

FOUR SEASONS AT HILTON HEAD LAKES ASSOCIATION

DESIGN GUIDELINES

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1. INTRODUCTION

1.1 Welcome to Four Seasons at Hilton Head Lakes

Four Seasons at Hilton Head Lakes is a 55+ active lifestyle community designed to respect the visual character of its site, protect property values, preserve community-wide aesthetics, and ensure long-term functionality of infrastructure, drainage systems, and common amenities. These Design Guidelines have been established to achieve those objectives while allowing residents reasonable flexibility in enhancing and enjoying their homes.

These Design Guidelines were prepared pursuant to the Declaration of Covenants, Conditions and Restrictions for Four Seasons at Hilton Head Lakes, as amended from time to time (the “Declaration”), and recorded with the Jasper County, South Carolina Register of Deeds. The Design Guidelines may be changed and amended to serve the needs of an evolving community pursuant to the procedures set forth in the Declaration and in these Design Guidelines.

The Design Guidelines provide an overall framework to allow the community to develop and evolve in an orderly, consistent, and predictable manner. They establish minimum standards for the design, size, location, materials, color, architecture, landscaping, and construction of improvements and modifications of any type. They also set forth a structured process for review and approval of proposed changes within the community.

Compliance with these Design Guidelines is mandatory. Approval of any proposed modification is discretionary and may be denied even if the proposal appears to meet the minimum standards set forth herein.

These Design Guidelines are not intended to limit enjoyment of your home, but rather to provide clear and consistent standards that help protect property values, preserve the community’s character, and ensure fairness for all residents. By establishing predictable expectations and a uniform review process, the Guidelines allow homeowners to plan improvements with confidence while supporting the long-term vision of the community.

1.2 Relationship to Governing Documents

These Design Guidelines are adopted pursuant to, and are subordinate to, the Declaration and the Bylaws of the Association. In the event of a conflict between these Design Guidelines and the Declaration or Bylaws, the Declaration or Bylaws shall control.

The Design Guidelines are intended to supplement, not replace, applicable provisions of the Declaration, Rules and Regulations, and applicable governmental laws, codes, and ordinances.

Silence within these Design Guidelines does not constitute automatic approval. Any request not expressly addressed shall be evaluated by the Reviewing Authority in accordance with the Declaration, community standards, and the overall design intent of the community.

Approval of any application, variance, or accommodation shall be limited to the specific request approved and shall not establish precedent, waive future enforcement, or bind the Association, Declarant, Board of Directors, or Reviewing Authority with respect to any other application or Owner. Any improvement, modification, or installation not expressly permitted by the Design Guidelines shall be deemed prohibited unless specifically approved in writing by the Reviewing Authority.

Nothing in these Design Guidelines shall authorize any improvement in violation of applicable governmental codes, zoning setbacks, floodplain, wetland, stormwater buffer, or easement restrictions, and compliance with governmental permits shall be required where applicable.

1.3 Reviewing Authority

The authority to review, approve, condition, or deny applications for Regulated Work (as defined below) shall rest with the Declarant during the Declarant Control Period, and thereafter with the Architectural Review Committee ("ARC"), acting on behalf of the Association, unless otherwise provided in the Declaration.

During the Declarant Control Period, the Declarant retains full authority to approve, deny, modify, or override any ARC recommendation, interpretation, or decision. Following transition of control, the ARC shall serve as the Reviewing Authority subject to the ultimate authority of the Board of Directors as provided in the Declaration.

The Reviewing Authority shall have broad discretion to interpret and apply these Design Guidelines, and its decisions and interpretations shall be final unless appealed in accordance with these Design Guidelines and the Declaration.

No approval, interpretation, or enforcement action shall be deemed to create any duty to approve similar requests in the future or to inspect, maintain, repair, or insure any Owner-installed improvement.

1.4 Interpretation and Discretion

In the event these Design Guidelines are silent or do not specifically address a proposed modification, the Reviewing Authority may approve, approve with conditions, or deny the request based on the overall architectural character of the community and the intent of these Guidelines.

Any request that represents a material deviation from these Guidelines or is not expressly addressed herein shall require additional review and approval by the Board of Directors prior to final approval.

Material deviations shall include, but are not limited to:

- Modifications not contemplated by the Guidelines
- Requests that exceed established size, location, or material limitations
- Requests involving alternative materials, colors, or design elements not otherwise permitted
- Requests that may create a visual, structural, or community-wide impact

Any approval granted for a modification not expressly addressed within these Guidelines shall not be interpreted as a precedent for future approvals.

All such approvals shall be documented to reflect the basis for the decision and any conditions applied.

The Board of Directors shall have final authority on all such determinations.

All decisions of the Reviewing Authority shall be made in accordance with the Declaration and applicable law and shall not be arbitrary or capricious. Decisions may consider aesthetic judgment, community standards, architectural consistency, and the overall design intent of the community.

1.5 Definitions

For purposes of these Design Guidelines, the following terms shall have the meanings set forth below:

Association

Four Seasons at Hilton Head Lakes Association, Inc.

Board of Directors or Board

The duly elected or appointed Board of Directors of the Association.

Common Area

All real property, easements, amenities, landscaped areas, roadways, drainage areas, and other property owned, maintained, or controlled by the Association, excluding Lots owned by individual Owners.

Declaration

The recorded Declaration of Covenants, Conditions and Restrictions for Four Seasons at Hilton Head Lakes, as amended from time to time.

Dwelling

The residential home and any approved attached improvements constructed on a Lot.

Impervious Surface

Any surface or improvement that prevents or materially restricts the natural infiltration of water into the soil, including but not limited to buildings, patios, driveways, walkways, pavers, concrete, and similar hardscape materials.

Lot

Any residential lot subject to the Declaration.

Owner

The record owner of fee title to a Lot.

Rear Improvement Envelope

The portion of a Lot located behind the rear wall of the Dwelling and bounded by the applicable rear setback line and projected side walls of the Dwelling, as further described in these Design Guidelines.

Regulated Work

Any exterior modification, alteration, installation, grading activity, landscaping work, structure, or improvement requiring prior written approval pursuant to these Design Guidelines.

Reviewing Authority

The Declarant during the Declarant Control Period and thereafter the Architectural Review Committee (ARC) or Board of Directors, as applicable under the Declaration.

Definitions shall apply equally to singular and plural usage where the context reasonably requires.

2. REQUIRED APPROVALS FOR REGULATED WORK

2.1 Definition of Regulated Work

Prior written approval from the Reviewing Authority is required before commencing any "Regulated Work." Regulated Work includes, but is not limited to, the following:

- Excavating, grading, filling, or altering existing grades
- Installation, removal, or modification of landscaping, irrigation systems, or drainage features
- Construction, installation, or placement of any building, structure, fence, wall, pergola, patio, deck, walkway, driveway, railing, screen enclosure, sunroom, seasonal room, or similar improvement

- Any modification, alteration, repair, renovation, addition, or removal of an exterior feature visible from outside the dwelling
- Any work that alters impervious coverage, stormwater flow, or drainage patterns, whether visible or not
- Installation of generators, solar equipment, lighting, or ancillary mechanical equipment

Regulated Work does not include repainting the exterior of a dwelling in the originally approved color scheme or rebuilding a damaged dwelling in accordance with originally approved plans and specifications, provided no material changes are made.

Commencing or completing Regulated Work without prior written approval constitutes a violation of the Declaration and these Design Guidelines and may require removal or restoration at the Owner's expense.

2.2 No Precedent and Approval Limitations

Approval of any application is granted on a case-by-case basis. The existence of similar improvements elsewhere in the community, whether approved or unapproved, shall not establish a precedent or waive the requirement for approval.

All approvals are specific to the approved plans, materials, dimensions, and location. Any deviation from the approved application requires resubmittal and additional approval.

Approvals shall expire if the approved work has not commenced within twelve (12) months from the date of approval, unless otherwise extended in writing by the Reviewing Authority.

2.3 Governmental Requirements

It is the sole responsibility of the Owner to comply with all applicable federal, state, county, and municipal laws, codes, ordinances, and regulations and to obtain all required permits and approvals prior to commencing approved work.

Approval by the Reviewing Authority does not constitute approval by any governmental authority and does not guarantee the issuance of any required permit. If a governmental authority requires modifications to an approved plan, such modifications must also be approved by the Reviewing Authority prior to implementation.

Where governmental requirements are more restrictive than these Design Guidelines, the governmental requirements shall prevail. Where governmental requirements are less restrictive, these Design Guidelines shall control.

2.4 Inspections

The Reviewing Authority or its authorized representatives may conduct inspections of Regulated Work during construction and upon completion to verify compliance with approved plans.

Approval of an application does not relieve the Owner of responsibility for ensuring that all work complies with approved plans, applicable laws, and sound construction practices. The Association and Reviewing Authority assume no responsibility for construction quality, safety, or code compliance.

Photographs and inspection records may be retained as part of the Association's permanent records.

3. APPLICATION REQUIREMENTS AND REVIEW PROCEDURES

3.1 Application Submittal Requirements

All applications for Regulated Work must be submitted on the form prescribed by the Association or its managing agent and shall be deemed complete only when all required information and documentation have been received.

Each application must include, at a minimum:

- Owner name, property address, phone number, and email address
- Detailed description of the proposed Regulated Work
- Contractor name and contact information, if applicable
- Estimated start and completion dates
- Owner signature acknowledging responsibility for compliance

The Reviewing Authority may require additional information, drawings, samples, or documentation as necessary to properly evaluate any application.

Incomplete applications will not be reviewed. The review period shall not commence until all required information has been received.

3.2 Required Exhibits by Project Type

In addition to the general application requirements, the following exhibits are required based on the type of Regulated Work proposed. Submission of these materials is mandatory and non-negotiable.

Landscaping or Irrigation Modifications

- Plat or survey showing proposed work
- Plant list with species, size, spacing, and quantity
- Irrigation modifications, if any
- Drainage impact acknowledgment

Hardscape, Patios, Walkways, or Driveways

- Plat or survey showing location and dimensions
- Calculation of total impervious coverage, including existing and proposed improvements
- Material samples or product specifications

Fences, Invisible Fences, or Privacy Elements

- Plat or survey showing fence or wire location, setbacks, and gate placement
- Fence type, height, material, and color specifications
- Proposed signage locations (for invisible fences)

Structural Additions or Modifications

- Plat or survey
- Existing and proposed elevations
- Roof plan if roofline is affected
- Material and color samples

Generators, Solar Equipment, or Mechanical Equipment

- Plat or survey showing equipment location
- Manufacturer specifications including dimensions, kilowatt rating, and noise ratings
- Proposed placement relative to the dwelling (including front, side, or rear yard location)
- Screening plan identifying plant material, size at installation, and spacing

The Reviewing Authority reserves the right to require a stamped survey, engineer review, or additional documentation for projects impacting drainage, grade, or structural integrity.

3.3 Review Procedure

The Reviewing Authority strives to work collaboratively with homeowners to identify compliant solutions that balance individual preferences with the overall design vision and standards of the community.

Applications shall be reviewed without a hearing unless the Reviewing Authority determines that a hearing is necessary or desirable due to the nature, complexity, or potential community impact of the proposed work.

Reasonable efforts will be made to render a written decision within thirty (30) days of receipt of a complete application. Failure to act within this timeframe shall not be deemed approval.

The Reviewing Authority may approve, approve with conditions, or deny any application in its sole discretion.

Applications may be denied based on, but not limited to, inconsistency with the architectural character of the dwelling or community, adverse visual impact to neighboring properties, potential drainage or structural concerns, noncompliance with established standards, or any condition that, in the judgment of the Reviewing Authority, would negatively affect the overall appearance, function, or value of the community.

3.4 Notice of Decision

The decision of the Reviewing Authority shall be communicated to the Owner in writing and shall state one of the following:

- Approved – The application is approved as submitted
- Approved with Conditions – The application is approved subject to specific conditions which must be satisfied
- Not Approved – The application is denied

Owners may proceed with Regulated Work only after receiving written approval and satisfying all stated conditions.

3.5 Appeals

An Owner may appeal a decision of the Reviewing Authority by submitting a written appeal to the Board of Directors within fifteen (15) days of the decision.

The Board of Directors shall review the appeal and render a final decision. The decision of the Board shall be final and binding.

No further appeal shall be permitted.

3.6 Front Entry Doors and Storm Doors

Front Entry Doors

Front entry doors are a significant architectural feature of the home and must maintain consistency with the original community design.

- Replacement or modification of a front entry door requires prior written ARC approval.
- Door style must be consistent with the architectural character of the home model.
- Decorative glass inserts are permitted only if they are clear, lightly frosted, or seeded glass and do not contain stained glass, multi-color designs, heavy coming, etched imagery, or opaque panels.
- Highly reflective, mirrored, tinted, or privacy-obscuring glass is prohibited.
- Door color must be one of the originally approved community color palette options or match the body or trim color of the home unless otherwise approved.
- High-gloss, neon, fluorescent, metallic, or bold accent colors are prohibited.
- Sidelights and transoms must match the door style and glass type.

Storm Doors

Storm doors may be installed subject to the following:

- Full-view glass only. Minimal framing preferred.
- Glass must be clear. Light border etching is permitted. No grids, decorative bars, stained glass, tinted, mirrored, or opaque glass allowed.
- Retractable screen models are permitted.
- Frame color shall be white only.
- Storm doors must be manufactured aluminum, composite, or other manmade material. Wood storm doors are prohibited.
- Decorative scrollwork, crossbars, heavy framing, or ornamental metal designs are prohibited.
- Hardware finish must be brushed nickel, satin nickel, oil-rubbed bronze, or black and consistent with the primary door hardware.

4. ARCHITECTURAL STANDARDS AND DWELLING MODIFICATIONS

4.1 Architectural Character and Compatibility

Each dwelling within Four Seasons at Hilton Head Lakes was constructed in accordance with an approved architectural style, palette, and design intent established by the Declarant. All

exterior modifications, additions, and alterations must maintain consistency with the original architectural character of the dwelling and the surrounding neighborhood.

Proposed modifications shall be evaluated for compatibility in scale, proportion, materials, color, roof form, and overall appearance. The Reviewing Authority may deny any proposal that, in its judgment, detracts from the architectural harmony or established character of the community, even if the proposal complies with specific dimensional or material standards.

4.2 Additions and Enclosures

All additions and enclosures must be physically attached to the existing dwelling. Detached additions are prohibited.

The total square footage of all additions constructed outside the original footprint of the dwelling shall not exceed twenty-five percent (25%) of the conditioned square footage of the home as originally constructed by the Declarant. If the original roof structure exists and an area beneath that roof is enclosed without altering the roofline, such enclosed area shall not be counted toward the twenty-five percent (25%) limitation.

No addition shall extend beyond the side walls of the existing dwelling, and no addition may project forward of the front building line.

Any variance or approval granted for medical, mobility, or accessibility reasons shall be personal to the Owner, shall not run with the land, and shall not be deemed a permanent modification to the Dwelling. Unless otherwise approved in writing by the Board of Directors, such improvements may be required to be removed or modified upon transfer of title to the Dwelling.

4.3 Building Height, Wall Height, and Rooflines

The roofline of any addition shall not exceed the height of the existing roofline of the dwelling.

All room additions and enclosed spaces shall have a minimum interior wall height of nine (9) feet and shall match the ceiling height of the existing dwelling to the greatest extent practicable.

Exterior materials, trim, siding, roofing, soffits, fascia, gutters, and downspouts must match the existing dwelling in style, color, composition, and method of attachment unless otherwise approved in writing by the Reviewing Authority.

4.4 Setbacks and Improvement Envelopes

Setback and Improvement Envelope requirements are intended to protect drainage patterns, preserve access to utilities and maintenance areas, maintain consistent spacing between homes, and ensure long-term functionality of infrastructure throughout the community.

All additions, structures, fences, hardscape, and other improvements must comply with the minimum setback requirements established by applicable recorded plats and the Town of Hardeeville, South Carolina. At a minimum, the following setbacks shall apply unless more restrictive requirements are imposed by recorded plats or governmental regulations:

Front Yard: Twenty-five (25) feet minimum for front-load garages; fifteen (15) feet minimum for side-load garages

Side Yard: Six (6) feet minimum

Rear Yard: Fifteen (15) feet minimum

Rear Improvement Envelope

For each Lot, the Rear Improvement Envelope is defined as the area located behind the rear wall of the dwelling and bounded by:

- The applicable fifteen (15) foot rear setback line
- The projected side walls of the dwelling

Rear-yard improvements including patios, fences, pergolas, screen enclosures, seasonal rooms, sunrooms, and similar structures shall remain within the Rear Improvement Envelope unless otherwise specifically approved in writing by the Reviewing Authority.

Improvements proposed beyond the Rear Improvement Envelope, including into required setback areas, may be considered only upon specific written approval and in the sole discretion of the Reviewing Authority. Approval of any such request shall not be deemed automatic, customary, or guaranteed and shall not establish precedent for any other Lot.

Any approved improvement extending beyond the Rear Improvement Envelope must comply with all applicable governmental requirements and shall remain subject to review for drainage impact, stormwater performance, infrastructure protection, sightlines, maintenance access, and overall community design consistency.

Landscaping and plant materials may be permitted within setback areas provided they do not interfere with drainage, utilities, maintenance access, or sightlines.

No structure, grading modification, hardscape installation, or other improvement shall obstruct or alter established drainage patterns.

4.5 Drainage, Roof Runoff, and Grade Modifications

All roof runoff from additions or modifications must be directed entirely within the boundaries of the Owner's lot. Roof drainage may not discharge directly onto adjacent lots, common areas, or easements.

Downspouts shall be directed to splash blocks, underground drainage piping, or other approved impervious surfaces designed to prevent erosion and maintain positive drainage. Downspouts may not be placed in a manner that interferes with mowing or routine landscape maintenance.

Any alteration to existing grades, drainage patterns, or impervious coverage shall be performed at the Owner's sole risk and expense. The Owner shall be fully responsible for any damage to the dwelling, adjacent properties, or common areas resulting from such alterations and shall indemnify and hold harmless the Association, Declarant, Board of Directors, and Reviewing Authority from any related claims.

4.6 Trash Containers

Trash, recycling, and refuse shall be stored in covered containers and kept inside the garage except when placed curbside for scheduled collection.

Containers shall not be visible from streets, neighboring Lots, Common Areas, sidewalks, walking paths, or community amenities except during approved collection periods.

Containers may not be stored outside of the home, including on driveways, front porches, patios, side yards, landscape beds, or behind shrubs, fencing, or other screening materials, unless expressly approved in writing by the Reviewing Authority.

Containers may be placed curbside no earlier than 5:00 PM on the evening prior to scheduled collection and must be returned to the garage no later than 12:00 AM (midnight) following collection day.

All containers shall be maintained in a clean and sanitary condition and shall remain subject to any additional restrictions contained within the Declaration or Rules and Regulations adopted by the Association.

4.7 Exterior Storage

Outdoor storage of materials, equipment, supplies, or personal property is prohibited unless expressly approved in writing by the Reviewing Authority. This includes, but is not limited to,

construction materials, pavers, bricks, blocks, lumber, piping, ladders, tools, storage racks, utility trailers, and similar items. Materials remaining from completed projects must be removed promptly and may not be stored on the Lot, driveway, side yard, or rear yard in a manner visible from streets, neighboring Lots, Common Areas, sidewalks, walking paths, or community amenities. The Reviewing Authority may require screening, relocation, or removal of any item deemed unsightly or inconsistent with community standards.

4.8 Covered Additions and Conversions

The following types of covered additions may be permitted, subject to prior written approval by the Reviewing Authority and compliance with all applicable standards:

- Covered patios • Screen rooms • Seasonal rooms • Sunrooms

All covered additions must utilize an asphalt-shingled roof attached to the existing dwelling roof and matching the design, slope, materials, and color of the existing roof. Roof slopes shall not be less than three (3) feet vertical to twelve (12) feet horizontal.

Supporting columns shall be clad and a minimum of eight (8) inches by eight (8) inches square or eight (8) inches in diameter. Columns may not exceed the size of front porch columns.

Conversions between permitted covered addition types may be allowed with prior written approval, provided the resulting structure complies with all applicable standards for the new use.

Screen rooms, seasonal rooms, and sunrooms may include doors opening into the rear yard or side yard. However, the presence of a side-yard door shall not modify standard fence placement requirements. Approved fences must extend from the rear corners of the dwelling and run straight toward the rear property line in accordance with Section 8.3. Fences may not project forward along the side of the dwelling to incorporate a side-yard door within the fenced area.

5. OUTDOOR MODIFICATIONS AND FRONT ELEVATION STANDARDS

5.1 Front Entryways and Porches

The front entryway and porch are critical elements of the community streetscape and are subject to heightened design standards. No portion of the front entry, porch, or stoop may be enclosed with screens, walls, panels, or other structural elements.

Expansion of the original concrete footprint of the front porch, stoop, or entry walkway is prohibited except as expressly approved by the Reviewing Authority for safety or accessibility reasons.

Any proposed modification to the front entryway or porch must be aesthetically compatible with the dwelling and neighboring homes and shall be reviewed with particular consideration for visibility from the street.

5.2 Front Elevation Railings

Railings on the front porch or front elevation may be permitted only under the following conditions:

- The dwelling must have a minimum of two (2) front porch columns
- Railings must be white in color
- Railings must be constructed of man-made materials
- Railing height shall be thirty-six (36) inches
- Railing design shall be slatted and consistent with community standards

All proposed front railings require prior written approval. Photographs of the existing front elevation and detailed railing specifications must be submitted with the application.

Requests for railings based on medical, mobility, or accessibility needs that do not strictly comply with the above standards shall require a variance approved by the Board of Directors. Such approval shall be narrowly tailored to the demonstrated need and shall not establish precedent.

5.3 Outdoor Decorations and Furnishings

Outdoor decorations, yard art, planters, and furnishings located on front porches, entryways, or front yard areas are permitted without prior approval provided they comply with the following standards:

- Decorations must be in harmony with the dwelling and community character
- Wall-mounted decorations shall not exceed forty-eight (48) inches in height or width
- Free-standing decorations shall not exceed forty-eight (48) inches in height, excluding shepherd hooks
- Front porch furniture shall not exceed forty-eight (48) inches in height
- The total number of decorative items in the front area shall not exceed ten (10)

The Reviewing Authority retains the right to require removal of any decoration deemed unsightly, excessive, unsafe, or inconsistent with community standards.

Holiday decorations are permitted for a reasonable period beginning two (2) weeks prior to and ending two (2) weeks following a recognized holiday, unless otherwise specified by the Association.

5.4 Flags

Permanent free-standing flagpoles are prohibited. One (1) flag may be displayed on the front of the dwelling regardless of the number of mounting brackets.

Flags shall be maintained in good condition and shall not project more than four (4) feet from the exterior wall. Proper lighting is required for nighttime display of the American flag.

The Reviewing Authority reserves the right to require removal of any flag, banner, or display determined to be unlawful, obscene, threatening, discriminatory, or otherwise inconsistent with the health, safety, and welfare of the community.

6. LANDSCAPING, LOT MAINTENANCE, AND IRRIGATION

6.1 General Intent and Responsibility

Landscaping within Four Seasons at Hilton Head Lakes is intended to complement the architectural character of the community, preserve sightlines, protect drainage infrastructure, and maintain a consistent streetscape appearance.

Except where expressly stated otherwise in the Declaration or a recorded Supplemental Declaration, all landscaping, lawn areas, trees, shrubs, irrigation components, and related improvements located within the boundaries of an Owner's lot are the sole responsibility of the Owner, including ongoing maintenance, repair, and replacement.

Maintenance responsibilities shall not be implied by past practice, vendor actions, or Association involvement. Any Association assistance provided for convenience, warranty administration, or transition purposes shall not create an ongoing obligation.

6.2 Permitted Grasses and Lawn Standards

Lawns shall consist of sod only. The permitted grass type within the community is Bermuda grass unless otherwise approved in writing by the Reviewing Authority.

Lawns shall be maintained in a neat, healthy, and orderly condition, including regular mowing, edging along all hardscape surfaces, fertilization, weed control, and irrigation.

Decorative rock yards, artificial turf, paved yards, or yards in which the principal ground cover is anything other than approved sod are prohibited. Stone, gravel, or rock materials shall not be used as a substitute for turf or mulch in any portion of the Lot.

6.3 Landscape Beds and Planting Areas

Landscape beds shall be located immediately adjacent to the dwelling, patio, or approved hardscape areas. Free-standing landscape beds or isolated planting islands within lawn areas are prohibited unless expressly approved in writing.

All plantings must maintain a minimum clearance of two (2) feet from all property lines unless otherwise approved.

Landscape beds must be maintained in a clean, weed-free condition with approved mulch materials. Mulch shall not be used as a substitute for sod in lawn areas.

6.4 Trees, Shrubs, and Plant Materials

Plant materials shall be selected from approved or recommended species appropriate to the local climate and soil conditions. Artificial plants, artificial turf, or artificial vegetation of any kind are prohibited.

Trees, shrubs, and plants must be maintained so as not to obstruct sidewalks, walkways, driveways, sightlines, roof surfaces, or drainage features. Overgrowth onto neighboring lots, common areas, roofs, or structures is prohibited.

Dead, dying, or diseased plant materials must be removed promptly and replaced as necessary to maintain the approved appearance of the lot.

Replacement of dead or diseased plants with the same plant type and in the same location as originally approved does not require a new application. Any change in plant type, size, quantity, or bed configuration requires prior approval.

Dead, dying, or diseased plant materials must be removed and replaced within thirty (30) days of discovery unless seasonal planting constraints apply, as determined by the Reviewing Authority.

6.5 Builder-Planted Trees and Replacement

Trees originally installed by the Declarant as part of the initial construction are considered part of the approved landscape design. Removal or replacement of such trees requires prior written approval.

Where replacement is permitted, the Reviewing Authority may require replacement with an approved species consistent with the community's design intent.

6.6 Irrigation Systems

All landscaped areas shall be served by a fully automatic underground irrigation system. Irrigation systems must be maintained in proper working condition at all times.

Overspray onto sidewalks, driveways, streets, structures, or adjacent properties is prohibited and must be corrected promptly.

Alterations or modifications to irrigation systems that affect coverage, drainage, or system performance require prior approval. Unauthorized modifications may void warranties and are performed at the Owner's sole risk.

Private wells and irrigation systems drawing water from ponds, lakes, wetlands, or other surface waters within the community are prohibited unless expressly authorized by the Declarant or a regulated utility provider.

Unauthorized modifications to irrigation systems may void builder, contractor, or manufacturer warranties. The Association assumes no responsibility for irrigation failures, water damage, landscape loss, or increased utility costs resulting from Owner-installed or Owner-modified irrigation components.

6.7 Drainage Features, Swales, and Easements

Drainage swales, easements, and drainage structures must remain unobstructed at all times. No plantings, structures, fill, or alterations may be placed within drainage swales or easements if such placement would impede water flow or maintenance access.

Owners are responsible for maintaining all portions of their lot, including areas within drainage or utility easements, in a manner that does not interfere with drainage or utility access.

Any damage to drainage systems, swales, or adjacent properties caused by landscaping or irrigation modifications shall be the sole responsibility of the Owner.

The Reviewing Authority may require removal of any installation or landscaping that interferes with drainage flow or maintenance access, regardless of prior approval.

6.8 Landscape Edging and Mulch

Installation of landscape edging requires prior approval. Edging must be compatible with the dwelling and overall community character and may not exceed five (5) inches in height or width above adjacent turf.

Approved shredded wood mulch colors shall be limited to natural brown, dark brown, black, or other muted earth-tone colors as determined by the Reviewing Authority.

Brightly colored, artificially dyed red mulch, rubber mulch, white mulch, blue mulch, green mulch, and other unnatural or high-contrast mulch colors are prohibited.

Stone or Rock Mulch

Stone, gravel, river rock, and similar materials are prohibited as a substitute for pine straw or shredded wood mulch within landscape beds or lawn areas.

Loose stone or gravel materials may not be used as a primary ground cover within any portion of a Lot.

Dry Creek Beds (Limited Exception)

Dry creek beds may be permitted as a drainage feature only, subject to prior written approval by the Reviewing Authority and compliance with the following standards:

- Maximum width shall not exceed three (3) feet
- Installation shall be limited to areas directly adjacent to downspouts or along existing, observable drainage flow paths where water is actively discharged or conveyed
- Stone shall consist of natural, muted earth tone river rock only
- Installation must include appropriate base preparation to allow for drainage and prevent migration
- Dry creek beds may not be used as a substitute for mulch, ground cover, or landscape beds
- The Reviewing Authority may require modification or removal of any installation deemed excessive, decorative, or inconsistent with drainage intent

Approval of a dry creek bed shall not be interpreted as approval of stone or rock for any other use.

6.9 Front Yard Trees

Front yard trees are a required component of the community streetscape and are installed in accordance with approved development plans and applicable Town of Hardeeville requirements, including the Unified Development Ordinance (UDO).

Removal of any front yard tree installed by the Declarant or Builder is prohibited except in cases of death, disease, or hazardous condition, and only upon prior written approval of the Reviewing Authority.

Any proposed removal or replacement shall require submission and approval of an Architectural Review application. In addition, where required, the Owner shall obtain all applicable approvals or permits from the Town of Hardeeville. Approval by the Reviewing Authority does not constitute approval by the Town.

Any approved removal shall require replacement with a tree that complies with applicable Town requirements, including species, size, and classification as a required hardwood or approved canopy tree, unless otherwise approved in writing by the Reviewing Authority.

Replacement trees shall be installed in a location and manner consistent with the original streetscape design and applicable development approvals.

Owners are responsible for the maintenance and health of all trees located on their Lot. Failure to maintain or unauthorized removal shall result in required replacement in accordance with these standards.

7. HARDSCAPE AND IMPERVIOUS SURFACES

7.1 General Intent

Hardscape improvements within Four Seasons at Hilton Head Lakes are regulated to protect drainage infrastructure, limit impervious coverage, preserve visual consistency, and prevent adverse impacts to adjacent properties and common areas.

All hardscape installations and modifications constitute Regulated Work and require prior written approval.

7.2 Impervious Surface Limitation

The total impervious coverage on any Lot, including but not limited to the dwelling footprint, driveway, walkways, patios, decks, pavers, walls, outdoor living areas, and all other impervious improvements, shall not exceed fifty percent (50%) of the originally uncovered portion of the Lot as reflected on the original recorded plat or survey.

Impervious coverage shall be calculated cumulatively and shall include all impervious improvements installed at any time, whether by the Declarant or by any Owner.

For purposes of these Design Guidelines, impervious surface includes any material or construction that prevents or significantly restricts the natural infiltration of water into the soil.

Owners are solely responsible for submitting accurate impervious surface calculations with any application involving hardscape, additions, or other impervious improvements. The Reviewing Authority may require a stamped survey, engineer certification, or third-party verification of calculations where deemed appropriate.

Approval of an application does not constitute verification or acceptance of Owner-provided measurements or calculations, nor does it shift responsibility for drainage performance to the Association.

Notwithstanding compliance with the maximum impervious coverage limitation, the Reviewing Authority may deny, condition, or require modification of any proposed improvement that, in its judgment, may adversely impact drainage patterns, stormwater performance, neighboring properties, common areas, infrastructure, or long-term maintenance conditions within the community.

Decorative stone areas installed over fabric or base materials may be considered impervious at the discretion of the Reviewing Authority where such installation functions as a non-permeable surface.

7.3 Front Porches, Walkways, and Driveways

The front porch and entry areas shall not be enclosed or expanded beyond the original footprint except as expressly approved for safety or accessibility reasons.

Walkways leading to the front entry shall not exceed fifty-six (56) inches in width, inclusive of any edging or border materials.

Driveways shall remain consistent with the architectural character of the dwelling and the overall visual harmony of the community and shall be maintained in a clean, uniform, and structurally sound condition.

Concrete driveways shall not be painted, stained, coated, or otherwise altered in color or finish.

Decorative paver edging may be installed along the sides of driveways and shall not exceed twenty-four (24) inches in width on either side. Concrete widening or extension is prohibited.

Full paver driveway installations may be permitted subject to the following:

- Pavers shall be limited to neutral, natural color palettes consistent with the community's established aesthetic, including shades of gray, charcoal, tan, and brown. Colors shall complement the exterior color palette of the dwelling, including roof, body color, trim, and surrounding hardscape materials. Bright, red, or high-contrast color blends are prohibited.
- Pavers shall be limited to a maximum of two (2) blended tones.

- Pavers shall be of a uniform size, shape, and pattern. Simple running bond, herringbone, or similar clean patterns are permitted. Highly decorative, irregular, or multi-pattern designs are prohibited.
- A continuous, rigid edge restraint system shall be installed along all perimeter edges to prevent movement, separation, or material migration.
- Pavers shall be installed on a properly prepared base, including appropriate compaction and bedding, to prevent settling, displacement, or drainage issues.
- The finished driveway shall maintain positive drainage and shall not direct water toward adjacent properties, structures, or common areas.
- Partial driveway conversions resulting in a combination of dissimilar materials in a visually inconsistent or patchwork appearance are prohibited unless specifically approved by the Reviewing Authority.

Driveways exhibiting excessive settling, separation, weed growth, staining, or deterioration shall be repaired or replaced to maintain an acceptable appearance, as determined by the Reviewing Authority.

The Reviewing Authority reserves the right to deny driveway applications that are inconsistent with the architectural character of the dwelling or the overall aesthetic of the community.

All modifications to walkways, porches, or driveways require submission of material samples, colors, patterns, and textures for approval.

7.4 Rear Patios and Outdoor Hardscape

Rear patio modifications or additions may be permitted provided all improvements remain within the Rear Improvement Envelope and comply with setback requirements.

Certain structural improvements, including but not limited to poured concrete patios, masonry patios, or fences, may require permits from the Town of Hardeeville, particularly when located within required setback areas. Paver installations and similar hardscape materials may not require permits; however, Owners are solely responsible for confirming permit requirements and obtaining any required approvals. ARC approval does not constitute confirmation of zoning or permit compliance.

Permitted hardscape materials include concrete, stamped concrete, stone pavers, brick pavers, and travertine. Loose materials such as gravel, crushed stone, river rock, or similar materials are prohibited as hardscape or ground cover unless expressly approved for a specific, limited application.

Sitting walls, fire pit surrounds, and similar features must be included in impervious coverage calculations and are subject to approval.

7.5 Drainage and Hold Harmless

Hardscape installations shall not alter existing drainage patterns, concentrate runoff, or cause erosion on adjacent lots or common areas.

The Owner acknowledges and agrees that any hardscape modification is performed at the Owner's sole risk. The Owner shall be fully responsible for correcting any drainage issues and for all damage resulting from altered grades, impervious coverage, or runoff behavior.

The Owner shall indemnify and hold harmless the Association, Declarant, Board of Directors, ARC, and managing agent from any claims arising from hardscape-related drainage impacts.

8. FENCES, INVISIBLE FENCES, AND PRIVACY ELEMENTS

8.1 General Standards

Fences and privacy elements are highly regulated due to their visual impact, effect on drainage, and potential interference with community aesthetics and infrastructure performance. Except as expressly permitted herein, fences, walls, hedges, and privacy barriers are prohibited.

All fence installations, including invisible pet containment systems and privacy elements, constitute Regulated Work and require prior written approval.

Fence installations shall comply with all applicable setback requirements and shall not obstruct or alter established drainage patterns, swales, grading elevations, or stormwater flow as governed by Section 12 of these Design Guidelines.

Fence installations within recorded utility, drainage, or access easements are subject to the rights of the easement holder. The Association and utility providers retain the right to access easement areas for maintenance, repair, or replacement of infrastructure. Any fence installed within such easement areas shall be removed or relocated at the Owner's expense if access is required.

Approval by the Reviewing Authority does not constitute confirmation of zoning, setback, easement, or permit compliance. Owners are solely responsible for determining whether a Town of Hardeeville permit is required and for obtaining all required governmental approvals.

Approval of any fence installation shall not establish precedent and shall be specific to the Lot and plans approved.

8.2 Invisible Pet Fences

Invisible pet containment systems may be permitted subject to the following requirements:

- Installation is limited to the Rear Improvement Envelope only
- Invisible fence wiring may not extend into the front yard or beyond the width of the dwelling
- Invisible fence wiring must be fully concealed underground and may not be installed above grade, exposed on the surface, attached to fences, or otherwise visible from adjacent Lots, Common Areas, or streets
- A pre-installation and post-installation inspection is required
- Installation flags must remain in place until inspections are complete
- One (1) professionally manufactured invisible fence warning sign must be installed in the front yard and one (1) in the rear yard
- Sign specifications shall comply with Board-adopted standards

Invisible fence systems are permitted solely for pet containment and may not be used to define property boundaries or restrict access.

Invisible fence systems may not be expanded, reprogrammed, relocated, or otherwise modified beyond the configuration approved by the Reviewing Authority without resubmittal and prior written approval.

8.3 Visible Backyard Fences

Visible backyard fences may be permitted subject to the following requirements:

- Fence material shall be black aluminum consistent with the community model home park fence standard
- Fence height shall be four (4) feet
- Fence installation shall begin at the rear exterior corners of the dwelling as originally constructed by the Declarant
- Fence runs shall extend straight back from the rear exterior corners of the dwelling to the rear property line and remain generally parallel to the side property lines
- Fence depth shall remain uniform across the width of the Lot and shall not include staggered, stepped, offset, angled, jogged, or irregular configurations
- A minimum of one (1) gate is required
- Fences shall not obstruct drainage swales, interfere with established grading patterns, or impede drainage flow

- A landscape bed or maintenance buffer may be required along exterior fence lines where determined necessary by the Reviewing Authority to preserve drainage, maintenance access, turf health, or landscape maintenance efficiency
- Fence installations shall not encroach into Common Areas or adjacent Lots
- Fence placement may be reasonably adjusted by the Reviewing Authority where necessary to accommodate drainage, easements, utilities, grading conditions, or irregular lot configurations
- The presence of a side-yard door shall not alter standard fence placement requirements

Corner Lots

Fence installations on corner Lots are subject to additional review due to increased visibility from public streets, sidewalks, and Common Areas.

The Reviewing Authority may require reasonable adjustments to fence placement, depth, or alignment where necessary to preserve:

- Traffic visibility and pedestrian safety
- Drainage and utility access
- Streetscape consistency
- Community appearance and maintenance access

Fence installations on corner Lots may be required to maintain additional setback distance from street-facing side property lines where necessary to preserve visibility and overall community appearance.

Approval of any corner Lot fence configuration shall be at the sole discretion of the Reviewing Authority and shall not establish precedent.

8.4 Privacy Trellises and Screening Elements

Privacy trellises and screening elements may be permitted subject to the following standards:

- Rear yard installations only
- White, man-made materials only
- Maximum height of ninety-six (96) inches
- Must be installed immediately adjacent to an approved patio
- May not extend beyond the edges of the patio

Vegetation used in conjunction with privacy elements must be maintained to prevent overgrowth onto roofs, lawns, patios, adjacent Lots, or Common Areas.

8.5 Prohibited Fence and Privacy Elements

The following are expressly prohibited:

- Privacy walls
- Wood, vinyl, chain link, composite, or other non-approved fence materials
- Living hedges or plantings used as boundary markers
- Dog runs, kennels, or animal enclosures
- Fences or barriers extending into Common Areas
- Fences or barriers installed forward of the rear exterior corners of the dwelling
- Freestanding or decorative fencing not attached to the dwelling

9. ANCILLARY STRUCTURES, EQUIPMENT, AND UTILITIES

9.1 General Standards

Ancillary structures and equipment include, but are not limited to, pergolas, arbors, fire pits, generators, mechanical equipment, antennas, and similar installations. All such items must be designed and installed to minimize visual impact, noise, and disruption to neighboring properties and common areas.

All ancillary structures and equipment constitute Regulated Work and require prior written approval unless expressly exempted.

9.2 Pergolas

Pergolas may be permitted subject to the following standards:

- Rear yard installations only
- White, man-made materials only
- Columns shall be a minimum of six (6) inches by six (6) inches square or eight (8) inches in diameter
- Columns may not exceed the size of the front porch columns
- Pergolas may be attached or freestanding
- Attached pergolas shall comply with all applicable setback and Rear Improvement Envelope requirements
- Pergolas may not be enclosed, screened, or roofed
- Motorized pergola louvers are permitted

All pergolas must be maintained in good condition and may not create drainage or maintenance access issues.

9.3 Fire Pits and Outdoor Heating Features

Fire pits may be permitted subject to the following standards:

- Minimum distance of ten (10) feet from the dwelling
- Fire pits may be portable or fixed
- Fixed or permanent fire pits require prior written approval
- Portable fire pits do not require approval but remain subject to all location and safety requirements
- Fire pits must be removed or secured during storm or hurricane events

Fire pits shall not create smoke, odor, or noise nuisances and must comply with all applicable fire codes and local regulations.

9.4 Generators

Non-portable standby generators may be permitted subject to the following standards:

- Generators shall be located on the rear half of the dwelling and shall not project forward of the midpoint of the home as measured from the front and rear walls. Rear yard placement is required where feasible.
- Generators shall not be installed forward of the front plane of the dwelling under any circumstance.
- Generators shall be installed on the same side of the dwelling as existing mechanical equipment where practicable.
- Generators shall be located to minimize visibility from the street.
- Generators shall be installed in accordance with manufacturer minimum clearance requirements from the dwelling and all other structures.
- Generators shall maintain a minimum of two (2) feet from all property lines unless greater setbacks are required by applicable code.
- Generators shall be powered by natural gas or liquid propane (LPG) only.
- Generators shall not exceed twenty-six (26) kilowatts.
- Generators shall not exceed forty-eight (48) inches in length, twenty-six (26) inches in width, and thirty (30) inches in height.
- Generators shall not exceed seventy (70) decibels measured at approximately seven (7) meters during operation, consistent with manufacturer specifications.
- Generators visible from the street or any adjacent property shall be screened with landscaping using evergreen plant material of sufficient size and density at installation

and maturity to obscure the generator from view, as determined by the Reviewing Authority.

- Routine generator testing shall be limited to the hours of 9:00 a.m. to 6:00 p.m. Operation outside of such hours shall be limited to power outages, maintenance, or emergency conditions.
- If installed screening fails to obscure the generator from view within a reasonable establishment period, as determined by the Reviewing Authority, the Reviewing Authority may require additional or replacement plant material.

9.5 Mechanical Equipment and Utilities

Ground-mounted mechanical equipment, including HVAC units, may remain unscreened unless otherwise required. However, screening is encouraged where visibility impacts neighboring properties. Generators shall comply with the screening requirements set forth in Section 9.4.

Window-mounted or roof-mounted mechanical equipment is prohibited.

Mini-split systems require approval and shall be screened to minimize visibility and noise impacts.

All exterior equipment shall be located a minimum of two (2) feet from property lines and maintained to allow proper airflow and service access.

9.6 Antennas, Satellite Dishes, and Communication Devices

Antennas and satellite dishes protected under applicable federal law may be permitted provided they are installed in the least visually intrusive location possible.

Preferred installation locations, in order of priority, are:

1. Rear of the dwelling below the roof ridgeline
2. Rear roof or fascia
3. Side of the dwelling toward the rear
4. Ground-mounted in the rear yard and screened from view

All installations require prior approval and must comply with applicable federal regulations.

9.7 Sound, Noise, and Nuisance Controls

Exterior speakers, sound-emitting devices, wind chimes, or animal deterrent devices shall not create an audible nuisance to neighboring properties.

The Reviewing Authority may require removal or modification of any device determined to create excessive noise or disturbance.

9.8 Emerging Technologies and Unlisted Equipment

Any equipment, system, structure, or technology not expressly addressed in these Design Guidelines, including but not limited to battery storage systems, electric vehicle charging equipment, telecommunications devices, exterior cameras, satellite-based systems, or similar installations, shall require prior written approval by the Reviewing Authority and may be prohibited at its sole discretion.

Approval, if granted, shall be based on visual impact, noise, safety, structural considerations, drainage implications, and compatibility with the community's architectural character and infrastructure.

9.9 Swimming Pools, Spas, and Hot Tubs

Pursuant to Section 9 of the Declaration, the installation of a swimming pool, outdoor Jacuzzi, whirlpool, hot tub, or similar water feature may be permitted only upon prior written approval of the Reviewing Authority and in strict compliance with these Design Guidelines.

The community is designed as a low-density, 55+ residential environment with shared amenity facilities. Individual lot pools, spas, and hot tubs are strongly discouraged and shall be considered extraordinary improvements subject to heightened scrutiny.

The following standards apply:

1. Rear yard installations only. No pool, spa, or hot tub shall be installed in the front yard or side yard.
2. All installations must remain entirely within the Rear Improvement Envelope and comply with all setback requirements.
3. Above-ground pools are prohibited.
4. Inflatable, temporary, portable, or soft-sided pools are prohibited.
5. Mechanical equipment must be located on the same side of the dwelling as existing mechanical equipment where practicable and must be screened with evergreen landscaping.
6. Noise from pumps, heaters, blowers, or filtration systems shall not create a nuisance to adjacent properties.
7. Pool and spa backwash, drainage, or equipment discharge shall not be directed or pumped onto adjacent Lots or Common Areas and shall not be connected to Association

stormwater infrastructure. Discharge onto the Owner's lawn is permitted provided it is dispersed and does not create erosion, standing water, or nuisance runoff.

8. Natural overflow resulting from rainfall events may follow established lot grading patterns and shall not be considered a violation provided established drainage is not altered.
9. Detailed engineered plans, including grading, drainage calculations, impervious coverage calculations, equipment specifications, and screening plans, shall be required.
10. The Owner shall be solely responsible for any drainage impact, structural impact, soil movement, or damage to adjacent properties or Common Areas.
11. The Reviewing Authority may deny any application if, in its sole discretion, the proposed installation would adversely affect drainage, stormwater performance, structural integrity, maintenance access, community aesthetics, or neighboring property enjoyment.

Approval of any pool, spa, or hot tub shall require specific written acknowledgment by the Board of Directors that the proposed installation does not create adverse impacts to drainage, lot usability, fence placement, maintenance access, or neighboring properties. The Board may impose additional conditions related to layout, screening, fencing coordination, and drainage performance as part of any approval. Approval of one installation shall not be interpreted as precedent for any other Lot.

10. SOLAR, LIGHTING, AND ENERGY SYSTEMS

10.1 Solar Panels and Solar Tubes

Solar energy systems may be permitted provided they are designed and installed to minimize visual impact and preserve the architectural character of the community.

All solar installations constitute Regulated Work and require prior written approval.

The following standards apply:

- Solar panels and solar tubes shall be installed on roof surfaces only
- Ground-mounted solar systems are prohibited
- Panels and tubes must be installed parallel to the roof surface
- Solar installations shall be located on rear-facing roof planes where feasible. Where rear-facing placement is not reasonably practicable due to roof orientation, shading, or system

performance requirements, side-facing roof planes may be considered. Front-facing roof planes may be permitted only where no other reasonably effective placement option exists.

- The highest point of any solar installation shall be below the roof ridgeline
- Only panels with black faces are permitted
- Panel frames and mounting hardware shall be black, brown, gray, or non-reflective metallic closely matching the roof color

Ancillary devices required for solar installations shall be wall-mounted in close proximity to existing utility equipment and located to minimize visibility.

Visible exterior wiring shall be routed along the same elevation as the panels to a point not higher than eighteen (18) inches above finished grade before transitioning horizontally. Wiring and conduit shall be color-matched to the surface to which they are mounted.

10.2 Application Requirements for Solar Installations

In addition to the general application requirements, applications for solar installations shall include:

- Roof plan to scale showing panel or tube placement
- Building elevations illustrating visibility from all sides
- Manufacturer specifications and color samples
- Installation drawings prepared by a firm licensed in South Carolina
- Confirmation of compliance with applicable utility provider requirements

10.3 Exterior Lighting

Exterior lighting shall be designed to enhance safety and visibility while minimizing glare, light spill, and nuisance to neighboring properties.

The following standards apply:

- Lighting shall be downward-facing and shielded to prevent glare
- No lighting may shine directly onto neighboring lots or common areas
- Lampposts are prohibited except where required by governmental authorities
- Exterior building-mounted fixtures must complement the architectural style of the dwelling

Motion detectors, spotlights, and floodlights require approval and must be designed to direct light downward.

10.4 Landscape and Walkway Lighting

Low-wattage, ground-mounted landscape lighting may be installed within landscape beds to illuminate walkways, driveways, and plantings, subject to the following standards:

- Fixtures shall not exceed eighteen (18) inches in height
- Finishes shall be black or silver
- Light color shall be white or warm white
- Fixtures shall direct light downward only
- Fixtures shall be spaced in a manner that does not create excessive glare or light spill onto neighboring Lots or Common Areas

Up to six (6) solar walkway lights per Lot in the front yard and six (6) in the rear yard are pre-approved and do not require submission of an application provided they comply with the standards above. Installation of lighting that does not meet these standards requires prior written approval.

10.5 Holiday Lighting

Holiday lighting and decorations are permitted beginning November 15 through January 15, provided they do not create a nuisance or safety hazard.

Colored lights are permitted during the holiday period only. At all other times, exterior lighting shall be clear or white in color.

10.6 Signs

Posting, display, or installation of any sign on a Lot or Dwelling Unit is governed by the Declaration and any Board-adopted Rules and Regulations.

No sign of any kind, including but not limited to political signs, commercial signs, advertising, posters, circulars, directional signage, or similar displays, shall be installed or displayed without prior written consent of the Board of Directors, except where expressly required by applicable federal, state, or local law.

For Sale, For Rent, Open House, and Garage Sale signs are prohibited unless specifically authorized in writing by the Board or required by applicable law.

Security system signs are permitted provided they are professionally manufactured and do not exceed two (2) feet in overall height from finished grade or seventy-two (72) square inches in size if ground-mounted, unless otherwise required by applicable law.

Invisible pet fence signs must be installed in both the front and rear yard and shall comply with Board-approved size, color, material, and placement standards.

Signs shall not be placed within Common Areas, on Association property, or within public rights-of-way.

The Board reserves the right to adopt reasonable standards governing size, number, placement, and duration of any approved sign consistent with applicable law.

Notwithstanding anything herein, all sign provisions are subject to applicable federal, state, and local law. In the event of a conflict between these Design Guidelines and any applicable law, the law shall control.

Approval of any sign shall not constitute a waiver of future enforcement or establish precedent.

11. PROHIBITED EXTERIOR FEATURES

The following exterior features are generally prohibited unless otherwise required by law or expressly approved in writing by the Declarant, Board of Directors, or Reviewing Authority in accordance with the Declaration and these Design Guidelines.

- Detached garages, carports, sheds, casitas, storage buildings, gazebos, or similar accessory structures
- Dog runs, kennels, or animal enclosures
- Vegetable gardens or agricultural plantings on residential lots
- Artificial turf, artificial grass, or artificial vegetation of any kind
- Clotheslines, drying racks, or clothes poles visible from outside the dwelling
- Window-mounted air conditioning units
- Rooftop decorations, cupolas, or non-functional architectural elements
- Garage door screens
- Permanent ground-mounted flagpoles
- For-sale, for-rent, open house, garage sale, or other commercial signage
- Living hedges or plantings used as boundary markers
- Freestanding lighting fixtures or lampposts not installed by the Association or required by governmental authorities

The Reviewing Authority may require removal of any prohibited feature installed in violation of these Design Guidelines at the Owner's sole expense.

12. DRAINAGE AND GRADING

All Lots within the community are subject to engineered grading and stormwater management systems designed to function collectively. Owners shall not alter established drainage patterns, swales, berms, grading elevations, or stormwater flow without prior written approval.

No Owner shall:

- Obstruct or modify drainage swales
- Create concentrated discharge onto adjacent Lots or Common Areas
- Direct drainage into Association stormwater infrastructure
- Alter finished floor elevations or yard elevations in a manner that adversely affects neighboring properties
- Install improvements that impede established drainage flow

All proposed improvements that may affect grading or drainage, including but not limited to patios, hardscape, pools, fences, landscaping modifications, or irrigation alterations, must include sufficient grading and drainage detail in the application for review.

Any Owner who alters drainage patterns or causes erosion, standing water, or stormwater impact to adjacent Lots or Common Areas shall be solely responsible for corrective action and restoration.

Approval of any improvement shall not relieve the Owner of responsibility for maintaining proper drainage on the Lot.

13. ENFORCEMENT AND COMPLIANCE

13.1 General Enforcement Authority

The Association, Declarant, Board of Directors, and Reviewing Authority shall have the right, but not the obligation, to enforce these Design Guidelines in accordance with the Declaration, Bylaws, and applicable law.

Failure of the Association or Reviewing Authority to enforce any provision of these Design Guidelines at any time shall not be deemed a waiver of the right to enforce such provision thereafter.

13.2 Enforcement Process

The Association's preferred approach is education and voluntary compliance whenever feasible.

Violations of these Design Guidelines may be addressed through the following enforcement sequence, which may be modified or bypassed at the discretion of the Association depending on the nature or severity of the violation:

1. Courtesy notice identifying the violation and requested corrective action
2. Written notice of violation with a stated cure period
3. Enforcement action, which may include fines, suspension of amenity privileges, or legal action as authorized by the Declaration

Nothing herein shall require the Association to provide multiple notices prior to enforcement where immediate action is warranted.

The Association may bypass courtesy notices and cure periods where a violation presents a safety hazard, drainage issue, structural concern, or risk of damage to adjacent property or common areas.

13.3 Unauthorized Work

Any Regulated Work performed without prior written approval, or in a manner inconsistent with approved plans, constitutes a violation.

The Association may require removal, modification, or restoration of unauthorized work at the Owner's sole expense, regardless of cost or hardship to the Owner.

Failure to install or maintain required generator screening in accordance with approved plans shall constitute a violation.

13.4 Owner Responsibility and Indemnification

Owners are solely responsible for ensuring compliance with these Design Guidelines, approved plans, applicable laws, and sound construction practices.

Owners shall indemnify and hold harmless the Association, Declarant, Board of Directors, ARC, managing agent, and their respective officers, directors, members, and agents from any claims, damages, costs, or liabilities arising from approved or unapproved work performed on the Owner's lot.

13.5 No Liability for Approved Plans

Approval of any application by the Reviewing Authority does not constitute a representation or warranty that the approved plans comply with applicable laws, codes, or regulations, or that the work is structurally sound or safe.

The Association and Reviewing Authority assume no responsibility or liability for the design, construction, performance, or safety of any approved improvement.

13.6 Variances and Non-Precedent

The Reviewing Authority and/or Board of Directors may grant a variance from the strict application of these Design Guidelines where, in its sole discretion, such variance is determined to be consistent with the overall intent of the Declaration and the community design standards.

The granting of any variance shall be specific to the Lot, plans, and circumstances presented and shall not constitute a waiver of future enforcement, establish precedent, or obligate approval of similar requests.

Failure to enforce any provision at any time shall not be deemed a waiver of the right to enforce such provision thereafter.

14. AMENDMENTS AND DECLARANT RIGHTS

14.1 Amendments During Declarant Control Period

During the Declarant Control Period, the Declarant shall have the right to amend, modify, supplement, or repeal these Design Guidelines in whole or in part, without the consent of the Association or Owners, to:

- Respond to changing market conditions or design standards
- Comply with governmental requirements
- Correct errors, omissions, or ambiguities
- Clarify interpretation or enforcement provisions
- Preserve the overall design intent and character of the community

Any such amendments shall be effective upon adoption by the Declarant and distribution or posting as required by the Declaration.

14.2 Amendments After Turnover

Following termination of the Declarant Control Period, these Design Guidelines may be amended, modified, or supplemented by the Board of Directors in accordance with the Declaration and applicable law.

Unless otherwise required by law, amendments shall apply prospectively only and shall not require modification or removal of improvements previously approved and constructed in compliance with the Design Guidelines in effect at the time of approval.

14.3 Conflicts and Severability

In the event any provision of these Design Guidelines is determined to be invalid, unenforceable, or in conflict with applicable law, such determination shall not affect the validity or enforceability of the remaining provisions.

In all cases, the Declaration shall control in the event of any conflict between these Design Guidelines and the Declaration.

15. CONTRACTOR CONDUCT AND CONSTRUCTION STANDARDS

15.1 Owner Responsibility for Contractors

Owners are fully responsible for the conduct, actions, and compliance of their contractors, subcontractors, suppliers, and agents.

Any violation of these Design Guidelines, damage to common areas, roadways, utilities, drainage systems, neighboring lots, or other property caused by a contractor shall be the sole responsibility of the Owner.

The Association may pursue corrective action directly against the Owner for any contractor-related violation or damage.

15.2 Work Hours

Construction activity, including deliveries, equipment operation, demolition, and exterior work, shall be limited to the following hours unless otherwise approved in writing:

Monday through Friday: 8:00 a.m. to 6:00 p.m.

Saturday: 9:00 a.m. to 5:00 p.m.

Sunday and recognized holidays: No exterior construction activity permitted

The Reviewing Authority may impose additional restrictions for projects with significant community impact.

15.3 Site Cleanliness and Debris Control

Construction sites shall be maintained in a neat and orderly condition at all times.

- Construction materials must be stored on the Owner's lot only
- Debris must be contained and removed regularly

- Trash may not be allowed to accumulate or blow onto adjacent lots or common areas
- Dumpsters, if used, must be placed on the driveway only and may not block sidewalks, streets, drainage structures, or neighboring access

Open burning of construction debris is prohibited.

15.4 Protection of Streets, Common Areas, and Infrastructure

Contractors shall take all necessary precautions to protect roads, sidewalks, curbs, drainage structures, irrigation systems, landscaping, and utilities.

No equipment, materials, or vehicles may be stored on common areas without prior written approval.

Any damage to streets, sidewalks, curbs, common areas, drainage features, or utilities shall be repaired promptly at the Owner's sole expense to the satisfaction of the Association.

15.5 Erosion and Sediment Control

Owners and contractors shall implement appropriate erosion and sediment control measures to prevent runoff, soil displacement, or sediment discharge onto adjacent properties, streets, storm drains, lakes, wetlands, or common areas.

Failure to control erosion or sediment shall constitute a violation and may result in immediate enforcement action.

15.6 Restoration Upon Completion

Upon completion of approved work, the Owner shall ensure that:

- All debris, materials, and equipment are removed
- Any disturbed lawn areas are re-sodded
- Any damaged irrigation components are repaired
- Adjacent common areas or neighboring lots are restored if impacted

The Reviewing Authority may conduct a final inspection to confirm restoration.

15.7 Suspension of Work

The Association reserves the right to require immediate suspension of construction activity if work is being performed in violation of approved plans, outside permitted hours, without

required approval, or in a manner creating safety hazards, drainage risk, or significant community disruption.

Suspension of work shall not create liability for the Association.

APPENDICES

Important Note on Illustrations

The following appendices include illustrative, conceptual diagrams intended to aid homeowner understanding. These diagrams are not to scale, are for reference only, and do not supersede the written Design Guidelines, recorded plats, surveys, or governmental requirements. In all cases, the written standards and approved surveys shall control.

APPENDIX A – SETBACKS AND REAR IMPROVEMENT ENVELOPE (ILLUSTRATIVE)

Purpose:

To visually demonstrate allowable improvement areas relative to lot boundaries. These diagrams are conceptual and for illustrative purposes only. Recorded plats, surveys, and written standards shall control in all cases.

Conceptual Description:

The following minimum setbacks apply unless more restrictive requirements are imposed by recorded plats or governmental regulations:

Front Yard:

Twenty-five (25) feet from the front property line for front-load garages

Fifteen (15) feet from the front property line for side-load garages

Side Yard:

Six (6) feet from each side property line

Rear Yard:

Fifteen (15) feet from the rear property line

Rear Improvement Envelope

The Rear Improvement Envelope is the area located behind the rear wall of the dwelling and bounded by:

- The applicable fifteen (15) foot rear setback line
- The projected side walls of the dwelling

Within the Rear Improvement Envelope, the following improvements may be permitted with prior written approval:

- Patios and hardscape
- Pergolas
- Screen rooms, seasonal rooms, and sunrooms
- Visible fences (where otherwise permitted)
- Invisible pet fences

Improvements proposed outside the Rear Improvement Envelope require specific written approval by the Reviewing Authority and must comply with all applicable governmental requirements.

Landscaping and plant materials may be permitted within setback areas provided they do not interfere with drainage, utilities, maintenance access, or sightlines.

Drainage swales, easements, and recorded utility areas must remain unobstructed at all times.

APPENDIX B – FENCE AND INVISIBLE FENCE DIAGRAMS (ILLUSTRATIVE)

Purpose:

To provide conceptual diagrams illustrating standard fence and invisible fence placement. These diagrams are not to scale and do not supersede written standards, recorded plats, surveys, or governmental requirements.

Visible Backyard Fences (Conceptual Layout)

Standard placement requirements:

- Fence installation begins at the rear exterior corners of the dwelling as originally constructed by the Declarant
- Fence runs extend straight back from the rear exterior corners of the dwelling to the rear

property line

- Fence runs remain generally parallel to the side property lines
- Fence depth remains uniform across the width of the Lot and shall not include staggered, stepped, offset, angled, jogged, or irregular configurations
- Fence height shall be four (4) feet
- Fence material shall be black aluminum consistent with the community model home park fence standard
- A minimum of one (1) gate is required
- Fences may not project forward along the side of the dwelling beyond the rear exterior corners of the home for any reason
- The presence of a side-yard door shall not alter standard fence placement requirements
- Fence installations shall not obstruct drainage swales, interfere with established grading patterns, or impede drainage flow
- Fence installations shall not encroach into Common Areas or adjacent Lots
- Fence placement may be reasonably adjusted by the Reviewing Authority where necessary to accommodate drainage, easements, utilities, grading conditions, or irregular lot configurations

Corner Lots

Fence installations on corner Lots may require additional setback distance from street-facing side property lines or reasonable adjustment to preserve visibility, drainage, maintenance access, and overall community appearance. Fence installations within required setback areas may require permits from the Town of Hardeeville. Owners are solely responsible for determining permit requirements and obtaining any required governmental approvals.

Invisible Pet Fences (Conceptual Layout)

Standard placement requirements:

- Wire installation limited to the Rear Improvement Envelope only
- Wire may not extend into the front yard
- Wire width may not exceed the width of the dwelling
- Invisible fence wiring must be fully concealed underground and may not be installed above grade or visibly exposed
- A pre-installation and post-installation inspection is required
- One (1) professionally manufactured warning sign must be installed in the front yard and one (1) in the rear yard

Invisible fence systems are permitted solely for pet containment and may not be used to define boundaries or restrict access.

Modifications or expansions beyond the approved configuration require resubmittal and prior written approval.

APPENDIX C – ANCILLARY EQUIPMENT PLACEMENT (ILLUSTRATIVE)

Generators: - Permitted locations: rear or side yard only - Preferred placement: behind the dwelling and screened from view - Not permitted in front yard or within required setbacks

Mechanical Equipment: - Ground-mounted equipment must maintain minimum clearance from property lines - Screening encouraged where visibility impacts neighboring lots

Satellite Dishes and Antennas: - Preferred placement order:

1. Rear of dwelling below roof ridgeline
2. Rear roof plane
3. Side elevation toward rear
4. Ground-mounted rear yard with screening

APPENDIX D – LANDSCAPE MATERIALS AND EDGING (ILLUSTRATIVE)

Approved Mulch Materials: - Pine straw - Shredded wood mulch

Prohibited Materials:

- Artificial turf or grass
- Artificial plants
- Brightly colored or dyed mulch
- Stone, gravel, or rock used as mulch or primary ground cover

Landscape Edging: - Maximum exposed height: 5 inches - Materials must be compatible with dwelling and community character - Edging may not encroach into lawn or drainage areas