ARC.

To avoid a monoculture among plantings, the ARC shall require diversity in the plantings required. Depending on the number of replacement trees required, there shall be a diversity of plantings as follows:

1. 5 to 10 trees. Minimum two types of trees to be planted.
2. 10 to 20 trees. Minimum four types of trees to be planted.
3. 20 to 100 trees. Minimum seven types of trees to be planted.

All relocated or replaced trees may be inspected by the ARC one year after their planting to ensure they are surviving in a healthy condition.

Replacement trees planted pursuant to the tree protection section above, that are found to be in declining condition in the future, shall be replaced by the owner of the parcel within 30 days of notification from the ARC. If it is not the appropriate time of year for the best survivability of the trees, an action plan must be submitted to the ARC within the 30 days detailing the dates in which the replacement trees will be planted. If replacement is necessary, there may be a follow up inspection six months after the new plantings are completed.

Please note that Grassy Creek ARC guidelines supersede the Town of Mount Pleasant's tree removal guidelines.

GRASSY CREEK – ARCHITECTURAL DESIGN STANDARDS

Attachment B

Town of Mount Pleasant Canopy Tree List

www.townofmountpleasant.com

Code-Section 156.201

The following list of the Town of Mount Pleasant includes many (but not all) of the more readily available plant materials. It is available as a material list to use when planning your landscape design.

(1) Town canopy tree list	(2) Town understory tree list	(3) Town shrub list
American Beech	American Hop Hornbeam	Abelia
American Elm (Dutch elm disease-resistant)	American Hornbeam	American Beautyberry
American Holly	Autumnalis Cherry	Anise
American Sycamore	Black Cherry	Assorted Andromeda
Amur Maple	Blue Beach/Ironwood	Assorted Azaleas
Armstrong Maple	Burford Holly	Aucuba
Bald Cypress	Carolina No. 2 Holly	Banana Shrub
Black Gum	Carolina Silverbell	Barberry
Black Walnut	Chastetree	Blue Hetzi Juniper
Chinese Elm	Cherry Laurel	Blue Pfitzer Juniper
Chinese Evergreen Oak	Chinese Holly	Blue Point Juniper
Chinese Flame Tree	Chinese Redbud	Boxwood
Chinese Pistache	Crabapple	Burning Bush
Darlington Oak	Crape Myrtle (as accent only)	Camellia
Dawn Redwood	Dahoon Holly	Carissa Holly
Deodar Cedar	Devilwood	Chastetree
Eastern Red Cedar	East Palatka Holly	Chinese Witch Hazel
Florida Flame Red Maple	Eastern Redbud	Clethera
Florida/Southern Sugar Maple	Emily Bruner Holly	Coast Leucothoe
(1) Town canopy tree list	(2) Town understory tree list	(3) Town shrub list
Ginkgo	Florida Anise	Common Fig
Golden Raintree	Flowering Dogwood	Compact Cherry Laurel

GRASSY CREEK – ARCHITECTURAL DESIGN STANDARDS

Green Ash	Foster No. 2 Holly	Compact Japanese Holly
Hackberry	Franklinia	Compact Mock Orange
Japanese Evergreen Oak	Fringe Tree	Compact Pfitzer Juniper
Japanese Maple	Groundsel Bush	Convex Holly
Katsuratree	Hollywood Juniper	Cotoneaster
Laurel Oak	Hume No. 2 Holly	Dazzler Holly
Leyland Cypress	Japanese Flowering Cherry	Dwarf Burford Holly
Live Oak	Kousa Dogwood	Dwarf Chinese Holly
Loblolly Pine *	Kwanzan Cherry	Dwarf Crape Myrtle
London Plane	Little Gem Magnolia	Dwarf Palmetto
Long Leaf Pine *	Loblolly Bay	Dwarf Yaupon Holly
Mockernut Hickory	Loquat	Euonymous
Myrimar Zelkova	Lusterleaf Holly	European Fan Palm
Nuttall Oak	Myrtle Oak	Fatsia
October Glory Red Maple	Nellie R. Stevens Holly	Florida Leucothoe
Overcup Oak	Okame Cherry	Forsythia
Pecan	Persimmon	Fortune's Osmanthus
Pignut Hickory	Photinia Frasers	Gardenia
Pin Oak	Pindo Palm	Heller's Japanese Holly
Pond Cypress	Podocarpus	Hetzi Japanese Holly
Post Oak	Possumhaw Holly	Hibiscus
Sabal Palm (use as accent only with staff/Design Review Board approval)	Purple-leaf Plum	Hollywood Juniper
Sawtooth Oak	Red Bay	Hydrangea
(1) Town canopy tree list	(2) Town understory tree list	(3) Town shrub list
Scarlet Oak	Red Buckeye	India Hawthorne
Shag Bark Hickory	Sabal Palm (use as accent only with staff/Design Review Board approval)	Inkberry Holly
Shumard Oak	Sand Live Oak	Japanese Anise

GRASSY CREEK – ARCHITECTURAL DESIGN STANDARDS

Southern Magnolia	Sassafras	Japanese Aralia
Southern Red Oak	Saucer Magnolia “Jane”	Japanese Cleyera
Summer Red Red Maple	Savannah Holly	Leatherleaf Mahonia
Swamp Chestnut Oak	Sourwood	Majestic Beauty Hawthorne
Swamp Tupelo	Star Magnolia	Needlepoint Holly
Swamp White Oak	Sweetbay Magnolia	Oleander
Sweet Gum * **	Turkey Oak	Oregon Holly Grape
Trident Maple	Wax Myrtle	Otto Luyken Laurel
Tulip Poplar	Weeping Cherry	Pineapple Guava
Water Hickory	Weeping Yaupon Holly	Pink Flowering Quince
Water Oak	Yaupon Holly	Pittosporum
Water Tupelo	Yoshino Cherry	Podocarpus
White Ash		Pyracantha
White Oak		Roundleaf Holly
Willow Oak		Sago Palm
		Saw Palm
		Sizzler Holly
		Skip Laurel
		Spirea
		Stokes Holly
		Sweet Grass
(1) Town canopy tree list	(2) Town understory tree list	(3) Town shrub list
		Sweetshrub
		Sweet Tea Olive

GRASSY CREEK – ARCHITECTURAL DESIGN STANDARDS

		Switch Grass (Panicum) (5'-8')
		Viburnum
		Virginia Sweetspire
		Wax Myrtle
		White Deutzia
		Windmill Palm
		Witch Hazel
		Yaupon Holly
<p>* These canopy trees are protected trees if located in a natural buffer.</p> <p>** The Sweet Gum is not a canopy replacement tree as provided in §§ 156.220 <i>et seq.</i></p>		