

Darrell Creek Homeowners Association
NEW HOME CONSTRUCTION ARCHITECTURAL SUBMITTAL FORM

Submit Darrell Creek ARB Submittal Form and pertinent documents and samples prior to the 1st and 15th of each month to

Trey Grissom
c/o Charleston Property Management Services
1340 - G Ben Sawyer Boulevard
Mt.Pleasant, South Carolina 29464
(843) 881 - 5459
(843) 881 - 5616 (fax)
trey@charlestonpms.com

Notes:

1. Complete applications received by the 1st of the month will be reviewed by the 15th and applications received between the 1st and the 15th will be reviewed by the last day of the month. See enclosed submittal form.

(Incomplete applications will not be reviewed.)

2. Submit application to the ARB *before* applying to the Town of Mt. Pleasant for a building permit.
3. Refer to Amendments and Restatement of Declaration and Establishment of Conditions, Reservations, and Restrictions for River Station, f/k/a Darrell Creek Plantation for further details. "Article 11: The ARB is empowered, on behalf of the Association and affected individual owners, to bring action to enforce the requirements of this Article including, but not by way of limitation, actions for injunctive relief."

Requirements:

1. Two checks:

Application Fee:

- a. A check for **\$1000.00** made payable to Gary Crafts, AIA for non-refundable Architectural fees. Be sure your check references your property address, lot number and homeowner name.

Construction Deposit:

A check for **\$2500.00** made payable to Darrell Creek Architecture Review Board . Be sure your check references your property address, lot number and homeowner name.

This check will be refunded when the following conditions are met:

- 1) The application for repairs and renovations is approved by the Architectural Review Board (ARB) prior to clearing the property and commencement of construction.
- 2) Silt fencing is installed and maintained around the perimeter of the lot during construction.
- 3) Contractor complies with the following hours of construction:
Monday through Friday 7:00AM to 6:00PM
Saturday 8:00AM to 6:00PM
No construction on Sunday
- 4) The construction, landscaping, materials and colors match the approved drawings and samples.
- 5) The construction site is maintained. Clean up and reseed any damaged rights of way or drainage swales.
- 6) All construction on the home, including complete landscaping is completed within 9 (nine) months from clearing the lot.

Architectural Guidelines: Design Objectives

The property owners of Darrell Creek recognize that the appearance of each property in the community contributes to the appearance of the neighborhood and affects all property values. It benefits the entire community to have the appearance of each property harmonious with the natural environment and with the neighboring buildings. The purpose of these guidelines is to support construction that is sensitive to the surrounding properties and the natural setting. The ARB will meet bi-monthly. Please submit complete applications to the office Charleston Property Management Services by the 1st or 15th of each month.

Enforcement: If it is necessary for the ARB to sanction a builder for failure to comply with these guidelines, such sanction will become the responsibility of the owner. Sanctions will become liens against said property and owner.

Diversity in design and material and color selections is encouraged. Plans or colors that are similar to nearby houses will not be approved.

1.) Minimum Square Footage:

- a. Interior Lots- 1 Story=1800, 2 Story= 2000 (First floor at least 1600)
- b. Marsh Lots- 1 Story=2000, 2 Story=2200 (First floor at least 1700)
- c. Waterfront Lots- 1 Story=2200, 2 Story=2500 (First floor at least 1900)

2.) Design Guidelines:

Use these guidelines and the guidelines stated in the Amendment and Restatement of Declaration and Establishment of Conditions, Reservations, and Restrictions for River Station, f/k/a Darrell Creek Plantation. If these guidelines are found to be in conflict with any requirements of the Town of Mt. Pleasant, the most stringent requirement will apply.

- a. Vent pipes painted should match the adjacent roof color and should be located away from the street face(s) of the building.
- b. Meter boxes, conduit, HVAC and bath vents should be painted to match the exterior and located away from the street face(s) of the building whenever possible.
- c. Detail of HVAC screening and location should be shown.
- d. Dumpster required at framing stage and is to be emptied as needed throughout the construction process

- e. TV and Satellite dishes should not exceed 20" in diameter and must be screened from the road and neighbors.
 - f. Garbage and trash containers should not be seen from the street or obtrusive to the neighbors
 - g. Lighting should be subtle in nature and located, aimed and regulated in intensity so that it will not create a nuisance or hazard to adjoining property or to the street. Insect control lights should not to be visible from the street.
 - h. These guidelines prohibit the following:
 - 1. Anything that detracts from the appearance of the property and adversely affects property values in the neighborhood. Examples of these things include: oversized or numerous sculptures or yard accessories, landscaping or building materials left for extended periods of time, toys, lawn, or athletic equipment left in view for extended periods of time. Other examples include piles of yard trash, garbage or recycling receptacles left on the street for more than 24 hours.
 - 2. Freestanding covered carports or car shelters.
 - 3. Chain link fencing.
 - 4. Above ground swimming pools. Filters and other swimming pool equipment must be screened from view.
 - 5. Awnings or canopies not approved prior to installation.
 - 6. Air conditioners, gas tanks, and water tanks not screened with lattice material.
 - 7. Modular construction or prefab outbuildings.
- 3.) Prior to Construction Owner Must Submit (see attached form for further details):
- a. Site plan and driveway plan. Must be of hard surface or other material as may be approved.
 - b. Tree survey- 12" diameter and above except Oak trees-6" diameter and above. Contact the Town of Mt. Pleasant to assure compliance with their tree ordinance.
 - c. Complete construction documents;
 - d. Roofing sample;
 - e. Exterior paint samples (swatches painted on actual material proposed for construction);
 - f. List of materials to be used, including siding and foundation;
 - g. Fence detail, if permitted;
 - h. Landscape plan to be submitted within 90 days of certificate of occupancy. Plant schedule showing types & sizes of all proposed plants.
- 4.) Inspection Requirements Prior to Clearing of the Lot: No lot can be cleared without building permit in builder's box and approved plans, (see attached form for requirements). Tree Survey, Permit & Licenses must be submitted for tree removal approval
- 5.) Contractors:
Must be licensed in South Carolina and a copy of license furnished to the Architectural Review Board.
- 6.) Construction Guidelines: A refundable construction deposit of \$4,000.00 shall be made to insure:
- a. Silt fencing is required to be installed around the perimeter of the lot.
 - b. Completion of construction and landscaping within a 9 (nine) month period. The landscaping should include sod to the edge of the pavement.
 - c. Proper clean-up, re-seeding etc. of right of ways and drainage swales
 - d. Approved neighborhood mailbox can be ordered through Mahoney Signs at 884-9053. Owners must purchase and install mailbox directly through vendor.