

EXHIBIT “A”

**Design, Construction & Community
Rules & Regulations**



HILTON HEAD ISLAND
SOUTH CAROLINA

Design, Construction & Community Rules & Regulations

FOR THE PADDOCKS ON JARVIS CREEK

General

Design control within The Paddocks will be executed through an Architectural Review Board (ARB) empowered by Covenants and these Rules and Restrictions running with the property. Detailed submission requirements and procedures are outlined in the ARB application package. The ARB must review and approve all exterior building designs, site designs, site features, landscaping, exterior materials, exterior colors, and exterior lighting. The ARB has absolute discretion to approve or disapprove any plan based on any reason, including aesthetics. The ARB has the authority to enforce the governing documents and correcting any conditions that affect the association before they become a larger issue. Many times, homeowners are unaware they may have violated any part of the governing documents or may have bypassed the normal review process for approval.

To achieve this purpose, a common-sense approach to review of new and existing properties will be applied by the ARB.

- A. The ARB recognizes that every residential lot and home has distinctive features
- B. The ARB will strive to preserve and protect “The Paddocks look” which can affect property values.

The purpose of this document is to inform Property Owners, design professionals, and contractors of The Paddocks' design and construction requirements for all construction projects and Property Owners of Rules and Regulations within the community. Satisfying the wishes and needs of the Property Owners without sacrificing the intent and objectives of the The Paddocks Community is the goal of The Paddocks ARB.

These Rules and Regulations, and procedures may be amended at any time by majority vote of the ARB. (Article III, Section 3.2 "Any established standards or guidelines may be changed from time to time at the discretion of the ARB without prior notice." The Paddocks Board of Directors will notify the property owners of any changes to this document.

Under Article VIII, Section 8.3b the Covenants of The Paddocks state, "The right of the Association as provided in its Bylaws, to suspend the enjoyment of rights of any Member for any period for which any Assessment remains unpaid, and for any period not to exceed sixty (60) days for any infraction of these Covenants and/or its published Rules, it being understood that a suspension for either non-payment of any Assessment or breach of the Rules of the Association shall not constitute a waiver or discharge of the Members' obligation to pay the assessments." This also applies to the repair or replacement of infractions related to compliance of approved plans and community rules.

Architectural Review Board Meetings and Review process

The ARB Committee meets monthly. Generally, it is the fourth Monday or Tuesday of the month. Submissions for review are due the second Wednesday of each month and should be sent to the ARB Administrator. Plans and other supporting materials should be submitted to the ARB Administrator by the second Wednesday of each month to be on the agenda for review. Payment if required, must be submitted to the Property Management Company. Incomplete submissions will not be accepted for review and multiple piecemeal reviews will not be conducted.

After review, the ARB will issue Paddock's building permits when appropriate. Property Owners will be notified in writing (letter and/or email) of the committee's decision. If a project has not received approval after it has been submitted and reviewed by the ARB, when resubmitting, a letter from the architect/design professional or landscape architect describing the design modifications and responding to the concerns of the ARB and should be included.

The ARB recognizes changes to ARB approved plans may become necessary. When this occurs, the desired changes shall be submitted to the ARB together with an Application for a Change Order for its review and written approval prior to constructing such changes. Changes made without ARB approval will result in a fine.

Neither the ARB nor Property Owners may use precedent as justification for approval of a design.

ARB approval is not a construction guarantee. The responsibility or liability for any defects in any plans submitted whether new or revised, are neither the Paddocks Association nor the ARB's responsibility. The Property Owner shall have sole responsibility for compliance with approved plans and does hereby hold the ARB and the Association harmless for any failure thereof.

The Association, in its sole discretion, reserves the right to prohibit the Property Owner's builder, general contractor, and/or sub-contractor(s) from the site in the event it is determined that failure to comply with approved plans is determined to be intentional or due to gross negligence.

Submissions

Application Fees

The covenants establish the application fees to cover the expense of reviewing plans and related data. The application fees are payable at the time the project is submitted to the ARB for Preliminary review and approval.

Submissions are divided into three categories. These categories are briefly summarized below:

Conceptual Drawing – Required (no submission fee required)

This submission consists of a rendering of the front, sides, and rear elevations of the proposed home. A site plan at 1/8” or 1/10” showing the location of the home with the setbacks clearly noted. If a variance is requested it should be done in this phase. An indication of the elevation of the first finished floor is required. Grade to top of ridge height is also required at this phase.

Three (3) printed copies of the plans to scale shall be submitted to the ARB Administrator along with an electronic copy of the drawings in PDF format must also be submitted.

ARB approval at this phase will not preclude the ARB from addressing specific issues in subsequent reviews as more fully developed plans provide additional details.

Preliminary Plans - Required (Submission fee is required)

This submission phase requires, but is not limited to: basic architectural drawings, information regarding the site, setbacks, drainage (including the disposition of all surface water whether naturally occurring, generated by off-site conditions, or expected to be created by planned construction), elevations, size, height, floor plans, surrounding dwellings, exterior design elements including color. A tree and topo survey no more than two years old is required for the site plan with permanent corner markers. The plan shall also show what trees are to be removed and which are to be preserved and shall include total pervious and impervious surface coverage, gross square footage.

Three (3) printed copies of the plans to scale shall be submitted to the ARB Administrator along with an electronic copy of the drawings in PDF format must also be submitted.

Upon review, the ARB will identify areas of concern prior to the Property Owner incurring the time and expense of preparing the more extensive Final Plan submission phase. ARB approval at this phase will not preclude the ARB from addressing specific issues in subsequent reviews as more complete plans provide additional details.

A complete stakeout by a professional surveyor is required at the time of submission. Trees to be removed shall be marked in red and trees to remain shall be marked in green.

Final Review: Required (Plans with samples/related documents and submission fees if not already paid)

The submission phase for final plans requires all of the above listed in the Preliminary submission and substantially more detailed architectural drawings, samples and cut sheets and must represent exactly what is to be built.

Failure to build and in accordance with final plans that have been approved by the ARB or that have been modified by subsequent ARB approved change orders will subject the Property Owner and/or their contractors to fines, including work stoppages.

Three (3) printed copies of the plans to scale shall be submitted to the ARB Administrator along with an electronic copy of the drawings in PDF format must also be submitted.

Refundable Compliance Deposits

Refundable compliance deposits are required with each submission.

Application for Residential Construction. These checks will be submitted to the Property Management Company and deposited and earmarked accordingly until project is reviewed and complete. Any fines will be deducted before the compliance deposit is returned.

The Association will be entitled to retain all or part of these deposits as fines for failure to comply with the Rules and Regulations. The balance of those funds remaining in compliance is refundable.

A final independent compliance review of the project by the ARB will be conducted. Final inspection of the project must be completed and all deficiencies corrected prior to the release of any compliance funds. When the structure and landscaping are found to be constructed and installed in accordance with the ARB approved plans, the Property Owner may contact the ARB office and request the return of the compliance deposit.

Compliance

1. New Construction: Compliance penalties may be assessed in cases where actual construction and/or landscaping does not conform to the plans submitted and approved by the ARB, or when the Property Owner or his/her agents fail to comply with the Covenants, By-Laws, or Rules and Regulations. See Compliance Fees schedule.
2. Renovation, Landscaping Projects: Upon final inspection, compliance fines may be assessed in cases where the actual addition, alteration and/or renovation, landscaping including bush hogging project does not conform to the plans and/or application forms submitted to and approved, in advance, by the ARB or when the Property Owner or his/her agents fail to comply with Covenants, By-Laws, and/or Rules and Regulations. See Compliance Fee Schedule.
3. Failure to Notify and Receive Approval from ARB of Any Exterior Renovation or Landscaping Project: Any work performed without ARB approval, which is required pursuant to these Rules and Regulations, may be subject to a fine. In addition, a fine may be assessed as deemed appropriate by the ARB. Such additional fines or penalties may include but not be limited to one or more of the following depending on the nature, severity, and frequency of the infractions:
 - a) Job site work stoppage until the issue is resolved with the ARB.

- b) Requirement that the project plan(s) and application form(s) be submitted to the ARB for approval and appropriate fees and compliances deposits paid.
- c) Any unapproved work that has been performed must be brought into conformity with ARB approved plans.

Compliance Deposit Forfeiture

1. Construction: All or part of the Construction Compliance Deposit may be forfeited as a penalty if the exterior of a new home construction project is not considered complete by the ARB within twelve (12) months from the issuance of The Paddocks Permit or another date agreed upon by the ARB.
2. Landscaping: For new home construction, all or part of the Construction Compliance Deposit may be forfeited as a penalty if the landscaping is not completed according to the ARB approved landscape plan agreed upon by the ARB.
3. New Build / Renovation/Remodeling: Addition, alteration and/or renovation compliance deposits may be forfeited as a penalty if the exterior of a home is not considered complete by the ARB within the timeframe specified to complete the project or another date agreed to by the ARB and Property Owner. The compliance deposit amount and the timeframe for completion of the project will be determined by the scope of the project.
4. An extension may be granted under extenuating circumstances.

Failure to complete or abandonment of new build/ renovation/remodeling project:

In the event any new home or renovation/remodeling project is abandoned and not completed or there is no construction activity for 30 calendar days, The Paddocks permit may be withdrawn and the compliance deposit may be forfeited. The Property Owner must restore the exterior of the home, including landscaping, to a neat, clean, and sanitary condition. The Property Owner will be granted 10 work days to remove all construction materials, dumpster and portable toilets and return the property to an acceptable appearance.

Penalty Assessment

Any fine assessed will require payment within five (5) business days of notification from the ARB. Unpaid fines may be withheld from existing Compliance funds or require immediate payment at the discretion of the ARB, whether more or less than the Compliance Deposit. These penalties shall be assessed on a case-by-case basis and shall require a vote by the ARB.

Fines and Penalties Processing

Any fine or penalty assessed to the contractor due to a violation of these Rules and Regulations shall be charged to whom the infraction is assessed.

ARB Approval to Begin Construction

Once the plans have been approved, the owner, design professionals and contractor are required to sign and submit a copy of the Letter of Acknowledgement agreeing that they have read, understood, and will follow the Rules and Regulations. This document shall be submitted to the ARB Administrator. Under no circumstances will any construction activity or removal of trees begin until this document is received and the proper permits are granted and properly posted.

Design Rules and Regulations

Owner's Responsibility:

Before beginning a project, Property Owners, contractors, and design professionals are urged to become familiar with both the Covenants and the Rules and Regulations of The Paddocks. The ARB will strongly

prefer and encourages owners within The Paddocks to design their residences with natural building materials consistent with the coastal vernacular.

Property Owners should ensure that all their design professionals, construction and landscape professionals are appropriately licensed or certified and have thoroughly read this document. Incomplete submissions may delay the ARB's review and approval process. All buildings are required to be designed by either by an architect registered in the State of South Carolina or a residential designer in good standings.

Designer's Responsibility:

Home Designs:

Home designs should be a carefully planned. The coastal vernacular style with materials, colors, and shapes as well as the articulation of the siding, roofing, details, fenestration, and walls, shall be compatible with the neighborhood. The use of a historic **color palette** will help to achieve this aim. Colors should be presented conceptually at the preliminary review and finalized in the final review.

Massing:

A main house with up to two dependencies is allowed. A garage is defined as a dependency. There is no minimum size requirement for the first phase of building. However, an overall site and building plan showing final build out must be submitted and approved by the ARB prior to any construction.

Monumental and ornate styles as well as overly simplistic styles are considered inappropriate.

All construction must **meet all the requirements of the applicable Hilton Head Island Building Codes**. In any instance where ARB standards are more stringent than those required by the Town of Hilton Head Island including but not limited to chimney caps, service yards, HVAC placement and lighting, ARB standards shall govern.

Finished floor elevations:

Elevations shall be determined by the Town of Hilton Head Island and FEMA flood zone.

Square Footages:

Homes are required to have a minimum square footage of twenty-six hundred (2,600) square feet of enclosed dwelling area if single story, and three thousand (3,000) square feet if one and one-half or two story. A one and one-half or two-story home shall have a minimum of one thousand five hundred (1,500) square feet on the first floor. The term "enclosed dwelling area" as used in these minimum size requirements shall mean to preserve and protect property values of The Paddocks.

Overall height:

No structure shall be constructed which has a height exceeding three stories, and the structure shall not be higher than 48.0 ft AMSL. The third story of a three-story home shall be located in an attic area above the first two floors. The garage area below the flood zone regulation height shall not be considered a story. The forty-eight (48) ft. restriction excludes chimneys. A high chimney is discouraged and may not be approved. Current codes require chimneys within 10 feet of the highest point of the roof to be 2 feet above the highest point.

Foundations:

All **Foundation walls** shall be a stucco finish.

Exterior walls:

Exterior walls should be of composite materials and/or wood. Minimal brick, stone, or other materials may be approved. Plywood, vinyl, or metal siding materials are not acceptable. Architectural treatment/detailing of the exterior are required to break up massiveness. All exterior colors should complement and blend with the surrounding natural and built environment. All roof, siding, trim, shutter, and door colors should be selected accordingly.

All **vertical construction** is to be painted or stained including hand or deck rails, posts, stair risers, louvers, columns, etc. Vents and all visible utility boxes are to be painted to blend with the area in which they are located.

Renovation/ repainting:

Renovation/ repainting of house trim and/or siding must be approved by the ARB. Even if the intent is to repaint with the same color. Changing to a different color requires samples to be submitted to the ARB for approval.

Entry Door:

Entry doors may be of a contrasting color and shall be approved by the ARB.

Gutters:

Gutters should match the roof or trim color and downspouts should match the color they are up against.

Windows & Trim:

Windows and trim colors should be compatible with the overall color scheme of the house. If window shutters are being considered, they must appear functional and not simply nailed into the siding. They shall be fitted with operable hardware. Window glazing film or coating shall not reflect more than 50% of the ambient external light. Mirror-type glass and glass block is not acceptable.

Roofs:

All **roofs** shall be metal of low chromic value. Major roof slopes should be a minimum of 3:12 pitch and are subject to interpretation of the ARB. Gutters, if applicable, are to match the body color of the home. Gutter guards, if applicable, are to match the color of the roof so that they blend into the roofline.

Should the roof become damaged such that a section must be replaced, and in replacing that section, the color does not match the remaining original roof, then the entire roof must be replaced.

Chimney:

Chimney exteriors shall be of stucco construction. Prefabricated chimney flue caps/spark arresters shall be screened with a metal or other non-combustible shroud and painted a color compatible with the exterior color scheme of the home.

Proposed addition, alteration, and/or renovation:

Plans for any **proposed addition, alteration, and/or renovation** to the existing exterior structure by the Property Owner must be submitted in compliance with the applicable sections of these Rules and Regulations and reviewed and approved by the ARB before proceeding with the addition, alteration, and/or renovation.

Material changes in existing landscaping on a Property Owner's property or common property maintained by the Property Owner must be reviewed and approved by the ARB before proceeding with the change. The requirements of all previous Sections of these Rules and Regulations apply to Additions, Alterations and/or Renovations to existing homes.

ARB approval is required for repainting, re-staining, re-stuccoing or reroofing a home. If a new color is selected, please provide 8" x 8" samples to the ARB.

Interior Improvements:

When a Property Owner is making interior improvements there is no need to submit to the ARB for approval. However, if a dumpster is to be used then the contractor must submit a request to the ARB.

If any of the interior improvements require any changes to the exterior, a submission to the ARB is required for review and approval.

Footprint:

If the footprint changes with an addition to the home or any changes to the driveway, patios/decks or walkways, a landscape plan shall be included in the submission subject to review and approval by the ARB.

Antennas:

No television antenna, or similar device shall be attached to or installed in clear sight.

Walls & Planters:

The use of walls and planters are acceptable in the design of the home and shall be submitted to the ARB for review and approval.

Statuary Elements & Fountains:

Statuary elements and water features are permitted within the building property line setbacks and shall be submitted to the ARB for review and approval.

Flags:

Flagpoles are generally not approved by the ARB. Flags are not permitted to be mounted on a tree but may be mounted to the home with the proper hardware.

Street Numbers:

Street numbers shall be mounted on the front of the home or in the front yard clearly visible. Backlighting these numbers is prohibited.

Fencing:

The fencing material must be designed and installed as per The Paddocks horse fencing guideline. See diagram in appendix. These fences are not allowed to be constructed along adjacent property lines and shall be a minimum of 5 feet away.

Gas Tanks:

Above ground Propane gas tanks and HVAC units must be located in a service yard. Underground propane gas tanks are allowed and shall be located as per building code guidelines.

Any type of venting shall match the color of the roof or siding material.

Water Wells:

No private water wells are permitted.

Hurricane Protection Systems:

Hurricane protection systems are permitted but installation details for the systems shall be submitted to the ARB for review and approval. If the home owner chooses to store other hurricane protection, they shall be stored out of sight. All systems of protection shall be removed and the home shall be returned to its original state within at minimum of 10 after the storm passes.

Recreational and Lawn Equipment:

Tree houses are prohibited. Any permanent playground equipment to be installed must be reviewed and approved by the ARB prior to installation.

Solar Panels:

Solar Panels are permitted but must be submitted to the ARB for review and approval.

General Site Requirements

Sites within the community shall complement nature and be true to the coastal vernacular. Setbacks and other requirements may be compromised by the ARB to accommodate trees and special site conditions thus requiring an exception or variance. No exceptions will be made for the minimum front setback. Specific setbacks are outlined in each section. No vertical construction is permitted within the setback areas defined by the following setback lines.

To prevent excessive disruption of the site, careful planning and design are required to ensure that the project's site requirements are compatible with the existing site conditions. The ARB requires a detailed drainage plan stamped by a South Carolina licensed engineer. The drainage plan shall be a separate drawing and shall detail significant elevation changes between the proposed site and adjacent lots, and must be part of the final

submission. *Verification of compliance of the drainage plan must be approved prior to the installation of any landscaping.* All storm water drainage systems shall be designed and built to meet all federal, state and local requirements and regulations. No drainage or waterflow is permitted onto adjoining lots.

Property owners shall understand if at any time during the construction process or within a reasonable amount of time after completion of the project, the ARB receives any complaint from owners of adjacent properties regarding water draining onto the adjacent lot, the Property Owner or his agent will be required to immediately remedy the situation on the property and mitigate any damage caused to adjacent properties as a result.

Steps (no more than 2' into setback Town of Hilton Head requirement, roof overhangs and cornices are allowed within the setbacks. Overhangs between the two structures must maintain a minimum of 10' separation.

No person shall cut, destroy, cause to be destroyed, move or remove any tree without first obtaining approval by the ARB and Town Zoning Administrator. See definition of "category" and "specimen" trees for trees to be saved.

Clearing and planting are restricted in buffer zones and along marsh edges. As per the Hilton Head Land Management Ordinance, the removal or destruction of trees, plants, grasses or vines is prohibited within a tidal or freshwater wetland buffer. The Town Zoning Administrator may approve selective pruning for the purpose of providing view. Grassed lawns and gardens are not permitted in the buffer.

Trash receptacles, air conditioner compressors, mini splits, will be located away from public views and above the flood elevation. Propane tanks should be buried and if visible must be screened. If not possible, fencing and/or screening of adequate height is required.

General Landscape Rules and Regulations

Professional Requirements

A licensed Landscape Designer shall prepare and submit the landscape plan. This design professional shall also certify that the plan was installed as per their specifications.

The landscape plans shall include species, color if applicable, gallon size and height of plants, shrubs, ground cover and trees at maturity. These overall intent of these plans are to have the vegetation blend in with the natural habitat when applicable and shall be layered and not necklaced which creates harsh lines. Shrubs located at the foundation and along any yard or pool fencing shall cover at least 50% of the wall at maturity or at install.

New Home Construction

Landscape plans are subject to ARB review and approval. These plans must be completed by a licensed Landscape Designer and must be included along with house plans when submitting for final approval. Landscaping shall be completed prior to occupancy. The Landscape Designer shall submit a letter to the ARB stating the plan was properly installed and in accordance with the specifications outlined on the drawings. The ARB reserves the right to affirm the installation. If the installation of landscaping is not complete within 15 days of move in, a fine will be imposed.

Existing Landscape Modification

ARB review and approval is required for any major landscape modification. The plan is required to be submitted on a tree and topographical survey that is no older than 5 years.

Landscaping should be installed in accordance with the approved landscape plan and be completed within the time frame agreed upon by the ARB and the Property Owner. Any new or existing hardscape modification requires ARB approval.

Tree Preservation Rules, Regulations and Procedures

Tree Removal:

All trees cited for removal shall be clearly indicated. Trees to be removed will be tagged in red and only red tagged trees are to be removed. Removal or damage of any other trees may result in a fine.

All tree removal form is available on The Paddocks website. Upon approval, the ARB Administrator will issue a permit to be displayed on the site.

Tree replacement/mitigation

A. Should any existing trees be permitted for removal the ARB, at its discretion, may require mitigating replacement trees at a rate of one tree per every ten inches in DBH (Diameter at Breast Height) removed.

Example calculation: Total of 117 DBH inches removed divided by 10 inches equal 11.7, rounded up to 12 trees to be planted as mitigation.

A. The replacement tree preferred shall be of equal species (same category or higher) and/or native species such as oaks, magnolias, sabal palmetto or hickory.

B. If the tree(s) removed were not native, including, but not limited to, oaks, magnolias, sabal palmetto or hickory, the owner can opt to upgrade tree categories, where each native species of tree (oak, magnolia, sabal palmetto, hickory, etc.) planted as tree replacements counts towards two required replacement trees.

- C. For Category I and II tree replacements, each tree must be a minimum of 2-inch caliper and 10 feet in height when installed. As an option, planting a 4-inch caliper tree would count towards two required replacement trees. For Category III and IV tree replacements, each tree must be a minimum of 1-inch caliper and 6 feet in height when installed. As an option, one Category I or II replacement tree can be substituted for every two required Category III or IV replacement trees. See Tree Equivalency Table for List of Category I, II, III and IV tree types.
- D. Depending upon the number of trees removed and the landscaping planned by the owner, the requirement of replacement trees may be reduced or waived or, in the ARB's discretion, plant material and shrubbery may be substituted where visually appropriate.
- E. In exercising its discretion respecting these Tree Replacement Guidelines, the ARB shall take into consideration, among other things, the number and species of trees removed, the remaining foliage, the canopy coverage trees, the shrubbery, and other plant species existing on a lot. Other considerations include, as a part of the landscaping plan, the size, shape, and topography of the lot, the size, species, and value of proposed replacement tree, the neighborhood characteristics including its general topography, foliage, and natural tree canopy, and other relevant factors.

Protection of trees during construction

Trees are to be protected against construction related damage including but not limited to breaking of roots, scarring or removal of bark, poisoning from oil, paints or other toxicants and compaction due to storage of construction related equipment or materials within the tree canopy line.

Tree protection must be in place for any tree designated by the ARB to remain prior to the start of construction. Protection must remain in place until construction is completed.

Temporary wood fences shall be erected around specimen trees during construction to protect both the tree and its roots. When applicable, such barriers shall be placed no closer to the trunk than the drip line of the tree.

Driveway Landscaping

Special attention to landscaping at driveways shall be addressed to help screen guest parking.

Artificial Turf

When adding artificial turf, the exact location must be noted on a site plan. A physical sample along with the plan shall be submitted to the ARB for approval. It must be in a screened area. Its approval or denial is at the discretion of the ARB.

Exterior Lighting and Landscape Lighting

Exterior entrance lighting mounted on the house may be used to illuminate entries. Such lighting should be designed at such an intensity that it will not adversely affect the nighttime environment of adjacent Property Owners. An exterior mounted lighting plan with wattage designations of not more than 50 watts incandescent (or LED equivalent) per fixture should be submitted for ARB review and approval. Lighting that comes on as a feature of a security system is allowed. Motion detected lighting, needs to be calibrated to not be frequently and easily tripped by small wildlife (IE: Squirrels etc.) if it does, it will need to be repaired or replaced. Lights in the fixtures shall all be the same color. Mixed use of warm and cool colored lights is prohibited.

The landscape plan must show all exterior landscape lighting to be installed. A maximum of 20 watts incandescent (or 2700 Kelvin/300 Lumens LED equivalent) per fixture is suggested. Lampposts must adhere to the 20-watt (2700 kelvin / 300 Lumens) limit.

All other lighting should adhere to the following:

- a. Lights shall have a 20-watt (2700 Kelvin / 300 Lumens) limit

- b. Lights mounted in trees or on eaves must be pointed down and not toward the street or toward adjacent properties.
- c. Lighting shall be consistent when installed and a mixture of warm and cool lights are not allowed.
- d. No backlighting is allowed.
- e. Neon lights are not allowed.
- f. Colored lights are only allowed during holiday periods and shall be removed within 10 days following the holiday.

Landscape Revisions

Any revisions to the approved landscape plan shall be submitted similarly to revisions to the structure in the form of a change order. They must be reviewed and approved by the ARB prior to installation.

Landscaping Guidelines Checklist

- Native plants are encouraged to maintain the unique character of the low country and withstand climate conditions. No bamboo is permitted as part of the landscaping.
- Hardy plants are encouraged (native, deer resistant, drought tolerant, winter hardy) to maintain an aesthetically pleasing appearance year round
- Massing plants together throughout the property is desired to provide an overall cohesive appearance to the property.
- Heavy foliage and evergreen plants are to be used for all screening applications.
- Larger plants are recommended to soften home foundations
- Screening around parking areas, utility boxes, and service yards is required. The view of the guest parking at the driveway must be mitigated by plant material groupings.

- Side lot lines should be blurred – no clearing to lot lines without replacement of screening plant material is permitted. Plant material installation in a staggered pattern is preferred.
- Mulch should be pine straw, pine bark, or wood chips (all of which shall be muted earth tone in color) or otherwise approved by the ARB.
- The landscape plan must establish grass and provide irrigation in the areas between the property line and the edge of all facing street pavements, where practicable. Perimeter plantings must preclude visibility from neighbor’s house into the garage or driveway parking areas.
- Planting bed edges should “gracefully flow” around the property for aesthetic purposes and ease of maintenance. Three (3) gallon plant material is the minimum size for all plants used away from foundation – three-gallon plant material must be massed in groups of a minimum of ten (10) plants.
- All plants in planting beds are to be staggered to achieve a “full look.”

Construction Rules & Regulations

Approval to Begin Construction

Once the plans have been approved, the owner, design professionals and contractor are required to sign and submit a copy of the Letter of Acknowledgement agreeing that they have read, understood and will follow the Rules and Regulations. This document shall be submitted to the ARB Administrator. Under no circumstances will any construction activity or removal of trees begin until this document is received and the proper permits are granted and properly posted.

Permits, Inspections and Site Visits

The Paddocks Clearing & Foundation

A lot may not be cleared until the ARB conducts a site visit to inspect the stakeout of the lot and affirm nothing has been removed prior to this inspection. Upon a satisfactory inspection, the ARB Administrator will issue the permit authorizing the contractor to clear the site.

After the site has been cleared and before the foundation may be poured, the contractor is required to submit to the ARB a hub and tack plan. The ARB will conduct a Batter Board inspection to assure the home is in accordance with the approved final plans.

Foundation Survey - Foundation Elevation Certificate

The contractor must submit to the ARB Administrator a Foundation Survey – Foundation Elevation Certificate confirming slab-on-grade and first floor elevation were independently surveyed and are in conformity with the approved final plans. Wall framing/construction may not begin until the ARB approves the Foundation Survey – Foundation Elevation Certificate.

Roof Elevation Certificate

Any home with a planned roof height of forty-eight feet (48') above Mean Sea Level ("MSL") must be independently surveyed prior to the installation of roofing materials and certified that the finished roof height including all roofing materials will not exceed forty-eight feet (48') above MSL. The purpose of this survey is to identify potential height problems as early as possible to avoid the costly modifications that will be required should the finished roof height exceed The Paddocks maximum height limitation.

Periodic Site Inspections

Periodic site inspections may be conducted by the ARB Administrator and ARB members to help ensure that the construction, landscaping, etc., is being completed as per the approved final plans and any approved

change orders. *It is not the ARB's responsibility to act as an agent for the Property Owner to help ensure that their project is progressing properly.*

Final Inspections

As soon as possible after completion of the exterior construction and final elevation certificate is issued, the Property Owner is to submit to the ARB an "As-Built" Survey and 4" x 6" photographs of all four sides of the home and a copy of the final elevation certificate. Upon receipt of these items and completion of the landscape installation, the ARB will conduct a site visit to compare the completed construction and landscaping to the ARB approved final plans and change orders.

Upon the satisfactory completion of the project, the Property Owner may contact the ARB administrator and request the return of the compliance deposit. If there are discrepancies in the construction or landscaping, the compliance deposit will not be returned until the home complies with the approved plans.

General Responsibilities

The contractor is responsible for ensuring that all of their employees, including sub- contractors, are obeying this section. It is the contractor's responsibility to inform all subs of the rules in The Paddocks.

All permits must be obtained and displayed before clearing any lot or beginning construction.

Work Time and Days

Normal work hours are Monday through Saturday from 7:00am to 7:00 pm. No work will be allowed on Sundays or the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving or Christmas.

Permission to perform emergency work on Sunday must be requested of and approved by the ARB Administrator.

Posting of Permits:

The contractor must place a residential construction sign on the property before any clearing or construction on a lot begins. All documents will be placed in plastic covers or laminated and will be affixed on the construction sign facing the street so they can be read.

No permits, notices, plans, work rules or any other item may be nailed, tacked, or attached to any tree.

Construction Sign

Signs identifying the General Contractor, Architect/Designer and Landscape Designer may be permitted during construction provided they are mounted on a single earth tone color signboard facing the roadway. The signboard shall conform to the illustration below. The sign may not be placed until all the permits are granted and must be removed prior to final inspection.

Use of Common Property and Parking

Builders/contractors and workers may not use or park on any Paddocks common property unless first requesting and receiving written permission from the Association and it has been communicated to the ARB.

Builders/contractors will reimburse The Paddocks for the cost of repairing or replacing any damaged or destroyed property, equipment, or supplies caused by their employees. Additional cost will include labor provided by The Paddocks to repair or replace damaged or destroyed property.

All common property must be restored to the condition that existed before the clearing or construction commenced.

Workers may not use the facilities, electricity or water from another construction site or residence unless written permission has been obtained from that Property Owner.

Workers will not access or use private property as a short cut to get to a construction site.

All private property must be returned to the condition that existed before the use of such property began unless written permission from the Property Owner has been obtained stating that returning the property to such condition is not required.

Contractors may not park any vehicle, trailer, or equipment on any Paddocks common property unless written permission has been obtained from the ARB. This includes the shoulder of roadways.

Contractors may not park any vehicle, trailer, or equipment on any private property unless written permission has been obtained from the Property Owner.

All vehicles, trailers and equipment must be parked on the construction site.

One lane for vehicle travel must be left open at all times. Cars, trucks, trailers and vans may not be left at a construction site overnight unless approved in advance by the ARB Administrator.

Equipment and Supplies Storage

Equipment that is needed on a construction site may be left on the site until no longer needed.

Equipment does not include cars, trucks, vans or trailers. Equipment will be placed in the garage (when available) or other location where the equipment is least visible.

If the equipment cannot be placed inside the structure, it is to be parked as close as possible to the structure. It does not have to touch the structure.

Equipment will include trailers, forklifts, backhoes, mixers, etc. Failure to comply with the above rules will result in a fine and a requirement to remove the equipment from The Paddocks community.

Contractors may not store any construction supplies or material on any Paddocks common property or private property unless written permission has been obtained in advance from the ARB or the respective Property Owner. Construction supplies will be stacked and stored in a neat and orderly fashion.

Maintenance of Construction Sites

Contractors are required to maintain construction sites in a neat and orderly condition.

Before completing work for the day, the contractor is to ensure that the site is cleaned with all trash placed in a dumpster or trashcan. No food waste should be put in the dumpster.

A substantial debris fence is to be placed around all catch basins and three sides of all construction sites.

If debris from the construction site is found on adjacent property, street or common property, it must be immediately cleaned up by the contractor.

Placement and Use of Dumpsters and Toilets

Placement of the dumpster must be noted on plans and submitted for approval.

Any debris that is left on the ground due to a full dumpster must be placed in one pile and covered with a tarp. The debris must be immediately placed in a dumpster when a dumpster is returned. The dumpster must be

emptied or replaced when the full line is reached. Should a dumpster be needed for a period of 14 days or more, it should be covered with a tarp at night and when not in use.

Contractors will place at least one portable toilet on the construction site. The portable toilets will be emptied on a regular basis and must be emptied more frequently during summer months

Removal of Debris

Contractors and yard workers are responsible for removing all debris from The Paddocks. Debris will include lot clearing, yard work and construction material. Debris may not be burned on The Paddocks Property. Yard workers may not leave yard debris on any street, cart path, or common property.

Miscellaneous

The Paddocks assumes no liability for equipment left on job sites. Any equipment left on a construction site must be secured.

Contractors may not bring family members or animals to construction sites. This does not apply to Property Owners that are the contractor or if a family member is employed by the contractor and is working on the construction site. Workers are not allowed to fish or crab at anytime, anywhere in The Paddocks.

Power cords may not be laid across a roadway.

Contractors must immediately report to the property management company any broken water line(s) or cut power line(s).

Music must be played at a level so that it cannot be heard beyond the construction site, and so as not to disturb the neighbors.

Workers may not bring or possess any weapon in The Paddocks.

Workers must discard all personal trash in appropriate containers on the job site.

Emergency Preparedness Requirements

In the event of an emergency that requires evacuation or closure of the work site, contractors will: remove all equipment; place all supplies inside the structure or remove from The Paddocks; take down, remove or secure all scaffolding and turn off power and water to the work site. All workers will leave The Paddocks after this has been accomplished.

Contractor will notify the ARB Administrator when the work site has been secured.

Failure to Comply with Construction Rules and Regulations

The Property Management Company or the ARB Administrator will have the authority to close a construction site and remove the workers for failure to abide by the Contractor

Community Rules & Regulations

No exterior work may be performed without prior ARB approval.

Roofs:

Should the roof become damaged such that a section must be replaced, and in replacing that section, the color does not match the remaining original roof, then the entire roof must be replaced.

Footprint:

If the footprint changes with an addition to the home or any changes to the driveway, patios/decks or walkways, a landscape plan shall be included in the submission subject to review and approval by the ARB.

Antennas:

No television antenna, or similar device shall be attached to or installed in clear sight.

Walls & Planters:

The use of walls and planters are acceptable in the design of the home and shall be submitted to the ARB for review and approval.

Statuary Elements, Fountains & Similar independent features:

Statuary elements and water features are permitted within the building property line setbacks and shall be submitted to the ARB for review and approval.

Flags:

When displaying the American Flag, it must be an original American Flag design and not one that has been modified in any way. Flagpoles are generally not approved by the ARB. Flags are not permitted to be mounted on a tree but may be mounted to the home with the proper hardware. Yard flags are permissible but should be used sparingly and removed once they are faded or torn.

Signage:

For sale or rent signs are prohibited in The Paddocks.

Any type of political signs, political viewpoint or advocacy signs and advertising signs are prohibited on the homeowner's property including anything visible from the inside of the home.

Congratulatory signs are permitted but should be removed within an appropriate amount of time after the celebration.

Street Numbers:

Street numbers shall be mounted on the front of the home or in the front yard clearly visible. Backlighting these numbers is prohibited.

Fencing:

The fencing must be installed as per The Paddocks horse fencing guidelines. See diagram in Appendix. These fences are not allowed to be constructed along adjacent property lines and shall be a minimum of 5 feet away.

Porch Curtains and Doggie gates:

Porch curtains are allowed but should be as indiscrete as possible and shall compliment the house color.

Doggie gates shall be installed consistent with the railing design on porches.

Animals:

No animals, livestock or poultry of any kind shall be raised, bred, kept or pastured on the Property other than household pets kept in any one residence. Excluded from the definition of household pets and specifically prohibited as pets in The Paddocks are the following: cows, horses, snakes, swine, goats, and fowl. Also specifically prohibited are all "pit bulldog" breeds, including, but not limited to, Staffordshire Bull Terriers, Bull Terriers, Pit Terriers, American Pit Bull Terriers, Rottweilers "Pure" Bred canines and all varieties of Chow "Pure" Bred canines. All dogs shall be on a leash or under voice control at all times when not confined in a fenced area or inside an Owner's residence. In order to preserve the aesthetic qualities of the Property, to maintain sanitary conditions on the Property, to prevent the spread of worms and infectious diseases on the Property, to maintain a proper respect for other Owners and users of the Property, and to maximize the overall use and enjoyment of the Property, each person who keeps a pet within a Dwelling Unit shall abide by rules and regulations established by the Declarant or the Association from time to time. The breach of any of these rules and regulations shall be a noxious and offensive activity constituting a nuisance .

Holiday décor:

Holiday decorations must be removed within two weeks after a holiday.

Tanks:

Above ground Propane gas tanks and HVAC units must be located in a service yard. Underground propane gas tanks are allowed and shall be located as per building code guidelines.

Water Wells:

No private water wells are permitted.

Hurricane Protection Systems:

Hurricane protection systems are permitted but installation details for the systems shall be submitted to the ARB for review and approval. If the home owner chooses to store other hurricane protection, they shall be stored out of sight. All systems of protection shall be removed and the home shall be returned to its original state within at minimum of 10 after the storm passes.

Recreational and Lawn Equipment:

All recreational equipment includes play or sport equipment, hammocks, lawn chairs and benches if visible from the street shall be placed out of sight from any street or alley and stored overnight. Tree houses are prohibited. Any permanent playground equipment to be installed must be reviewed and approved by the ARB prior to installation.

Solar Panels:

Solar Panels are permitted but must be submitted to the ARB for review and approval.

On property storage:

All boats, golf carts, motorcycles, recreational vehicles/camper (RV), trailers, etc. shall be stored within the garage. Overnight parking on the street, roadway, sidewalk, or anywhere except the garage or driveway of the

dwelling is strictly prohibited. Parking is prohibited on any lawn, sidewalk, grassed/wooded area, common area, cul-de-sac or any other area of the dwelling at any time.

If a homeowner has a guest with a RV, the owner shall notify the property management company describing the vehicle and the length of stay. No RV may remain parked in a homeowner's property for more than 10 days.

If a homeowner wishes to clean their own boat, camper or other they may do so in their driveway. If need be, these items may remain in the driveway one night only and after that must be moved to an offsite storage location.

If a homeowner is in need of utilizing an on-site storage container such as a POD, a site plan showing the location of the unit must be submitted to the ARB for approval. Written permission from both the ARB and the property management company is required. All storage units must be removed within 14 days of placement.

Motorized Vehicles:

The operation of motorized vehicles by unlicensed drivers is prohibited.

The operation of four wheelers, dirt bikes and all-terrain vehicle is prohibited.

Trees:

No person shall cut, destroy, cause to be destroyed, move or remove any tree without first obtaining approval by the ARB and Town Zoning Administrator. See definition of "category" and "specimen" trees for trees to be saved.

Clearing and Planting:

Clearing and planting are restricted in buffer zones and along marsh edges. As per the Hilton Head Land

Management Ordinance, the removal or destruction of trees, plants, grasses, or vines is prohibited within a tidal or freshwater wetland buffer. The Town Zoning Administrator may approve selective pruning for the purpose of providing view. Grassed lawns and gardens are not permitted in the buffer.

Service Yards:

Trash receptacles, air conditioner compressors, mini splits, propane tanks, will be located away from public views and above the flood elevation. If not possible, fencing and/or screening of adequate height is required.

Artificial Turf

When adding artificial turf, the exact location must be noted on a site plan. A physical sample along with the plan shall be submitted to the ARB for approval. It must be in a screened area. Its approval or denial is at the discretion of the ARB.

Mulched areas:

Only approved mulching materials are allowed.

Exterior Lighting and Landscape Lighting

Exterior entrance lighting mounted on the house may be used to illuminate entries. Such lighting should be designed at such an intensity that it will not adversely affect the nighttime environment of adjacent Property Owners. An exterior mounted lighting plan with wattage designations of not more than 50 watts incandescent (or LED equivalent) per fixture should be submitted for ARB review and approval. Exterior lighting must be turned off by 11:30pm. Lighting that comes on as a feature of a security system is allowed. Motion detected lighting, needs to be calibrated to not be frequently and easily tripped by small wildlife (ie. Squirrels etc) if it does, it will need to be repaired or replaced. Lights in the fixtures shall all be the same color. Mixed use of warm and cool colored lights is prohibited.

The landscape plan must show all exterior landscape lighting to be installed. A maximum of 20 watts incandescent (or 2700 Kelvin/300 Lumens LED equivalent) per fixture is suggested. Lampposts must adhere to the 20-watt (2700 kelvin / 300 Lumens) limit.

All other lighting should adhere to the following:

- a. Lights shall have a 20-watt (2700 Kelvin / 300 Lumens) limit
- b. Lights mounted in trees or on eaves must be pointed down and not toward the street or toward adjacent properties.
- c. Lighting shall be consistent when installed and a mixture of warm and cool lights are not allowed.
- d. No backlighting is allowed.
- e. Neon lights are not allowed.
- f. Colored lights are only allowed during holiday periods and shall be removed within 10 days following the holiday.

Existing Landscape Modification

ARB review and approval is required for any landscape modification. Sod, The substitution of artificial grass for sod must be submitted to the ARB for review and approval. The plan is required to be submitted on a tree and topographical survey that is no older than 5 years.

Property Maintenance Requirements, Rules, and Regulations

Lawn maintenance:

Any grassed area shall have adequate watering available to maintain these areas especially during dry periods and periods when the homeowner may be away for extended periods of time and are unable to tend to their yards. Irrigation systems and landscape maintenance companies are highly encouraged.

General Pruning and Clearing:

Homeowners shall maintain all vegetation on their property and not allow shrubs, trees and other vegetation to become overgrown. Routine and seasonal pruning is encouraged, with an approved ARB permit provided it is done with a licensed professional.

Yard waste such as grass clippings, leaves, and any other vegetative or man-made materials should not be raked or blown or in any way dumped into the pond or the marsh.

A request for pruning in common areas may be submitted to the ARB for consideration. Any clearing or pruning of natural vegetation beyond the Coastal Critical line and in any common areas is prohibited.

Unsightly Conditions

The Property Owner is responsible for maintaining their property in a manner consistent with the beauty of the community as a whole. Cars should be parked in the driveway or in the garage, with door closed, and not continually parked in the street, or common property. Golf Carts must be garaged overnight. Overnight parking in lawn or landscaped areas is strictly prohibited.

The ARB may also become aware of potentially unsightly conditions through information provided by others. In this instance it shall be the policy of the ARB to:

- Receive the information from the other party
- Visit the location identified and assess the condition reported
- Identify the Sections(s) of these Rules and Regulations covering the condition and determine if transgressions(s) have occurred
- Determine the remediation required and notify the Property Owner of such, and monitor compliance.

In the instance that the condition is reported by others, the ARB, under no circumstances will the origin of the complaint be disclosed.

Property Maintenance Requirements

With the passage of time, elements of the house exterior and other exterior structures will require maintenance. Driveways and roofs tend to become stained and roofs will accumulate leaves and other debris. Property Owners should make arrangements to have these unsightly conditions addressed on a timely basis.

Minor repairs such as the replacement of rotting boards, small section of tile, railings, deteriorated sections of gutters and downspouts, and similar repairs should be made by the Property Owner or his agent without prior ARB approval. Property inspections will be performed by the ARB randomly, and a report of any deficiencies, or maintenance items, will be given to the owner to address.

Use of Property:

The dwelling shall be utilized for residential purposes and all commercial activities upon or within said property are hereby prohibited. Members may have for-profit home offices located on the Property provided

said office does not regularly have business visitors, nor involve sales and/or storage of inventory. Businesses shall be licensed with the Town of Hilton Head Island and shall abide by their rules set forth.

Failure to complete or abandonment of new build/ renovation/remodeling project:

In the event any new home or renovation/remodeling project is abandoned and not completed or there is no construction activity for 30 calendar days, The Paddocks permit may be withdrawn and the compliance deposit may be forfeited. The Property Owner must restore the exterior of the home, including landscaping, to a neat, clean, and sanitary condition. The Property Owner will be granted 10 work days to remove all construction materials, dumpster and portable toilets and return the property to an acceptable appearance.

Penalty Assessment:

Any fine assessed will require payment within five (5) business days of notification from the ARB. Unpaid fines may be withheld from existing Compliance funds or require immediate payment at the discretion of the ARB. These penalties shall be assessed on a case-by-case basis and shall require a vote by the ARB.

Fines and Penalties Processing:

Any fine or penalty assessed in violation of these Design, Construction & Community Rules & Regulations shall be charged to whom the infraction is assessed.

definitions:

Alley Lots: Sites within the community that front on designated community parks or main loop road and have back alleys.

ARB: Architectural Review Board

Bylaws: The main purpose of bylaws is to outline the rules and procedures of the Board of Directors. They govern critical processes like how board elections are held, the steps for conducting meetings, and the duties and responsibilities of board officers.

Category trees: A protected tree that should not be removed. Where a protected tree cannot be saved, approval from the ARB and Town are required. Category trees are divided into categories for species and minimum Diameter Breast Height (DBH).

Category 1 trees refer to a classification used in the context of tree risk assessment and management.

Definition and Characteristics:

- **Low Risk:** Category 1 trees are considered to have a low risk of failure and pose minimal threat to people or property.
- **Health and Stability:** These trees are typically healthy, structurally sound, and well-maintained.
- **Location:** They are often situated in areas where their potential for causing harm is limited.

Examples:

- Common examples include small ornamental trees or well-established trees in open spaces that are not near structures or high-traffic areas.

Category Two Trees:

- **Size:** Typically, medium-sized trees, often reaching heights of 30 to 50 feet.
- **Growth Rate:** Moderate growth rates, not as fast as category one trees but faster than slower-growing species.

- **Ecological Role:** Often serve as important components of forest ecosystems, providing habitat and food for wildlife.

Examples of Category Two Trees:

Common Examples:

- **Southern Magnolia (*Magnolia grandiflora*):** Known for its large, fragrant flowers and glossy leaves.
- **Live Oak (*Quercus virginiana*):** A sturdy tree with a broad canopy, often found in coastal areas.
- **Red Maple (*Acer rubrum*):** Valued for its vibrant fall color and adaptability to various soil types.
- **Sweetgum (*Liquidambar styraciflua*):** Recognized for its star-shaped leaves and unique seed pods.
- **Eastern Red Cedar (*Juniperus virginiana*):** A hardy evergreen that provides year-round greenery.

Characteristics:

- These trees typically have strong root systems and can tolerate some wind.
- They are often chosen for their aesthetic appeal and ecological benefits, such as providing shade and habitat for wildlife.

Uses:

- **Landscaping:** Often used in urban and suburban settings for shade and ornamental purposes.
- **Wildlife Habitat:** Provide food and shelter for birds and other animals.

Considerations:

- **Maintenance:** Generally, require moderate care, including pruning and pest management.

- **Adaptability:** Many category two trees are adaptable to different soil types and conditions, making them suitable for various landscapes.

The minimum DBH for Category I, II, and III trees is 6” and include Live Oak, Cypress, Southern Magnolia, Beech, Red Cedar, and Loblolly Pine. The minimum size for trees in Category IV is 2” (DBH) and examples of these trees include Eastern Redbud, Dogwood, and Carolina Laurel cherry. A complete list of trees for all categories can be found in Article IV-Trees in the Hilton Head Land Management Ordinance.

Covenants: Covenants are rules that govern the external aspects of the community and its properties. When moving into a community, residents are agreeing to follow these covenants, which are usually outlined in the Covenants document. They are designed to protect property values, maintain the neighborhood’s visual harmony, and foster a sense of shared responsibility among residents.

DBH: Diameter Breast Height –A standard measurement used for determining tree sizes.

Freshwater Wetland Buffer: 20’ minimum

Edge Marsh Lots: Sites within the community that are located adjacent to a marsh.

Edge Paddocks Lots: Sites within the community that front both sides of the entry road and back up to buffers.

Height: A 35’ maximum structure height shall be calculated from the finished elevation to the highest point of the residence. Equipment such as satellite dishes, heating and air conditioning equipment may be installed on top of buildings provided it is screened from horizontal view and included in the height limitations. If approved by the ARB and at the discretion of the Town Zoning Administrator, architectural elements such as chimneys may exceed the height limitations by 20 percent. **NOTE: A roof height survey is required at framing.**

Marsh Buffer: 25' minimum (Note: in the Hilton Head Land Management Ordinance, marshes are identified as Tidal Wetlands.)

Property Line Setbacks:

- Setback Line - A line at a predetermined distance inside and parallel to a specified property line.
- Setback Area - The area between the specified property lines and the applicable setback lines.
- Vertical Construction - The projection on the ground of the outer limits of any structure, the highest point of which exceeds 18 inches above finished adjacent natural grade (includes decks, service yards, porches, garages, chimneys, etc.).
- Horizontal Construction - Any structure with maximum height of 18 inches, or less, above finished grade.

Specimen: A tree noted for its unusually large size that cannot be removed. Types and tree sizes of specimen trees can be found in Article IV-Trees in the Hilton Head Land Management Ordinance. Examples include 25" DBH and greater Live Oaks, 20" DBH and greater Hickories and 12" DBH and greater Sassafras trees.

Pervious Pavers: Used to prevent run off. A mixture of 50 percent #789 Granite Stone, 50 percent Unwashed Granite Screenings. Concrete pavers used for driveway and walks, designed to allow maximum ratio of water penetration

ROW: Right-of-way

alley lots guidelines

LOTS WITH ACCESS FROM BACK ALLEYWAY

Architectural Style

~ The style of the architecture should be of the coastal vernacular or a derivation thereof and designed for the particular site on which it is located.

Site Plan/Landscaping

~ All site plans and landscaping plans are to be approved by the ARB. Site plan should encompass the entire property, including topography and a tree survey that includes the size and species of all category and specimen trees.

Setbacks

Front: 20' minimum. Side: 5' minimum. Rear: 14' minimum from center-line of alley.

Clearing Guidelines

~ No person shall cut, destroy, cause to be destroyed, move or remove any tree without first obtaining approval by the ARB and Town Zoning Administrator. Trees are identified as a "category tree" or "specimen tree" (see definitions for more detail).

Massing/Size

- ~ Detached garages are encouraged; however, parking underneath is permitted.
- ~ Garage mass to be subordinate to main house.
- ~ Breezeways and heated connections are allowed in between garage and main house. The mass and roof structure of the connections will be subordinate to both the main house and the garage.

Height

~ A maximum of 35' above flood elevation.

Materials

- Exterior Wall*** ~ Wood (stained or painted)
~ Stucco smooth and modeled (cement-based)
~ Tabby
~ Hardi-Plank (smooth or beaded only)

- Roof*** ~ Metal standing seam or V-crimp
~ Copper (shingle or standing seam)

- Foundation*** ~ The finished floor elevation shall be determined by the Town of Hilton Head Island and FEMA. Parking under a secondary structure is allowed.

Fencing *Back Yard fencing*

- ~ Driveways and courtyards will be screened from the alley with a 42"-60" ARB approved fence.
~ Driveway gates are prohibited on the alley side.
~ Pedestrian gates are allowed when needed.
~ Fences shall be located at a minimum of 4' from the edge of alley pavement and be connected to garage or dependency.

Side Yard fencing:

- ~ Fences or hedges are required for the first 30' of the side property lines or to connect back to the rear of the porch. Fences or hedges are recommended along the remaining sides of the property in addition to vegetated screening.

**Driveway/
Garage**

- ~ Detached garages are encouraged; however, parking underneath is permitted.
- ~ Garages shall be a minimum of 14' from the center line of the alley.
- ~ When garage does not face an alley, the maximum pavement width shall be 22' with a taper to 12' at the alley.
- ~ If garage faces the alley, it shall be 30' maximum from face of garage to the alley right of way.
- ~ Separate parking will be allowed when the garage faces an alley and is less than 20' from edge of the alley right-of-way. A 3' minimum landscape area will be required between garage apron and separate parking apron.

**Driveway/
Apron**

- ~ Vehicular access to site will be through alleys.
- ~ A 4' wide pervious paver apron is required at drive entries along alley edge.

**Driveway
Materials**

- ~ Pervious pavers
- ~ Tabby
- ~ Special finish concrete
- ~ Oyster shell (coquina with border)
- ~ Plantation mix with border

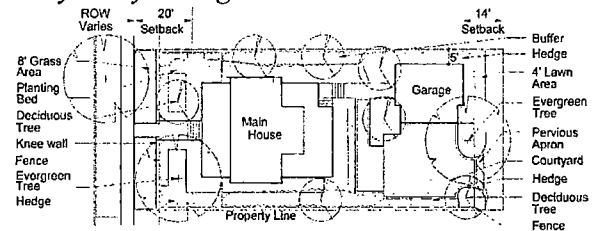
Pathways

- ~ All houses are to be connected to the street sidewalks with a pathway.

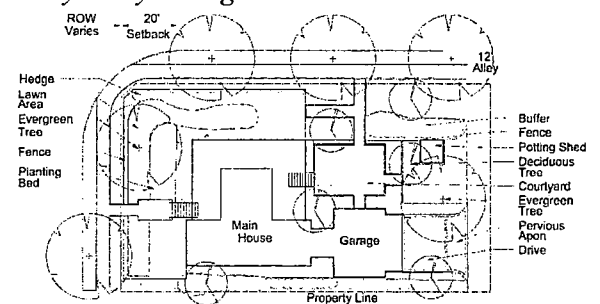
**Courtyard
Materials**

- ~ Brick or concrete pavers
- ~ Tabby
- ~ Special finish concrete

Alley Entry Garages – Knee Wall in Front



Alley Entry Garages – Corner Lot



- ~ Oyster shell (coquina with border)
- ~ Plantation mix with border

Street Lights

- ~ An approved lantern mounted on a post needs to be located at the front of the lot next to the walkway leading to the front door.

Front Yard Landscape

- ~ One large evergreen tree (live oak holly, magnolia, etc.) or three sabal palms minimum.
- ~ One deciduous tree minimum
- ~ Lawn to be limited in favor of native plants and planting beds.
- ~ Landscape area between knee wall and sidewalk will be grassed exclusively, irrigated and maintained by homeowner association.

Back Yard Landscape

- ~ One large evergreen tree (live oak holly, magnolia, etc.) or three sabal palms minimum.
- ~ One deciduous tree minimum.
- ~ Lawn to be limited in favor of native plants and planting beds.
- ~ Landscape area between backyard fence/garage and paved alley will be grassed exclusively, irrigated and maintained by homeowner association.

Side Yard Landscape

- ~ Fences or hedges along property lines should be combined with larger buffer material and ornamental trees to provide adequate screening from house to house.

edge sites guidelines

LOTS LOCATED ALONG THE MARSH & PADDOCK WITH FRONT DRIVEWAYS

Architectural Style

The style of the architecture should be of the coastal vernacular or a derivation thereof and designed for the particular site on which it is located. Each site is encouraged to have an architectural or site focal point on axis with the entrance corridor to the street.

Site Plan/Landscaping

All site plans and landscaping plans to be approved by the ARB. Site plan covering entire property will include topography and a tree survey that includes the size and species of all category and specimen trees.

Setbacks

- ~ Front: 20' minimum. Fences, pathways and driveways are allowed within the setback.
- ~ Side: 5' minimum with a minimum 15' distance between two adjacent homes.
- ~ Rear: 20' minimum with additional 5' along marsh area and certain Paddock Lots as identified on the master plan.

Clearing Guidelines

- ~ No person shall cut, destroy, cause to be destroyed, move or remove any tree without first obtaining approval by the ARB and Town Zoning Administrator. Trees are identified as a category tree" or "specimen tree" (see definitions for more detail).

Nature Buffer Marsh

~ The removal of or destruction of any tree, plant, grass or vine in the marsh (tidal wetland) buffer is prohibited. However, the Town Zoning Administrator may approve selective pruning for the purpose of providing views.

Massing/Size

- ~ Detached garage and main house is encouraged. Parking under the main residence is allowed. If a garage is located under the main residence, garage doors are not allowed to face the street.
- ~ Detached garage mass to be subordinate to main house.
- ~ Breezeways and heated connections are allowed in between garage and main house. The mass and roof structure of the connections will be subordinate to both the main house and the garage.
- ~ Secondary structures such as a potting shed are allowed but limited to 200-square-foot.

Height

~ A maximum of 35' above flood elevation.

Materials

- Exterior Wall* ~ Wood (stained or painted)
 - ~ Stucco – smooth and modeled (cement-based)
 - ~ Tabby
 - ~ Hardi-Plank (smooth or beaded)
- Roof* ~ Metal standing seam or V-crimp
 - ~ Copper (shingle or standing seam)

Foundation ~ The finished floor elevation shall be determined by the Town of Hilton Head Island and FEMA.
~ Garage floor elevation will be located 1' above road elevation.

Fencing *Front Yard Fencing:*
~ Entry and corner columns combined with hedges, fences, or walls are allowed and encouraged along the front property lines for accent and screening of car court and driveway.
~ Fences to be turned down the side of lot to achieve screening of court or driveway.

Side Yard and Back Yard Fencing:
~ Fencing is allowed to achieve screening of a parking court or driveway or when a lot is contiguous to a public space such as path, park, etc. Fences in such instance will be provided by developer and installed in public ROW.

Garage/ Driveway

- ~ Drives are allowed in setbacks.
- ~ Driveway from streets will be 10' wide maximum with tire strips in the 20' front setback when garage is located in front of main building.
- ~ If parking court is in front of house, it shall be located beyond the 20' front setback.
 - ~ Garages shall be a minimum of 20' from the front property line.
 - ~ Garages are allowed to be located behind the main building.
 - ~ Garage openings shall not face the street unless the garage is located a minimum of 25' from the main structure's front façade.

Driveway Apron ~ The interface of the drive/street shall be an apron of pervious concrete pavers with a minimum depth of 4'.

Driveway Materials

- ~ Pervious pavers or concrete or pavers or Savannah Brick
- ~ Oyster shell (coquina with border)
- ~ Concrete with brick border
- ~ Plantation mix with border

Courtyard Materials

- ~ Brick or concrete pavers
- ~ Tabby
- ~ Special finish concrete
- ~ Oyster shell (coquina with border)

Street Lights

~ Owner shall provide an approved lantern mounted on a post located at the front of the lot next to the entry drive. Light can be incorporated in the front fence design.

Front Yard Landscape

- ~ Existing vegetation should be preserved.
- ~ Each owner will provide within the front setback the following planting material unless existing vegetation exists:
 - ~ Two large evergreen trees (live oak, holly, magnolia, etc.) or three sabal palms minimum.
 - ~ Three deciduous trees minimum.

- ~ Trees and hedges are allowed within the front setback.
- ~ To connect the yard to the street ROW, lawn to be limited to the 20' setback.
- ~ Other areas will have limited lawn in favor of native plants and planting beds.

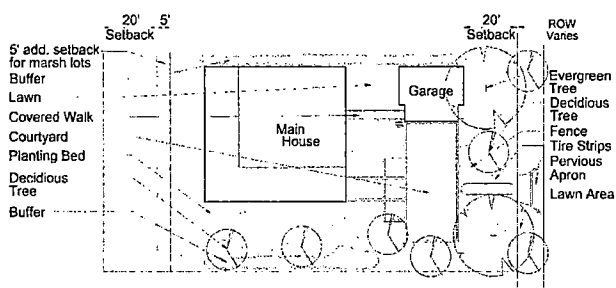
Back Yard Landscape

- ~ Existing vegetation should be preserved.
- ~ Clearing is limited to within 10' of the structures.
- ~ Additional selective clearing will be allowed as described in the clearing guidelines.
- ~ If existing vegetation is not present, owner will provide an adequate buffer in order to create sufficient screening but still allow for views toward the marsh.
- ~ Buffer will be a mix of native plants such as live oak, sabal palm, wax myrtle, red cedars, saw palms, etc. In addition to the buffer plantings (if necessary)
- ~ Every lot to include the following:
 - One large evergreen tree (live oak, holly, magnolia, etc.) or three sabal palms min.
 - One deciduous tree min.
 - Lawn to be limited in favor of native plants and planting beds.

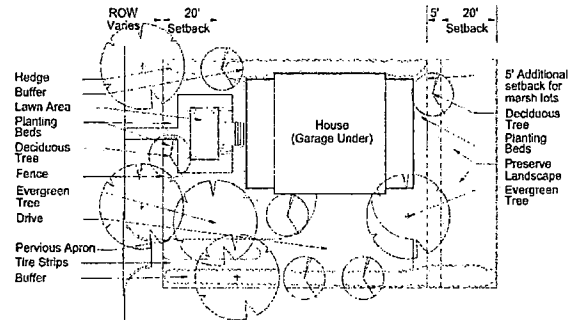
Side Yard

- ~ Hedges and buffers along property lines will be required to screen main buildings and driveways from neighboring lots.

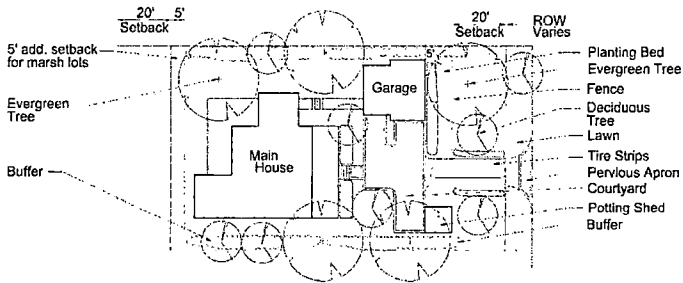
Edge Lots Entry Garages



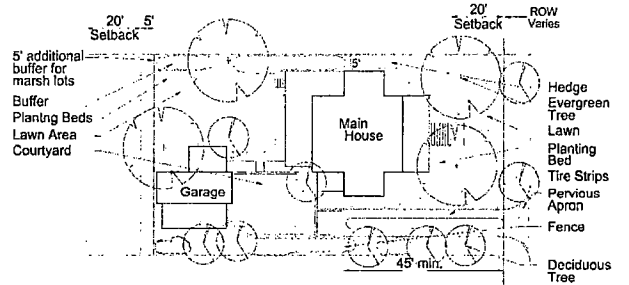
Edge Lots Entry Garages



Edge Lots Entry Garages



Park Underneath – Edge Lot



Appendix

PADDOCK'S POOL and CLUBHOUSE POLICY:

As our neighborhood reaches capacity, we want to be sensitive to the use and reservation system surrounding the clubhouse and pool area.

- All owners should be able to enjoy the beautiful facilities, especially on holidays and summer weekends.
- While the clubhouse/patio/grill area can be reserved for small groups, the pool will remain open. This will still give everyone the opportunity to use the pool during peak season.
- The use of the pool and clubhouse will be restricted to owners and their guests. Any exceptions must be approved by the Board.
- Notification of all pool gatherings of 10 or more people must be given to GW Services and secured with a \$50 trash deposit check which will be shredded post event pending clean-up and trash removal. Please contact Sarah Gebauer sarah@gwserviceshhi.com. Checks for cleaning fees and trash deposits should be made to: The Paddocks, c/o Sarah at GW Services, P.O. Box 6476, Hilton Head, SC 29938.
- The pool, clubhouse and patio can be reserved for a large function (25 or more guests). All large events will incur a \$100 non-refundable fee. Large function reservations will not be accepted for Holiday weekends and, unless receiving Board approval, shall be restricted to after 5pm. Please contact Sarah Gebauer sarah@gwserviceshhi.com. Checks for cleaning fees and trash deposits should be made to: The Paddocks, c/o Sarah at GW Services, P.O. Box 6476, Hilton Head, SC 29938.
- Owners are responsible for removing ALL their garbage following an event.
- All reserved events will be posted on the pool and clubhouse calendar located on our website. www.paddocksonjarviscreek.com.
- A sign will also be posted at the pool entry door to inform owners of a large function rendering the pool closed.
- It is an individual's responsibility to clean up, remove toys/floats, and close umbrellas when leaving the pool

area.

- Anything left poolside will be disposed of.
- Please be respectful of our neighbors when it comes to noise level. The pool closes each night at 9pm.
- Surveillance cameras have been installed and the pool lights are on a timer that goes off at 10 pm.

Fines for Pool, Vehicle and Aesthetic Violations

Pool Violations:

- First Offense – Warning
- Second Offense - \$50
- Third Offense - \$100
- Fourth and Subsequent Offenses - \$250

Vehicle Violations:

- First Offense – Warning
- Second Offense - \$50
- Third Offense - \$100
- Fourth and Subsequent Offenses - \$250

Property Aesthetic Violations:

- First Offense – Warning
- Second Offense - \$50
- Third Offense - \$100
- Fourth and Subsequent Offenses - \$250

The property owner will be given five (5) days to satisfy the aesthetic violation or provide a plan of correction to GW Services for Board of Director approval.

Violations will not be erased at the end of each year. Owners are responsible for their family members, guests, and tenants. All fines, whether owner, family member or tenant, will be charged to the regime owner's account and the owner is responsible for payment of the violation, late fees and the costs associated with the collection of the fine.

Please refer to the recorded Covenants, Amendments and By-laws at the Register of Deeds for Beaufort County South Carolina at bcgov.net. Or, refer to The Paddocks website.


The rules and fines as written above will remain in force until amended or repealed by the Board of Directors. All terms used herein shall have the same meaning ascribed to such terms(s) by The Paddocks Covenants, Amendments and By-laws.

The management company, GW Services of Hilton Head, has full authority to enforce the rules, regulations, covenants and impose fines.

Master Plan

Paddocks Lots 

25' Rear Setback

Paddocks Lots 

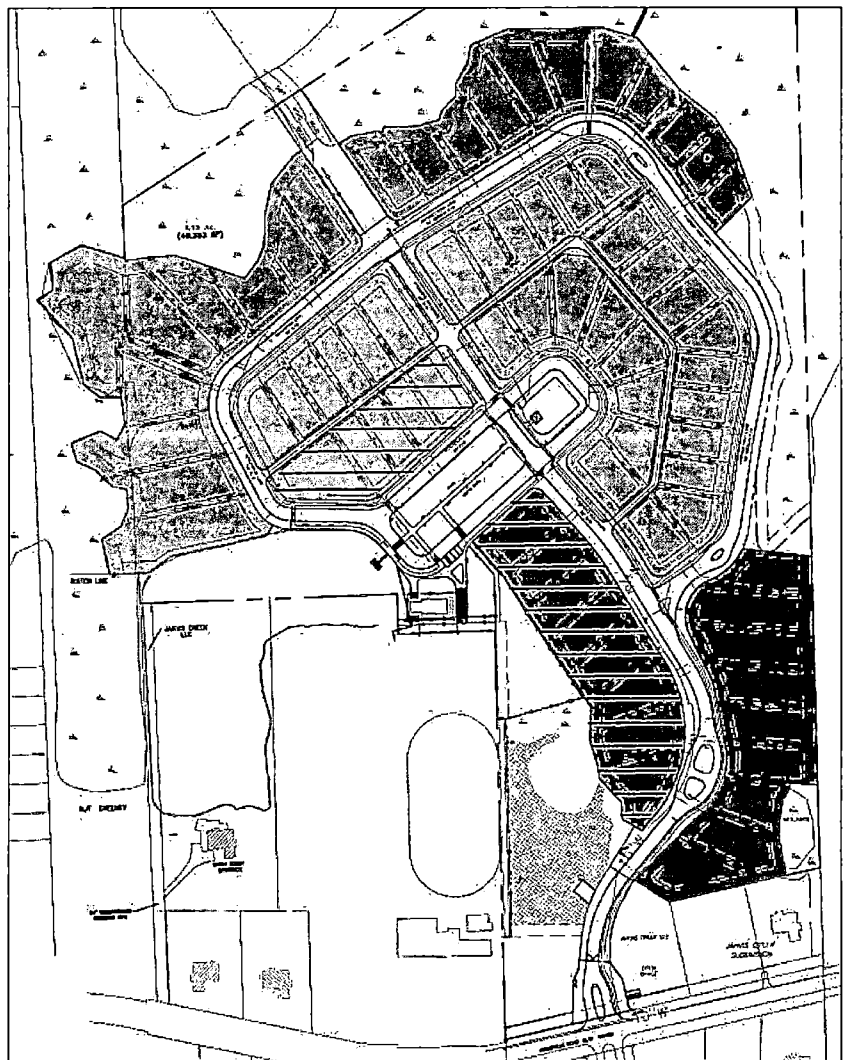
20' Rear Setback

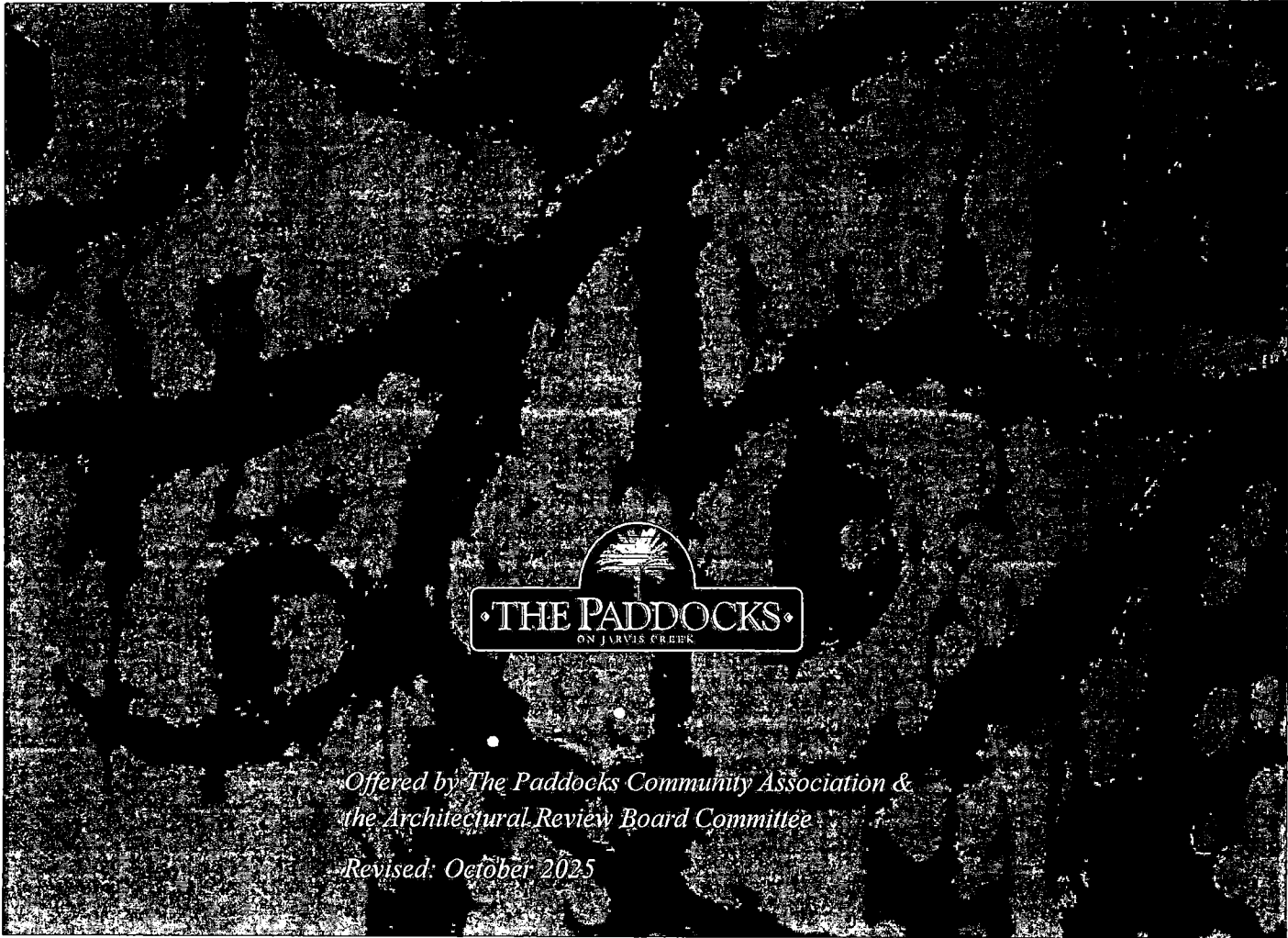
Park & Village Lots 

Alley Lots

Park & Village Lots 

Marsh Lots 





THE PADDOCKS
ON JARVIS CREEK

*Offered by The Paddocks Community Association &
the Architectural Review Board Committee*

Revised: October 2025