



BARTON'S RUN DESIGN STANDARDS ARCHITECTURAL REVIEW BOARD SUBMITTAL REQUIREMENTS

Barton's Run is a planned residential community in accordance with the Planned Unit Development (PUD) accepted by Beaufort County on 23 May 2005. As such, the Design Standards are structured to allow individual landowners broad latitude in the design elements of their home, while also ensuring an architectural and aesthetic balance and protecting property values within the community as outlined in the PUD.

With lot sized averaging 1-1/3 acres each, there should be significant effort made by each landowner to locate planned structures on their property to allow for sufficient visual buffering from adjacent properties, both common and private.

An Architectural Review Board (ARB) has been established per Article VI of the Declaration of Covenants, Conditions and Restrictions for Barton's Run (Covenants), to review all applications for proposed modifications to any lot in Barton's Run. The ARB, per the Covenants, has discretion for discerning the appropriateness of any design submitted. Appeals of ARB decisions can be made to the Barton's Run Board of Directors.

ARB approval is not required for these minor projects:

1. Replacing or adding shrubs in the landscape.
2. Adding trees in the landscape. Any size tree may be planted provided it doesn't impede upon any, utility easement area, functioning drainage swales, access to transformers or any other above ground utility equipment or present a hazard to vehicular traffic.
3. Removal of high risk, dead or diseased trees (requires a letter from a certified arborist).
4. Replacing or adding sod in the landscape (all sod must be irrigated).
5. Installation of an invisible fence.
6. Adding or replacing gutters on the home (must match the paint scheme of the home).
7. Adding or repairing irrigation.
8. Outside lighting for landscape enhancement or security (lighting brightness should not intrude on a neighbor).
9. Repainting the home if not changing color.
10. Adding walkways in the landscape.
11. Adding a fire-pit in the backyard of the property. Trash burning is prohibited.

Note: If any of these projects require a delivery vehicle of more than 10 wheels or a concrete delivery truck is used, the project will require ARB approval with the appropriate deposits and fees required in accordance with the Design Standards.

ARB Submission Procedures:

Any applicant acting as their own General Contractor must demonstrate to the ARB the financial ability to complete the project within one year of the start date.

Before the ARB will consider an application, the submission will be reviewed for completeness. If any parts of the required elements of the submission process listed below are missing or incomplete, the submission will be returned without being reviewed.

Each submission will require a completed application describing the type of review requested (New construction or Modification to existing structure or property).

1. New Construction

- a) Completed ARB Request form
- b) Drawings to be included:
 - i. Tree removal plan
 - ii. Topographic survey
 - iii. Site plan
 - iv. Drainage plan, completed by a Professional Engineer
 - v. Floor plans
 - vi. Roof plans
 - vii. Building elevations
 - viii. Wall sectionsDetails
 - ix. Electrical plan
 - x. Color Board
 - xi. Landscape plan
- c) Material samples to include:
 - i. Roofing material
 - ii. Exterior cladding materials and colors
 - iii. Trim and accent materials and colors
 - iv. Manufacturer's brochure for the windows, exterior doors, and garage doors
- d) Owner deposit of \$6,000
- e) Builder deposit of \$13,500
- f) After final ARB approval of completed project:
 - i. Owner deposit will be returned less a \$500 project review fee, a \$2,500 road impact fee and any accrued penalties and fines.
 - ii. Builder deposit will be returned less a \$2,500 road impact fee and any accrued penalties and fines.

2. Major Project:

Modification to structure including additions, swimming pools, driveway construction, more comprehensive major projects will require a larger deposit and additional road impact fees to be determined by the ARB on a case by case basis.

- a) Completed ARB Request form
- b) Architectural plans
- c) Marked up site plans
- d) Material samples required if intended modification affects the exterior of any structure to include:
 - i. Roofing material
 - ii. Exterior cladding materials and colors
 - iii. Trim and accent materials and colors

- iv. Manufacturer's brochure for the windows, exterior doors, and garage doors
- e) Pool landscape plans shall include a fence IAW the latest State/County safety requirements. If a pool outbuilding or home addition is part of the design, it will be considered a modification and must meet the appropriate requirements. If a temporary driveway is needed for pool construction, silt fences and a crushed stone apron is required.
- f) Owner deposit \$2000.00
- g) After final ARB approval of completed project:
 - i. Pool road impact fee \$1,500.00, \$500 returned to owner less any penalties and fines
 - ii. Modification road impact fee \$200.00, \$1,800 returned to owner less any penalties and fines
 - iii. Driveway road impact fee \$800.00, \$1,200 returned to owner less any penalties and fines

3. Minor Project:

Requires ARB review:

Including but not limited to landscaping, tree removal, fencing, shed or outbuilding, replacement roofing, whole house painting, or partial painting if color change

- a) Completed ARB Request form
- b) Marked up plans as applicable
- c) Trees for removal are to be marked with tape and inspected by ARB before removal
- d) Owner Deposit up to \$500.00 as determined by ARB.
- e) After final ARB approval of completed project:
 - i. Deposit to be refunded less any needed repairs to roads or common area

Prior to a formal submission to the ARB for review, an applicant may request a preliminary guidance review with the ARB to discuss the proposed project. This preliminary review process, especially for new construction, can help the applicant prevent delays and additional expense.

After the application and all required documents are prepared by the applicant and accepted by the ARB, the ARB will review the submission within thirty (30) days. The review will result in one of four results:

- Approved
- Approved with Comments
- Revise and Resubmit
- Denied

If an approval or approval with comments is made, the applicant will be given permission to proceed with the project, pending receipt of all permitting required by the governing municipality. Once the permits are issued to the applicant, the applicant must deliver copies of the issued permits to the ARB before any work can proceed.

For New construction or a Major Project:

After the work area has been cleared, and the structure has been staked out, prior to any further construction, the applicant must have a dumpster of adequate size to accommodate the scope of the job and a portable chemical toilet in place. Additionally, all construction activity must be performed in accordance with any applicable building, safety, labor, and environmental rules and regulations.

Construction site considerations:

After construction of the driveway entrance, an apron of crushed stone approximately thirty feet (30') in length and the full width of the driveway shall be installed and maintained through the duration of construction. This apron will serve as a buffer and filter to reduce the amount of mud being tracked out onto the community's roads.

Portable Chemical Toilet:

Prior to starting construction a portable chemical toilet shall be placed within the setback line, emptied and maintained on a regular basis while on the lot, and will be removed when construction is complete. The door of the toilet should not face the street. It should be facing toward the center or rear lot line of each lot unless otherwise approved by the ARB.

Dumpster:

Prior to starting construction a green or earth tone metal dumpster, in good repair and free of graffiti, must be in place and must be present on the lot during the entire construction process. The dumpster must be removed when construction is complete. It will be the permit holder's responsibility to collect all trash, securely cover the contents of the dumpster with a green opaque mesh material, and have a clean, orderly construction site at the conclusion of each day's activities. All dumpsters will be screened from street view, chemical toilets be placed behind the dumpster, door away from the street and the toilet will be separately screened from view. Screens will be a natural green screen material.

Signs:

Each lot may have one (1) builder sign, no larger than 864 square inches (approx. 24"x36") visible during the construction process. There may also be a lot sign (approx. 8"x12") containing nothing more than the lot number. No other signage will be permissible.

Construction parking:

No on-street parking of construction vehicles will be allowed at any time for any purpose. Sufficient area for all construction parking should be provided for within the lot.

Construction start times:

No construction may commence prior to 7:00 AM or continue past 7:00 PM. There shall be no construction activity allowed on Sundays or federal government holidays.

Fines:

Fines can be levied against the applicant for uncorrected violations such as:

| | |
|--|-----------------------------|
| Commencing any work requiring ARB approval without written permission | \$1,500 |
| Significant deviation from the approved documents | ARB discretion |
| Allowing debris to be visible beyond the waste area or not covering dumpster properly | \$50 per day |
| Not removing construction/project related mud/dirt/debris from road | \$50 per day |
| Performing non-emergency contractor work outside residence on Sunday or federal holiday | \$100 per day |
| Signage, time of work, or parking violations | \$25 per day/per infraction |
| Occupying home site before final ARB inspection & receiving CofC | \$1,500 |

Completion of Construction:

After the final inspection has passed and Certificate of Occupancy (CO) has been obtained from the municipality, but prior to any occupancy, a Final ARB inspection must be requested by submitting a

copy of the CO along with a written request for a final ARB inspection to the ARB. Once the inspection has been made and any deficiencies are corrected, a Certificate of Compliance (CofC) will be issued to the applicant by the ARB. At that time, the home can be occupied, and the submission deposit will be returned to the applicant, less the review fee, and any unpaid fines or penalties.

Required Design Elements:

For structures:

1. Setbacks:
 - Fifty feet (50') Front (includes side street frontage)
 - Eighteen feet (18") both sides
 - Fifty feet (50') Rear
2. Minimum living square footage of main structure:
 - Single story-2,400 sq. ft.
 - Two or more stories-3,000 sq. ft.
3. Maximum size structure on the property to be 7,000 Sq. Ft. under roof.
4. Minimum exposed foundation height: Eighteen inches (18"), either brick, stone, tabby or stucco.
5. Minimum first floor ceiling height of nine feet (9') (Ten feet (10')+ recommended).
6. Exterior cladding material:
 - Wood
 - Hardie Plank
 - Stucco
 - Tabby
 - Brick
 - Stone

No vinyl siding or exposed cinder block

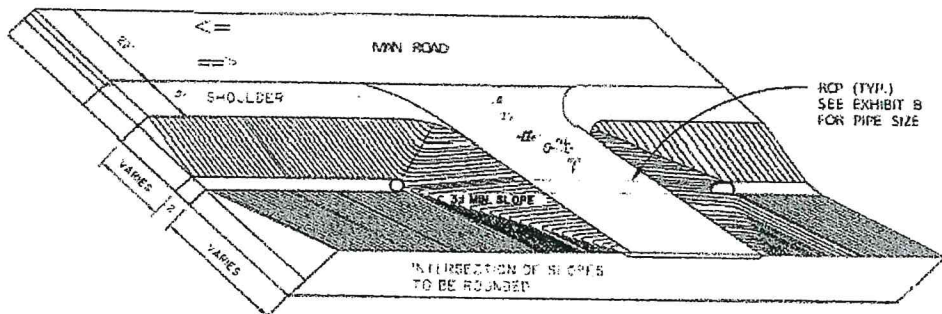
7. Roofing material:
 - Asphalt shingles (minimum thirty (30) year architectural type)
 - Metal—standing seam or Five V (5V) (no corrugated)
 - Terra-cotta
 - Slate
 - Synthetic
 - Cementitious
 - Solar shingles and solar panels will be considered on a case by case basis.
8. Windows shall be of a high quality wood or vinyl clad wood. If window grilles are used, they should be of the simulated, divided light style.
9. Exterior doors (excluding garage doors) should preferably be wood or composite, not metal. Garage doors should be oriented so as to not directly face the front of the lot.
10. Service Yards: Each residence shall have an enclosed space suitable to obscure from site any: HVAC equipment, electrical and other utility equipment, trash containers and other exterior storage containers. The screening walls or partitions must match or compliment the architecture of the structure. Landscape shrubbery alone will not be considered adequate screening.

11. All structures within the lot shall be constructed of like materials and colors, and be of similar architectural style, scale and appropriateness. No prefabricated structures will be allowed.
12. Certain general architectural styles should be avoided because they are not in keeping with the overall rural character of the community and the Low Country setting. Styles to be avoided would include: Tudor, Chalet, Extremely frilled Victorian or Oriental.
13. Architectural Plans should be professionally drawn with fully detailed:
 - Site plan indicating all grading contour changes, drainage, and structure locations
 - Floor plans (minimum 1/4"-1' scale)
 - Elevations (all four views)
 - Detail sheet clearly indicating all exterior trim details
14. Landscaping shall be designed to complement and accentuate the architecture and natural setting of the home site.
 - Full descriptions of all plant materials, along with size, quantity and color
 - A scaled plan of the entire lot of adequate size to clearly show details of structures, grading, elevation contours, significant existing trees, new plantings, plant beds, fencing, patios, walks and driveways
 - If the lot adjoins a lagoon or lake, the landscaping and irrigation shall include property easements all the way to the water's edge.
 - Irrigation must include common property on the front of the lot along the roadway.
 - Homes are required to have a comprehensive in-ground irrigation system.
15. Mailboxes must conform with the neighborhood mailboxes: The size to be 15"H x 23.5"L x 11.25"W, black metal, 41-45" from the ground to the bottom, 6-8" from edge of road. The construction of post must be of 6"x6" wood with a crossbeam to house the mailbox.

Driveways:

1. Driveway aprons: Fifteen feet (15') wide driveway from connection at paved road to limit of cleared utility right-of-way just inside lot. Reinforced concrete pipe with a flared end section on each open end. Driveway must be inspected and approved by an ARB member prior to paving. A tall survey stake must be placed at each end of the proposed driveway prior to calling for ARB inspection. Once the location is approved, the culvert pipe can be installed and covered. A second ARB inspection must be made before applying driveway surfacing.
2. Driveway surface can be concrete, epoxy aggregate, brick, pavers, plantation mix (consisting of 789 granite and granite screening), decorative small sized stones, or asphalt. Combinations of materials can be acceptable, provided a detailed driveway design, along with colors to be used, are submitted for ARB approval.
3. Prior to and during placement of driveway surfacing, every consideration should be made to protect the existing roadway from any damage from excavation, forming, placing or compaction of the driveway surface. This includes any staining of the roadway surface from concrete, concrete pigment, cement or mortar.
4. All driveways must be staggered from any opposite driveway by at least twenty feet (20').

NOTE:
1. SIDE SLOPE OF THE DRIVEWAY SIDE SHALL BE AT A MINIMUM OF 3%
2. PIPE SHALL FIT THE SLOPE TERRAIN AND SHOULD NOT PROTRUDE



*** INTERSECTION OF ROADWAY SLOPE WITH SLOPE OF DRIVE SHALL BE ROUNDED TO TOP OF SLOPE OR BOTTOM OF DITCH

BARTON'S RUN

PROPOSED ACTIVITY:
TYPICAL DRIVEWAY PIPE DETAIL

CLIENT:
CRAFTBUILT HOMES, LLC

DATE: 10-13-05
LOCATION: BEAUFORT, SC

EXHIBIT C
SCALE: NTS



THOMAS a HUTTON ENGINEERING CO.

50 PARK OF COMMERCE WAY

POST OFFICE BOX 2727

SAVANNAH, GA 31402-2727 (912)234-5300

CHARLESTON, SC • MYRTLE BEACH, SC

10-13-2005 - Bartons Run Driveway Pipe Sizes

BARTON'S RUN
EXHIBIT B - DRIVEWAY PIPE SIZES
PREPARED BY: THOMAS & HUTTON

JOB# 17778
DATE: 10/13/2005
DESIGNED BY: SCC

INTRODUCTION

The chart below is to be used as a reference for driveway pipe sizes within Barton's Run. Each pipe size corresponds to a lot number as referenced on the subdivision plat. If a driveway pipe is not needed for an individual lot then *N/A* is used in the pipe size column. All pipes are to be RCP. Refer to Exhibit C for the typical driveway pipe detail.

DRIVEWAY PIPE CHART

| LOT# | DRIVEWAY PIPE SIZE (INCHES) |
|------|--------------------------------|
| 1 | 18 |
| 2 | 18 |
| 3 | 18 |
| 4 | 18 |
| 5 | 18 |
| 6 | 18 |
| 7 | 18 |
| 8 | N/A |
| 9 | N/A |
| 10 | N/A |
| 11 | 18 |
| 12 | 18 |
| 13 | 18 |
| 14 | 18 |
| 15 | N/A |
| 16 | N/A |
| 17 | N/A |
| 18 | N/A |
| 19 | N/A |
| 20 | N/A |
| 21 | N/A |
| 22 | N/A |
| 23 | N/A |
| 24 | N/A |
| 25 | N/A |
| 26 | N/A |
| 27 | 18 |
| 28 | 18 |
| 29 | 18 |
| 30 | 18 |
| 31 | 18 |
| 32 | 18 |
| 33 | 18 |
| 34 | 18 |
| 35 | N/A |

| LOT# | DRIVEWAY PIPE SIZE (INCHES) |
|------|--------------------------------|
| 36 | 18 |
| 37 | 18 |
| 38 | 18 |
| 39 | 18 |
| 40 | N/A |
| 41 | N/A |
| 42 | N/A |
| 43 | 18 |
| 44 | 18 |
| 45 | 18 |
| 46 | 18 |
| 47 | N/A |
| 48 | N/A |
| 49 | 18 |
| 50 | 18 |
| 51 | 18 |
| 52 | 18 |
| 53 | 18 |
| 54 | 18 |
| 55 | 18 |
| 56 | 18 |
| 57 | 18 |
| 58 | 18 |
| 59 | N/A |
| 60 | 18 |
| 61 | 18 |
| 62 | 18 |
| 63 | N/A |
| 64 | N/A |
| 65 | N/A |
| 66 | N/A |
| 67 | 18 |
| 68 | 18 |
| 69 | N/A |
| 70 | 18 |

10-13-2005 - Bartons Run Driveway Pipe Sizes