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After Recording Return to:
MINOR, HAIGHT & ARUNDELL, P.C.
P.O. Drawer 6067
Hilton Head Island, SC 29938

STATE OF SOUTH CAROLINA) RESOLUTION AND CERTIFICATE OF
) AUTHENTICITY OF RULES AND REGULATIONS
COUNTY OF BEAUFORT) AND ARB GUIDELINES OF ASHTON COVE
) PROPERTY OWNERS ASSOCIATION, INC.

WHEREAS, Ashton Cove Property Owners Association, Inc. (the "Association") is a non-profit corporation in good standing, organized for the purpose of administering and governing the property known as Ashton Cove, a community located in Beaufort County, South Carolina, as set forth in the Declaration of Covenants, Conditions and Restrictions the Ashton Cove dated September 1, 1990 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, on September 12, 1990 in Book 560, at Page 2356 (the "Declaration"), as may be amended or supplemented from time to time, and as further governed by the By-Laws of Ashton Cove Property Owners Association, adopted September 1, 1990 and recorded with the Office of the Register of Deeds for Beaufort County, South Carolina, as Exhibit "B" to the Declaration (the "By-Laws"), as may be amended from time to time; and

WHEREAS, the South Carolina Homeowners Association Act, S.C. Code Ann. §27-30-110 et seq. ("SCHAA"), mandates that all governing documents, and any amendments thereto, must be recorded with the Register of Deeds;

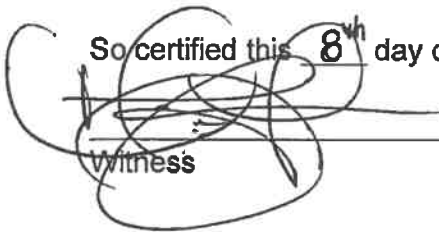
It is therefore resolved and certified as follows:

1. That Rules and Regulations of Ashton Cove Property Owners Association, Inc. ("Rules") attached hereto as Exhibit "A" were duly adopted by the Board of Directors pursuant to the authority granted to the Board in the Declaration and By-Laws;
2. That the Architectural Review Board Guidelines dated May 17, 1990, ("ARB Guidelines") attached hereto as Exhibit "B" were adopted by the Association's duly appointed Architectural Review Board in accordance with the Declaration and By-Laws and ratified by the Board of the Association;

3. That the Rules and ARB Guidelines are in full force and effect and shall remain so until such time as the Board of Directors shall, pursuant to the Declaration, By-Laws, and/or statutory requirements, file with the Register of Deeds for Beaufort County, an amendment, restatement or revocation thereof; and

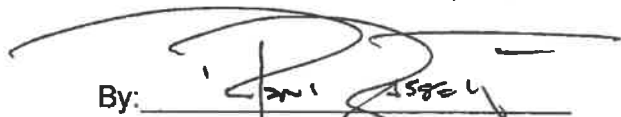
4. That the undersigned is the duly appointed Secretary of the Association, and as such, has the requisite knowledge and authority to execute this instrument on behalf of the Board and to record these Rules.


So certified this 8th day of January, 2019.



Witness

ASHTON COVE PROPERTY OWNERS ASSOCIATION, INC.


By: _____
Ryan Bassett, Secretary



Witness/Notary

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, Ehrick K. Haight, Jr., do hereby certify that Ryan Bassett, Secretary of Ashton Cove Property Owners Association, Inc. appeared before me this date and acknowledged the due execution of the foregoing instrument on behalf of the Association.

Witness my hand and official seal this 8th day of January, 2019.



Notary Public of South Carolina
My Commission Expires: 7/10/27

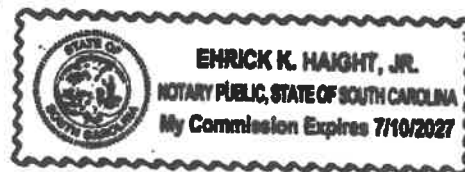


EXHIBIT “B”

**ASHTON COVE
ARCHITECTURAL REVIEW BOARD**

The developer reserves the right, as set out in the Covenants and Restrictions, to perform all functions and give approvals and disapprovals otherwise in the jurisdiction of the Architectural Control Committee. To perform these duties in the best interest of all concerned, the Architectural Review Board will retain the services of a registered architect and registered landscape architect as consultants. This Architectural Review Board will exercise complete authority over homes being constructed in Ashton Cove.

Architectural Review Board approval will be required before construction can begin. Two sets of drawings must be submitted by 5:00pm on Monday for approval by the following Monday.

A copy of the Architectural Review Board's guidelines and Ashton Cove Covenants and Restrictions are provided herein and must be adhered to without exception.

ARCHITECTURAL REVIEW PROCESS

Architectural Review Board. The Architectural Review Board will review and approve all plans for site planning, architecture and landscaping, no matter how small, that occurs at Ashton Cove. Each plan will be reviewed based on established guidelines as well as its particular contextual impact on neighboring lots. The building should be designed for its specific site. Therefore, a plan approved for one site may not necessarily be approved at another location within the development.

Architectural Review Board approval will be required before any construction may begin. In summary, the Review Board will exercise complete design approval authority over all construction in Ashton Cove.

Design Review Submittals. Submittal to the Board for final review should include two (2) completed sets of design documents. Each sheet of drawings shall include: lot number, street name, applicants's name, architect or designer, and date of drawings. Submission shall include:

1. Site development plan 1" = 10'
2. Landscape plan 1" = 10'
3. Architectural Drawings
 - (a) Floor plans 1/4" = 1'-0"
 - (b) Elevation Plan 1/4" = 1'-0"

- (c) Elevations (all exterior views)
1/4" = 1'-0"
- (d) Building section typical wall section
1" = 1'0"
- 4. Exterior materials and color specifications and samples
- 5. Construction Limits/Stake Out. The applicant shall clearly identify the construction limit lines, stake out building corners, and place appropriate barriers so that vegetation outside the limit line is protected. Indicate on site and flag with red tape all trees to be saved within the construction limit line and adequately protected during construction. If selective clearing is proposed outside the construction limit line, it must be clearly identified on the site and approved by the Review Board. This inspection will be done in the field and must be approved before any clearing of lot may begin.

Revisions. Any revisions to approved plans and specifications must be submitted for Review Board approval prior to implementation.

A voluntary preliminary design submittal is strongly encouraged. Preliminaries will be reviewed weekly. This submittal should include one (1) set of 1" = 10' (min.) scale drawings covering site and tree survey, prepared by a bonded South Carolina surveyor; site analysis; site development; and architectural character. All forms and applications for development should be completed. In addition, preliminary specifications identifying exterior materials and colors should be provided. This preliminary submittal is designed to ensure that guidelines and covenants are being followed prior to the preparation of final construction documents. The more comprehensive the information submitted at this preliminary stage, the better this process can serve the designer.

DESIGN GUIDELINES

I. SITE PLANNING.

It is the intent of these guidelines to ensure the preservation of the existing natural beauty and to encourage development that is respectful and complimentary with each particular building site. To this end, careful planning considering topography, existing vegetation, and existing drainage patterns must be a primary consideration.

A. Clearing.

The lot should be evaluated to determine where the most desirable existing vegetation lies and where areas could be cleared for buildings, garden and lawn spaces. Once these areas are identified and a design established, the limits of clearing shall be flagged and, where applicable, barricades posted to protect specimen trees. Storage of equipment and materials, parking and general construction activity shall be prohibited in this undisturbed area.

B. Grading.

The disruption of the existing natural topography is to be kept to a minimum. All grading that must be done is to be softened to avoid abrupt or unnatural changes in the existing terrain.

C. Drainage.

Careful consideration should be given to the impact your site development will have on the overall drainage patterns of your area. An overall drainage plan for Ashton Cove has been developed with each lot specifically addressed.

D. Building Siting.

The building should be sited to take advantage of the fine views that exist at Ashton Cove. Your site analysis should include identifying these views; but, in addition, there are other considerations. As with the architectural style of your design, the siting of the building should be influenced by a traditional approach to design. Preferably, buildings should sit square to the street on which they front. The front plane of the main body of the house should relate contextually to adjacent structures. That is, avoid large differentials in the distance one house sits away from the street as compared to its neighbors (maximum deviation is 10'). Further deviations in this standard will only be considered in situations where the preservation of existing specimen landscape features prevents compliance. Proper siting should also include energy considerations. Take advantage of large shade trees to screen hot summer sun. Locate decks to take advantage of shade. Locate covered porches where shade is not provided naturally.

E. Driveways.

Drives are a fact of necessity. Take advantage of driveways to enhance the formality and sense of entry to your home. They don't have to be ugly. The use of traditional paving materials (brick or stone) for curbing, borders or paving is encouraged. Drives must be at least 8' wide, but not wider than 12'. Sound engineering practices should dictate safe turning radius. The site entrance should be designed to provide for maximum visibility and should be as close to perpendicular to the

public road as possible. Drives should be graded so as to be flush with surrounding grades and not protrude above the natural surface. Provide off-street guest parking for a minimum of two cars.

F. Utilities.

All utilities must be underground.

G. Exterior Site Lighting.

Exterior site lighting is encouraged to be low level accent lighting of landscape and garden ornaments, etc. Low level lighting, preferably incandescent or vapor, can be installed at the driveway entrance. Post lighting in the front lawn needs to be in keeping with the traditional styles of the home.

II. ARCHITECTURE.

A. Size.

Single family residences shall not be less than 1,200 heated square feet of living area. Quality of materials and curb appeal are the primary consideration in determining whether or not a house is too small or large for the homesite.

B. Finish Floor Elevation.

In keeping with traditional Southern design and to comply with flood insurance regulations, all homes must have their main living spaces elevated above finish grade. Foundation walls may be solid, open or latticed, but must be appropriate to the building design. Each building submitted for review will be analyzed according to site topography and adjacent structures. One story and story-and-a-half designs are suggested to be higher off finished grade to provide the necessary historical massing they often lack. In all cases, Review Board approval is required.

C. Building Height.

The total height of a building may not exceed two habitable stories. Parking under is permitted.

D. Roofs.

In maintaining the traditional Southern appearance, the roof's appearance is very important. The roof pitch of the main structure should be not less than 6 feet in 12 feet, (8 in 12 is preferred) nor more than 12 feet in 12 feet. Roof pitches for porches, breezeways and other secondary structures may be less or more as appropriate to the design. Simple hipped and gabled

roofs are preferred. Gambrel and Mansard roofs are acceptable when appropriate to the design. Dormers are encouraged where appropriate.

Approved roofing materials are: architectural composition shingles (fungus restricting 215#, minimum), wood shakes, slates, or standing seam metal. All roof and chimney flashing is suggested to be copper.

E. Chimneys.

Chimneys provide an important focus in traditional designs. Finishes are preferred to be brick, stucco or stone as appropriate to the building finishes. Interesting but traditionally inspired chimney tops are acceptable.

F. Building Character.

As mentioned, the architecture of Ashton Cove should draw its inspiration from the historic, traditional examples in and around Savannah and Charleston. The strongest stylistic influences date from the period between 1750 and 1850. Styles from this period include, but are not limited to, Colonial, Georgian, Federal and Greek Revival architecture. All have a general appearance of symmetry, order, and refined simplicity. They reflect classic traditional tastes in building massing and detailing.

The Review Board encourages lot owners and designers to become familiar with, and take advantage of, the rich architectural resource that Historic Savannah and Charleston has to offer. It is not our intent to encourage copies of historic designs, but we do hope that architects and designers will attempt to capture the feeling, proportions and character of Savannah's and Charleston's architectural heritage.

G. Exterior Wall Treatment.

All facades should illustrate the clean, simple, well thought out appearance that characterizes traditional architecture. Exterior materials shall be brick, stucco, smooth or rough sawn finish horizontal clapboard, Woverine Restoration Series vinyl siding and certain Masonite siding products. Variations from these are allowed, but are discouraged.

H. Colors.

Savannah's and Charleston's Historic District is a wonderful resource. Paint colors should be selected from the Historic Savannah and Charleston color chart with the addition of black and white.

I. Doors.

The main entrance way is the most prominent feature of traditional front elevations. It deserves special attention. Entry doors should be unique while remaining appropriate to the traditional style. They may be paneled or French type. Sidelights and transoms are encouraged. In addition, the use of distinctive detailing and special materials at or around the entrance is encouraged. Exterior sliding doors are only permitted on the rear elevation. French doors or "atrium" type doors are preferred.

J. Windows.

Windows are restricted to double-hung or casement type. Interior storm windows are allowed. Screens should be gray and cover the entire window, no half screens. Window proportions and arrangements should be in keeping with the traditional theme. Taller windows at first floor front elevations are strongly encouraged. Picture windows are not allowed on front elevations.

K. Shutters.

The use of shutters is very common on traditional homes, but sadly they are rarely hung properly. Shutters, if used, must be used consistently throughout. They must, in all cases, be sized to fit the window opening. The use of appropriate shutter hardware is strongly encouraged, whether shutters are fixed or operable. Window placement should be such that shutters can be fully open. Shutters are not appropriate on dormers unless they are closed.

L. Exterior Trim & Details.

The use of traditional cornice moldings and detailing as well as historically inspired details around doors and windows and at porch railings and columns is an important part of the overall character and adds greatly to the feeling of quality and appropriate design.

M. Mail Boxes.

A common mail box design will be provided. No others are acceptable.

N. Garages.

Garages should be designed to be compatible with the architectural character of the home. Garage doors should be of the overhead type. Garages with doors that face the street are preferred to be behind the front plane of the house. Garages in front of the house must enter from the side. Detached garages must be physically attached with breezeways. Carports are discouraged, but may be used, with restrictions, when functioning in a historical role as a covered loading area or drop off. Again, plans are reviewed on a case-by-case basis and consideration is given to individual plans and lots that have unique characteristics.

O. Fences & Screens.

Fences or screens may be used to enclose service areas, patios, gardens, pet enclosures, swimming pools or other areas requiring privacy. If a fence or screen is desired, plans and details must be submitted to the Review Board for approval prior to construction. Wood, brick, wrought iron or combinations thereof, as well as plant materials, are considered suitable fence and screen material.

P. Out Buildings.

Conditions of the site and historical precedent indicate the logic for some detached buildings related to the single family residence. Garages, potting sheds, small pool related structures and gazebos would be examples of this. Their design and location relative to the main structure is essential. Generally, a formal approach with axial relationships to the main house will be in keeping with the desired architectural character. Building materials should be in keeping with those of the primary building.

Q. Service Area.

Each home shall provide an area or areas within the building setbacks to accommodate air conditioner compressors, trash cans, electrical service entrance or other auxiliary functions that by nature may present an unsightly appearance. Service Area shall be convenient to the utility services and screened from view by an enclosure that is an integrated part of the site development plan, using materials and colors that are harmonious with the home it serves.

R. Pool and Fountains.

Due to the potential disruption of natural features, the

Board will review all proposed pools on an individual basis. No above-ground pools or inflatable pool enclosures will be permitted.

Fountains can be a cooling and pleasant element in any garden. The site and shape must be compatible with its natural and man-made surroundings. (Board must approve.)

S. Tennis Courts.

Tennis facilities are available to every homeowner through the Tennis Club at Ashton Cove, individual courts are not permitted.

T. Swing sets and playground equipment is allowable. Placement must be approved by the Architectural Review Committee.

U. Other.

Boats, golf carts, campers, motorcycles, bicycles and other recreational equipment must be stored in the garage or discretely screened as approved.

ASHTON COVE ARCHITECTURAL GUIDELINES

Purpose. The purpose of Ashton Cove Architectural Guidelines is to establish and preserve an architectural appearance inspired by traditional Southern, and in particular, Historic Savannah and Charleston homes. In addition, these guidelines aim to provide traditionally compatible landscapes while maintaining the existing natural beauty of the Ashton Cove.

Design Quality. Only the highest quality design will be accepted at Ashton Cove. Plans shall be prepared by established, professional design services or registered architects. The use of local designers familiar with the styles, site conditions and climate of the area, as well as the development standards at Ashton Cove, is strongly encouraged.

LANDSCAPE GUIDELINES

It is the belief of Ashton Cove developers that the landscaping of the project is as important as the architecture. The rules governing architecture should also be applied here. Landscaping should be inspired by Southern tradition which has many facets. Garden formality, structure and order where the landscaping closely relates to architectural elements is one approach to take while the formal informality of Southern tradition, with big sweeping masses of flowering shrubs and flowers bordered by a formal row of trees should also be considered. Southern tradition pays great respect to the site; garden and landscape design should reflect the opportunities each specific lot might offer.

A. Qualities of the Landscape.

Generally, the landscaping approach for individual lot

areas should be kept simple with fewer types of plants and more plant massing. The overall landscaping approach for Ashton Cove will be to establish a continuity for the project with similar landscaping styles and plant types. In a project of this type with the housing built in a rural setting, the street scene as one drives through a residential area generates the overall project image. To this end, landscaping from house to house should visually tie together. Special garden spaces should be tucked near buildings or in more private areas of the lot.

B. Plant Qualities.

Several plant types have traditionally been used in Southern Gardens. The landscaping at Ashton Cove should reflect the climatic properties of the individual lot, the planting conditions, the planting approach, formality vs. informality, maintenance, budget, historical significance, architectural components of the house and outbuildings, screening functions and seasonal interest. Included herein is a list of recommended plant types for Ashton Cove gardens. The plants included are generally indigenous to the areas or have historical precedent and have over time adapted to growth in our climate. This list should be used as a practical guide for landscape design.

SUGGESTED PLANT LIST

American Holly	Hawthorn	Red Tip
Bay	Japanese Maple	Sasangua
Black Gum	Magnolia	Savannah Holly
Camelia	Maidenhair Tree	Scarlet Oak
Chinese Pistache	Mandina	Southern Silver Maple
Chinese Tallow Tree	Mulberry	Stewartia
Cleria Japonica	Peach	Swamp Holly
Crab Apple	Pear	Sweet Shrub
Crepe Myrtle	Pink Dogwood	Trident Maple
Cypress	Purple Leaf Plum	Wild Azalea
Dogwood	Red Bud	Yellow Poplar
Gardenia	Red Maple	Yupon Holly

Other Landscaping Considerations:

Several other elements and factors will contribute to a successful landscape/garden design for Ashton Cove.

1. Garden Ornament: Sculpture, pools, lighting, fencing, gates, benches, paving, etc. are all part of traditional landscape design and are encouraged. Southern gardens should be considered an outside extension of the living area.

2. Irrigation: Irrigation is encouraged for all landscaping areas. It helps to preserve the design integrity,

increase property values and encourages healthy plant growth; all of which helps to moderate other maintenance concerns.

3. Natural Areas: Because of the heavily forested character of most building lots, some homeowners may want natural mulch areas under tree canopy to be left. While this is not discouraged, homeowners should keep in mind that these areas are not entirely maintenance free. If possible a layer of native forest groundcover, natural ferns, wild blueberry, etc. should be left to preserve a more natural appearing forest condition.

4. Lake Frontage: Lake plantings other than sod and natural grasses are prohibited unless approved under special conditions.

5. Street Frontage: All lots are responsible for seeding the street R.O.W. along the individual lot frontage.