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ARCHITECTURAL REVIEW BOARD STANDARDS

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FORWARD

The purpose of the Architectural Standards is:

1. To establish a common design vocabulary.
2. To create minimum design criteria.
3. To encourage and preserve the best design and construction standards possible.

The objective is to create a Community of grand scale and traditional elegance in a hospitable environment that will become a premier community in the Longs area.

One of the most effective methods of assuring the protection of the master plan concept, Community lifestyle environment, and individual property values is by establishing a high standard of architectural review which will define a common design vocabulary and create minimum design criteria. In turn, this will encourage and preserve the best design and construction standards possible.

The Community has been fashioned with the highest design and construction standards to serve as a model of the quality all developments should strive to achieve. It is not necessary that all architecture reflect the style of this building; however, this is encouraged and all solutions should include:

- Functional plan arrangements with quality appearance
- A sensitive response to settings and surrounding structures
- The creative use of natural topography
- The maximum preservation of quality natural trees and plant material

The Architectural Review Board (ARB) has been established to oversee all developments and ensure the achievement of the objectives of Sun Colony. An outline of submittals and their content has been prepared to ensure each proposed improvement can be reviewed for compliance with the performance requirements and quality standards of this Community. The owner and his consultants should review the ARB Standards to ensure compliance.

The ARB should include at least three (3) members appointed by the Board of Directors. Members will be selected to create a balance of lay people and professionals with experience in architecture, construction, and landscaping.

Pool Layout

1. Pool and/or spa areas shall be designed to provide for privacy of the lot owner, neighbors, and golfers. No above ground pools allowed.
2. There shall be a minimum of a five (5'0") foot wide planting area between all patios and property lines.
3. Pools may only be enclosed if they lie entirely within the building area of the site and are enclosed with elements that make that enclosure appear as part of the dwelling.
4. The pool itself must be enclosed by a fence or wall as required by DHEC of South Carolina.

Walls, Fences and Sheds

1. No fences or walls shall be erected on Residential Property unless approved in writing by the ARB.
2. The use of fences and site walls is discouraged and should be limited to areas requiring privacy or safety (i.e. swimming pools, garden courtyards, etc.) or for concealment of service areas (trash containers, mechanical equipment, etc.).
3. Red Tips (or similar foliage) are encouraged in lieu of fences where privacy is desired.
4. No fence or wall taller than six (6'0") feet above finished grade shall be permitted. All fences shall be white vinyl/no chain fence/care free material.
5. Acceptable materials shall be brick, stucco or wrought iron. No chain-link fencing shall be permitted. Must meet county specifications.
6. Planting should be used to soften the fence/wall and its location on the site to be unobtrusive from the road and surrounding properties.
7. Fences/walls shall be located to the rear of the house.
8. No shed larger than 64 square feet will be allowed. Sheds must be made of vinyl, color matching house (as close as possible). Shed roof shall be imitation shingle or real asphalt shingle. Allowed by permits only.

Garbage and Trash Containers

1. Garbage and trash containers (standard approved trash containers) shall be placed in an enclosed or landscaped area not visible from the street.
2. Trash containers should be placed at the street for collection after sundown the night before collection and removed the day of collection.

Wells

No wells of any kind shall be permitted.

Swing Sets

1. Must be constructed of cedar material.
2. Must be maintained (stained every 2 years).
3. Height limit to be ten (10') feet or less.
4. If the swing set has a canopy, the canopy has to be one solid color.
5. All working parts, other than the canopy, must be at a height of nine (9') feet or less.
6. Swing set cannot "obstruct" a neighbor's view from an amenity or premium view.
7. Swing set must have adequate space and clearance around the swing set for safety.
8. Each permit will be evaluated on an individual basis, including location of swings. One approved permit does not constitute approval of another.

Basketball Goals

1. Basketball goals are permitted, but location shall be approved by the ARB prior to installation.
2. Must be set up as not to use the street as a court.

Site Elements

1. Bar-B-Ques: The Board encourages the design of Bar-B-Que units that are integral with the design of the house.
2. Exterior Shower: Exterior shower enclosures or equipment should be unobtrusive to the street, golf course, or adjacent property.
3. Miscellaneous: No large satellite dishes (18 inch diameter or smaller dish acceptable if not visible from the street), Ham towers, or exterior antennas will be permitted on a permit basis. A large flag pole shall be permitted.

Drainage

All storm water from any lot shall drain in accordance with the Master Surface Water Management System for Sun Colony. Storm water from any lot shall not be allowed to drain or flow onto, over, across, or upon any adjacent lot or the golf course and country club property unless a drainage easement shall exist therefore. No Owner shall be permitted to alter the grade of any lot to change the direction of, obstruct or retard the flow of surface water drainage; nor shall any Owner alter or remove any drainage of environmental berm or swale or divert any storm water drainage over, under, through, or around any such berm or swale. Drain pipes under driveways and along front easements shall be a minimum of 12 inches unless otherwise approved by the ARB. A drainage plan will be required with each ARB package.

Septic Tanks

No septic tanks shall be permitted.

Green Space Requirements

On all residential lots, a minimum of thirty (30%) percent of total site area shall be previous, landscaped, open space. Exceptions must be approved by the ARB.

SECTION I

SITE PLAN STANDARDS

A. Easements

1. A ten (10'0") foot easement front and rear and a four (4'0") foot easement on each side has been reserved from the street right-of-way onto each property. It is the responsibility of the Owner to landscape and maintain this easement. The street right-of-way is fifty (50'0") feet, of which twenty-two (22'0") feet is paved and fourteen (14'0") feet on each side of property is reserved for utilities. It is the Owner's responsibility to landscape and maintain the fourteen feet after the construction of their home.
2. Each lot is served with underground electricity, TV cable, telephone, and water and sewer. The location of these utilities within the right-of-way and on-site should be confirmed in the field when a topographical survey of the lot is done.
3. All utility company pull-boxes, transformers, etc. have been set within the easement or right-of-way. Future grading around these structures shall ensure drainage. Planting shall be done in a manner which reduces the visual impact of these structures.

B. Building Setbacks

<u>Setback Location</u>	<u>Setback (In Feet)</u>
Front Yard	25
Side Yard	10
Rear Yard	15
Side Street	10
Maximum Height	35
Drives and Walks	5 Side and 5 Rear
Patios	5 Side and 5 Rear
Accessory Building	2 Side and 2 Rear
Garage	2 Side and 2 Rear
Pool Curb at Side Yard	10
Pool Curb at Rear Yard	15

1. Roof overhangs may extend into setbacks a maximum of three (3'0") feet.
2. Roofed and trellised structures shall recognize building setbacks.
3. Accessory buildings and landscape structures permitted in any setback must be approved by the ARB.
4. Pools shall not be constructed in front yard setbacks or side street setbacks. Within the buildable area of any site, pools may be constructed on street sides only if approved, in writing, by the ARB.
5. Mechanical equipment may extend into side yard setbacks five (5'0") feet if screened from view with a screen wall or appropriate plants.

SECTION II

ARCHITECTURAL STANDARDS

A. General

Each residential design shall be reviewed by the ARB on its own merit. Any special approvals or consents of the ARB which can be interpreted as a variance or deviation from these Standards, but which forms a unique feature of a particular design, will not be considered a precedent for any other future designs and can very well be disapproved or rejected by the ARB when submitted at a subsequent time.

B. Floor Plan

1. To establish and control the development within each home site, the following standards must be incorporated into the design:

<u>Minimum Heated Space</u>	<u>Maximum Roofed Area as % of Buildable Area</u>
1800	70

2. Access to main door should be emphasized.
3. Plans should strive to allow the abundant use of natural lighting in all spaces.
4. Ceiling heights should be a minimum of eight (8'0") feet for both the first and second floors. The use of sloped and/or exposed beam ceilings is encouraged.
5. All residential dwellings are encouraged to include a garage which shall accommodate a minimum of two (2) cars but not more than three (3). All dwellings must include a one (1) car garage minimum.

Automobile garage doors are encouraged to be electrically operated and placed so that those doors do not dominate views from roadways or from the golf course and country club property. All front loading garages shall have a three (3'0") foot minimum width "man door" to the exterior, in addition to the automobile garage door(s).

C. Elevation (Facades)

1. The facades should feature special attractions such as a prominent main doorway, loggias, gates, fountains, special windows, chimneys, etc.
2. Variety in building massing is encouraged. Setbacks and varied roof heights which give interest and animation to the building are considered desirable.
3. Acceptable wall finishes shall include wood, stucco, brick, vinyl, and natural stone finishes. No exposed concrete or blocks will be allowed.

4. The use of ornamentation as an accent for entrances, windows, or as focal points is an appropriate expression of these standards. While design creativity is expected and encouraged, it must be kept in mind that traditional motifs are timeless. The term "Ornamentation" shall be interpreted to mean a special attraction; not "gingerbread", which is and will be discouraged.

D. Roofs

1. The main roof of each residence must have a minimum pitch of 5:12. Flat roofs will not be allowed. Roofs over loggias, cloisters, breezeways, verandahs, and porches will be considered at a lower pitch as long as they are not over 20% of the total roof area. Any other deviation must be approved by the ARB.
2. Metal flashing, gutters, down spouts, and any other exposed sheet metal may not be unfinished metal, except copper. Gutters must be properly integrated into the roof design. No rain water discharge will be allowed over hardscape areas. All exposed metal shall be of a non-reflective nature.
3. Overhang depths shall be a minimum of 10 inches from the face of the wall unless approved by the ARB.
4. The following materials will be acceptable roof finish; any others must be approved by the ARB:
 - a. Slate
 - b. Timberline grade or equivalent textured shingle (235 lb. minimum)
5. Chimneys shall be designed to coordinate with the general theme of the residence. No exposed prefab metal chimneys shall be approved.
6. Skylights, solar collectors, or any other mechanical equipment must be integrated as part of the roof design. Roof mounted mechanical equipment shall not be visible to roadways, lakes, adjacent lots, golf course, or clubhouse.

E. Materials and Components

The most important objective for the selection of materials is longevity. The materials used should give the appearance of permanence and gracious elegance to the architecture. Only the best quality materials will be allowed at Sun Colony.

1. Recommended exterior finish materials:
 - a. Stucco
 - b. Stone
 - c. Brick
 - d. Tile
 - e. Color-fast Sheet Metal
 - f. Artificial or Cast Stone
 - g. Cast or Wrought Iron Gates, Grilles, Ornaments, etc.
 - h. Leaded or Stained Glass
 - i. Fiberglass
 - j. Vinyl
 - k. Others as approved by the ARB

2. Doors:

All exterior doors must be made of exterior grade wood or insulated metal. Panel and French-type doors are encouraged. The front entry door must have a minimum height of six foot eight inches (6'8"). The use of transom is recommended.

3. Windows:

Windows are encouraged to be wood. Vinyl and aluminum exterior cladding will be allowed subject to ARB color approval. No silver or mill finish metal windows will be permitted. Metal windows must have anodized or factory-applied color.

Recommended window types include: Casement, single or double hung, bay windows, pivoting, and sliding. The general header height of the windows shall be a minimum of six feet four inches (6'4") above finished floor on the first level.

4. Exterior Colors:

The ARB shall approve all exterior color plans. Each owner shall submit a color plan showing color of roof, exterior walls, shutters, trim, etc.

5. "Canvas" Awnings:

Awnings above windows, doors, or other openings are allowed on an individual basis. The best quality materials are required. Awnings must relate to the overall design, and must be approved by the ARB and located to the rear of the house.

6. Lighting:

Exterior lighting should consider glare and visibility of the light source. No obtrusive light fixtures shall be permitted (See Section III, Item I).

7. Glazing:

Energy-saving glazing is recommended, such as solar bronze, solar gray, etc.

F. Driveways and Parking

Driveways, turn-arounds, and parking areas must be hard surfaced, such as concrete, brick, or turf stone. They must provide adequate drainage provisions to accommodate a heavy downpour. All drives must provide a substantial apron at the road edge. Regardless of surface type, the drive must be a minimum of twelve (12'0") feet and a maximum of thirty (30'0") feet wide and should meet the road with a ten (10'0") foot radius at each corner. Steel rebar and adequate base is recommended for radius to prevent corner break-off. Drives located along a property line are encouraged to be screened with an appropriate shrub. Parking must be adequate for one owner and two guest cards.

Any entrance statements used in conjunction with the driveway must be discrete and reflect the architectural details and materials or other site elements and houses.

G. Signs

To protect the residential appearance of Sun Colony, only signs meeting the design criteria set by the ARB will be allowed on residential lots. Only three (3) types of signs are allowed on a residential lot. They are:

1. Owner signs: i.e. name of current owner / house number / decorative (good taste)
2. General Contractor signs: These will be one sided wooden signs and must be approved by the ARB before placement. Contractor signs should be placed parallel to the street and removed prior to final approval of construction by the ARB prior to occupancy.
3. The Developer may post temporary "for sale" signs on properties until such time all lots owned by the Developer or his assigns have been sold.

No other signs (i.e. Realtor, Open House, Subcontractor, For Sale by Owner, etc.) will be allowed and no signs are allowed on the rear (golf course) side of a home or lot. Signs not meeting ARB standards and not approved by the ARB before being installed will be removed.

SECTION III

LANDSCAPE DESIGN STANDARDS

A. General

The plant materials chosen for the avenues, entrances, and golf course are indicative of the Community's commitment to establish the natural character of landscape and to protect and enhance the shoreline of the lakes.

The plantings on each lot must work within the overall community framework to achieve a continuity of landscape, rather than a hodgepodge of disparate elements. The plantings must be able to stand up to the rigors of climate with its cold winters, tropical summers, and hot sun while creating exterior living space and allowing for privacy.

Sun Colony's boundaries are soft and landscaping between neighboring lots must flow into each other without creating an abrupt edge. Many of the lots border the golf course, and this transition must also be smooth and reflect the Community avenue plantings.

B. Landscaping Materials

1. The ARB encourages the use of plant material on the approved list. (See Section III, Subsection E: Recommended Plant Palette.)

C. Grading and Drainage

1. Manipulation of the ground surface within the individual lots must consider overall drainage and the impact of berming both within the site and as it meets the adjacent land functionally and aesthetically.
2. The intent of carefully continued drainage of private lots is to keep the fairways and streets as dry as possible, and to put as much water back into the ground water system as possible. It also is a safeguard against interior lot flooding during five, ten, and fifty-year storms.
3. Sun Colony has incorporated a major drainage system throughout the entire Sun Colony Community which is designed to accept individual lot drain water at designated points.
4. Any berming concept being developed within the individual lot must consider its connection to mounding and swale patterns already established on the adjacent golf course. The edges of the linear fairways which the custom homes abut are defined by smooth-flowing low ground forms. Since the intent of the Master Plan is to integrate the custom homes as a composition, continuity of the same berm and swale patterns is imperative.
5. Lots must drain by positive drainage flow as much as possible within the overall master grading and drainage plan.
6. All water generated on any lot shall not flow onto adjacent lots or unimproved locations on the golf course.

7. All berms and/or swales shall be designed as gently rolling, free form ground sculpture and should otherwise be in accordance with the plans for the Sun Colony Surface Water Management System. A drainage plan shall be submitted with the review package.
8. All topographic changes must occur within the lot property boundaries and meet adjacent land at grade.

D. Planting

1. A recommended plant palette has been established for the lots within Sun Colony. These lists are to be used as guidelines in the plant material selection and were derived from the plants' capacity to survive in the environment and be compatible with other plans in Sun Colony.
2. Each owner is encouraged to invest a minimum of 2.4% of the total cost of the construction of the home in landscape plantings. Irrigation systems are not to be included in this sum.
3. No trees over a six (6") inch caliper shall be cut if more than ten (10'0") feet from the edge of the house unless granted a variance by the ARB. Before construction begins, a tree flagging must take place to indicate which trees will be cut and which will remain.
4. The intent of landscape development on each lot is to provide a sense of community identify and to re-establish the natural character of the landscape. The planting scheme should attempt to have as mature an effect as possible at the time of installation.
5. Each lot shall have sufficient shrubs and hedges to provide screening of air conditioning units and other equipment on lot.
6. Plant composition should employ a variety of plant types in order to build a transition; however, this should be done by mass groupings of the same plant avoiding the variegated look of alternating plant types.
7. No shrubs shall be planted in the right-of-way (should be sodded or overgrassed).
8. The ARB encourages the planting along the property boundary where the lots meet the golf course, to be curvilinear in form rather than to reinforce the actual property boundary.
9. No plantings shall obstruct the view of a premium lot, such as the golf course or pond.
10. Edges: All planting beds are encouraged to have hand-cut edges, brick, or landscaped timbers.
11. Mulch: Shredded hardwood, cypress bark, stone, or pine straw (recommended pine straw be no closer than 5 (5'0") feet from structure for fire safety) is recommended.
12. All plant materials used for hedges and screens shall be planted to create an 80% opaque screen at thirty (30") inch height within one year.
13. Grass Specifications: In order that visual continuity between the lots be maintained, the grass shall be of the St. Augustine, Centipede, or Bermuda variety.

E. Recommended Plant Palette

Recommended Shade/Street Trees

Live Oak
Laurel Oak
Southern Magnolia
Red Maple
Silver Maple
Water Oak

Accent/Flowering Trees

Dogwood
Crepe Myrtle
Myrtle
Bradford Pears
Plums
American Holly
Weeping Willows

Ground Cover

Border Grass, Holly Fern, Ivies, Prewinkle, Santolina, Liriope

Vines

Confederate Jessamine, Carolina Jessamine, Coral Honeysuckle, Wisteria

Shrubs/Accent Plants

Azaleas, Red Tips, Euyonomous, Hollies, Oleander, Jasmine, Nandina, Forsythia, Gardenia

F. Maintenance

All landscaping shall be maintained on a regular basis and shall be the responsibility of the Owner of the property. This includes watering, weeding, mowing, fertilizing, treating, pruning, and removal and/or replacement of dead or diseased materials and removal of refuse and debris so as to present a healthy, neat, and well-kept appearance at all times. If the yard is not maintained by the Owner, Sun Colony will have the work contracted and bill the Owner.

G. Landscape Inspection

Refer to Inspections of Constructions as described in Section IV: Design Review and Plan Submittal Process.

H. Irrigation System

The irrigation system shall be designed so as to blend into the landscape when not in operation. Pop-ups shall be used where practical, and all risers shall be strapped to a steel stake with two (2) S.S. clamps. Risers shall be painted to blend into the landscape. Temporary sprinklers are allowed but must be removed immediately after watering.

I. Exterior Lighting

Exterior lighting is often the only way to perceive a landscape at night. It cannot only serve as a strong design element, but can provide direction and safety. Overall principles for lot lighting will embody the following:

1. Above-grade flood lights for the lighting of trees and plantings shall be concealed as much as possible by shrubs to prevent daytime visibility. These fixtures are not

allowed in grass areas visible from the street, golf courses, or adjacent property. They shall be installed and shielded so as not to produce GLARE into neighboring properties, street, or golf course.

2. Spots/Floods: Locations will be handled case-by-case. Lights should be baffled in design.
3. A post lamp, Dinico Series 3100 (black) fixture with a high pressure sodium light source and a photoelectric auto on/off switch is required to be installed in front of each house. Placement should be approximately five (5'0") feet from the edge of the pavement and/or consistent with the placement of adjacent post lamps. Continual auto operation of this lamp is highly encouraged as a first line security measure to our Community. The POA provides routine maintenance to these lamps.
4. Avoid excessive spill lights on buildings, garage doors, driveways, etc. to allow full quality effect of the landscape lights and beauty of the garden.
5. All exterior wall mount or ceiling-mount "decorative" fixtures to be of high quality and in conformance with the house architecture. Only incandescent lamps will be allowed.
6. The Owner might desire additional security lighting. All security lighting must be approved by the ARB.
7. Walk lights placed in grass areas or adjacent to walkways in shrub or ground cover areas must use below-grade junction boxes to minimize the daytime visibility of the hardware. Walk lights should be a maximum of thirty (30") inches in height.
8. The ARB recommends field testing of all fixture locations at night prior to final installation.

SECTION IV

DESIGN REVIEW AND PLAN SUBMITTAL PROCESS

In order to assure every resident of Sun Colony that the proper standards of development will be encouraged and maintained to everyone's benefit, the ARB has been established, and these Architectural Design Standards and review criteria have been created.

The ARB shall oversee and coordinate the project building program. The ARB is composed of three (3) to five (5) persons, all familiar with the overall Master Plan, individual parcel concepts, design standards, and construction processes. The ARB Chairman's responsibilities range from providing basic information to explaining the intent of the process and monitoring its progress.

The goal of the ARB is to process each submittal fairly, consistently, in a timely manner, and, most importantly, in accordance with the requirements of the Architectural Design Standards and the Declaration of Covenants, Conditions, Restrictions, Easements and Reservations.

The design review process begins with an orientation for the lot owner, followed by up to two (2) drawing submittals:

1. Preliminary Design Submittal (Optional): This submittal is presented when the owners and their design team have reached the concepts for the floor plan and general character of the house, as well as the exterior site layout.
2. Design Development Submittal (Mandatory): After schematic design approval, the Design Development Plan shall be submitted. These documents provide the Committee with a complete and final understanding of the site planning, architecture, and landscaping for the proposed structure.

The amount of time it takes the ARB to complete the review will vary with the complexity of the design and the completeness of the submission. Notification will be received within ten (10) days.

3. Appeal: If an application has been denied or the approval is subject to conditions which the builder/owner feels are harsh, the builder may request a hearing before the Board of Directors to justify the position. After the hearing, the Board of Directors will review its decision and notify the builder of its final decision within ten (10) days of the hearing.

A. SUMMARY OF DESIGN REVIEW PROCESS

1. Owner selects design team and submits names
2. Owner and design team participate in orientation sessions prior to commencing any design
3. Design submittal (application and road maintenance fees paid as well as performance bond)
4. ARB review and approval
5. Tree flagging and house staking
6. ARB review and approval
7. Submit approved working drawings to Horry County
8. Building permit issued by Horry County

9. Revisions (if any) resubmitted to ARB
10. Construction begins
11. ARB observation visits during construction
12. Horry County Certificate of Occupancy
13. Final approval of construction by ARB prior to occupancy

B. DRAWING SUBMITTALS

The first submission shall be accompanied by a Three Hundred dollar (\$300.00) non-refundable application fee. If a concerted effort in pursuit of final approval of any submission is interrupted by the owner for a period of more than six (6) months, or if the design solution is substantially modified as determined by the ARB, it shall be viewed as a new application requiring a new non-refundable application fee. Each submission shall include an information block containing:

1. North arrow and scales
2. Street names
3. Submission date
4. Date of each revision, change, or plan reissue
5. Name of lot owner
6. Name of contractor