

Hampton Lake

Design Guidelines

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Preface

Coastal South Carolina, particularly the Hilton Head-Bluffton area with its rivers, marshlands and beaches and relaxed lifestyle is recognized as one of the most desirable areas in the U.S. After extensive research, planning, design and engineering, the developers of Hampton Lake are creating what will soon be the premier lake community in this region.

Hampton Lake provides a community of cozy neighborhood settings for homes to be nestled among extensive pristine natural areas. The community offers a variety of recreational amenities that provide for a sense of place and support an active lifestyle. These recreational venues have been designed with a coordinated architectural image and include the lakes, waterways, the boat house/fitness center/lake house complex, feature pool, beach, tennis courts, boat ramp, nature trails, wilderness campsite and other amenities.

The developers of Hampton Lake, along with design consultants, have created the Hampton Lake design guidelines. These guidelines establish the design criteria for the community, assist property owners and their builders in the design, construction, and improvement of their homes, and guide the growth of the community in a predictable and orderly fashion.

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Hampton Lake Design Guidelines

I. INTRODUCTION:

The Architectural Review Board (ARB), appointed by the Hampton Lake L.L.C (“Founder”) is responsible for administering the Design Guidelines and approving all new construction, modifications, additions, boat slips, bulk heading and landscaping in Hampton Lake.

To achieve its objectives as well as ensure a pleasant building experience for the homeowner, the ARB has set forth these Design Guidelines. It is important to note that there is no specific architectural style required in Hampton Lake. These Design Guidelines are intended to provide a framework for the construction of a home, boat slip or bulkhead on the lake and the subsequent landscaping around the home. These guidelines are not developed to predetermine a set style of architecture.

The Hampton Lake ARB will administer these guidelines to help preserve the natural beauty of Hampton Lake while protecting the property investments made by its members.

The Architectural Review Board consists of at least three but not more than five members who are currently appointed by the Founder in accordance with the Community Charter for Hampton Lake (the “Charter”) and may be officers of the development company.

Each project submitted to the ARB will be reviewed toward:

- Ensuring that any development, structure or landscaping complies with the Charter as delineated in the effective Design Guidelines.
- Ensuring that the plans for landscaping provide proper drainage of surface water, visually pleasing settings for both structures and boat slips on the lot and blend harmoniously with the adjacent landscaping.

The present guidelines have been approved by the Founder but may from time to time be amended. Prior decisions or rules regarding design will not be deemed to have set a precedent, if the ARB feels, in its sole discretion that the repetition of such actions will have any adverse effects on the community. At such time as Founder’s right to appoint ARB Board Members has terminated, the Hampton Lake Community Association (“Community Association”) will appoint and control the ARB Board.

The Hampton Lake ARB recommends that you obtain professional design assistance in planning your new home. It is important that both you and your design professional read and understand these guidelines. In regard to the Design Documents, it is the responsibility of the Property Owner and the Architect or Designer to ensure that all plans, documents, and submittals prepared by the architect or designer are in accordance with these Guidelines, satisfy the building codes and all other governing codes, rules and restrictions. A Final Design Approval letter from Hampton Lake’s ARB will not be issued until all design documents have

been completed and approved, including color boards and landscape plans and until all appropriate fees and deposits have been paid.

The ARB recommends that approved projects be started within ninety (90) days after final approval of plans, however, all projects must commence within six (6) months of the final approval date. Any projects not commencing within six (6) months must be resubmitted for approval under the applicable sections of the then current guidelines and to verify there have been no changes since final approval was granted. Further, any changes to plans after final approval must be re-submitted for approval before work is begun. (Note: Parcel Product Builders will be required to start construction within twelve (12) months of ARB plan approvals.

Once begun, new construction projects must be completed within one (1) year. Exceptions may be granted by the ARB contingent on the receipt of a written request for an extension with an acceptable justification, prior to the expiration of the time limit.

II. THE REVIEW PROCESS:

All plans for new residential construction and additions or alterations to existing residences and lots (including boat slips and bulkheads) must be approved by the Hampton Lake Architectural Review Board.

A. ARB Meetings:

The ARB meets regularly on the 2nd and 4th Wednesday of the month. Other meetings may be called from time to time when necessary.

B. Review Procedure:

Drawings and specifications for any proposed work in Hampton Lake must be submitted to the ARB administrator by noon at least one week prior to the next ARB meeting in order to be considered for review at that meeting.

1. Conceptual Design Submittal:

Conceptual designs may be submitted if the property owner or architect would like comments on the concept before proceeding with the preliminary plan.

2. Preliminary Design Submittals (New Construction):

Review of preliminary submittals is of an advisory nature, meaning that even very favorable reviews will neither imply nor guarantee acceptance of final design submittals. Preliminary submittals should include a completed, signed and dated application accompanied by the appropriate review fee, a site plan, all elevations, as well as a certified tree and topographical survey.

3. Final Design Submittals (New Construction):

Final design submittals must adequately reflect to the ARB the true design quality of the proposed work. Submissions must include a complete set of construction plans, detailed site plan, detailed/ topo and drainage plan, a boat slip application and design (if applicable) and an updated application as detailed in section C below.

C. Submittal Procedure:

The following items must be submitted to insure the timely review of the project. Incomplete submittals will not be placed on the ARB agenda.

1. A Completed Application:

Any request for review and approval of new construction, modification, additions and landscaping must start with a completed application. A sample is provided at the rear of this manual. A separate application to build a boat slip is required for all lot owners requesting to build a slip or bulkhead on their lot.

2. Applicable Fees:

Separate checks for all application fees and deposits are payable to the Hampton Lake ARB. Checks for fees can be combined, and checks for deposits can be combined.

3. National Pollution Discharge Elimination System ("NPDES") Co-Permittee Agreement:

To comply with Hampton Lake's NPDES Permit for Storm Water Discharge, all individual contractors must sign a Co-Permittee Agreement before land disturbance activity commences. Signing this agreement is part of the construction approval process. A copy of Hampton Lake's NPDES General Permit issued by South Carolina Department of Health and Environmental Control ("SCDHEC") is on file and available for inspection at the ARB administrator's office.

4. Drawings (New Construction):

Two complete sets of drawing/building plans, sheet size 24" X 36", containing the following minimum drawings:

a. Tree and Topographic Survey:

- Scale at minimum of 1" = 10'.0", 1/8"=1'.0" preferred.
- Sealed by a registered South Carolina surveyor.
- Survey should show the location of all hardwood trees 4" or larger in diameter, and all pine trees 8" or larger in diameter.

b. Site Plan:

The following information must appear on the site plan:

- Scale at minimum of 1" = 10'.0", 1/8"=1'.0" preferred.
- Should be overlaid on Tree and Topographic survey.
- Include legal description, lot number, and street address.
- Detail and dimension the location of all vertical and horizontal construction.
- The following calculations are required:
 - Square Footage of lot
 - Square footage of all impervious coverage on the lot
- Show existing sewer and water service and proposed connection to the house.

- Show elevation above mean sea level (MSL) of finished floor of lowest habitable level of the house and top of the slab at garage.
- Label materials for driveways, walkways, decks, patios, etc.
- Show location of 4" conduit at driveway for future access
- Show trees to be removed by marking with an "X".
- Must include all buildings, structures, pools, fences, boat slips, bulkhead and entry elements.
- Dimensions should reflect the closest point from the property line to the building foundation on all four sides of the house/garage.
- Plans are to include existing, and finished grade lines as well as spot elevations of sited home.
- See Section III, Part O, #2, 3, and 4 regarding finish floor elevations for 80 and 100 foot wide custom lots. All site plans must demonstrate positive drainage away from both the house and the garage, and must demonstrate that runoff or sheet flow on the subject lot is in all cases being directed away from any adjacent or adjoining lot.
- All smaller lots for homes in designated product areas or neighborhoods may be slab on grade, but require an adequate slab height at the front of the home (providing a minimum finish floor elevation of 12" above finish grade at the highest point on the lot) and demonstrate positive drainage away from the home and the garage entrance. Such drainage must be shown on the site plan as being directed away from any adjacent or adjoining lot.
- Show silt fence and erosion control device locations with installation details (as per State and Federal regulations).
- Show other erosion control devices such as check dams, if required.

c. Drainage Plan:

- May be part of Site Plan or separate
- Must be same scale as Site Plan
- Must show the following:
 1. House and garage finished floor elevations
 2. Existing and finished grade lines at 1' intervals maximum extending 10' inside the adjacent property lines.
 3. Spot elevations at corners of house and any other pertinent locations
 4. Swales, berms and direction of drainage
 5. Culverts or other drainage structures as required.
 6. If there are significant elevation changes between the proposed site and adjacent lots then detailed drainage plans will be required.
 7. Spot elevations at boat slips and bulkheads

d. Floor Plans:

- Floor Plans
- Scale at $\frac{1}{4}'' = 1'-0''$. ($\frac{1}{8}''$ scale may be allowed with approval from the ARB).
- Show the following calculations:
 - a. Square footage of heated/air conditioned space for each floor
 - b. Square footage of garage
 - c. Square footage of covered decks, screen porches, etc.
 - d. Square footage of open decks or patios must show the following:
- All pertinent items, particularly items visible from the exterior of the house, including stairs, decks, patios, railing, planters, walls, doors, windows, skylights, etc.
- Materials for exterior decks, railings, etc.
- Complete dimensioning.
- A specific floor plan may be duplicated or adapted within the community however, once a floor plan is approved on a particular homesite, the corresponding elevations with that plan must be different for any and all subsequent uses of that plan within the community.

e. Roof Plan:

- May be part of Site Plan or separate
- Scale $\frac{1}{8}'' = 1'-0''$ minimum
- Must show the following:
 - Roof slopes
 - Roof elements (skylights, chimneys, power ventilators, etc.)

f. Building Elevations:

Scale $\frac{1}{4}'' = 1'-0''$ (Scale $\frac{1}{8}'' = 1'$ may be used if approved by ARB). Must show the following:

- All major elevations and other elevations which may not be visible on the major elevations
- Vertical dimensions, including first floor and garage slab elevations (above MSL), floor to floor dimensions, dimension from finished first floor to highest point of roof (excluding chimney), floor to rafter bearing plate heights, roof pitches
- Existing (dashed line) and finish (solid line) grade lines
- Label exterior finish materials
- If a floor plan is being used or adapted for a second or additional time within the community, the elevations for that plan may not be duplicated. The date of ARB final approval will establish the time of procedure in considering elevations.

g. Wall Sections:

Scale $1'' = 1'-0''$ minimum. Must show the following:

- Section at main house and garage, and other sections as necessary which may depict unique conditions
- Complete notes and dimensions.

h. Details:

Scale 1" = 1'-0" where applicable. Must include the following:

- Service yard wall
- Corner detail
- Columns and pilasters
- Banding and frieze details if not shown on walls sections
- Door and window head, jamb, and sill details (larger scale preferred)
- Door and window schedules – must list type, size, any special features
- Other details as necessary to depict unique features

i. Electrical Plan:

Scale 1/4" = 1'-0". Must show the following:

- All interior and exterior lighting, switches, and electrical outlets.
- Electrical meter located in service yard.
- Provide catalog cut sheets for all exterior lighting fixtures.
- Show power and wiring requirements for **Fiber Optic Service**.

j. Landscape Plan:

See Section III-U, pg. 15.

5. Color Board:

The ARB encourages the designers, architects and owners to be aware of the color scheme of nearby residences to avoid duplications. An 8 1/2" X 11" color board (see Exhibit C) shall be submitted containing the following information:

- Paint chips showing exterior wall, trim, shutter colors and any other vertical construction (2x2 sample size)
- Siding material and color
- Masonry or brick sample
- Roofing sample
- Driveway material and color

D. Final Design Approval:

Once the ARB has given final approval to the design package the ARB will issue a Final Design Approval letter.

E. Changes / Modifications:

Once ARB Final Design Approval has been granted, it is expected that the home will be built per the approved drawings. In the event a plan needs to be modified during construction, the change must be submitted to the ARB for approval. If the drawings are not submitted until after the change is underway or if the change is found during final inspection, additional review fees and penalties may result.

F. Variances:

A variance request, required for a unique site condition, must be filed no later than at the time of the final design submittal. Once the variance request has been received, the ARB will make a preliminary decision as to whether or not the request may be granted, provided that no variance may violate the Charter. See Exhibit O.

III. DESIGN GUIDELINES:

A. Building Setback Requirements:

Setback is defined as the minimum distance from a property line that any enclosed structure may be placed measured to the first vertical wall. Compliance with setback requirements will be determined by measurement of the distance from property lines to the closest portion of the proposed construction. Setback variances will be considered by the ARB on a case-by-case basis.

	100' Lots	80" Lots	70' Lots	40 - 65' Lots	Attached Homes
Front Setback	30 feet	25 feet *	20 feet	20 feet	25 feet
Side Setback**	12.5 feet/side	10 feet/side	7.5 feet/side	5 feet/side	10 feet/15 feet**
Rear Setback***	20 feet	20 feet	20 feet	20 feet	20 feet
Lake Setback*** (From Property Line)	30 feet	30 feet	30 feet	30 feet	20/30 feet****
* Front Setback	A 30 front setback will be encouraged for all 80" wide lots fronting on Hampton Lake Drive and Hampton Lake Crossing.				
**Side Setback and Service Yards	For attached homes side setbacks to be, ten (10) feet each side for two or three attached units. Fifteen (15) feet each side for four or more attached units. Side service yards (Attached open enclosures housing mechanical equipment) may encroach a maximum of three (3) feet into the side setback on 100' and 80' lots. And two and one half (2.5) feet into the side setback on 70' lots.				
***Screened Enclosures	Subject to ARB approval, the screened enclosure at the rear of a home may receive a minimum rear setback of 5 feet on wooded or preserve fronting lots (except in those cases where a perimeter buffer requirement may exist or the rear property line of the lot is the actual edge of a preserved freshwater wetland; in such cases current federal/state/town setbacks will apply). A screened enclosure may receive a minimum rear setback of 10 feet on waterway fronting lots, and 15 feet on lakefront lots (except in cases where bulkheads are either present or proposed, setbacks shall be the greater of a minimum of 1 foot from the centerline of the tieback anchor pile, or 10 feet for waterway or 15 for lake from the inside of any bulkhead or boat slip). In the case where no bulkhead will be constructed the enclosure may be no closer than 5 feet to the top of bank above the Lake or Waterway.				
***Pools	Subject to ARB approval, pools may encroach to a maximum distance of one half the setback, except where lot grading dictates otherwise or where bulkheads are present or proposed. Pools may encroach to within 4 feet of the centerline tieback anchor pile. Refer to Exhibit M, page 48.				
****	Rear setback of 20' to parcel boundary and 30' to waters edge for any attached homes.				

B. Easements:

1. There is also a ten-foot (10') utility easement inside all front property lines, rear property lines and side property lines if adjacent to the road right-of-way, of each lot to allow for access to underground utilities. Other easements for storm sewers, lake maintenance, etc. may be shown on the plat drawings.
2. These easement areas are an important aesthetic and functional feature of Hampton Lake. Any proposed improvements in the easement will require specific approval by the ARB.

C. Site/Positioning of New Construction:

1. Homes do not have to be placed square with the street or setback lines.
2. Homesites can be combined in Hampton Lake subject to the approval of Directors and the ARB Community Association Board.
3. In general, homes should be designed and positioned on the lot to minimize the removal of all hardwoods and other large trees. All trees 6 inches or larger must be identified for stakeout inspection (Trees over 6" flagged with tape for inspection in the field by the ARB) or will require written approval by the ARB prior to removal.
4. To aid the Architect/Owner and the ARB in the positioning of the new home, the plot plan for the proposed home should include the location and first floor elevation of the adjacent homes.

D. Garages/Driveways/Guest Parking/Entry Elements:

1. Garages (enclosed attached or detached structures with operable doors designed to primarily accommodate motorized vehicles) shall be located in the front half of the property. A garage that is more than 45° off the bearing of the street shall not be considered as being a front entry garage. Side or rear loading garages are recommended. When side entrances are not possible, a landscape buffer must screen rear entrances facing the lake, and any side entrance garage doors which may be considered as facing any road. Garages for attached homes will be reviewed on a case by case basis within each parcel.
2. Front entry garages are not permitted on 100' lots.
3. Any attached or connecting buildings on a lot such as garages, etc., must be compatible in style, material and color with the main house.
4. Detached garages must be connected to the house by a covered passageway.
5. Two-car garages at a minimum are required for all homes. Carports (covered outdoor areas to park vehicles) are not allowed. Porte-cocheres (covered area at home entries) are allowed, but do not qualify as garage.

6. Garages must have finished interior walls.
7. Boats (not in boat slips), trailers, recreational vehicles, and similar vehicles must be stored in an enclosed garage and not be exposed to view.
8. Driveways must be constructed of concrete, approved pavers or a combination thereof. It is required that pervious material, e.g. brick, stone or concrete pavers, be used for driveways and walkways near specimen trees and desirable natural vegetation that is to be saved.
9. Driveways must have at least one 4" conduit install underneath at 1.5 feet from the back of curb to allow Hampton Lake Association to run any necessary irrigation or electric lines to be installed in the future without disturbing the finished driveways.
10. One driveway access to the street is required. Double driveway entries may be permitted subject to ARB approval. If more than one curb cut is allowed, the outer edge of the driveway paving will be a minimum dimension of 15' from the side property line where it joins the street. Circular driveways must have an adequate turning radius and be appropriately landscaped.
11. Two off-street guest-parking spaces must be provided on an approved surface. These spaces must not impede egress into or out of the garage (except as may be allowed for attached homes). They must not be located closer than five feet from the property line. Off-street guest parking spaces and driveways within five feet (5') of property lines must be screened from adjacent properties and the road with landscape material.
12. Reflectors of any type are not permitted.
13. No building elements, other than mailboxes, can be located in the community road right of way easement as shown on the plat between the curb and the property line. All entry elements including driveways, mailboxes or landscape lighting must be shown on the architectural and landscape drawings and must be located inside the property line. It is strongly recommended that with the exception of driveways and mailboxes, no entry element of a structural nature be constructed in any utility easement. If the property owner places any structural element in such easement, it will be at risk if underground utility work takes place. If entry elements have landscaping or lighting, these details must be shown on the appropriate drawings.

E. Decks, Terraces, Patios and Porches:

Decks, terraces, patios, and screened porches must be designed as an integral part of the architecture of the main structure using compatible materials with the main structure in both color and texture. If aluminum trim is used around the

screen enclosure, it must match the color of the screen material and only used around the perimeter of the screened opening.

F. Screened Enclosures/ Atriums:

Screened enclosures or Carolina Atriums are allowed in Hampton Lake. All screened enclosures should be constructed in a manner that is architecturally pleasing and complementary to the house. Gabled screened roofing is preferred to flat screened roofing and may be required by the ARB on lots that are viewed from the lake and waterways. No exterior aluminum tubing (facing out) should exceed 3 inches in width. The depth of aluminum tubing is dependant on the size of the screened enclosure.

Other Screened Enclosure Guidelines:

Color:	Bronze/ Both structural elements and screening
Max Height:	Cannot exceed the height of the exterior roof line of the home
Min Height:	Not lower than the exterior soffit (overhang) of the home
Width:	Cannot exceed the width of the home
Depth:	Must conform to ARB setback guidelines as outlined in section III – A.

Additional landscaping may be required by the ARB. Screened enclosures which face the lake or waterways will require an approved landscape treatment. See Exhibit N.

G. Boat Slips and Bulk Heads:

Boat slips are allowed within the rear perimeter of a lake or waterway lot on 100', 80', 70 and 55 as long as the subject lot has the required width on the water to include a full boat slip with bulkhead turn backs within the subject lot. All boat slips must be constructed of pressure treated wood or approved engineered lumber products. Wall areas of boat slips shall be pressure treated wood. Only side boat lifts are allowed. All bulkhead materials must be pressure treated wood. See Exhibit M.

H. Docks:

Docks may be allowed only in designated marina areas on Hampton Lake. Docks are not permitted on residential homesites. Design criteria for docks will be established on a case by case basis by the ARB and require the approval of the Lake Maintenance Corp (See Hampton Lake Covenant). All dock materials must be compatible in look with those required for residential boat slips and bulk heading.

I. Exterior Lighting:

Any exterior or security lighting must be installed so that neighboring properties and street traffic are unaffected by the glare.

1. The design and location of all exterior and landscape lighting shall be indicated on the site plan and the landscape plan. The property owner is advised that all elements including lampposts that are installed in the utility easement (which is a 10 foot wide easement located inside the front and side right-of-way or property line) are installed at the property owner's risk.
2. Building perimeter lights must be installed to ensure that the source of light is not visible from off the home site, thus recessed soffit lights are preferable.
3. Driveway and walkway lighting must be of the type that is located close to the ground with no more than 180 degree light spread. Lighting fixture cut sheets must be submitted for approval with the landscape plan for all exterior lighting.
4. Landscape lighting should also be subdued. If up-lighting is used, care should be taken to avoid creating a halo or glow in the night sky. Down-lighting should be focused on specific landscape vegetation and should be subtle, subdued, hidden from view, and not used for general illumination purposes.
5. **COLORED LIGHTING IS NOT ALLOWED** for landscape lighting, except for any temporary holiday lighting that may be permitted under the Charter, Rules, or these Design Guidelines.

J. Propane Tanks:

1. Propane tanks, 60 gallon or more, must be buried underground and located no closer than 5 feet to the property line.
2. Propane tanks, of less than 60 gallon, including 100 lb. exchange units, may be installed above ground but must be hidden from view by enclosures or year round screening shrubs.
3. All propane tank installations must comply with the current National Fire Prevention Authority ("NFPA") documents administered by the State Fire Marshall.

K. Service Yards:

All detached residences are required to have an attached service yard. All utilities, including electrical service, garbage containers, HVAC compressors, water softeners, pool equipment, etc. shall be located in a service yard. All attached

residences must provide a landscape buffer for the above described utility elements.

1. All service yards must be designed to have minimum impact on neighboring residences. The service yard may cross over the side yard set back lines on all 40' to 70' wide lots however, must be at least 5 feet of the property line on all lots 80' wide or wider.
2. The primary service yard enclosing equipment shall be screened from view by a wall or fence with a minimum height of six feet (6') feet. All service yard equipment must be completely screened from view above the top line of exterior enclosure and at the slab portion or bottom. The maximum distance between the bottom of the screening enclosure and the slab is three inches (3"). Use of lattice on service yards is not allowed. The door of the service yard is to be full height.
3. The service yard must have colors compatible with the house.
4. All service yards must have concrete slabs or pavers.

L. Minimum Square Footage of Interior Air-Conditioned Space, Excluding Garages:

1. 100' lots minimum = 2,400 square feet.
2. 80' lots minimum = 2,000 square feet.
3. 70' and 55' lots minimum = 1,600 square feet.
4. 40' lots minimum = 1,100 square feet
5. Attached home minimum = 1,100 square feet

M. Foundation Plan:

1. Due to Federal Emergency Management Act ("FEMA") flood elevation requirements, a substantial foundation may be required (See pg. 4 for minimum floor elevation requirements).
2. No more than 4' of foundation will be allowed to be exposed around a home as measured from the finished grade to the first floor level. Foundation walls greater than 2' will require careful architectural and landscape treatment to help soften their height and massiveness. All openings in the foundation wall are to be louvered. The amount of louver openings in the foundation wall must be less than 40% of the wall area.

N. Materials:

1. Exterior walls of each home must be of brick, wood, stucco, stone, fiber-cement siding, etc. Siding materials must be approved by the ARB. No vinyl siding will be allowed.
2. Various styles of windows may be desired to accent the architectural style of the house. Low country and traditional style homes are encouraged to have permanent exterior grids (minimum 7/8" wide) in all windows of rooms that do not face the rear of the house unless the architectural style demands otherwise. It is recommended that the interior grids be permanent but if removable, the grids must be framed. It is also encouraged that all windows be of a style compatible with the rest of the house.
3. All exterior wood trim or wood siding including stairs must be painted or stained. All exterior colors must be approved by the ARB.

O. Building Elevation and Height:

1. Single-family residences must conform to federal flood zone regulations for minimum finished floor elevation established by the Federal Emergency Management Agency (FEMA). The ARB requires that the proposed finish floor be at least the level of the 100 year flood, but not be excessively higher than the required elevations.
2. For homes on custom lots of 80' in width or greater and having a Low Country design including a front porch entrance, the height of the front foundation wall of the home (garage not included) as measured from the finished grade at the exterior of the structure to finish floor elevation must be between a minimum of twenty-four inches (24") and cannot exceed sixty inches (60"). In such cases the exterior walls shall be a minimum of ten feet (10') from finish grade at the exterior of the structure to the top of the plate at the exterior wall.
3. For all other home designs on 80' or wider custom lots, where the natural elevation of the lot is **below** the level of the adjacent street, the foundation may be slab on grade, but the height of the foundation finished floor at the front of the home must be a minimum of 6" above top of curb at the adjacent street. In such cases the exterior walls shall be a minimum of ten feet (10') from the front finish floor level to the bottom of the eave on all exterior elevations, and banding at the base may be required at the discretion of the ARB.
4. For all other home designs on 80' or wider custom lots, where the natural elevation of the lot is **above** the level of the adjacent street, the foundation may be slab on grade, and the height of the foundation (finished floor) at the front of the home, including the garage, must be a minimum of 6" above the top of finish grade on the lot and 6" top of curb at the adjacent street. In such cases the exterior walls shall be a minimum of ten feet (10') from the front finish floor

level to the bottom of the eave on all exterior elevations, and banding at the base may be required at the discretion of the ARB.

5. Allowances may be made by the ARB for homes located in the flood plain.
6. For all home designs in designated product areas or neighborhoods on lots that are seventy feet (70') wide or smaller, including attached homes, the foundation may be slab on grade, but the height of the foundation (finished floor) at the front of the home must be a minimum of 12" above finish grade at the highest point on the lot up to a maximum of sixty inches (60"). See section II, Part C, item 4b.
7. The maximum height of a residence as measured from the top of the finished first floor to the top of the tallest roof ridge beam is 35 feet. No house shall exceed forty feet of height from the finished grade. No house shall have more than two and one half (2 ½) habitable levels on 100 and 80 foot lots. Homes on 70' lots and smaller are limited to two (2) habitable levels.

P. Roofs:

1. Architectural roofing materials must be approved by the ARB. If fiberglass shingles are used, dark colors and configurations with no pattern to call attention to the roof should be chosen. If fiberglass shingles are used a minimum of 300 # and/or 30 year warranty is recommended. Metal roofs must be standing seam with a minimum gauge of 24.
2. Exaggerated roof slopes (both high and low) shall be avoided.
3. Roof vents, plumbing vents and other penetrations must be painted to blend with the roof. All roof penetrations must be on the rear side of the roof ridge.
4. Low profile roof ventilators must be used.
5. Skylights shall not be visible on the street side elevation.
6. Chimney exteriors shall be of masonry or stucco construction. Direct vent fireplaces through the roof are not allowed unless they are vented through a full chimney. Prefabricated chimney flue caps shall be screened with a metal or other non-combustible material shroud for safety and ornamentation.

Q. Antennas, Satellite Dish's, and Accessory Structures:

1. Satellite dishes designed to receive direct broadcast satellite service, which do not exceed 1 meter in diameter or 1 meter in height, may be erected and maintained on the property with ARB approval. It is recommended that satellite dishes be mounted within the service yard. If satellite dishes must

be mounted on the roof they must be mounted on the rear of the roof, and an elevation of the home showing the dish must be approved by the ARB.

2. Other than Q-1 above, no television antenna, radio receiver, transmitter, or other similar device shall be attached or installed on the exterior portion of the property within Hampton Lake.
3. No exterior speaker, horn, whistle, bell, or other sound device, which is unreasonably loud or annoying, except home security devices used exclusively for security purposes, shall be located, used, or placed within Hampton Lake.

R. Wells:

1. In order to preserve the lake's natural ecosystem and prevent the potential for draw down on the lake in the event of a drought, wells for irrigation purposes are not to be allowed on any residential lot.
2. No private water wells for the purpose of domestic consumption shall be drilled or maintained on any residential lot.

S. Grading and Drainage:

1. Grading and drainage shall be designed to ensure no storm water or roof water runoff is directed toward adjacent home sites, Hampton Lake Club property or directly into marsh areas. Runoff shall be directed into swales or dry wells to prevent runoff onto any adjacent properties.
2. In general, the areas of the lot that may be filled are limited to the area immediately under and around the house and adjacent driveway. This fill area should start transitioning down to existing grade as soon as possible once beyond the building line. It should be anticipated that natural low-lying areas will be preserved and that these low areas may retain water for several days following heavy rainfall.
3. Cuts and fills in the land shall be designed to complement the natural topography. Grading should produce graceful contours, not sharp angles, and provide smooth transitions at the head and toe of the slope. No grading (cut or fill) should occur under the drip lines of large significant trees.
4. Grading of lots shall have erosion control measures installed in accordance with all local, state, and federal laws. It is recommended that all impervious areas not drain directly into Hampton Lake but rather be filtered through a vegetated buffer strip.

5. Side Yard Drainage between adjacent lots

Given the prevailing condition of adjacent lots, the first homeowner to build must grade a swale on the lot line between the two lots. See attached exhibits P & Q "Homeowner building first" and "Homeowner building second". Minimum swale depth must be 6" and shall be sized appropriately to capture and convey the storm water runoff within the swale. The swale will be constructed to include a berm on the adjacent lot to be located no greater than 5 feet into the adjacent lot. The swale shall be designed to final grade in order to accommodate the adjacent property owner connecting their lot grading to the swale without disturbance. Upon completion of both sides, the centerline of the swale will be located on the lot line. In the event that a tree(s) exists on the lot line, this condition will be reviewed on a case by case basis during ARB submittal. If the tree(s) are being saved, the swale should be constructed around the trees in question and grading shall not disturb more than 30% of the tree(s) root zone.

T. Pools:

1. Pool equipment shall be placed inside a service yard.
2. The top of the pool or pool deck may not be over 2' above existing grade unless integrated into a terraced landscaping plan approved by the ARB.
3. Backwash is not permitted to be discharged into the sanitary sewer system, storm water sewer system, or into the lake, and must be contained on the lot.
4. Significant landscaping is required around pools and pool decks to screen adjacent properties and views from the lake and waterways.
5. Pool fences are allowed but shall be no higher than 36" above grade. The pool fence should be constructed from a substantial material such as heavy gauge anodized aluminum or painted wrought iron.
6. All pool fences should be installed in the immediate area of the pool in conformance with the normal setback requirements. No pool fence can be installed closer than within three feet (3') of the property line.
7. All pool fences will be evaluated on a case-by-case basis.
8. Pools cannot be built within utility easements. Subject to ARB approval, pools may encroach to a maximum distance of one half the setback.
9. The Owner is solely responsible for complying with any SC DHEC rules and regulations applicable to residential pools. Atriums may take the place of pool fence per all Bluffton and Beaufort County regulations.

U. Landscaping:

The ARB recommends the property owner select a landscape professional familiar with the soil and growing conditions of the area. The landscape architect should advise the homeowner of the type of soil and the effect on the landscape plan.

1. Final landscaping plans must be submitted by no later than the time of framing of the home. Landscape plans must be approved before landscaping starts. Landscaping must be completed before final inspection of the property is performed by the ARB. All landscaping must be complete prior to occupancy of the home.
2. The landscaping plan shall contain all the vital information from the previously approved site plan and show existing plants and trees and indicate trees to be removed. A landscape planting/ materials schedule is to be on the plan itself and is to show the number of plants, botanical name, common names, species, container size, spread, height, and spacing at installation.
 - a. House/deck/garage/service yard/mechanical platform, screened enclosures (atriums) and foundation walls are to be fully/heavily landscaped on all sides. Foundation and service yard plants must provide a minimum of 50% height and width coverage at installation. Screened enclosures are to have the two rear corners covered by at least 3 trees and 25% side height coverage at installation. Depending on the height of the foundation, plant size and spacing requirements will vary to assure that effective screening is provided.
 - b. Garage entry, parking areas, pool and screened enclosures areas are to be fully/heavily screened from the street, the lake and adjoining properties with tall/full evergreen screening type plants to provide effective screening immediately upon installation. See the recommended landscape treatment at the rear of this document for screen enclosures facing the lake or waterway.
 - c. Property line utility service boxes must be screened with evergreen landscaping yet provide reasonable access by the utility companies.
3. All improvements, including landscaping, located in street rights-of-way must be approved by the ARB. The homeowner's entire yard must be grassed (sod) unless a natural area of the property is approved by the ARB. Property owners are responsible for landscaping and maintenance of landscaping from property lines to the roadway and to the edge of the lake or waterway. Manicured lawn to lake edge is permitted.
4. A landscaping plan that uses rock or crushed rock as a predominant element will not be accepted.

5. Use of mature/well established plant material (existing and/or new) is strongly encouraged. The use of native materials, including deer resistant, drought resistant, winter hardy plant varieties, is encouraged. Winter hardy/evergreen plants are to be used for foundation and screening/buffering purposes.

6. **Planting Design:**
 - a. A simple massing of plant materials is generally the most effective method of creating a successful planting scheme. Lawn areas are encouraged in open areas around homes where sunlight is available for a good portion of the day. Otherwise, wooded areas should be preserved and enhanced by the selective introduction of ground cover and edge planting. Plant material berms, fences, and walls should also be incorporated into the design of outdoor spaces for functional use such as to provide screening and privacy.
 - b. Leaving “natural” areas may be appropriate and acceptable in some cases, but owners are cautioned that these areas must be maintained (cleaned, pruned, weeds/vines removed) and not left to grow wild. Natural does not mean unkempt.
 - c. At driveway entrances, for reasons of safety, no planting that obstruct sight lines shall be permitted.
 - d. New landscaping at the rear corners of a lot shall not impede the view corridor of the neighbors to the lake, waterway or preserve.

7. **Rear Yard landscaping on lakefront lots**

In an effort to maintain the lake’s water quality, wildlife and surrounding watersheds in as pristine a condition as possible, all property owners are required to deal with landscaping and water runoff in an environmentally responsible fashion. A lot maintenance turf such as centipede grass is preferred in order to limit fertilizers, pesticides, fungicides, etc. Only fertilizers, pesticides, etc. labeled for use adjacent to water shall be allowed. The use of native or naturalized landscaping grouped by similar light and water requirements is strongly encouraged in the rear yard. Xeriscaping (landscaping with slow-growing, drought tolerant plants to conserve water and reduce yard trimmings) is also strongly encouraged.

- a. **Lawns to lake relationship**

The lake bank, that area between the lake waterline and the top of bank (Distance will vary), will be planted with native or “native type” grasses or wildflowers. This will be done by Hampton Lake, LLC to all non-residential lake bank areas, and on all residential lot banks

prior to the construction of any homes. Hampton Lake will maintain all lake banks, and mow them twice each summer (the exception being any homesites with bulkheads).

On residential homesite lake banks only movable grasses will be planted. Once a property owner builds a home, they will have the responsibility to maintain the grasses planted, but they can mow them as often as desired. If they do not construct a bulkhead, they may also create up to a 10' wide, edged walkway down the middle of their lake bank and have it sodded with whatever lawn grass (es) they have chosen for their back yard. Each lakefront homeowner will be required to use one of the following options along with suggested in completing the lake bank landscape treatment for their rear yard:

- 1) **Filtering Drain Option**
All surface and subsurface drainage (water from underground drainage systems) must be directed to flow into the filtering drain before entering the lake. See attached exhibit R "Lake Lot Landscaping Option 1". Subsurface pipes and swales are to be drained into the filtering drain a minimum of 10 feet from the waters edge as shown in the attached detail. The filtering drains (see exhibit T) will be constructed on property lines and can be screened with shrubbery. The homeowner to build first on their lot will be financially responsible for building the filtering drain. Both homeowners are responsible to promptly repair any erosion that occurs at these filtering drains, and replacing the top rock layer as needed.
- 2) **Berm Option**
If a homeowner chooses not to build the filtering drain, they must construct a 6 inch high berm at the top of bank across the entire rear yard (see exhibit S). This berm will slow down the water flow into the lake promoting infiltration. The grading concept for the berm option is the opposite from the filtering drain option. It is encouraged to grade the yard level from sideyard to sideyard at and across the back of the lot allowing water to sheet flow into the lake across the entire length of the berm.
- 3) **Cistern Option**
If a homeowner chooses, they can collect their runoff in a Cistern instead of the berm or filtering drainage options. A cistern would have to be located on the homeowner's property and a landscape buffer would have to be installed between the cistern and the

adjacent property. If the homeowner chooses this option, the reclaimed rainwater can be used for irrigation or allowed to slowly infiltrate into the soil. The plans for the cistern would be subject to ARB review.

b. **Site Preparation Prior to Hydro seeding**

Smooth out and remove rocks from the banks while repairing any ruts. Make sure the soil is loose and not compacted and that it is at final grade. Use a high quality pre-mixed tackifier such as “Mat-Fiber Plus” or approved equal in the hydro-seed mixture.

c. **Lake Bank Maintained After Hydro seeding**

Hydro seeding provides a water-efficient groundcover that, under most conditions, requires little maintenance. However, through the first summer following installation, it will be necessary to maintain a moist environment for the seed to properly germinate. A misting sprinkler to keep the seeds moist without washing them away with too much water from spray-type sprinklers should be used. Watering should occur at least once a week and during dry periods will be necessary to water more frequently in order to maintain proper moisture. The seeds will not germinate if they dry up, so it's important that moist conditions exist until the seeds have sprouted and established. During periods of heavy rains watering can be skipped. Once seed have become established after the first growing season, the vegetation should be mostly self-sustaining and shouldn't need watering, except during drought conditions. Please note that seed types sprout at different times throughout the year. So, if watering is stopped at the first sign of growth, this could kill the later sprouting seeds, reducing the overall growth on the site. In areas where the hydro seeding has not provided a vegetative cover remove and ruts from the lake bank edge and hydro seed again. After the first summer seasonal mowing of the lake bank edges can start to occur once or twice a year.

8. No healthy hardwood tree with a trunk diameter measuring 6" or more at a distance of 4' above ground level or pine tree with a trunk diameter measuring 24" or more shall be removed, or effectively removed through damage, without written approval by the ARB. This paragraph is in no way meant to prevent or delay the removal of any diseased, dead or damaged tree which might present the imminent potential of harm to any person or property.
9. The cutting or trimming of any vegetation outside of an Owners' property line is strictly prohibited.

10. Walks, retaining wall, boat slips, bulk heading or other hardscape improvements must be identified by material and dimensions; including height above finished grade.
11. Sod areas and shrubs must be served by an underground irrigation system.
12. At final inspection of the landscape installation, the ARB, in its sole judgment, will determine if the landscape plan design intent has been met, particularly as it relates to landscaping that is used for screening purposes and foundation coverage. Every property owner is responsible for preventing the development of any unclean, unsightly or unkempt conditions of buildings or yards, which shall reduce the beauty of the neighborhood as a whole. All formal landscaped areas, bed and lawn areas must be maintained. In natural areas, weed growth must be controlled, trees pruned, vines removed and yard debris removed.
13. Any proposed changes in landscaping such as fences, fountains, lighting, game structures, pole supported feeders/bird houses, drives, walks, boat slips, bulk heading, landscape structures and statuaries must be approved by the ARB.

V. Landscape Accessory Structures and Ornaments:

1. All landscape accessory structures such as birdhouses, statues, flagpoles, lampposts, etc. must be within the applicable setbacks for buildings and be approved by the ARB. Landscape planting bed area name and number signs are prohibited.
2. All playground equipment must be a natural color to blend with the environment. All exterior play equipment, including basketball nets, shall be placed only with approval by the ARB.
3. Exposed clotheslines, tool sheds or doghouses are not permitted.

W. Mailboxes and House Numbers:

1. House numbers must be three inches (3") in height and black in color. They will be part of the approved mailbox assembly, which must be purchased from a company identified by the Founder. The company currently designated by the Founder is Graphics Corporation. House numbers may not be painted on the curb. "All occupancies shall display their correct physical address on the building. If the building is more than 50' from the street or road, this number must also be posted (on the mailbox assembly) near the walk, driveway, gatepost, fence or common entrance so as to be clearly visible from the road." (Mandate from the South Carolina State Section 23-47-60).

X. Fences:

1. Walls and fences may be approved provided that they are either attached to the home, or that they are detached from the home but provide privacy either to or from windows, glazed doors or patio / atrium areas of the home or its neighbor.
2. Fence or wall plans must be drawn on the site plan or on a previously approved site plan, and will include an elevation either on the site plan or the building elevation sheets of one section of each fence, wall or privacy screening on the site plan.
3. Service yard or mechanical enclosure fences or walls cannot be closer than 3' to any property line. Privacy fencing may be located no closer than 6" to any property line, however, a variance may be considered for any two adjoining properties that request at the same time a privacy wall or fence to be built on their mutual property line.
4. Maximum allowable fence or wall height is 8' above grade. Fences or walls may be either rod iron, black aluminum, wood, brick, or stucco and should match the elevation design materials of the subject home. Fences or privacy walls cannot be built within utility easements.
5. All requests for fences or walls will be reviewed by the ARB individually and in its sole discretion to determine their appropriateness and determine limits in design, materials, height, and front and rear locations on property lines. Final approval of privacy fencing will require staking of the wall or fence on the subject lot, and field approval by the ARB.
6. Deer fences are not acceptable. The ARB encourages each Owner to consider that deer live on the property. When establishing a landscape plan, Owners should choose plants and plant materials which are less attractive to deer.

Y. Exterior Storm / Hurricane Shutters:

1. All storm shutters and window / door coverings will be reviewed by the ARB on a case by case basis.
2. The Hampton Lake Community Association requires that any storm shutters or coverings utilized for a storm event must be removed by the homeowner no later than 14 days after such event. Any shutter or covering placed on a home for building permit inspection purposes may remain on the home for no more than 7 days, and must be removed after inspection and placed in storage.

Z. Custom Model Homes:

1. Obscure glass or glass block is required in all side wall bathroom, toilet room, or tub / shower area windows that have a sill height that is below eye level (5' 6" above finish floor) inside the home.
2. Window treatments, louvers or shutters are required on all side wall clear glass windows with sill heights below 5' 6" above finish floor. Any porches with direct side views to an adjoining lot or home will be required to have louvers or a side baffle wall to provide privacy.
3. Upgraded landscape packages with front yard deer resistant annuals are recommended for all model homes. Annuals and planting bed re-mulching should be changed out prior to each October and April. Model lawn mowing and yard maintenance should be scheduled for every Thursday or Friday on a weekly basis.
4. Parking flags may be allowed for designated model home parking areas based on ARB approval.

IV. CONSTRUCTION START UP / SITE PREPARATION:

After Final Design Approval of the drawing package, the contractor shall stake out the lot in preparation for string line inspection (initial foundation and site plan field inspection). No trees are to be cut or clearing of any kind to proceed until after the string line inspection is approved. Trees to be cut shall be banded in red; trees to be protected shall be double banded in yellow. After string line inspection approval an ARB Building Permit will be issued.

A. Tree Protection:

Trees requiring preservation per III – U – 6 – A above, shall receive protection to be constructed of 2"x 4" posts on 8' centers with 2"x 4" top rail covered with Burke Safety Fence. Tree protection shall be 4' high and located around the drip line of the tree. (Approximately 1 foot in radius for every inch in tree diameter). Specific recommendations from the arborist's survey and report will also need to be followed.

B. Silt Fence:

Prior to starting construction, a silt fence shall be installed in accordance with local state and federal law on all property lines of the lot and maintained throughout construction. Care must be taken to install the silt fence with the bottom curl under a dirt cover so that silt and debris do not run under the silt fence. See detail sheet 39 & 40. Streets shall be kept free of mud, silt and debris from construction traffic. This is the Property Owner's and Owner's builder's responsibility.

C. Lake Protection:

Boat slip construction needs to have as minimal impact on the lake as possible. All construction will take place from the land side. No boats or barges will be

allowed for construction of slope or bulkhead. Erosion control must be installed in accordance with local, state, and federal laws. In areas with high clay type soils, a silt curtain may be required for construction.

D. Portable Chemical Toilet:

Prior to starting construction a portable chemical toilet shall be placed within the setback line, emptied and maintained on a regular basis while on the lot, and will be removed when construction is complete. The door of the toilet should not face the street. It should be facing toward the center or rear lot line of each lot unless otherwise approved by the ARB. Portable toilets may be grouped if a home builder has an adjacent home under construction. Less than one portable toilet per unit may be granted by the ARB for attached units.

E. Dumpster:

Prior to starting construction a green or earth tone metal dumpster must be in place and must be present on the lot during the entire construction process. Dumpsters may serve more than one attached unit. The dumpster must be removed when construction is complete. It will be the permit holder's responsibility to collect all trash and have a clean and orderly construction site at the conclusion of each day's activities.

F. Illegal Dumping:

No dumping or burning of debris is permitted within Hampton Lake, except for disposal of construction debris within approved trash containers.

G. Utilities:

The appropriate utility companies shall provide completely underground connections to water, sanitary sewer, electricity, telephone, and cable TV. The installation of all utilities to homes within Hampton Lake will be installed meeting the specifications prescribed by the providing utility.

H. Signs:

No signs other than the approved property owner signs are to be placed on a property prior to construction. A contractor signpost will be allowed only for builders who are in the Hampton Lake Participating Builder Program and who have signed a participating builder master agreement. The approved signpost will contain the contractors sign (Hampton Lake ARB approved design) and will have the County and Hampton Lake Building Permits affixed to the signpost. This information is to remain posted throughout the building process and be removed when final approval is requested. All other builders must use the property owner signs and affix the county and Hampton Lake building permits to an approved panel.

V. CONSTRUCTION GUIDELINES:

A. Contractor Licensing and Insurance:

1. South Carolina Residential Builder or General Contractor License (if applicable).
2. Town of Bluffton Business License.
3. General liability and workman's compensation insurance (to the extent required by governmental authorities).
4. Vehicle general liability insurance.

B. Access to Construction Site:

All Contractors and their working teams will use the gate designated by the ARB for access into Hampton Lake. No contractor's employees, commercial vehicles or privately owned property owner vehicles are allowed to use the community trails or walkways for access to homes or job sites.

C. Site Protection / Traffic Laws / Parking:

1. All vehicles, trailers and building supplies shall be kept on the lot. No privately owned undeveloped lots may be used for parking or storage of any construction related equipment without the written approval from the property owner.
2. SCHEC requires that a construction entrance to each site be of stone (see exhibit U) to make the transition between the pavement and the road smooth and to prevent excessive dirt on the roads that will get into the storm drains. The utmost caution must be used to avoid damage to the road right of way and the curbing. Any damage to curbs, sidewalks and easements must be restored to the original condition at the completion of the project. The edge of the road pavement shall be protected from damage by construction vehicles. Deposits will not be returned until any/all damaged areas are satisfactorily restored.
3. Posted speed limits and safe driving practices will be strictly enforced. Under no circumstances shall parking interfere with the flow of traffic or cause hazardous conditions.
4. **Failure to comply with the above requirements during construction may result in fines being levied and / or other appropriate action.**

D. Utility Vehicles:

Only one utility vehicle will be authorized to remain on a new construction site overnight. It must be fully enclosed, locked, have appropriate registration, be approved by the ARB and registered with security prior to remaining on site. A locking device must be used to secure the axel so the vehicle cannot be moved. Responsibility for loss of equipment, theft or damage is the sole responsibility of the contractor. If additional utility vehicles are desired, you must acquire approval from the ARB

E. Construction Rules:

The following rules and regulations are designated to enhance Hampton Lake's overall appearance and to protect the aesthetics and the property values of all Owners. Builders will be held responsible not only for their own employees, but also for the actions of his/her subcontractors.

1. No work, including lot clearing, may begin until final approval has been received from the Hampton Lake ARB and a Beaufort County Building Permit has been issued and posted at the job site.
2. Construction work, both exterior and interior, must be limited to the hours of 7:00 AM to 7:00 PM, Monday through Saturday. Workers and their vehicles should not arrive more than 15 minutes prior to opening and should depart the job site no later than 15 minutes after the posted close of business, without exception. Interior work may be allowed on Sundays with prior approval of the ARB.
3. No exterior work will be permitted on Sundays, Thanksgiving Day, Christmas Day or New Years Day. Interior work may be approved by the ARB.
4. No water usage will be permitted until the appropriate tap fees are paid and meters are installed by the Beaufort-Jasper Water & Sewer Authority.
5. No construction trash burning will be permitted on the site.
6. The General Contractor is responsible for enforcing the following work rules for all construction workers and suppliers at the job site.
 - No workers will be allowed to enter or leave Hampton Lake on foot.
 - No workers will be allowed to enter Hampton Lake to seek employment at a job site.
 - Workers are not permitted to use any Hampton Lake facilities. (This includes amenity and park restrooms).
 - Workers are not permitted to fish in any part of the lake or waterway or from any boat slip or bulkhead.
 - The possession and/or consumption of alcohol or drugs are strictly prohibited on Hampton Lake property.
 - Workers should refrain from using inappropriate language, honking horns and playing loud music.
 - Workers are prohibited from bringing firearms or other weapons into Hampton Lake.
 - Workers are prohibited from bringing dogs, cats, or other pets into Hampton Lake.
 - Workers are prohibited from bringing children to a job site.

- Workers must obey all posted speed limits when driving on Hampton Lake roads.
- Workers must not throw litter from windows of vehicles and must prevent litter on job sites.

Failure to comply with these rules may result in loss of deposits or other sanctions.

7. Trash containers and portable toilets must be located and enclosed according to the ARB guidelines and with ARB approval.
8. Vacant and undeveloped adjacent properties may not be used for access, parking or storage of material and equipment without written permission of the Owner. A copy of the permission letter must be filed with the ARB Administrator. The Contractor/Owner will be responsible for repairing any damage done to adjacent property before their deposits will be returned.

VI. ARB INSPECTIONS/ PERMITS:

A. Stakeout Survey/Building Permit:

After Final Design Approval of drawings, the contractors shall stakeout the building footprint, driveway, pools, decks, porches, screened enclosures, boat slips, bulk heading and service yards. The contractors shall also stakeout the property line and wetlands. Trees to be removed must be banded with red tape. Trees required to have tree protection must be double banded with yellow tape. The contractor must advise the ARB when the stakeout is ready for inspection. The ARB will perform the inspection and, if approved, issue the contractor an ARB Building Permit. The ARB will also inspect the condition of the adjacent lots, sidewalks and curbs and document their condition for reference at final inspection.

B. Building Construction:

Following clearing, the lot is prepared for construction:

1. Dumpsters and port-a-johns are set in place and screened.
2. Silt fence, tree and lake/waterway protection installed.

C. Foundation Survey:

The contractor must provide a foundation survey and an elevation certificate by a licensed South Carolina Surveyor and approved by the local building inspector to the ARB as soon as the foundation is poured. Framing can not proceed until the foundation survey is approved by the ARB.

D. Intermediate inspections:

The ARB may conduct a survey of construction anytime during the construction process. The contractor will be notified of any issues/concerns resulting from the inspection.

E. Final Inspection:

The Following documents must be on file at the ARB office prior to final inspection:

1. Foundation Survey
2. Elevation Certificate
3. Certificate of Occupancy

As soon as the ARB is notified by the contractor or homeowner that a certificate of occupancy has been received a final inspection will be performed. The inspection is to assure that the building is complete in accordance with approved plans, color and material samples, landscaping is in place and the house is ready for occupancy. Special attention will be given to surface water drainage, site clean up, builder sign removal, and removal of waste materials on adjoining lots. Adjoining lots, sidewalks and curbs must be restored to their original condition prior to final approval.

Final approval of the landscaping will not be granted unless the plant material is installed as detailed on the approved submitted landscape plan and also meets the requirements of the ARB Guidelines, especially for foundation and screened enclosure coverage. The ARB, in its sole judgment, will determine at final inspection if the landscaping is adequate or if additional trees or plants are required

a. As Built Survey: An as built survey that includes all vertical and horizontal construction (i.e. walks, driveways, pools, decks, screened enclosures, boat slips, bulk heading, etc.) will be required as part of the final inspection documentation provided by the Contractor. If the approved plans call for a peak dimension within two feet (2') of the maximum height limitations, then a surveyed height must be provided.

VII. EXISTING HOME GUIDELINES:

A. Exterior Modifications:

Any exterior modifications or additions including repainting and roofing to an existing home must follow the same procedure as for a new home. Submissions for exterior modifications should include both floor plan and elevation(s) of the area to be modified, plus any site plan modifications if applicable.

1. Prepare a submittal package outlining the work to be done and complete with a color board.
2. Complete all applicable portions of the application, pay fees and deposits and submit application to ARB for approval.
3. Proceed with work after Compliance Deposit is paid to the ARB and a Hampton Lake Building Permit is issued.

4. Notify ARB when work is complete so that a final inspection may occur.
5. Appropriate deposits will be refunded within thirty (30) calendar days of an acceptable final inspection.

B. Landscaping Additions:

Landscaping additions to support a home modification, pool addition, screened enclosure addition, boat slip addition or to substantially replace/upgrade existing landscaping requires updating the existing landscaping plan and submitting the proposed changes to the ARB for approval.

VIII. FEES AND DEPOSITS:

A. Non-refundable fees:

Consist of a review fee and a road use fee.

1. Review Fee: Payable at the time of submittal of plans for review.
2. Road Use Fee: Payable following final approval of plans and prior to a Permit being issued.

B. Refundable Deposits:

1. Construction Compliance Deposit: payable by the Builder/Contractor or Owner.
2. Landscape Compliance Deposit: payable by the Owner/Contractor. Both deposits are due after the plan/drawing has approval and before a Hampton Lake Building Permit is issued.

C. Deposit Refund:

All refundable deposits will be returned to the payer of record after final inspection and approval of the home and landscaping.

D. Penalties and Post Construction Review Fees:

Any changes to the final drawings, once approved, that occur during the construction process will be reviewed without additional cost if submitted before the change is implemented. If changes are not submitted prior to construction and/or found during final inspection, the contractor and homeowner are subject to additional fees and loss of refundable deposits. Any penalties that occur during the construction process will also be deducted from the Owner and/or Contractor's deposit.

A STOP ORDER OR OTHER ACTIONS MAY ALSO BE TAKEN, FOR SERIOUS, REPETITIVE OR UNCORRECTED VIOLATIONS.

A. Minor Offenses:

\$100 first offense

\$500 second offense

\$1,000 third offense & shutdown of job site

If a minor violation is not corrected within 48 hours of notification, the project will be shutdown until the violation is corrected.

- Failure to keep site clean
- Loud music or yelling (Charter)
- Adjacent lots unclean or damaged
- Working during unauthorized hours or non-working days
- Failure to maintain silt fences
- Failure to maintain tree protection
- Children or pets at work site
- Open fires (Charter)
- Failure to provide port-o-johns or dumpsters
- Failure to screen port-o-johns & dumpsters
- Parking on trails, cart paths, sidewalks or adjacent lots
- Other offenses determined to be minor by the ARB

B. Major Offenses:

Major offenses may cause job shutdown, but will also result in the automatic loss of a portion or all of the refundable deposit.

- Begin work on construction site without a permit (Charter)
\$500.00 minimum
- Unauthorized clearing, removing of trees or vegetation
\$500.00 minimum + replacement
- Failure to repair damage to existing ROW, curb, walks
\$ 500.00 minimum + replacement
- Failure to maintain lake protection \$500.00 minimum + replacement
- Changing of exterior design or appearance of house without review and approval or failure to build according to approved plans (Charter)\$500.00 (if correctable)
- Installation of significant landscape without approval (Charter) \$500.00 minimum
- Failure to install landscaping after 60 days (Charter)
\$500.00 minimum
- Occupation of home before final approval of exterior and landscaping (Charter) \$500.00 minimum
- Other offenses determined to be major by the ARB
\$500.00 minimum

XI. APPEALS:

All appeals to an ARB decision will be submitted in writing to the ARB Administrator within 30 days of the date of the decision notice. An appeal meeting will be scheduled by the ARB Administrator to include the Chairman of the ARB Committee with a second member of the ARB Committee as chosen by the Chairman and a member of the "Association" Board of Directors as appointed by the President of the "Association" Board of Directors.

XII. FAILURE TO COMPLETE THE HOUSE IN ONE YEAR:

If a house is not completed to the point of occupancy within one year from issuance of an ARB Building Permit, the ARB has the authority to finish the house and invoice the property owner.

XIII. SAMPLE FORMS / EXHIBITS:

- A. ARB Statement
- B. ARB Application
- C. Color board submittal
- D. Submittal Checklist
- E. NPDES Co. Permittee Agreement
- F. ARB Building Permit (not applicable)
- G. Property Owners Sign Design
- H. Builder's Sign design
- I. Mailbox design
- J. Fiber Optic power & wiring requirements
- K. Typical Silt fence locations
- L. Silt fence installation details
- M. Application to build a boat slip
- N. Atrium Landscape Treatment Plan For Lake Waterway Frontage
- O. Variance Request Form
- P. Side Yard Landscaping for Homeowner building first
- Q. Side Yard Landscaping for Homeowner building second
- R. Lake Lot Landscaping (Option 1)
- S. Lake Lot Landscaping (Option 2)

EXHIBIT A



ARB Statement

These design guidelines are intended to provide guidance to owners and their builders regarding matters of particular concern to the Hampton Lake ARB in considering applications; provided, however, the design guidelines are not the exclusive basis for a decision by the Hampton Lake ARB concerning a submittal and compliance with the design guidelines does not guarantee approval of any application. These design guidelines are subject to change at any time by the Hampton Lake ARB and all changes will apply to applications without final approval. Approvals by the Hampton Lake ARB, with the Founder's consent, involve subjective determinations and opinions of the Hampton Lake ARB may vary as to the desirability or attractiveness of particular improvements. Prior approval of any improvement does not guarantee future approval of a like improvement and these development guidelines may be changed to prohibit in the future improvements similar or like improvements previously approved. The Hampton Lake ARB may in its sole discretion authorize variances from compliance with these development guidelines, including all setback requirements as set forth therein or as shown on a subdivision plat, and procedures set forth herein when the Hampton Lake ARB in its discretion determines that circumstances such as topography, natural obstructions, hardship, or aesthetic considerations, environmental conditions, or other considerations so require but no variance shall be effective unless in writing and shall not be contrary to the Charter. Each owner shall have sole responsibility for ensuring that any improvements approved by the Hampton Lake ARB otherwise meet all applicable federal, state, and local laws, ordinances, rules, and regulations, including but not limited to applicable height restrictions, setbacks, flood restrictions or requirements, square footage limitations, landscape requirements, buffers and parking requirements.

EXHIBIT B



A R B

APPLICATION FOR DESIGN REVIEW AND APPROVAL

Submit to:

Architectural Review Board
Hampton Lake, LLC
1022 Berkeley Hall Blvd.
Bluffton, SC 29910
Ph: 843-815-8411; Fax: 843-815-2290

Date Submitted: _____
Date ARB Received: _____
Lot No: _____

Name & Address of **Property Owner**:

Hampton Lake street address:

Lot Size: _____

Ph: _____ Fx: _____

Signature: _____

Name & Address of **Architect**:

Name & Address of **Contractor**:

Ph: _____ Fx: _____

Ph: _____ Fx: _____

Signature: _____

Signature: _____

NOTE: For Final Design Approval all items listed in Section II. C. of the Design Guidelines must be included with the submittal package. Submittals not in compliance with this listing will not be placed on the ARB agenda.

Type of construction:

- _____ New
- _____ Modification
- _____ Addition
- _____ Spec Building
- _____

Type of review requested:

- _____ Concept/Site
- _____ Preliminary
- _____ Final
- _____ Re-submittal after changes
- _____ Re-roof/re-stain
- _____ Other

Number of stories: _____

Adjusted square footage: _____

Elevation of Finished Floor: _____

Square footage of lot: _____

Expected date of Construction start: _____

Expected date of CO: _____

Front Door:	material	_____	color	_____
Garage Door:	material	_____	color	_____
Chimney:	material	_____	color	_____
Walks:	material	_____	color	_____
Driveway:	material	_____	color	_____
Columns:	material	_____	color	_____
Railings:	material	_____	color	_____
Screened Enclosure:	material	_____	color	_____
Boat slip/Bulkhead	material	_____	color	_____
FOR EXISTING HOMES:				
Re-stain	material	_____	color	_____
Re-roof	material	_____	color	_____

In addition to the above, provide a Color Board similar to the attached.

Remarks: _____

FEE SCHEDULE

A. REVIEW FEES	NON-REFUNDABLE	SUBMITTED AMT
New Construction;		
Conceptual (credited against full review)	100.00	_____
New Home Construction	500.00	_____
Significant plan revisions after final review	300.00	_____
Modifications or Additions;		
Covered modifications/additions, pools	300.00	_____
Uncovered additions; (fences, decks, boat slips & bulkheads, landscape Structures, walks, driveways)	100.00	_____
Demolition	300.00	_____
Road use fee (new construction only)	500.00	_____
	Total Fees Submitted	_____
	(Separate check)	_____
B. DEPOSITS	REFUNDABLE	SUBMITTED AMT
Construction Compliance deposits;		
New home construction	1,500.00	_____
Modifications or Additions	500.00	_____
Demolition	1,500.00	_____
Landscape Compliance deposits;		
New home construction	1,500.00	_____
Modifications or Additions	500.00	_____
	Total Fees Submitted	_____
	(Separate check)	_____

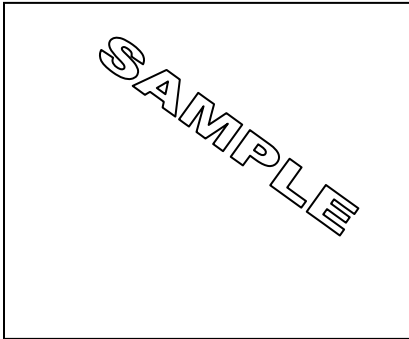
Any approval issued is limited to design criteria established by the American Architectural Review Board as provided by the "Charter", and should not be interpreted as approval of any variation from restrictions or conditions imposed on the property owner by contract or other provisions of the recorded provisions. ANY REVISIONS TO THE EXTERIOR OF THE DWELLING MUST BE RESUBMITTED FOR APPROVAL BY THE ARB.

EXHIBIT C

Color Board Submittal

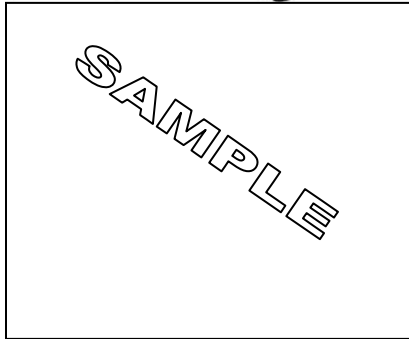
Lot _____

Hampton Lake



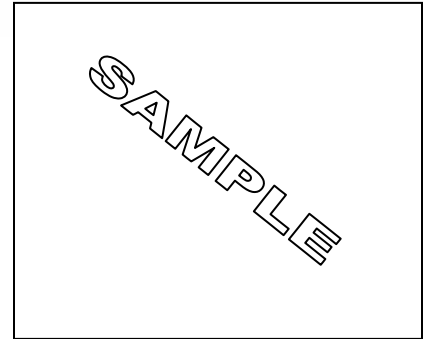
Siding Color _____

Manufacturer _____



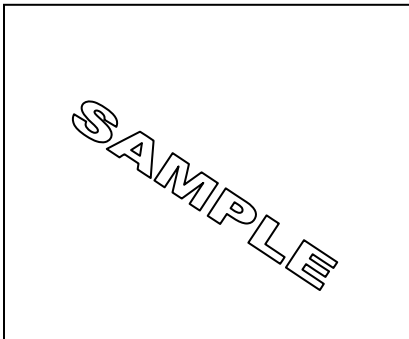
Stucco Color _____

Manufacturer _____



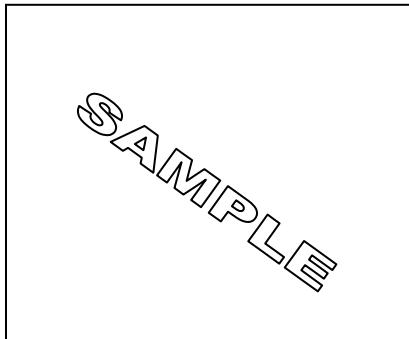
Brick _____

Manufacturer _____



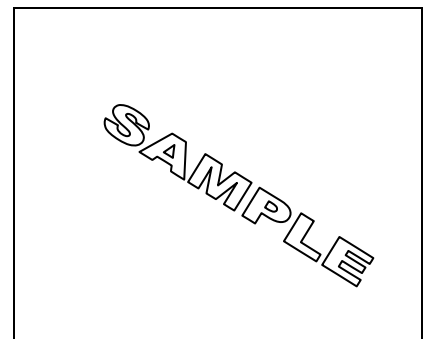
Roof Color _____

Manufacturer _____



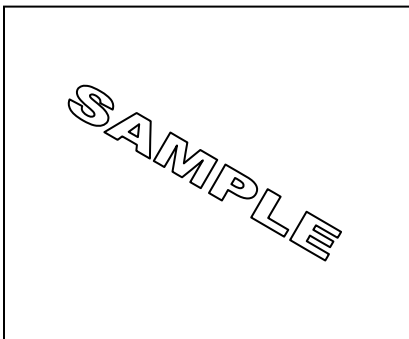
Fascia Color _____

Manufacturer _____



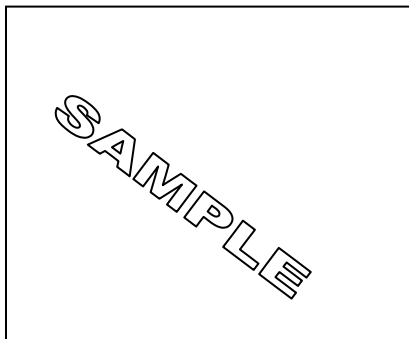
Trim _____

Manufacturer _____



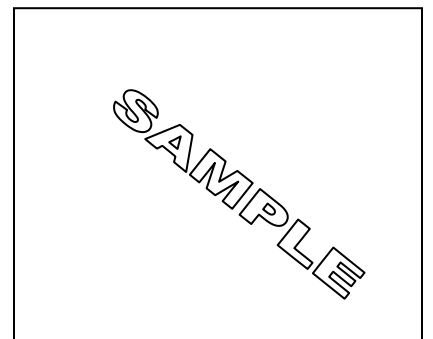
Shutter Color _____

Manufacturer _____



Windows _____

Manufacturer _____



Ext. Doors _____

Manufacturer _____

EXHIBIT D

HAMPTON LAKE ARB SUBMITTAL CHECKLIST

The following is a brief synopsis of the review process at Hampton Lake. It is intended only as a guide through the design approval process, it may not be inclusive. Refer to the full Guidelines for more specific details.

Lot No: _____

Check off	DESCRIPTION	ARB Check
	OBTAINING FINAL DESIGN APPROVAL	
	Submit the following:	
_____	Complete Application	_____
_____	Applicable fees (see FEE SCHEDULE, page 19)	_____
_____	Sign NPDES Co-Permittee Agreement	_____
_____	Drawings to be included:	_____
_____	• Tree & topo survey	_____
_____	• Site plan	_____
_____	• Drainage plan	_____
_____	• Floor plans	_____
_____	• Roof plans	_____
_____	• Building elevations	_____
_____	• Wall sections	_____
_____	• Details	_____
_____	• Electrical plan	_____
_____	• Final Landscape plan to be submitted at framing	_____
_____	• Boat slip and bulkhead plan	_____
_____	Color board	_____
	OBTAINING AN ARB BUILDING PERMIT	
_____	Receive Final Design Approval letter	_____
_____	Put up Stringline	_____
_____	Receive Stringline Approval Letter and ARB Building Permit.	_____
	OBTAINING FINAL INSPECTION / RETURN OF DEPOSITS	
_____	Complete construction	_____
_____	Complete landscaping	_____
_____	Provide Beaufort County CO	_____
_____	Provide Foundation Survey / Elevation Certificate	_____
_____	As-built Survey	_____
_____	Photos	_____

This completed form must be submitted with application.

EXHIBIT E

NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES THAT ARE CLASSIFIED AS "ASSOCIATED WITH INDUSTRIAL ACTIVITY" BY EPA REGULATION (PERMIT NO.: SCR100000)

CO-PERMITTEE AGREEMENT

All contractors and subcontractors of the owner/operator, whose activities at the construction site may impact storm water discharges or controls at the construction site along the duration of the construction project, shall sign a copy of the certification statement given below:

"I certify by my signature below that I accept the terms and conditions of the Storm Water Pollution Prevention Plan (SWPPP) as required by the general National Pollutant Discharge Elimination System (NPDES permit number SCR100000 issued to the owner/operator of the construction activity for which I have been contracted to perform construction related professional services. Further, by my signature below, I understand that I am becoming a co-permittee with the owner/operator of the facility for which I have been contracted to perform professional construction services. As a co-permittee, I understand that I, and my company, as the case may be, are legally accountable to the SC Department of Health and Environmental Control (DHEC), under the authorities of the federal Clean Water Act and the SC Pollution Control Act, to ensure compliance with the terms and conditions of the SWPPP. I also understand that the DHEC enforcement actions may be taken against any specific co-permittee or combination of co-permittees if the terms and conditions of the SWPPP are not signing this certification and am receiving co-permittee status to the aforementioned general NPDWS permit. "The date of the signature, the title of the person providing the signature, and the name, address, and telephone number of the contracted firm, shall also be provided. In the event the SWPPP is amended by the owner, such amendments should be incorporated to the plan and the contractors and subcontractors should acknowledge by signature.

The signatory requirements of South Carolina's Water Pollution Control Permits Regulation 61-9.122.22, as provided in Part VI.G of Permit No.: SCR100000, as applicable to each contracted entity that must sign the contractor's certification, the contractor is a co-permittee and becomes accountable to the Department to ensure the terms and conditions of Permits No.: SCR100000 are implemented. All co-permittees are subject to Department enforcement actions if Permit No.: SCR100000 conditions are not met. Enforcement actions may be taken against any specific co-permittee or combination of co-permittees, with consideration given to the party responsible for the violation. The owner/operator submitting the NOI shall retain all contractor certifications for at least three years after a contractor certifications and a copy of Permit No.: SCR100000 shall owner/operator of the construction project covered by Permit No.: SCR100000 shall make all contractor certifications available upon request to the Department.

NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES THAT ARE CLASSIFIED AS "ASSOCIATED WITH INDUSTRIAL ACTIVITY" BY EPA REGULATION (PERMIT NO.: SCR100000)

CO-PERMITTEE AGREEMENT (PAGE 2)

CONTRACTOR'S CERTIFICATION

Certification as a co-permittee with _____ (name of owner/operator of construction project covered under general permit) under the South Carolina NPDES General Permit for Storm Water Discharge From Construction Activities that are Classified As "Associated With Industrial Activity" By EPA Regulation (Permit No.: SCR100000)

I certify under penalty of law that I understand the terms and conditions of the National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction project of the owner/operator identified as part of this certification.

<u>Signature</u>	<u>For</u>	<u>Responsible for</u>
_____	_____	_____
(Name)	(Company)	
_____	_____	_____
(Position)	(Street or PO Box)	
_____	_____	_____
(Signature)	(City, State, Zip)	
Date:	Phone:	(Activity)
_____	_____	
_____	_____	_____
(Name)	(Company)	
_____	_____	_____
(Position)	(Street or PO Box)	
_____	_____	_____
(Signature)	(City, State, Zip)	
Date:	Phone:	(Activity)
_____	_____	

EXHIBIT F (not applicable)

Hampton Lake

ARB RESIDENTIAL BUILDING PERMIT

PERMIT NO: _____ **DATE:** _____

CONTRACTOR: _____

Architectural Review Board by: _____

**THIS PERMIT MUST BE DISPLAYED ON SITE BEFORE
CONSTRUCTION BEGINS & DISPLAYED THROUGHOUT THE
CONSTRUCTION PROCESS.**

EXHIBIT G

Owner Lot Sign

FULL COPPER CAP

24 in

10 in

2 in

ABRAHAM
144
NEW YORK, NY

1/2 KOMATEX PAINTED
CABOT STAIN
BURNT HICKORY
ATTACHED TO
POST WITH STAINLESS
STEEL SCREWS.

ALL COPY - Oracal vinyl
751 - 018

pvc sleeve

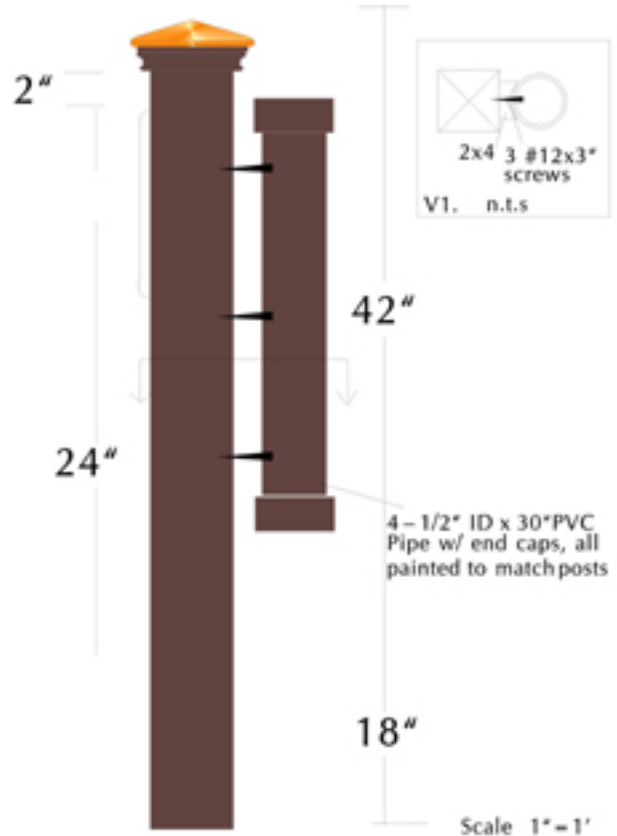
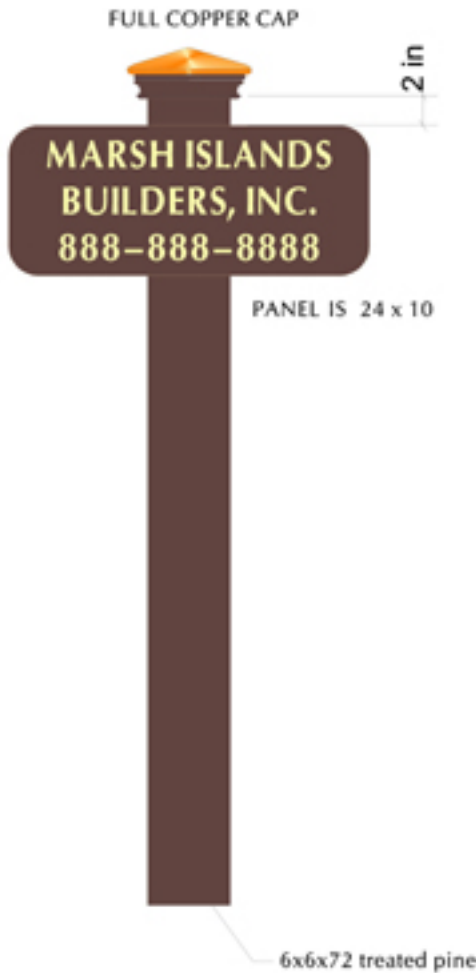
4X4 36" AG 12" BG
Painted Cabot Stain
Burnt Hickory

EXHIBIT H PARTICIPATING BUILDER SIGNS



1/2 KOMATEX PAINTED
Cabot stain burnt hickory
ATTACHED TO
POST WITH 4 #10X 2 1/2
STAINLESS SCREWS.

ALL COPY vinyl
Orcal 751-018
ALL TEXT - 2" CAPS,
OMEGA BOLD



©2006 GRAPHICS CORPORATION, 10 Indian Pipe Lane, Hilton Head Isl., SC 29926, 681-4710, FAX 681-4087

EXHIBIT H
**PARTICIPATING BUILDER/
OWNER COMBO SIGN**



6X6x72
colors:
Cabot Stain
burnt hickory
vinyl is Oracal
751-018

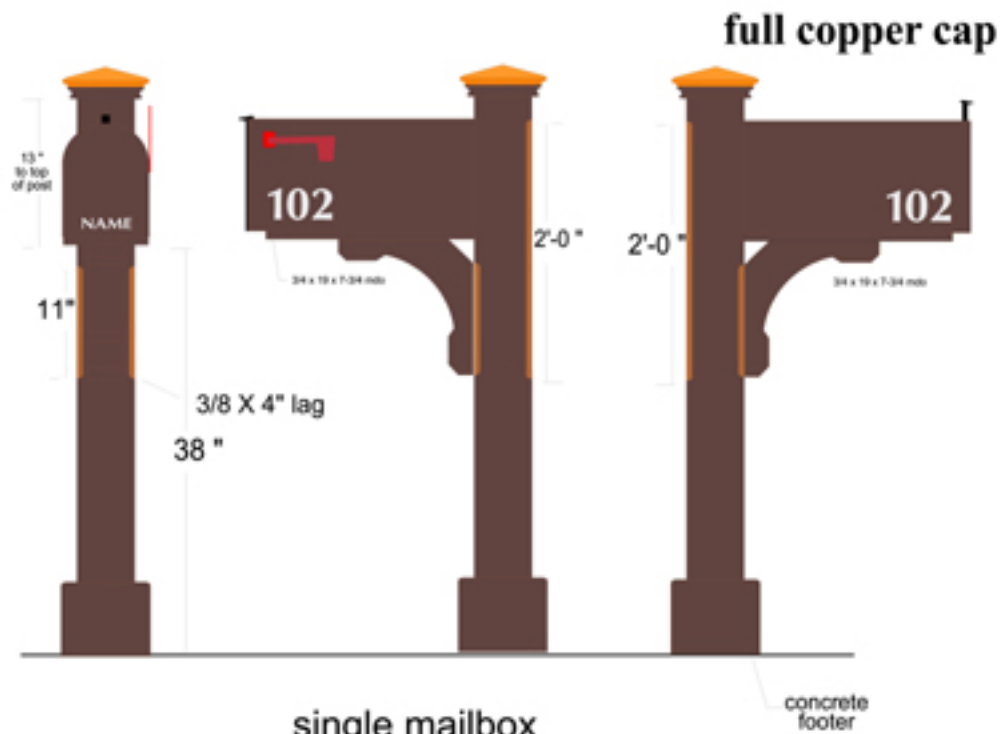
EXHIBIT H
**PARTICIPATING BUILDER/
OWNER/ MODEL HOME COMBO SIGN**



6X6x72
colors:
Cabot Stain
burnt hickory
vinyl is Oracal
751-018

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EXHIBIT I HAMPTON LAKE MAILBOX SPECS



single mailbox
1 1/2 steel box painted
Cabot Stain burnt hickory
Reflective name on front
Reflective number both sides
post 6x6x72 painted
Cabot stain burnt hickory

EXHIBIT J

FIBER TO THE HOME RESIDENTIAL POWER AND WIRING REQUIREMENTS

This document sets forth the electrical requirements necessary for residential Fiber to the Home (FTTH) functionality as required by Hargray. These standards are subject to change as technology, installation and maintenance methods evolve. Hargray reserves the right to update and revise these standards as necessary.

The ALLOPTIC *homeGEAR* 1000 Optical Network Unit (ONU) will be installed on the side of each home within the Hampton Lake community. The ONU, through the ALLOPTIC fiber optic system, provides composite Ethernet, telephony, and video signals over optical fiber routes. The ONU is a class I Laser Product and complies with IEC 60825-1: 1993 + A1: 1997 + A2: 2001 1mW maximum OUTPUT 1310-1550 nm. Adequate space should be allowed in the service yard to accommodate the ONU enclosure for mounting, which measures 12 inches wide and 14 inches high.

Requirements for ONU installation and activation are outlined as follows:

1. POWER

- a. A 120VAC 15A dedicated power outlet is to be located in the service yard to supply AC power to the ONU. Power to the ONU will be provided through a Pull Out Disconnect Switch, manufactured by Square D Company, catalog number UFP222RNM or equivalent. The Horsepower rating for the disconnect switch is 240VAC max, 60A, not fusible.
- b. A 1 ½ inch I.D. schedule 40 conduit is to be stubbed out of the service yard, so that it can be joined to conduit provided by Hargray to provide underground fiber optic service to the home.

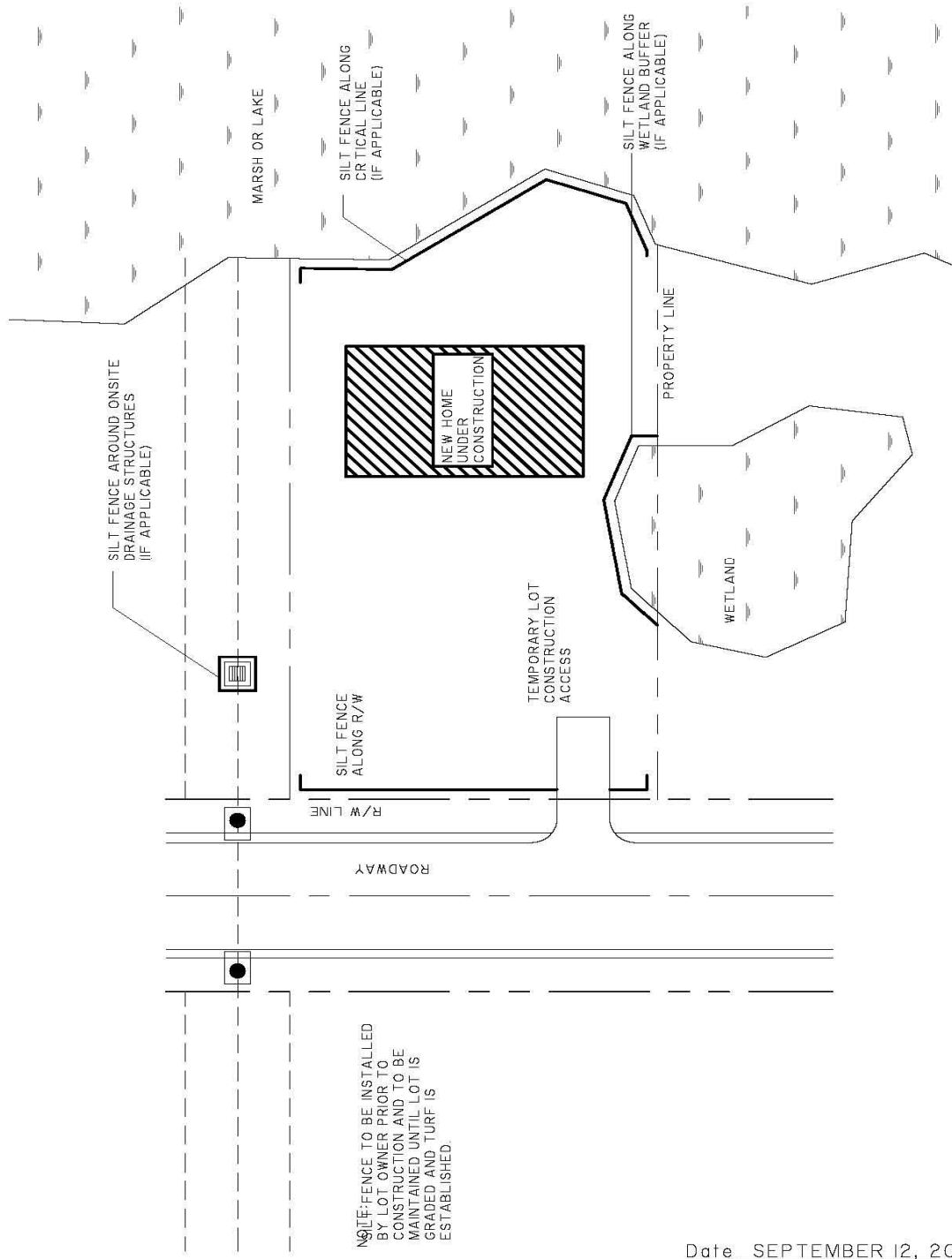
2. INTERIOR WIRING

- a. All interior low voltage wiring used for voice, video, and data should be pulled adjacent to the power meter. A minimum of five (5) feet of slack is required for terminations within the ONU.
- b. For Structured Wiring (Home Integration) applications, the appropriate voice, video and data feeder cables should be pulled from the structured wiring panel to the power meter as outlined in Paragraph

If there are questions regarding these requirements or our FTTH installation practices, please contact Hargray Quality Control Department at 843-686-5000 (Hilton Head), 843-815-1600 (Bluffton and Hardeeville).

EXHIBIT K TYPICAL SILT FENCE LOCATIONS

NOT TO SCALE



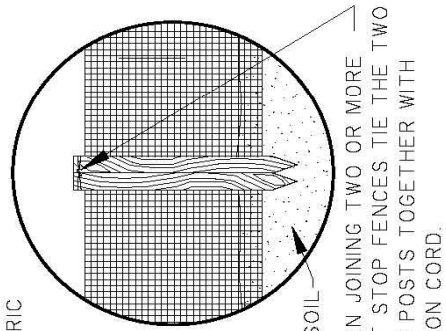
NOTE: FENCE TO BE INSTALLED BY LOT OWNER PRIOR TO CONSTRUCTION AND TO BE MAINTAINED UNTIL LOT IS GRADED AND TURF IS ESTABLISHED.

Date SEPTEMBER 12, 2005

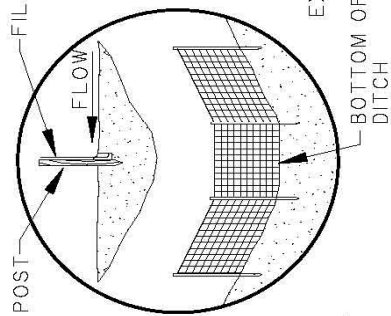
EXHIBIT L SILT FENCE INSTALLATION GUIDELINES

NOT TO SCALE

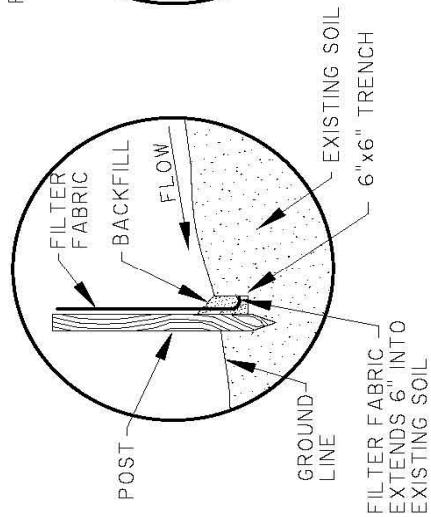
JOINING FENCES



DITCH CHECK



SLOPE CHECK



36" BLACK FILTER FABRIC ATTACHED TO 1-1/8" x 1-1/8" x 54" CURED OAK POST. POSTS ARE SPACED APPROXIMATELY 7'-8" APART. EACH FENCE IS REINFORCED WITH HEAVY DUTY NYLON CORD. TWO OR MORE FENCES CAN BE JOINED TOGETHER WITH 12" OF EXCESS NYLON CORD REMAINING AT EACH END POST. AVAILABLE IN 50' AND 100' LENGTHS.

Date SEPTEMBER 12, 2005

EXHIBIT M
APPLICATION TO BUILD BOAT SLIP

Lot: _____ Property Owner: _____

Address: _____

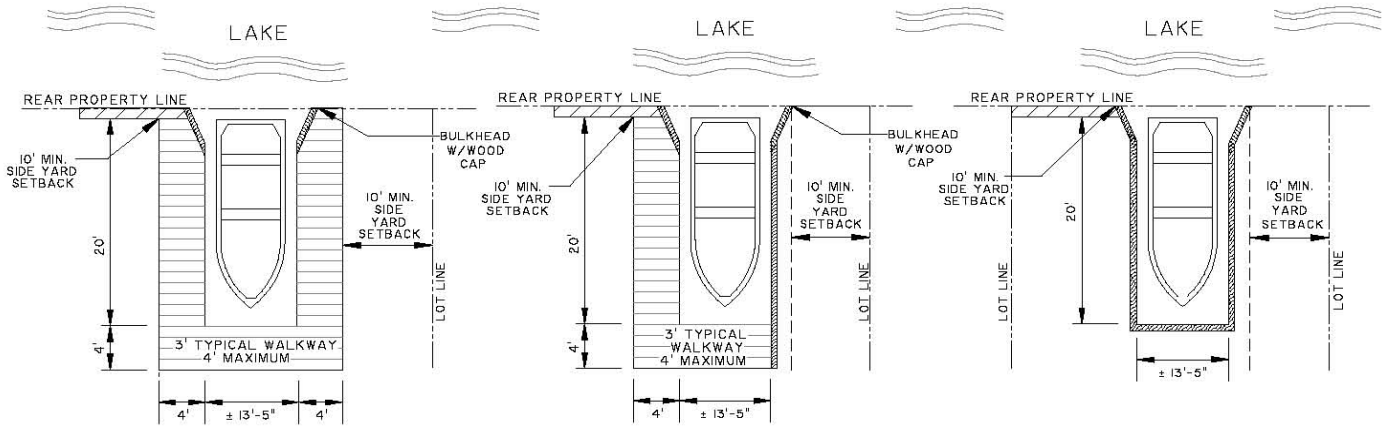
Telephone: (Home) _____ (Work) _____

Builder: _____ Contact Person: _____

Address: _____

Phone: _____ Fax: _____

Check Basic Design of Boat Slip:



NOTE: REFER TO ARB GUIDELINES FOR REAR SETBACKS

**PERPENDICULAR
BOAT SLIP "A"**

NOT TO SCALE



NOTE: REFER TO ARB GUIDELINES FOR REAR SETBACKS

**PERPENDICULAR
BOAT SLIP "B"**

NOT TO SCALE



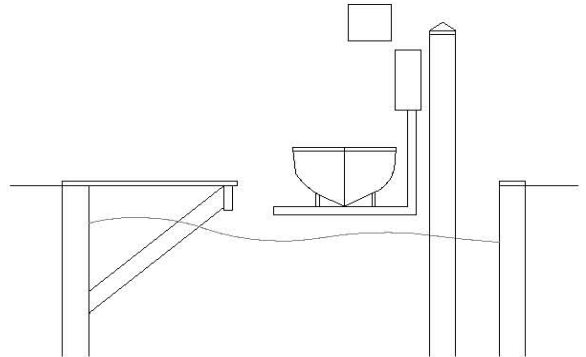
NOTE: REFER TO ARB GUIDELINES FOR REAR SETBACKS

**PERPENDICULAR
BOAT SLIP "C"**

NOT TO SCALE



- All Boat Slips must be constructed of pressure treated wood or approved engineered lumber products.
- Wall areas at boat dock shall be pressure treated wood.
- Only side boat lifts are allowed as shown.



- The Lake control line is set by Developer. Top of bulkhead elevation is set at 18'-0", unless natural conditions of the property require a hardship variance.
- Attach a drawing of lot showing the proposed boat slip along with other supporting features such as walk ways, bulkheads, etc.) requested. Be sure you review and understand the elevation notes on Sheet 2.

Approved by Hampton Lake ARB:

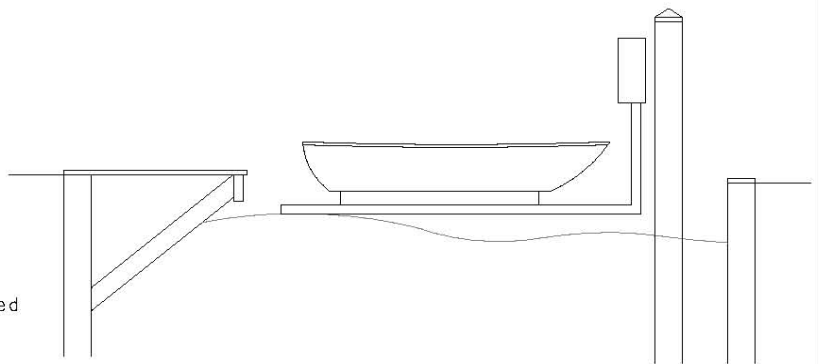
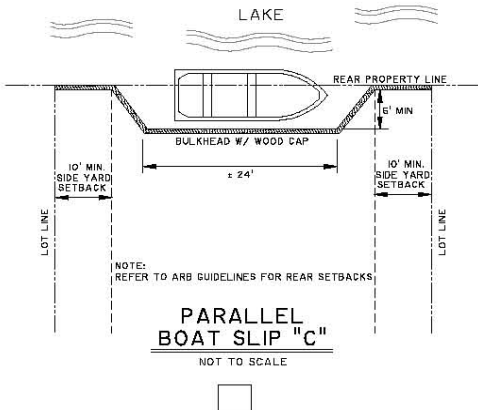
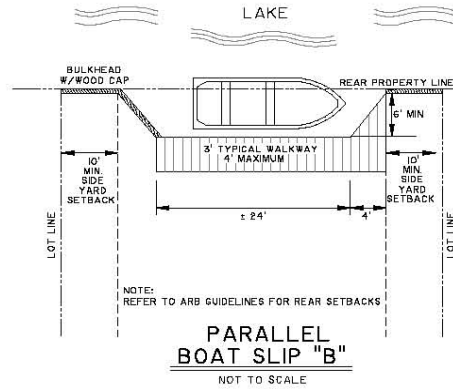
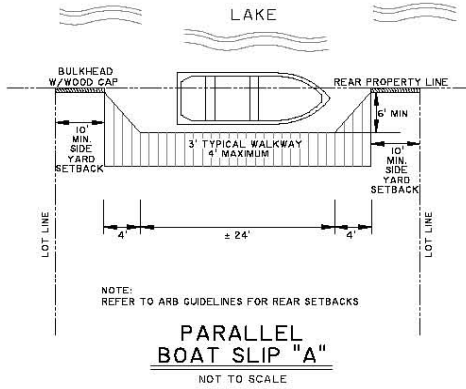
_____ ARB Representative

_____ Date

EXHIBIT M
APPLICATION TO BUILD BOAT SLIP

Lot: _____ Property Owner: _____
 Address: _____
 Telephone: (Home) _____ (Work) _____
 Builder: _____ Contact Person: _____
 Address: _____
 Phone: _____ Fax: _____

Check Basic Design of Boat Slip:



- All Boat Slips must be constructed of pressure treated wood or approved engineered lumber products.
- Wall areas at boat dock shall be pressure treated wood.
- Only side boat lifts are allowed as shown.
- The Lake control line is set by Developer. Top of bulkhead elevation is set at 18'-0", unless natural conditions of the property require a hardship variance.
- Attach a drawing of lot showing the proposed boat slip along with other supporting features such as walk ways, bulkheads, etc.) requested. Be sure you review and understand the elevation notes on Sheet 2.

Approved by Hampton Lake ARB:

ARB Representative

Date

EXHIBIT N

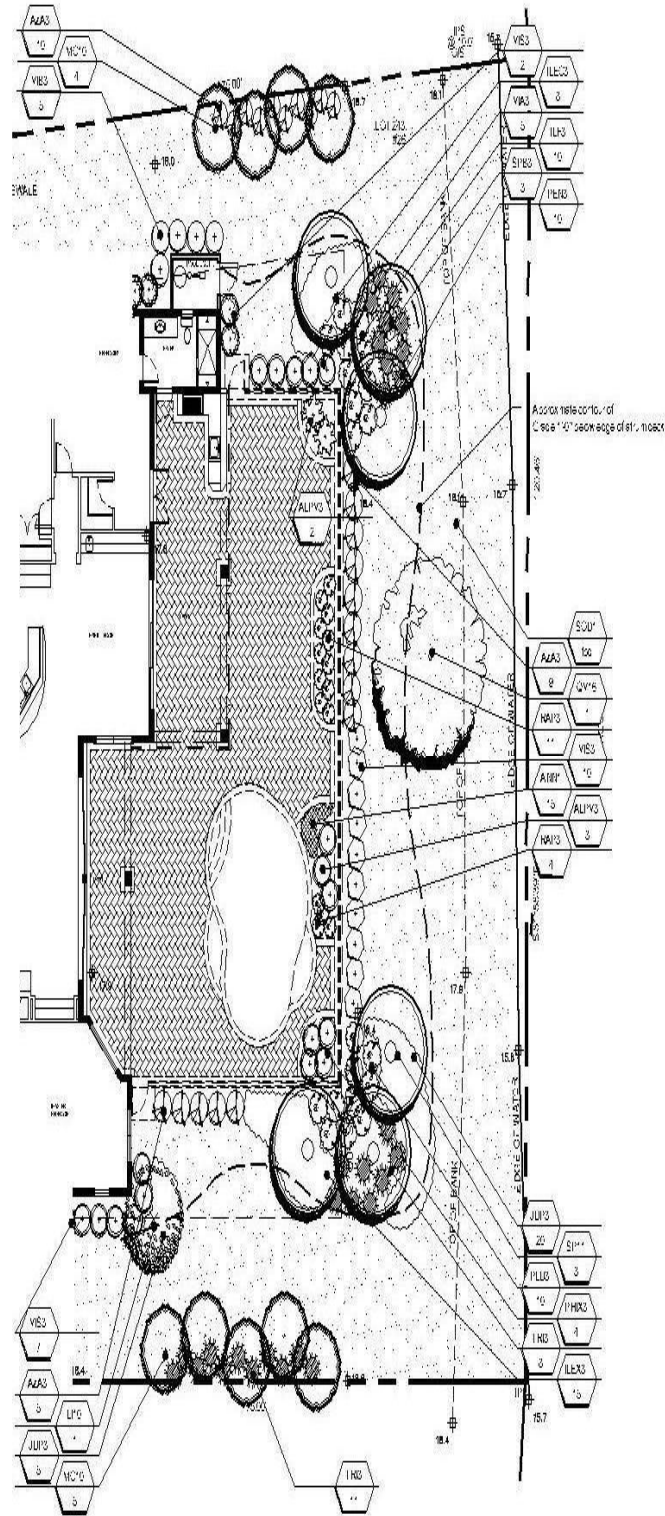


EXHIBIT N

Plant List

Trees

Qty	Sym	Botanical Name	Common Name	Specification	Maintenance
1	LI10	Lagerstroemia indica	Crape Myrtle	10' x 8' multi	Maintain tree form, remove dead branches only
9	MC10	Myrica cerifera	Wax Myrtle	10' x 6' multi	Maintain tree form, remove dead branches only
1	QV16	Quercus virginiana	Live Oak	16' -18' oa x 7' spd, 4.5 cal	Maintain tree form, remove dead branches only

Palms

Qty	Sym	Botanical Name	Common Name	Specification	Maintenance
3	SP11	Sabal palmetto	Cabbage Palm	11'14'17' ct cut head	Remove dead fronds, and seed pods
3	SPB8	Sabal palmetto	Booted Cabbage Palm	8'11'14' ct cut head	Remove dead fronds, and seed pods

Shrubs

Qty	Sym	Botanical Name	Common Name	Specification	Maintenance
5	ALPV3	Alpinia zerumbet 'var'	Variegated Ginger (recommend using a more tolerant plant to the cold)	3 gallon 20"	Remove dead leaves maintain 36"
24	AZA3	Azalea (Rhododendron)	Azalea	3 gallon 20" Amend Soil w/ Top Soil	Maintain 48"+
10	ILF3	Illicium floridanum	Anise	3 gallon 14"	
10	PEN3	Pennisetum setaceum	Fountain Grass	3 gallon 24"	Cut back once a year as necessary
4	PHIX3	Philodendron x 'xanadu'	Xanadu Philodendron (recommend using a more tolerant plant to the cold)	3 gallon 20"	Remove dead fronds
10	PLU3	Plumbago auriculata	Plumago Imperial Blue (recommend using a more tolerant plant to the cold)	3 gallon 20"	Maintain at 30"
15	RAP3	Raphiolepis indica	Indian Hawthorne	3 gallon 20"	Maintain at 24" ht
19	TRI3	Tripsacum floridana	Dwf. Fakahatchee Grass	3 gallon 24"	Maintain 36" ht
5	VIA3	Vibumum awabuki	Awabuki	3 gallon 20"	
5	VIAB3	Vibumum odoratissimum	Sweet Vibumum	3 gallon 20"	
19	VIS3	Viburmym suspensum	Snadankwa Vibumum	3 gallon 20"	

Groundcovers

Qty	Sym	Botanical Name	Common Name	Specification	Maintenance
8	ILEC3	Ilex comuta	Carissa Holly	3 gallon 20"	Maintain 36"-48"
15	ILEX3	Ilex vomitoria	Yaupon Holly	3 gallon 20"	Maintain 36"-48"
25	JUP3	Jun chinensis 'Parsoni'	Parson's Juniper	3 gallon 12" spd	Maintain Beds weed free

Annuals

Qty	Sym	Botanical Name	Common Name	Specification	Maintenance
15	ANN1	Impatiens	Pink, Orange, Purple	4" Cont.	Plant Oct 15th - March 30

Irrigation

Qty	Sym	Botanical Name	Common Name	Specification	Maintenance
1500	IRRIG	Irrigation	Irrigation	Provide head to head coverage	

Miscellaneous

Qty	Sym	Botanical Name	Common Name	Specification	Maintenance
		1" Brookstone		Install a 12" border wherever planting is adjacent to pavement	
	SOD1	Stenotaphrum secundatum	St. Augustine Floritam Sod	Certified Disease & Insect Free	Mow turf 46 times per year

Mulch

Qty	Sym	Botanical Name	Common Name	Specification	Maintenance
1500	MUL2	Pine Straw	Pine Straw	3" thick	Mulch on an annual basis, replenish areas as necessary

Notes

1. All plants shall be Florida No. 1 or better
2. Contractor shall review plans and indicate any availability problems at time of bid.
3. All plants indicated zones, C or S, are susceptible to damage from cold temperatures
4. Contractor shall maintain all plantings until acceptance by Owner.
5. All beds shall be weed free until acceptance by Owner.
6. All trees and palms shall be warranted for a period of 6 months. All shrubs shall be warranted for a period of 90 days. All sod shall be warranted for a period of 30 days. Warranty begins at time of acceptance of project.
7. All sod shall be warranted for 30 days.
8. It is the landscape contractor's responsibility to coordinate w/ the irrigation contractor to ensure adequate coverage exists.
9. Contractor shall install a Bio Barrier Fabric around all palms within 4' of pavement of planter walls.
10. Contractor shall be licensed and insured.
11. Contractor shall maintain site in a clean fashion and shall remove any waste that he creates.
12. Contractor shall have a pre-construction review of plans w/ Landscape Architect prior to ordering plant material, to verify plans are current, and that no changes are necessary.
13. Contactor shall also schedule a walk thru to allow Landscape Architect to review flagging and placement of fall plant material prior to installation.
14. These above mentioned meetings are important to the quality control of the project. Landscape contractor understands that if work commences without these meetings, that the owner and Landscape Architect have the ability to make field changes to the plans at the Landscape Contractors expense.

EXHIBIT O

Hampton Lake ARB Variance Request Form

Date: _____

Contractor/Owner: _____

Address/Lot Number: _____

Approval of the below described variance(s) to ARB guidelines is requested for the building permit application to which this request is attached.

(Instructions: applicant should check each variance requested, and describe the variance sought.)

Setback: Front: _____ vs. _____

Rear: _____ vs. _____

Right Side: _____ vs. _____

Left Side: _____ vs. _____

Other Variance Requested:

Justification:

Submitted by: _____

Date: _____

Phone Number: _____

ARB Approval _____

Date: _____

Note: Please attach a copy of the area of variance

EXHIBIT P SIDE
YARD LOT
LANDSCAPING FOR

Hampton Lake

BLUFFTON, SOUTH CAROLINA

HOUSE, TYP.

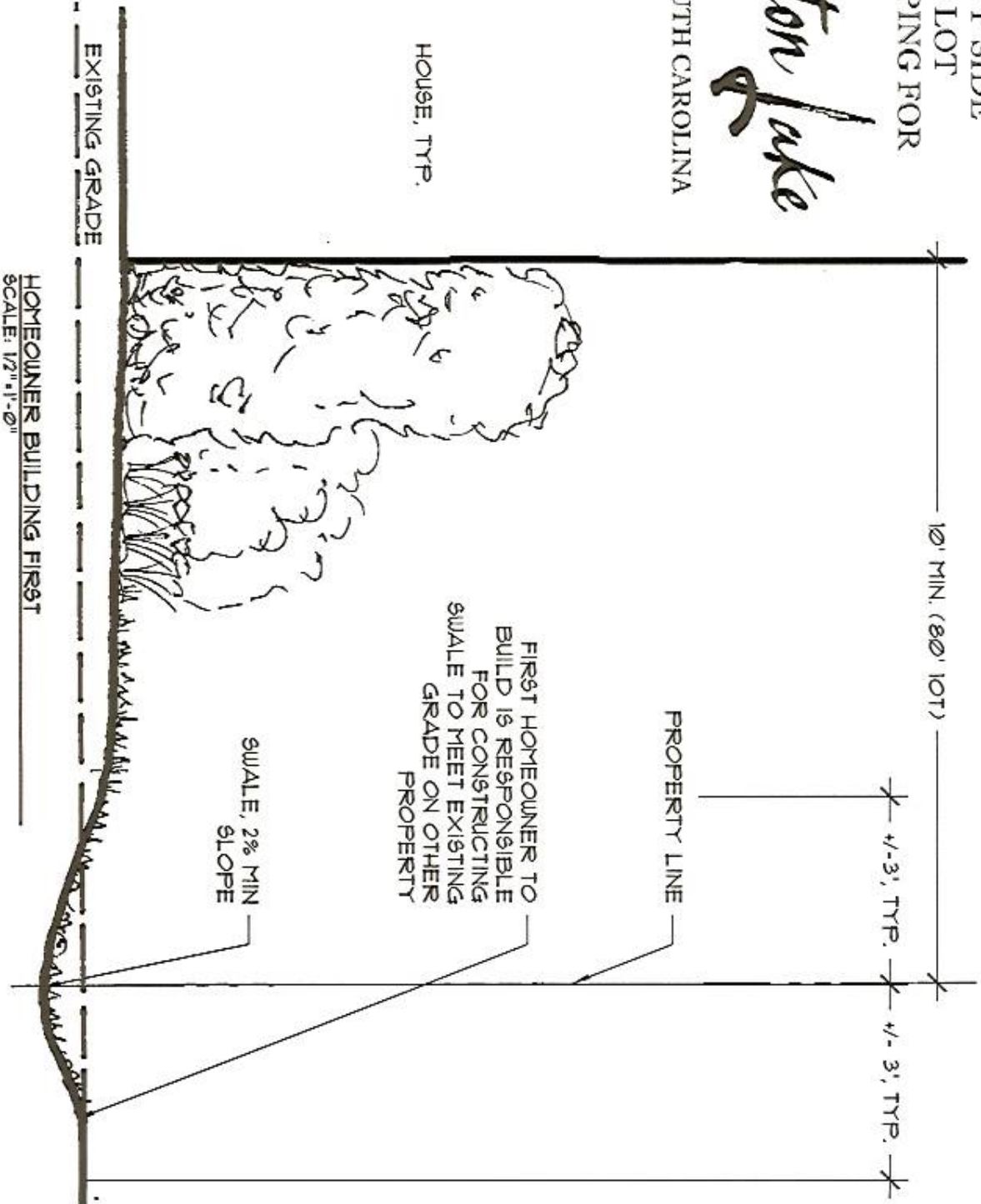
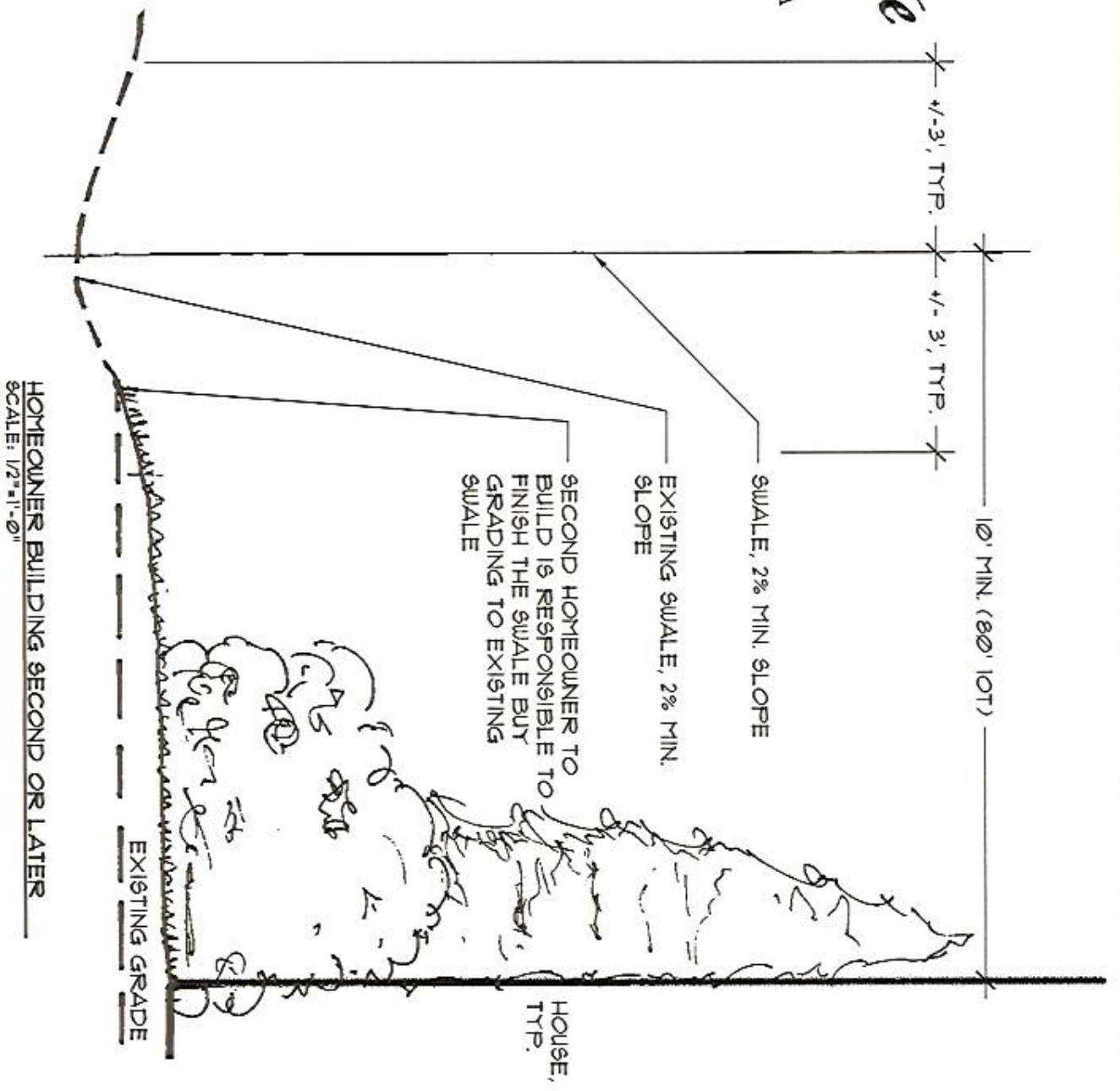


EXHIBIT Q SIDE
YARD LOT
LANDSCAPING FOR

Hampton Lake

BLUFFTON, SOUTH CAROLINA



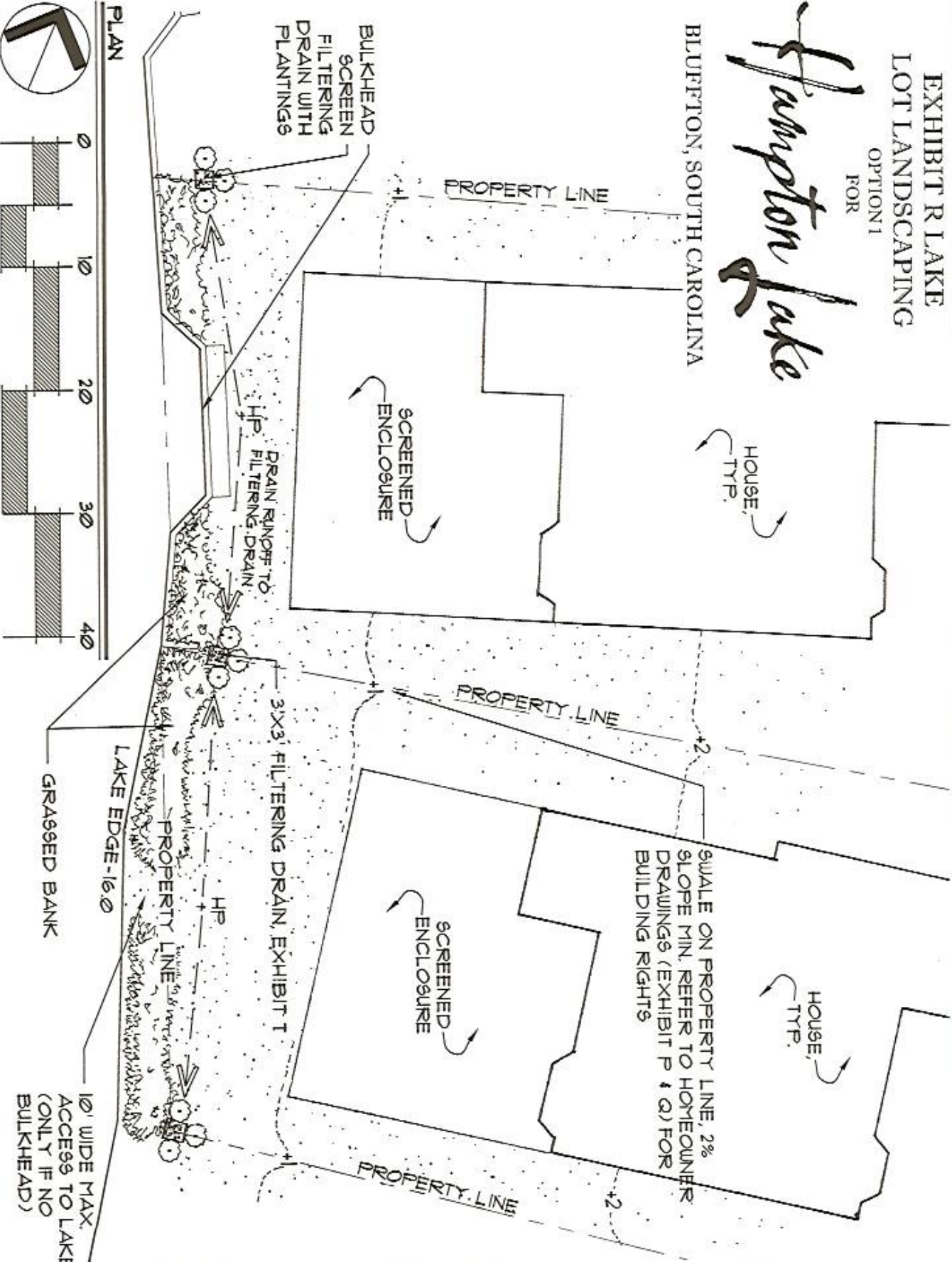
HOMEOWNER BUILDING SECOND OR LATER
SCALE: 1/2" = 1'-0"

EXHIBIT R LAKE
LOT LANDSCAPING

OPTION 1
FOR

Hampton Lake

BLUFFTON, SOUTH CAROLINA



PLAN

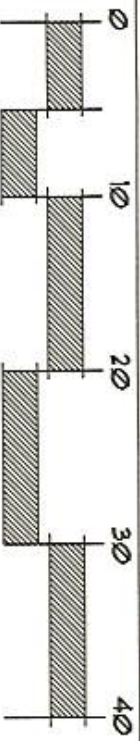
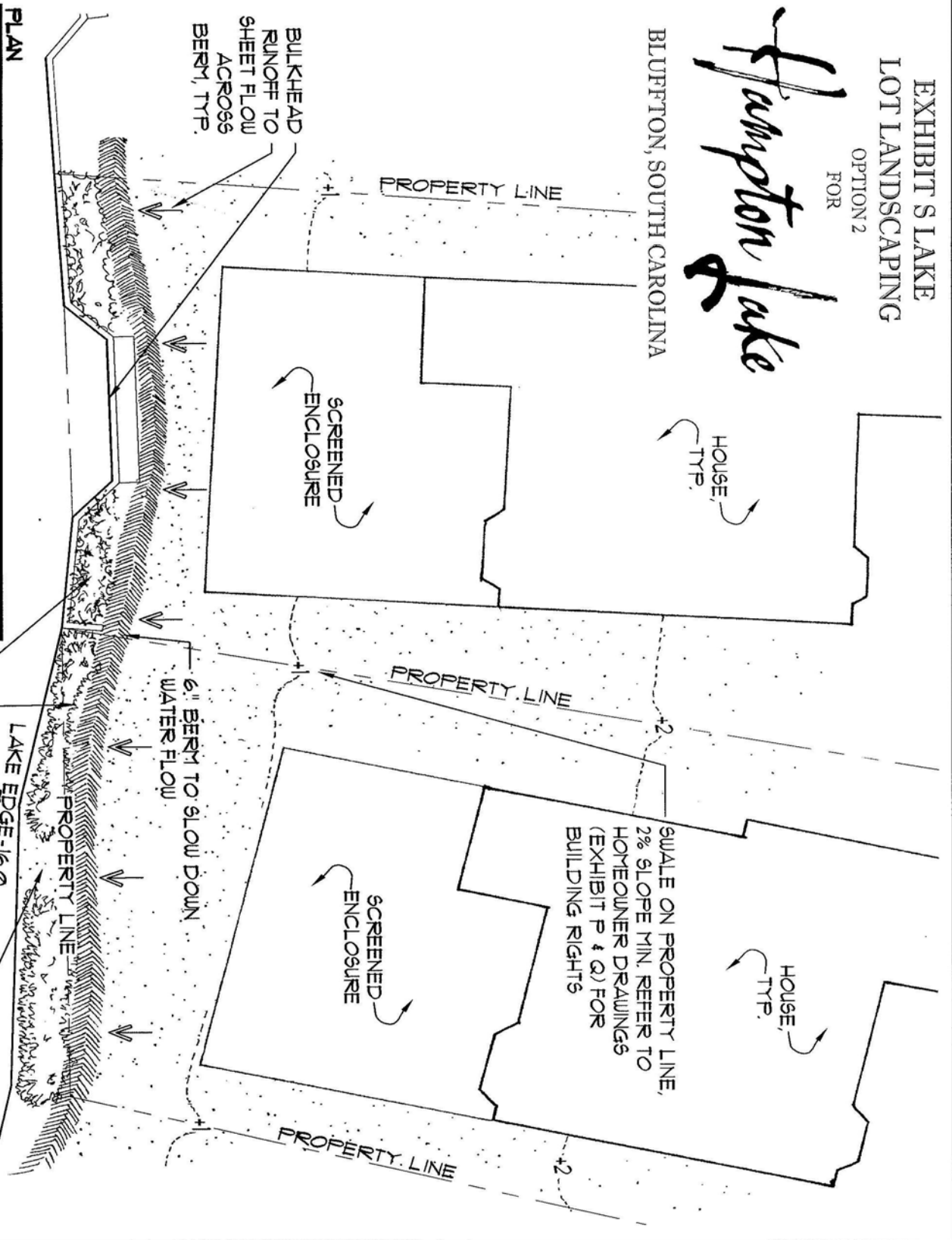


EXHIBIT S LAKE
LOT LANDSCAPING

OPTION 2
FOR

Hampton Lake

BLUFFTON, SOUTH CAROLINA



PLAN

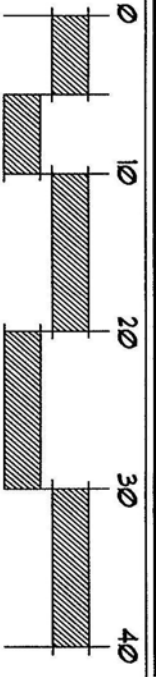
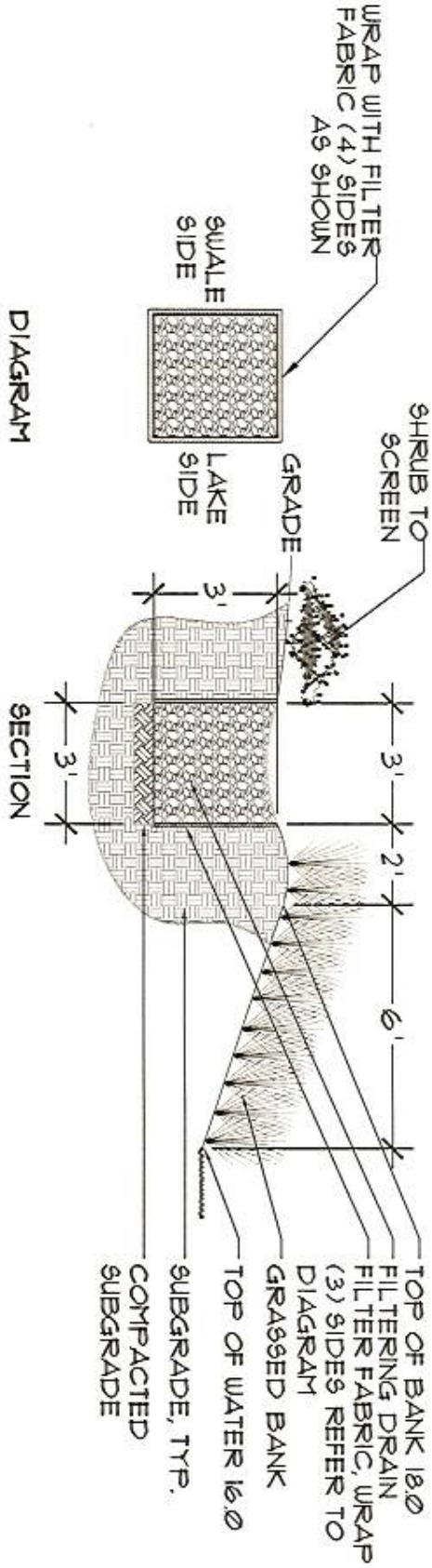


EXHIBIT T LAKE
LOT LANDSCAPING

FOR

Hampton Lake

BLUFFTON, SOUTH CAROLINA



FILTERING DRAIN SECTION
SCALE: 1/4"=1'-0"