

A. Design Standards/Specifications

In order to assist homeowners in obtaining LEHOA Board approval for renovation and repairs requests the Board has adopted various design standards/specifications (the “Design Standards”). The Standards are based principally on the original design, materials, and colors of Lands End units, but also reflect certain modifications/variations that have been previously approved by the Board. Please note that not every modification/variation previously approved by the Board has been included in the Standards.

For the avoidance of doubt, homeowners must obtain Board approval prior to commencing any renovations and repairs -- including those that are permitted under the Design Standards.

Homeowners may request Board approval to vary from the Design Standards through the Board’s renovation & repair approval process. Absent an approved Board exception, all renovations and repairs must conform to the Design Standards.

1. Siding

- Siding must be constructed with rough cut cypress.
- Color: Sherwin Williams Land End Grey 2020– Manual blend. Sea Pines ARB has a sample of the approved paint color which is available for purchase at Sherwin Williams.

2. Trim:

- Latex Enamel Paint: Satin finish Color: Sherwin Williams Extra White SW7006.

3. Front porch, decks, beach stairs, and walkways to common boardwalk:

- Front porches and decks may either be constructed of and painted Land End Grey 2020 or constructed of any of the following approved composite materials:

Manufacturer	Collection	Approved Color
TimberTech/AZEK	Vintage	Coastline
TimberTech/AZEK	Harvest	Boardwalk
TimberTech/AZEK	Landmark	Slate Gray
Fiberon	Paramount	Mineral Gray

- Boardwalks and beach stairs should be constructed of ground contact pressure treated lumber and painted Lands End Grey 2020.

4. Front doors

- Front doors are required to be 6 panel solid door with side light panel top to bottom on one side.
- Front doors may be the same color as shutters (i.e., Lands End Red SW7584, Green SW7750 or Blue SW7604).
- Alternatively, front doors may be painted black or stained dark wood.
- All front door paints and stains must be high gloss finish.

5. Front screen/storm doors

- Homeowners may have either front screen doors or front storm doors.
- Front screen doors must be painted or stained the same color as the front door.

- Front storm doors may have white, graphite or black frames.

6. Rear screen /storm doors/Sliding glass doors

- Homeowners may have either rear screen doors or rear storm doors.
- Permitted colors for rear screen and storm doors are 2020 Lands End Grey or White.
- Sliding glass must conform to current building codes including minimum design pressure ratings.

7. Windows

- The standard exterior window type for Lands End units is double hung windows either with or without mullions.
- In some cases, casement windows that give the appearance of double hung windows may be approved by the Board (e.g., in rear of house or over kitchen cabinets).
- The size and configuration of replacement windows generally must match the windows being replaced. The Board is more likely to grant exceptions for windows on the rear of the house.
- Replacement windows must conform to current building codes including minimum size for egress and minimum design pressure ratings.
- Application for replacement windows should include the manufacturer, model, and specifications of the windows intended to be installed.

8. Shutters

- Both sides of connected homes must have the same color and shutter design.
- Shutters should be louvered colonial with additional rail in center.
- Shutters may be constructed of wood or a composite material.
- Approved Colors are Lands End Green SW7750, Lands End Red SW7584, Lands End Blue SW7604, Black or Tempest Blue (Espy pre colored shutters) or CUSTOM BLEND Charcoal Blue from Sherwin Williams with the following formulation.

CCE & Colorant	02	32	64	128
W1	-	56	-	-
B1	-	57	1	-
L1	4	1	1	1
N1	-	28	1	1

- Samples of approved colors can be seen at the Sea Pines ARB Office and purchased at Sherwin Williams.

9. Roofing Materials

- Roofs may be re-shingled using either natural cedar shakes or DaVinci composite shakes (Multi-width, Aged Cedar in color).
- Natural cedar shakes may either be ¾" rough-hewn (i.e. hand split) or 5/8" tapersawn.
- Both the natural cedar and the DaVinci composite shingles must be installed with random widths and straight exposed edge.

- The Board strongly recommends the use of stainless steel fasteners, cooper valleys, and “hip, ridge , and starter” pieces.
- Both sides of connected houses must have the same roofing material.

10. Gutters/Rain Diverters

- Gutters with downspouts or rain chains are permitted on the front or back of homes provided they are painted Lands End Grey 2020.
- Rain diverters may be placed on the front or rear of the house. (Note: Homeowners should check with their roof contractor to ensure this will not void their roofing warranty.)

11. Chimney Shrouds

- Pre-painted standing seam metal chimney shrouds may be installed on chimneys.

12. Exterior Lighting

- All exterior lighting, including front and rear deck lighting and landscape lighting, must be approved by the Board.
- Consistent with Sea Pines ARB requirements, all exterior lighting must be designed in such a way as not to impact neighbors, street or beach traffic, and to subtly blend into the natural environment. Specifically, exterior lighting should be pointed down and exposed lamps with clear or translucent globes and lenses or any other type of fixtures which create glare may not be used.
- Path and step lighting (including low voltage and solar powered lighting) should be directed downward (i.e., perpendicular to the ground).
- Motion activated lights should have a timed duration of less than 10 minutes. Homeowners should bear in mind that motion activated lights may be activated by animals, swaying flags or branches and should take steps to limit inadvertent activation.
- Consistent with the applicable Town of Hilton Head ordinances, exterior lights that are visible from the beach must be turned off between 10 PM and 6 AM. Interior lights that would otherwise be visible from the beach should be shielded using curtains, shades or glass tinting.

13. Sheds

- All sheds (including any replacement sheds) must be constructed with rough cut cypress in the current style (i.e., vertical siding, flat roofs over the storage area, etc.) and must be painted Lands End Grey 2020.
- Sheds may not be located any closer than 2 feet to the residence and under no circumstances may the shed restrict access to, or egress from, any of the bedrooms of the residence.
- Permissible Dimensions:

Height – not to exceed 6 feet (provided that replacement sheds may remain at the height of the existing shed).

Width (i.e., the length of the side of the shed running parallel to the street) not to exceed 7 feet.

Depth (i.e., the length of the side of the shed running perpendicular to the street) no specified limitation however, sheds may not be placed closer to the street than their current location and may not be located closer than 2 feet to the residence.

Note: The Town of Hilton Head requires a building permit for sheds when dimensions are changed.

14. Sidewalks:

- Sidewalks shall be constructed with concrete with shells inlaid.

15. Parking Pads:

- Parking pads will consist of simple concrete slab with appropriate stress lines – no borders.
- All parking pad replacements shall be completed using only “standard concrete” and shall conform in all respects to the existing parking pad in size and configuration.

16. Propane Tanks

- All propane tanks, except those used exclusively for backyard grilling, need to be buried.
- Only licensed propane tank installers may be used. All installations must comply with all safety standards, including NFSA58. Application for installation must state these guidelines will be adhered to in an installation.
- Tanks must be inspected periodically to ensure safe operation. Inspections are the responsibility of the homeowner.
- If tank provider advises a homeowner that a proposed tank cannot be buried on their lot, tank must be landscaped so it is not visible to neighborhood. Please provide the Board with written notification from the provider with reasons. For the avoidance of doubt the installation of an above-ground tank requires specific Board approval.

17. Satellite Dishes

- Written request must be submitted to the LEHOA management company prior to installation.
- A licensed contractor must perform the installation.
- All dishes must be no larger than 18 inches in diameter. No more than one dish per unit.
- Dish may only be installed in the rear (water side) of the home and may be installed on the ground or rear wall. Satellite dishes may not be attached to roof or any common or limited common areas.
- Satellite dishes must be installed in such a manner as to make it inconspicuous from the ground and out of any neighbor's sight line.