



# JARVIS CREEK

## Jarvis Creek Club ARB Guidelines

The purpose of the following guidelines is to allow for residents to more easily comply with our standards, reduce issues up front, speed up the process, and lessen the burden on the ARB. These guidelines are being provided for specific and often requested additions and modifications.

Owners may proceed with the modifications or improvements on this list without specific approval from the ARB, as long as these guidelines are adhered to **with a few exceptions as noted**. Anything outside of these guidelines in anyway will require a submission and request for approval consideration to: [jarviscreekarb@gmail.com](mailto:jarviscreekarb@gmail.com)

The items on this list that include **<notify>** require you to **notify the ARB in advance of the project or item**. **There are a few that still require Pre-Approval by the ARB and are noted by <APPROVAL>**. Again, anything outside of the guidelines will require a submission and request for approval consideration to: [jarviscreekarb@gmail.com](mailto:jarviscreekarb@gmail.com)

These guidelines are a living document meaning the ARB can add to them moving forward. The goal is not to be comprehensive but instead to cover the most frequent requests. Any established standards or guidelines may be changed from time to time at the discretion of the ARB without prior notice. These guidelines are in addition to ARB and Land Use Restrictions that are spelled out in the JCC Covenants and can be reviewed here. <http://imcresortservices.com/properties/JCCPOA.htm>

Please consult both these guidelines and the Land Use Restrictions in the JCC Covenants before adding or changing anything on the exterior your home or yard.

**NOTICE:** If at any time you are unsure about anything you may be doing to the exterior of your property and you have already referenced the covenants and guidelines, it is always recommended to send the ARB any questions you might have: [jarviscreekarb@gmail.com](mailto:jarviscreekarb@gmail.com)

**NOTICE:** All other information and contacts for Jarvis Creek Club can be accessed at our IMC Community website at: <http://imcresortservices.com/properties/JCCPOA.htm>

1. **TV Dishes <notify>** - ATT/DirectTV and Dish Network Dishes or small HD Antennas must be installed on the roof towards the rear of the home or the back gable end of the home. Every attempt should be made to keep them out of site to the extent possible. Homeowner should notify their provider/installer that they will need a 40' ladder to reach the top of the roof.
2. **Closing in of Garage <notify>** - A Building Permit is required by the town. Proper flood vents and quantity will be required by the Town of Hilton Head, as well as, a new flood elevation certificate. The ARB prefers the aesthetic look of hydrostatic vents or Smart Vents. The best method is to use either treated decking planks the same as the ones already in place or treated fencing boards. It is required that all new material be installed on the inside and painted prior to installation to match the existing foundation color. The homeowner is solely responsible for obtaining all building permits and final approvals. Please provide a copy of your permit and the final approval to: [jarviscreekarb@gmail.com](mailto:jarviscreekarb@gmail.com) Please notify the ARB at the beginning and at the completion of this specific project.
3. **Scrubs/Plants on drip edge and around house/yard\*** - Adding shrubs, plants, and river rock around the home on the drip edge is permitted. If river rock is to be used, the ARB prefers the color mix match the foundation of the home. The drip line is about 1 foot from the concrete. Be cautious of planting too close to the house and also keep in mind the potential size of the shrubs/plants at maturity as well as necessary trimming and maintenance. Other individual scrubs, plants, and flowers around the home and yard are permitted as long as the species is consistent with the Town of Hilton Head Island Land Management Plan. See the suggested list of plants in exhibit A.
4. **Landscaping Projects and/or Hardscapes and/or fixtures: <APPROVAL>** New landscaping beds, hardscapes, curbing, and ornamental fixture additions require **ARB Approval**. A detailed site plan of your property indicating location(s), type of planting, types of hardscapes, bed material to be used as well as species and size of plants is required for ARB Consideration and approval.
5. **Gutters** - White gutters are permitted to be installed on the roof edges. Downspouts should not result in water going to the neighbors' yard, so the water route must be considered. These gutters can be covered or not on the top for leaf protection.

6. **Screening of Porches <notify>** – Only Rear Porches can be screened in. Rear porches can be screened in with proper screening materials. Screens are to be white frames with black screening and not center dividers. The top screen should be installed from the handrail up to the header. The lower screen below the handrail should be installed on the inside of the railing.

7. **Privacy Shutters/Drapes <notify>**

**Shutters:** Exterior privacy shutters can be mounted on the sides of the rear porches only. They must span the full side of the porch and be made of exterior grade material. A white vinyl exterior grade shutter is preferred. They must be white in color, fixed louvers, and span from the top portion of the handrail to the header. Shutters must be equal in size.

**Drapes:** Exterior drapes are allowed on the sides of the rear porches only. The ARB prefers that they be white, off-white, or neutral or natural colors that complement the existing home colors in the neighborhood and should not be bright in color or dramatic in print. Outdoor Sunbrella or similar type fabric to avoid mold, mildew and fading is preferred. Tie-backs are required to prevent drapes from protruding beyond the railing when not in use.

Shutters or Drapes are the preferred privacy screening for the back porches. Any others must be submitted to the ARB for consideration and **<APPROVAL>**.

8. **Fire Pits <notify>** - Fire Pits are permissible in back yards for recreational purposes only. All town fire rules apply. Fire pits may not exceed 36" in diameter or 24" in height. Such pits should be constructed of appropriate materials including steel, brick, block, or concrete and must reasonably blend with our natural environment and neighborhood. Fire pits should be at least 15' from any structure and at least 10' from your property line.
9. **Trees\*** - Hundreds of Trees were cut from this area to build our homes. We wish to encourage folks to plant trees, especially Live Oak Trees. Trees must be planted 15 feet back from the street, as this is a utility easement, and should **not** be planted closer than 15 feet from any other tree or structure. Exhibit A is a suggested list of trees and plants. A full list of trees approved by the Town of Hilton Head Island can be viewed on their website under Sec. 16-6-104 of the Hilton Head Island, SC Land Management Plan also see Using Native Plants for Landscaping also on the Town's website. Any trees not on these list will need the approval of the ARB.

**Tree Removal: <APPROVAL>** *Per Section 3.5 of the JCC Covenants:* No tree measuring six (6") inches or more in diameter at a distance of four (4') above ground level may be removed without the **written approval of the ARB**. Notwithstanding the above, any tree located within six (6) feet of the building footprint may be removed. In the event Owner or Owner's agent removes trees in violation of this provision, then Owner shall pay the POA a fine of \$500.00 for each tree removed in violation of this provision and the Owner shall replace the trees improperly removed.

10. **Boats, RV's, Trailers, and related maintenance <notify>** - No boat trailers, boats, travel trailers, inoperative automobiles, campers, or vehicles of any kind shall be semi-permanently or permanently stored in the public street right-of-way or on driveways. Storage of such items and vehicles must be screened from public view within the garage. Absolutely no maintenance may be done on any such items in the driveway or streets. Boats should not be otherwise on the street at all and should not be in any driveway for longer than a 2-hour period per day. During this two-hour time period, no vehicles or boats may be parked on common areas, impede the flow of traffic or create a safety concern. Boats and trailers must fit completely in driveway. Boats over 24' are prohibited in Jarvis Creek Club. This two-hour time period is strictly for loading, off-loading, and washing. Power washing is not permitted. No excessive idling or revving of boat engines (10 minutes maximum idle time).

**<NOTICE>**

**<APPROVAL>** Special permission to have a boat in your driveway for longer than two hours must be obtained by contacting the ARB via e-mail at [jarviscreekarb@gmail.com](mailto:jarviscreekarb@gmail.com) **72 hours in advance**. Special permission is limited to extenuating circumstances. Written approval by the ARB must be obtained prior to bringing your boat into Jarvis Creek Club for this purpose. You must receive separate written **ARB approval** for each and every time you wish to bring your boat into Jarvis Creek Club for longer than 2 hours (outside of your garage). Permission to bring in the boat for longer than two hours does not allow you to park your boat/trailer or vehicles in the street or in common areas overnight. **These rules will be strictly enforced by IMC. Any violations of these rules will result in fines being levied and/or loss of the two-hour privilege for violators.**

11. **Fencing <APPROVAL>** – **ARB approval** is required for fencing. A site plan of your property indicating the location of the fencing will be required. If the fencing is to be at the lot line and the location of the survey pins is not known, a survey will be required to verify the location of the property line. Fencing is permitted in the rear yard only. The ARB prefers black fencing similar to around the pool, however, any fencing that can be purchased at Lowes or Home Depot or similar lumber yard that does not exceed 4 feet in height, is not chain link, and is not temporary or construction fencing is typically permitted but the ARB has final approval on all fencing. As noted, the black metal fencing at the pool is preferred, but natural, naturally stained, white, or green, picket, post, privacy, or custom fencing will be considered for approval.

12. **Play Equipment** **The ARB requires that all requests for play equipment be formally submitted for review.** Any approved play equipment must be new, kept in good condition, and securely anchored to the ground. Equipment should be constructed of wood in natural colors to maintain the community aesthetic. All installations must adhere to required setbacks, including 20 feet from the house, 20 feet from the rear lot line, and 10 feet from the side lot lines. If an installation is found to be non-compliant, the POA reserves the right to enter the property to remove the unit and may impose penalties for failure to comply.

## **\*Exhibit A**

Further Recommendations for item number 3, 4 and 9 regarding plants. A list of suggested planting material is included below. This list is intended as a guide and its focus is on drought resistant and deer tolerant plants:

### **Trees**

American Holly	Crepe Myrtle	Loquat	Poplar
Atlas Cedar	Golden Raintree	Maple	Sabal Palm
Bald Cypress	Honey Locust	Mimosa Silk Tree	Service Berry
Chaste Tree	Japanese Zelkova	Mountain Ash	Smoke Tree
Chinaberry	Little Leaf Linden	Mulberry	Vitex
Chinese Elm	Laurel Oak	Oak	
Common Hackberry	Live Oak	Palmetto Palm	
Crab Apple	Locust	Pinao Palm	

### **Shrubs**

Adams Needle Purple	Cherokee	Mentor Barberry	Showy Jasmine
American Bittersweet	Common Witch Hazel	Nadina	Shrub Althea
Anise	Dwarf Yaupon Holly	Needle Palm	Spirea
Banana Shrub	European Fan Palm	Oleander	So. Cherry Laurel
Beautyberry	Firethorn	Pincopole Guava	Sweet/Tea Olive
Beauty Bush	Inkberry American Holly	Podocarpus	Tamarix
Blueberry	Japanese Anise	Pomegranate	Thorny Eleagnus
Buckthorn	Japanese Barberry	Privet	Viburnum
Bush Cinquefoil	Japanese Quince	Rugosa	Wax Myrtl
Butterfly Bush	Juniper	Sago Palm	Winter Jasmine
Chines Fringe	Leatherleaf Mahonia	Sand Cherry	Youpon Holly

### **Plants**

Canna	Lavernia	Rudbeckia	Society Garlic
Echinacea	Rosemary	Scotch Broom	Yarrow
Iris			

### **Ground Cover**

Euonymus	Proesia	St. Johns Wort	Vetch
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### **Vines**

Carolina Jessamine	Honeysuckle	Trumpet Vine
Chinese Wisteria	Japanese Wisteria	Vinca Major
Confederate Jasmine	Lady Banks Rose	Virginia Creeper
Cross Vine	Silver Lace Vine	
Euonymus Coloratus	Sweet Autumn Clematis	