

TIDEWATER PLANTATION COMMUNITY ASSOCIATION

**DESIGN REVIEW BOARD
STANDARDS, REQUIREMENTS AND PROCEDURES**

**VOLUME I
NEW CONSTRUCTION
AND
MAJOR MODIFICATIONS/ADDITIONS REQUIRING ROOFLINE CHANGES**

VOLUME 1 OF 2

December 2011

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PREFACE

The complete Standards, Requirements and Procedures of the Tidewater Plantation Community Association (TPCA) are covered in two documents.

This document is Volume I and deals only with new construction and major modifications and additions requiring roofline changes. Volume II deals with the requirements for Significant Minor & Minor Modifications and Exterior “Non-House” Additions; typically those items done after a house is built. Please consult the appropriate document for the work you are considering.

All communication to the Design Review Board (DRB) should be submitted in writing through the TPCA Property Management Office, Attention: DRB

DISCLAIMER: FAILURE TO IDENTIFY A VIOLATION IN THE PLAN REVIEW AND PERMIT APPROVAL PROCESS DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH ALL TPCA DESIGN REVIEW BOARD STANDARDS, REQUIREMENTS AND PROCEDURES; NOR DOES IT IMPLY THAT THE CITY OF NORTH MYRTLE BEACH REQUIREMENTS HAVE BEEN MET (CHECK WITH LOCAL AUTHORITIES).

All communication to the Design Review Board (DRB) should be submitted in writing through the Tidewater Plantation Community Association Property Management Office, Attention: DRB.

SECTION I INTRODUCTION AND SUMMARY

Tidewater Plantation is a Planned Unit Development (PUD). Article 9 of the recorded Declaration of Covenants, Conditions and Restrictions (CCR's) for Tidewater Plantation creates a Design Review Board (DRB) with the primary purpose of maintaining the natural beauty and environment of Tidewater, as well as to protect property values through the control of the design of new construction, alterations, renovations and remodeling. Further, the DRB is established to assure that all owners adhere to proper community-wide standards on their properties (whether improved or unimproved).

This document is intended to outline the community-wide standards established by the DRB, as called for in the CCR's for all areas of Tidewater. These include both standards for exterior property maintenance as well as for new construction or alterations, additions and renovations. It is also intended to serve as a significant guide for determining which activities require DRB approval. Specific procedures, requirements, fee schedules, and application for approval are included.

This document is intended to be dynamic, and may be modified and altered at any time. Modifications and alterations may be the DRB response to:

- Changing requirements of government agencies and financial institutions;
- Changing needs of residents and/or golf course;
- The evolution of community planning and development through new research studies; technological innovations, and emerging ecological and sociological demands;
- Plan alterations desirable for the health of Tidewater Plantation and the properties located therein.

PROCEDURAL SUMMARY:

While it is of utmost importance to read the entire document, the following will outline the items that require DRB approval and where to find specific approved criteria.

A. NEW CONSTRUCTION:

1. General building standards and site criteria that affect all Tidewater neighborhoods are in Section III D.
2. Specific criteria affecting individual neighborhoods in Tidewater are in Section III E.
3. Fee requirements are in Section IV.
4. The detailed approval process is located in Section V, which deals with architectural requirements, levels of approval (conceptual, preliminary or final) and requirements of drawing for each type of submission.
5. Site planning criteria is found in Section VI.
6. Colors are of utmost importance as detailed in Section VII. There are specific, approved colors for each neighborhood. While these colors are approvable, they still require submittal to the DRB to insure that similar colors do not become too repetitive.
7. A specific landscape criterion is covered in Section IX.

This Volume 1 contains an application and checklist, including fees, for new construction. Incomplete submissions will be returned for completion without DRB review, possibly with a re-submission fee added.

B. ADDITIONS AND REMODELING:

Any addition or remodeling to the structure of a house or condominium unit that changes the exterior appearances in any way requires DRB approval. In such cases, any or all of the above criteria outlined in "New Construction" may apply, depending upon the magnitude of the renovation. Typically this Volume I would apply to any change which creates new rooflines. Any construction within existing rooflines would fall into the "significant minor" or "minor modifications" subject to Volume II.

C. TREE REMOVAL:

Any tree removal subsequent to the original lot clearing requires the approval of the DRB prior to removal. Tree removal contractors are not allowed on the property to remove trees without showing a tree removal letter from the DRB. Any unauthorized removal of a tree or trees will result in fines in accordance with the Tree Removal Policy.

D. FINES:

As the Tidewater community continues to grow, there is increasing need to protect the integrity of our DRB Standards. There is a greater tendency to "just do things" without approval. This often results in other property owners seeing something in violation of the Standards and assuming that it is permitted, and then repeating the violation. To this end, the following schedule of fines for violations of the DRB Standards may be levied.

Unauthorized exterior changes to house or lot.....	Up to \$500 per day
Commencing construction without DRB approval.....	Up to \$500 per day
Lot clearing without DRB approval.....	Minimum \$1000 plus restoration
Removal of trees without approval (pre and during construction).....	Up to \$2,500 per tree plus replacement
Trash container not in place at the start of framing.....	\$ 50 per day
Unauthorized dumping of debris and/or storage of construction material..	\$100 per day
Blocking Mailboxes by contractor vehicles.....	\$50 per infraction
Dumping of concrete, concrete washing on areas other than job site.....	500 per incident
No port-o-let.....	\$50 per day
Loud music or pets.....	\$50 per incident
Parking violations by contractor vehicles.....	\$25 minimum, per vehicle, per incident
(including parking on non-paved areas, except on construction sites)	
Breaking storm drain covers.....	Actual cost
Unauthorized site signs.....	\$100 per day
Inadequate trash pick-up.....	\$50 per day
Unapproved landscaping/activity on golf course easement	
(i.e., pruning, trimming).....	\$100 per day

Fines are the responsibility of the property owner, as the builder and sub-contractors are working as agents of the owner. As such, these fines, if levied, become lienable assessments against the property. It is, therefore, recommended that property owners add the following clause to their construction contract:

Contractor's Name , having read and understand all Tidewater DRB rules, standards, requirements and procedures, will be responsible for all fines levied against the property owner. Property owner has the right to deduct fines from payment to contractor.

Contractors who violate the DRB rules and regulations can be banned from Tidewater Plantation.

Version History: DRB Standards, Requirements and Procedures – Volume I

Version Date	Effective Date	Approved by	Description of Change
Original	1996 (approx.)	SL&G, DRB	New Document – DRB Standards, Requirements and Procedures, New Construction and Major Modifications Requiring Roofline Changes, Volume I
12Dec2011	12Dec2011	DRB	Language edification(

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SECTION II
ESTABLISHMENT, CREATION AND PURPOSE OF THE DESIGN REVIEW BOARD

A. PLANNED UNIT DEVELOPMENT

Tidewater Plantation is a private residential community development of Southern Land & Golf Company, Ltd., under a Planned Unit Development (PUD), which has been approved by the City of North Myrtle Beach Planning Commission and North Myrtle Beach City Council. The Planned Unit Development, as it may be amended from time to time, provides a comprehensive plan for the overall development of Tidewater.

B. CREATION OF DESIGN REVIEW BOARD

A Declaration of Covenants, Conditions, and Restrictions (CCR's) for Tidewater Plantation, as amended from time to time, has been recorded to establish specific standards for the ownership and use of property at Tidewater.

The CCR's create under Article 9, a Design Review Board with control vested in Southern Land & Golf Company, Ltd. The DRB may establish such rules, procedures, guidelines and reasonable fees as are necessary to achieve its purposes and objectives. The members are appointed by Southern, Land & Golf Company, Ltd., at its discretion, until year end 2015 at which time the DRB members are elected by the then-current members of the DRB.

C. PURPOSES OF DESIGN REVIEW BOARD

The purposes of the TPCA DRB are the following:

- To set Design Guidelines for Tidewater Plantation
- To preserve the natural beauty of Tidewater Plantation and it's setting.
- To continue Tidewater Plantation as a pleasant and desirable environment.
- To establish and maintain a harmonious design for the community.
- To promote and protect the value of properties within Tidewater.
- To set community-wide standards.
- To set procedures for the operation of the DRB.
- To insure compliance with community-wide standards.

D. DESIGN REVIEW BOARD JURISDICTION

In order to accomplish its purposes, the CCR's state that no building, wall, fence, deck or other structure shall be erected, placed or altered until the proposed building plans, specifications, exterior color or finish and plot plan (showing the proposed location and elevation of such building wall, fence, walk, deck or other structure, drives and parking areas). A landscape plan shall be submitted for approval prior to installation of roof shingles.

Prior written approval shall also be required for an addition to any existing building or structure or any renovation, alteration, or change thereto, as well as any alterations to the exterior appearance of any building.

All landscaping changes or additions, including things like the removal of trees, installation of bed/driveway edging, landscape lighting, installation of yard decorations, and the like, must receive DRB approval prior to undertaking such activity. Approval or disapproval of plans, location or specifications may be based upon any grounds, including purely aesthetic considerations, which the DRB, in its sole and absolute discretion, shall deem sufficient, subject to appeal as outlined in Article 9 of the CCR's.

The DRB shall have the authority to grant variances from any requirements set forth in these architectural standards. The granting of any such variance is not deemed a precedent and will not impair or

otherwise affect the right of the DRB to continue to require strict compliance with these Standards in the future, to disapprove any future requests for the same or a similar variance, or otherwise.

E. OBJECTIVES FOR TIDEWATER PLANTATION

The architectural and design process is directed toward attaining the following objectives for Tidewater Plantation:

- Preventing excessive or unsightly grading, indiscriminate earth moving or clearing of property, removal of trees and vegetation, which could cause disruption of natural water courses or scar natural landforms.
- Ensuring that the location and configuration of structures are visually harmonious with the terrain and vegetation of the property and with surrounding properties and structures
- Ensuring that the architectural design of structures and their materials and colors are visually harmonious with Tidewater Plantation’s overall appearance, history and cultural heritage, with the surrounding development, with the natural landforms and native vegetation, and with the development plans, officially approved by the Declarant, or any governmental or public authority, for the neighborhood areas in which the structures are proposed to be located.
- Ensuring that plans for landscaping provide visually pleasing settings for structures on the same lot and on adjoining or nearby lots, and blend harmoniously with the natural landscape.
- Ensuring that any development, structure, building or landscaping complies with the provisions of the Declaration of Covenants, Conditions, and Restrictions for Tidewater Plantation.
- Promoting building design and construction techniques that respond to energy consumption, water conservation and environmental quality considerations, such as heat loss, air emissions, and runoff water quality.

Version History: DRB Standards, Requirements and Procedures – Volume I

Version Date	Effective Date	Approved by	Description of Change
Original	1996 (approx.)	SL&G, DRB	New Document – DRB Standards, Requirements and Procedures, New Construction and Major Modifications Requiring Roofline Changes, Volume I
12Dec2011	12Dec2011	DRB	Language edification

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**SECTION III
COMMUNITY STANDARDS AND ARCHITECTURE CRITERIA**

A. PROPERTY MAINTENANCE

All properties at Tidewater must be appropriately maintained in a manner which upholds the harmonious and natural setting of Tidewater. An owner will keep his unimproved lot clean of unsightly weeds, limbs, trash and other such items. On heavily wooded lots, this may not be necessary as often as on less wooded lots. Trees and limbs that have fallen or become unsightly need to be removed by the lot owner. Only hand held equipment may be used without written DRB approval.

On improved properties (other than condominiums), each owner is responsible for complete maintenance of his yard. This includes mowing, weeding, pruning, mulching, watering, and fertilization. The TPCA mows the right of way in front of properties to the curb.

One particularly important limitation on an owner's landscape maintenance activities applies to the twenty-foot (20') rear yard maintenance easement for all properties with frontage on the golf course. The easement runs twenty-feet (20') deep along the golf course frontage. The owner may, on a secondary basis, maintain this area by keeping it free of trash, limbs, and other debris; however, the golf course maintenance crew will have exclusive and primary jurisdiction over trimming, pruning, tree removal or cutting done in this easement. The homeowners association or its management company does not maintain this area. Property owners who believe that their easement needs attention beyond routine maintenance must contact the golf course superintendent. The golf club's decision to undertake such work shall be within its sole discretion.

All lakes, except Widgeon Lake (in Lighthouse Village) and Egret Lake (at the Bluff's Amenity Center) are considered wetlands and have similar 20' buffer around them. Additionally, there are some small wetlands within Tidewater that have a similar 20' buffer. These wetlands would be included on your individual property survey as well as the recorded plat. If an owner has any question regarding golf course maintenance of their lot fronting a wetland, please contact the golf course superintendent. Owners of properties fronting Widgeon and Egret Lakes should contact the TPCA for maintenance issues.

B. OVERALL ARCHITECTURAL DESIGN CONCEPT

We consider the community as a whole and the golf course as an "architectural statement" and not the individual house.

The creator of Tidewater Golf Club & Plantation envisioned community distinct neighborhoods, each with its own architectural identity, yet compatible and complimentary to each other. This community of neighborhoods would make the natural beauty and vistas of Tidewater, as well as the golf course, its predominant and unifying architectural features.

Therefore, as you read through these guidelines you should realize that the underlying and recurrent design theme at Tidewater is the preservation and enhancement of its natural beauty. So the DRB will always have as its primary consideration that preservation and enhancement, which correspondingly will preserve and enhance your property value.

C. DISCLAIMER

No approval of plans, location or specifications by the DRB and no publication of architectural standards or guidelines shall be construed as representing or implying that such plans, specifications or standards will, if followed, result in a properly designed or constructed residence.

D. EXTERIOR BUILDING STANDARDS AND OTHER IMPROVEMENTS

In order for the DRB to carry out the objectives stated earlier, certain general design criteria must be met. The following list has been compiled to guide an owner and his architect/designer in designing a dwelling. The following apply to all neighborhoods and are in addition to the specific neighborhood criteria in Section E.

1. **Chimneys:** A standard chimney cap is required throughout all of Tidewater. A cut sheet for the standardized cap is included in the Appendix to this Volume I, as well as information on the local manufacturer and supplier.
2. **Decks/Porches/Patios:** Decks, porches and patios are strongly recommended to achieve optimum enjoyment from your house. When deciding where to place your deck, porch or patio, please keep in mind your own privacy and that of your neighbors. No encroachment of decks and patios is allowed in the required city setbacks. Grade-level patios will be considered for possible encroachment into the additional golf course setback.
3. **Driveways/Curb Cuts/Parking Areas:** The driveway or turnout shall not be closer than five feet (5') to any side of the property line. The owner must pave to the curb with a DRB-approved material. The standard material is uncolored concrete. Property owners may choose to coat their driveways with the DRB-approved color of Manuel Kindling Wood (SW#0032441). Driveways and parking areas that are in close proximity to the side property line shall provide adequate screening and buffering from adjacent residences. There must be adequate off-street paved parking for one car per bedroom. Garage area may be included in this calculation. No parking is allowed in roadways or right-of-ways except for temporary visitors, and then not on an overnight basis. If owner wishes, he may replace the roll curb at the driveway entrance with one of a flatter design. Owner is responsible for any repair necessary to paving caused by this replacement. There will be no parking on any unpaved area except at construction sites and in the lot across from the TPCA Administration Center.
4. **Eave Measurement:** Each specific neighborhood in the following section lists specific requirements for depth of eaves. In all cases, the measurement of this eave depth shall be from the exterior face of the siding material to the outside edge of the fascia board. No vinyl or aluminum is to be used on eaves.
5. **Exterior Color Selections:** Exterior color selections are listed in the Specific Neighborhood Architecture Criteria section. Other than one accent color, a maximum two-color palette is allowed. Windows and trim color must match. . The finish for siding must be flat or satin/eggshell; trim must be satin/eggshell; accent colors must be satin/eggshell or semi-gloss. No high gloss paint is permitted.
6. **Exterior Light Fixtures:** Exterior light fixtures must be in keeping with the architectural style and proportionate in size, and shall not infringe on the privacy of your neighbors. Landscape lighting will be considered as part of your landscape plan. The approved standard driveway fixtures are included in Section V, Paragraph L.
7. **Fencing:** Perimeter property fencing is not allowed. Limited rear fencing within the confines of the width of the house on non-golf course frontage lots will be considered by the DRB.
8. **Mailboxes & Address Posts:** Standard mailboxes and address posts are utilized at Tidewater. The owner will pay Tidewater Plantation Community Association, Inc. (TPCA), a separate fee for the mailbox and address post installation. This mailbox and address post fee is detailed in the DRB Fee Schedule in these Standards. The mailbox will be installed after the final inspection certificate is issued by the DRB. U.S. Postal regulations state that the mailboxes are to be grouped in common areas and not in individual lots. The mailboxes and stands are to be maintained by the TPCA.

9. **Pet Areas:** Pet areas must be properly concealed and within building setback lines. All pet restraints, whether fence, chain, cable, runway, or any other material must be approved by the DRB. No pet areas in front yard or facing golf course will be allowed.
10. **Pools, Outside Spas, Saunas:** Pools, outside spas and saunas are allowed on non-golf front property, but must be properly concealed and within building setback lines. Pools are not permitted on properties with golf course frontage. Spas and saunas will be considered on golf course frontage property depending on: setbacks from the golf course, location of home site with regard to tees and greens, and proposed screening of the spa or sauna from the course.
11. **Railings:** Wood, wrought iron, powder aluminum, or vinyl railings are allowed. All railing samples must be submitted to the DRB for approval prior to installation to insure architectural compatibility. Railings are to be the same color of either the siding or trim on the house.
12. **Roof Overhang:** Roof overhang/drip line shall not extend beyond the setback lines. See Specific Neighborhood Architecture Criteria for additional requirements. Drip lines are included in the setback calculations.
13. **Satellite dishes:** Satellite dishes are allowed without prior approval by the DRB. However, DRB written notification is required after installation. Consideration should be given during placement so as to minimize view of the dish from the street or golf course. Installation by long-term tenants in single family houses must not cause any damage to the house or property.
14. **Service, Utility and Storage Areas:** Screened service utility areas must be provided to encompass air conditioning equipment, propane tanks, garbage cans. Electric meters should be installed so as not to be highly visible from the street or golf course. The service, utility, storage areas must be constructed with materials that are compatible with the exterior materials of the house and should be shown on all elevations, site plans, etc. with the submission of plans. Landscaping alone is not acceptable for screening these areas.
15. **Setbacks - Golf:** In addition to standard setbacks detailed within the individual neighborhood criteria, lots that adjoin any portion of the golf course are restricted by the requirement that no dwelling or other structure can be located within fifty feet (50') of the course for double-loaded fairways (lots on both sides of fairway). For single-loaded fairways, this distance may be reduced to forty feet (40'), if necessary.

 Note: Holes 3, 4, 5, 8, 9, 12, 13, 17 & 18 are single loaded.
 Holes 1, 2, 6, 7, 10, 11, 14, 15, & 16 are double loaded
 Exceptions: Clubhouse Estates
16. **Siding:** Refer to specific neighborhood criteria in this Section.
17. **Solar Panels:** Solar panels are permitted based upon their appearance and location. This requires the panels blending into the roof structure and having a minimal intrusive impact on neighboring properties. Requests for solar panels must include the location and photos of the panels to be installed.
18. **Steps and Porches:** Vertical brick, tile and Ves-A-Covr surfaces on steps or porches will be considered based on architectural compatibility. Material and color samples must be submitted to the DRB for approval.
19. **Structure Height:** The height of any structure, not including chimney caps, weather vanes or other roof projections must not exceed forty-one feet (41') from finished grade.
20. **Tennis Courts:** Private tennis courts are not permitted in Tidewater.

21. **Windows:** Approved window types for each neighborhood are listed in the next section. Notwithstanding the window type, it is imperative that the window and trim colors match, thereby maintaining a maximum two-color palette.

NOTE: The above general standards are subject to change by the DRB. Decisions made and approvals granted under these standards will not be construed to be precedent setting when these standards are revised or updated by the DRB.

E. SPECIFIC NEIGHBORHOOD ARCHITECTURAL CRITERIA

1. **PLANTATION AND COURTYARD VILLAGE HOMES** (Plantation Lots 3 through 38, 70 through 100, 270 through 278; Courtyard Village Lots 102 through 151, 169 through 217, 309 through 342)
 - On-grade monolithic slab foundation or parged block foundation (minimum 8" above grade at front of house, but not to exceed 12"). Any exception to this requirement that may be dictated by topography will require DRB approval.
 - Natural wood siding or Hardy Plank or an equivalent, preferably with horizontal shadow lines, except for Lots 169-182, 270-278 and 310-314. These areas are considered transitional areas and can utilize stucco in natural colors that are compatible with and blend with the existing Plantation and Courtyard house palette. These areas may also utilize a combination of wood siding and stucco.
 - Moderately pitched roofs (generally 6/12, 7/12, or 8/12) in approved composition shingles.
 - No eaves less than 16" or greater than 48" in depth. No vinyl or aluminum materials are permitted on soffits or fascia boards.
 - Wood, vinyl or vinyl-clad windows.
 - Two-car garage minimum with doors not exceeding 18 feet in width.
 - Fences are prohibited in these two neighborhoods. Special exceptions to this prohibition exist on non-golf course lots.
 - Plantation lot setbacks require a combined side yard of fifteen feet (15') as measured from the drip line to the property line, with no less than seven and one half feet (7 1/2') on a single side. Front yard setbacks are fourteen feet (14'); rear yard setbacks are twenty feet (20') for non-golf course lots, forty feet (40') for golf course lots on single loaded fairway lots and fifty feet (50') for golf course lots that are on double loaded fairways. Courtyard Village setback lines are identical to Plantation except on the side yard, where a combined side yard setback of ten feet (10'), as measured from the drip line, is required with five feet (5') on each side.
 - Standard window trim and corner trim details are required in both of these neighborhoods and a cut sheet for the required detail is included in the Appendix to this Volume I

2. **COURTYARD PARK** (Lots 279 through 308)
 - On-grade monolithic slab foundation or parged block foundation (minimum 8" above grade at front of house, but not to exceed 12"). Any exception to this requirement that may be dictated to topography will require DRB approval.
 - Stucco exterior siding, either E.I.F.S. or hard coat, with adequate corner, window, door, and frieze details.
 - Moderately pitched roofs (generally 5/12 – 7/12), in approved composition shingles.
 - Eaves no greater than 16" depth. No vinyl or aluminum materials are permitted on soffits or fascia boards.
 - Vinyl or aluminum windows are permitted in approved colors only
 - Front or inside loaded garages with garage doors not exceeding 18' in width.
 - Standard driveway is an embossed "power look" finish uncolored concrete

- Stucco walls on the rear and side property lines that tie into the house and adjacent house, according to the developer's master plan for this neighborhood are intrinsic to the neighborhood's overall design and are therefore mandatory.
- It is the intent on most lots in Courtyard Park that this is a true zero lot line neighborhood where one wall of the house would be windowless and would be a zero lot line. Some lots may allow for a different configuration, but in all cases the combined side yard setback is measured from drip line and must be a minimum of ten feet (10'), with a front yard setback of fourteen feet (14') and a rear yard setback of twenty feet (20').

3. **HARBOR VILLAGE** (Lots 152 through 168, 343 through 354)
 Lots 343-354 can be assigned using Courtyard Village criteria.

- On-grade monolithic slab foundation or parged block foundation (minimum 8" above grade at front of house, but not to exceed 12"). Any exception to this requirement that may be dictated by topography will require DRB approval.
- Stucco siding, either E.I.F.S. or hard coat, with appropriate beltline, corner, window, door and frieze detailing can be used. Cedar accents will be considered on Lots 343 through 354.
- Moderately pitched roofs not exceeding 8/12 in approved concrete or clay tiles, except on Lots 343 through 354, where architectural shingles may be used in approved colors in lieu of the concrete or clay tile roofs. Mixing of roof materials is not permitted.
- No eaves less than 16" or greater than 48" in depth will be permitted. No vinyl or aluminum materials are permitted on soffits or fascia boards.
- Windows may be wood or vinyl clad in an approved color.
- Side loaded garages except as constrained by lot configuration, with door width no greater than 18 feet.
- Perimeter property fencing will not be allowed in this neighborhood. Stucco courtyard walls will be considered for guest parking, driveways and front courtyards (42" height maximum).
- Front yard setbacks are fourteen feet (14'); rear yard setbacks are twenty feet (20') for non-golf course lots, forty (40') feet on single loaded fairways and fifty feet (50') for golf course lots that are on a double loaded fairway. A side yard setback of five feet (5') as measured from the drip line is required on each side.

4. **LIGHTHOUSE VILLAGE**

The design of the neighborhoods within Lighthouse Village is more of a Low Country theme, and the use of front porches and covered stoops as a design element is highly encouraged to promote this theme.

(a) **THE GREENS** (Lots 218 through 225)

- Foundations may be adequately elevated to insure a clear view of the 7th green from the main living floor of the house. Foundations may be:
 - Pier/stem wall with all exposed surfaces parged with stucco;
 - Pier only where all exposed surfaces are either wrapped with wood or parged with stucco;
 - Driven piling where all exposed surfaces are boxed with wood; or
 - Conventionally framed and sheathed walls on monolithic slabs.
- Natural wood siding or Hardy Plank or an equivalent, preferably with strong horizontal shadow lines. Stucco is permitted only on the ground level of the residence.
- Generally moderately pitched roofs (5/12 – 7/12) will be used in this neighborhood; however, the applicant and the applicant's design professional should carefully consider the overall height of the structure and its relationship and impact on the golf course. In no event shall the height of the structure, not including chimney caps, weather vanes or other roof projections exceed forty-one feet (41') from

finished grade. For houses that are generally lower in design, higher pitch roofs may be considered. Roofing material shall be approved composition shingle.

- Alternative roofing materials, such as copper or standing seam metal, may be considered on porches, bays and direct vent fireplace chases only.
- Eaves shall be no less than 16" or greater than 36" in depth except where specific architectural detail dictates, such as bays, gable fronts, etc. (Compare to Lake Village and The Cottages). No vinyl or aluminum materials are permitted on soffits or fascia boards.
- Front doors shall have a minimum of 48" of weather protection and front porches are encouraged as part of the design intent.
- Windows shall be wood, vinyl or vinyl clad in appropriate colors.
- Front loaded garages with doors not exceeding 18' in width are standard. However, side loaded garages will be considered where topography and lot size allow.
- Perimeter property fencing will not be permitted in this neighborhood. However, wood picket or other approved garden fencing not exceeding 42" in height may be considered where appropriate to the house's architectural style.
- Front yard setbacks are fourteen feet (14'); rear yard setbacks are forty feet (40') on this single-loaded fairway. A combined side yard setback of ten feet (10') as measured from the drip line is required with a minimum of five feet (5') on a single side.

(b) **LAKE VILLAGE & THE COTTAGES** (Lots 226 through 243, 265 through 269, 356 through 377, 409 and 410)

- Foundations shall be moderately elevated with finished floor not less than 12" or greater than 36" above the finished grade at the front of the house.
- Natural wood siding or Hardi Plank or equivalent shall only be used, except the stucco parging of the exposed foundations. Front porches, rather than stoops, are encouraged in these two neighborhoods.
- Intermediate pitched roofs, (i.e. 7/12, 8/12 and 9/12 slopes) in approved composition shingles. Alternative roof materials and shallower pitched roofs may be considered for porches, bays, etc.
- Eaves shall be no less than 12" or greater than 24" in depth except where specific architectural detail dictates, such as bays, gable fronts, etc. No vinyl or aluminum materials are permitted on soffits or fascia boards.
- Windows shall either be wood, vinyl or vinyl clad in appropriate color.
- Garages shall be inside loaded where lot configuration permits. Front loaded garages will have doors not exceeding 18' in width.
- Perimeter property fencing will not be permitted in this neighborhood. However, wood picket or other approved garden fencing not exceeding 42" in height may be considered where appropriate to the house's architectural style.
- Front yard setbacks are fourteen feet (14'); rear yard setbacks are twenty feet (20') for non-golf course lots and forty feet (40') for golf course lots. A combined side yard setback of ten feet (10') as measured from the drip line is required with a minimum of five feet (5') on a single side.
- Height of the structure shall not exceed forty-one feet (41').

(c) **THE FAIRWAYS** (Lots 244 through 264)

- Two- and three -story houses are the approved architectural style for this area, reminiscent of the Charleston "row houses". Foundations may be:
 - Pier/stem wall with all exposed surfaces parged with stucco;
 - Pier only where all exposed surfaces are either wrapped with wood or parged with stucco;
 - Driven piling where all exposed surfaces are boxed with wood; or

- Conventionally framed and sheathed walls on monolithic slabs or combination thereof.
- Natural wood siding, either horizontal cedar, cypress or Hardy Plank or equivalent, cedar shingle or vertical ply and batten. The mixing of siding types is encouraged to create a vintage appearance. Both front and rear exterior stairs, porches and decks are encouraged.
- Generally moderately pitched roofs (5/12 – 7/12) will be used in this neighborhood, however, the applicant and the applicant's design professional should carefully consider the overall height of the structure and its relationship and impact on the golf course. In no event shall the height of the structure, not including chimney caps, weather vanes or other roof projections exceed forty-one feet (41') from finished grade. For houses that are generally lower in design, higher pitched roofs may be considered. Roofing material shall be the approved composition shingle. Alternative roofing materials, such as copper or standing seam metal, may be considered on porches, bays and direct vent fireplace chases only.
- Due to the narrowness of the lots in this neighborhood, eave depths will not exceed 12". No vinyl or aluminum materials are permitted on soffits or fascia boards.
- Front loaded garages with doors not exceeding 18' in width will be standard.
- Windows shall be wood, vinyl or vinyl clad in approved colors.
- Perimeter property fencing will not be allowed in this neighborhood.
- Front yard setbacks are fourteen feet (14'); rear yard setbacks are forty feet (40') for golf course lots. A combined side yard setback of ten feet (10') as measured from the drip line is required with a minimum of five feet (5') on a single side.

5. **THE BLUFFS** (Lots 501 through 804)

- It shall be understood by the owner and the owner's design professional that this neighborhood allows the greatest design flexibility within the Tidewater Plantation. However the overall design concept for THE BLUFFS is that of a traditional neighborhood. Therefore, styles such as International, Brutalist, Miami, Modernism, Deco or Moderne will not be approved.
 - Examples of approved styles and architectural diversity in The Bluffs are as follows:
 - Carpenter Gothic - (Lot 693) – Buck's Bluff Drive
 - American Cottage – (Lot 549) – Heshbon Drive
 - Prairie – (Lot 638) – Buck's Bluff Drive
 - Craftsman – (Lot 589) – Buck's Bluff Drive
 - Southern Traditional – (Lot 731) – Morrall Drive
 - Coastal Contemporary – (Lot 685) – Buck's Bluff Drive
 - Shingle & Stick – (Lot 575) – Buck's Bluff Drive
 - Charlestonian – (Lot 246) – South Island Drive neighborhood.
 - Where lot dictates: Any design that mimics the work of Bob Timberlake, Thomas Kinkade, Wm. Poole, Hugh Newell Jacobsen, Steven Fuller, Robert A.M. Stern, Robert Venturi or Stanley Tidgerman
- Foundations shall be elevated a minimum of 30" and a maximum of 42" above finished grade at the front of the house, whichever is less to finished floor height, except as constrained by lot topography. This can be reduced to 24" minimum to a maximum of 30" for a two-story front elevation. Therefore, foundation types may be either elevated slab or pier/stem wall with exposed surfaces veneered with brick or parged with stucco. The exposed portions of block or natural concrete foundations are to be parged with a stucco which matches the siding color of the residence, except those brick veneered houses in the Bluffs which will use the same brick from below the grade line up on the body of the residence.
- Siding options shall be limited to the approved brick veneers, stucco, wood siding or cedar shakes or Hardi Plank or equivalent. Limited mixing of siding may be permitted where

dictated by architectural style. However, in no event will designs that utilize one siding material on the front and another on the other three sides be approved.

- Intermediate pitched roofs generally 7/12 – 9/12 in approved composition shingles. Because of the diversity of architectural styles permitted in THE BLUFFS, roof pitches steeper or shallower than these general guidelines may be approved, depending upon relational factors such as number of stories of the house, eave depth, etc. Roofing material shall be the approved composition shingle. Alternative roofing materials may be considered for architectural features such as porches, bays, dormers, etc.
- Eaves shall be no less than 16” or greater than 48” in depth, except where specific architectural detail dictates such as bays, gable fronts, etc. No vinyl or aluminum materials are permitted on soffits or fascia boards.
- Windows shall be wood, vinyl or vinyl clad in approved colors.
- Inside loaded garages shall be the preference, especially on the smaller lots. Lots may utilize outside loaded garages where adequate turnaround can be achieved and lot coverage allows. Such drives must also be adequately screened from the golf course, street and adjacent neighbors. Garage door width not to exceed 18 feet.
- Perimeter property fencing will not be permitted in this neighborhood. Garden and privacy fencing around driveways, turnarounds, guest parking or front courtyards may be considered (maximum of 42” high). Fencing material must be compatible with the architectural style of the residence.
- Various setbacks prevail in THE BLUFFS.
 - Plantation lot setbacks as per Section III-E.1, apply to the following lots: 522 through 551, 574, 575 and 576, 644 through 648, 676 through 700, and 748 through 804.
 - Courtyard Village setbacks per Section III-E-1, apply to the following lots: 501 through 521, 593 through 629, 552 through 573, 577 through 592, 630 through 643, 649 through 675 and 701 through 747.

6. **SOUTH ISLAND** (Lots 378 through 408) and Mid-Island (Lots 411 through 414)

- The architectural design philosophy in this neighborhood is to capture the romance of the traditional Low Country seaside cottage. It is expected that most of the houses will be raised with cars parked underneath, due to their close proximity to the Intracoastal Waterway and the constraints of site topography. Certain houses may be more moderately elevated with either attached or detached garages. The DRB will consider these types of designs so long as they maintain an architectural cohesiveness with the neighborhood. Elements of this architectural style include a prominent front entry, as well as front entry staircases, porches or verandas, elevated decks, captain walks and extensive water-oriented windows.
- It is expected that, because of the limited natural vegetation on this site, the houses will make more of an architectural statement than those in other neighborhoods. This will demand a greater architectural compatibility among the houses. The DRB highly recommends the submission of conceptual plans to establish an “approved look” prior to incurring the additional expense of design development or construction drawings.
- The color palette for South Island will focus on lighter, earth-toned colors due to the lack of heavy natural vegetation in the neighborhood.
- Specific Design Requirements:
 - Foundations may be:
 - Pier/stem wall with all exposed surfaces parged with stucco;
 - Pier only where all exposed surfaces are either wrapped with wood or parged with stucco;
 - Driven piling where all exposed surfaces are boxed with wood;
 - Conventionally framed and sheathed walls on monolithic slabs (on lots where topography allows); or

- A combination of the four.
- Siding to be cedar, Hardy Plank or equivalent, stucco, cedar shake or painted brick. Limited mixing of two materials may be permitted.
- All foundation inserts to be of open wood design.
- Windows to be wood, vinyl or vinyl clad in appropriate color.
- Elevations facing the Waterway or marsh should include a deck, screened porch or covered porch as a major design element.
- All front entries should have some type of covering to emphasize their presence. Porches that utilize at least 50% of the front face are preferred.
- Roof pitches shall be compatible with the building's massing and style while maintaining the overall maximum height. Shallower pitches on features such as porches, stoops and bays will be considered. Roof material shall be the approved composition shingles with alternative materials considered.
- Eave or overhang depths shall be compatible with the architectural style, but should not exceed 48" nor be less than 12". No vinyl or aluminum materials are permitted on soffits or fascia boards.
- The height of the structure not including chimney caps, weather vanes or other roof projections shall not exceed forty one (41) feet from finished grade.
- Perimeter property fencing is not allowed.
- Setback lines are five feet (5') on each side.

7. CLUBHOUSE ESTATES: (Lots 1 & 2 and 39 through 48)

- On grade monolithic slabs or parged block foundations (minimum of 8" above grade to not greater than 18" above grade). Any exceptions to this requirement that may be dictated by topography will require DRB approval.
- Natural wood siding, vertical, horizontal or clapboard or equivalent type of Hardi-plank. Preferably with horizontal shadow lines. Multiple type of siding for accent purposes is encouraged. Stucco, in the same earth tone group as the siding may also be used as an accent.
- Moderately pitched roofs, of 7/12 to 9/12 with higher pitches on the side elevations, of minor gables allowed in 25 or 35 year architectural composite shingles.
- Wood, vinyl, or vinyl clad windows are allowed. Window frames and grids to match trim colors.
- No eaves less than 18" or more than 48". No vinyl or aluminum materials are permitted on soffits or fascia boards.
- Outside loaded garages, 2 car minimum, with door width not exceeding 18 feet.
- Fences are prohibited (except shielding for gas tanks and air conditioners.)
- Front yard setback is 25' from the front property line. Side and rear setbacks vary per lot and are recorded on the plat as Phase 1-B. No variances from these setbacks in this phase can be granted.
- Colors are the same as those permitted in Plantation and Courtyard Village, section VI-B.
- Standard window trim and corner trim details are required in this neighborhood as shown in Exhibit E. Other complex trim details will be considered such as keystones, cornice crowns and fluted pilasters.

8. CONDOMINIUM NEIGHBORHOODS:

Teal Lake Village, Heron Lake Villas, Lighthouse Point Villas, Clubhouse Villas, and Tidewater Ridge are traditional condominium developments. The building exteriors are owned and controlled by the respective condominium association, and the developer has set the architectural style. No additions or modifications to the exterior in the form of color changes, plants, signs, bird houses, recreational equipment, or any items as outlined in Section V. Volume II, should be added without the approval of the condominium association and the DRB.

Harbor Loft is a “single-family” condominium. The developer has dictated the architectural style and features a blend of seaside elements such as captain walks, captain’s lookouts, monitors, screened porches and decks in an elevated contemporary package. The design is intended to create the feeling of a clustered village. Harbor Loft differs from a traditional condominium in that each owner owns their complete house and all the airspace within the drip line. All grounds are owned in common by the condominium association.

Both the condominium association and the DRB must approve any improvements to the structure, in advance. Likewise, any “non-house” additions to the exterior as outlined in Section V. Volume II must also have the approval of the condominium association before an owner can “self-determine” that such an item is approved under the DRB guidelines.

9. NEW MATERIALS

The DRB recognizes that new building products are evolving. As a result of new building product technology the following products have been approved in some cases.

VERS-A-COVR:or Equivalent - Subject to DRB color and location approval
NAILITE Rough Sewn Cedar Shakes - Subject to DRB color approval
TREX or FIBERCON or Equivalent Deck Material - Subject to DRB color approval
HARDI-PLANK: Fascia & Soffits Rough Textured Cedar
HARDI-PLANK: Staggered Edge Shakes
HARDI-PANEL: Rough Textured to be used with Wood Lattice Applique
HURRICANE ROLE DOWN SHUTTERS: Alutec 40mm Extruded Aluminum or equal
CHEMPLANK
VINYL RAILINGS (subject to DRB approval)

If an owner feels that a new product can improve the appearance and maintenance of their residence and will also maintain the Tidewater look, submit a complete sample for review. Newly approved materials will be added to this section periodically.

Version History: DRB Standards, Requirements and Procedures – Volume I

Version Date	Effective Date	Approved by	Description of Change
Original	1996 (approx.)	SL&G, DRB	New Document – DRB Standards, Requirements and Procedures, New Construction and Major Modifications Requiring Roofline Changes, Volume I
12Sept2011	12Sept2011	DRB	Railings: Language edification.
12Dec2011	12Dec2011	DRB	Language edification.

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**SECTION IV
SUMMARY OF FEES & DEPOSITS**

All appropriate fees and deposits are required prior to issuance of a building permit. All DRB review fees are non-refundable.

A. DRB REVIEW FEES

1. NEW CONSTRUCTION

Conceptual Plan Review (Optional)	\$90
Single Family Residence	
Preliminary Submission (Mandatory)	\$250
Note: If preliminary is accepted, it may be approved as "Final".	
Final Submission and Permitting (includes one change in color and one change in materials):	\$300
Weekly Inspections and Final Approval of House and Landscaping	\$200
	\$750 ¹
Re-submission for requested structural or elevation changes or changes required due to improper submission	\$125
Any additional change orders	\$50 per request

2. MAJOR MODIFICATIONS/ADDITIONS REQUIRING ROOFLINE CHANGES

Submission and Review (includes one change in color and one change in materials):	\$250
Weekly Inspections and Final Approval of House and Landscaping	\$200
Re-submission for requested structural or elevation changes or changes required due to improper submission	\$125
Any additional change orders	\$50 per request

B. MAILBOX AND ADDRESS POST FEE (includes installation and maintenance) \$150²

C. BUILDING AND LANDSCAPE DEPOSITS

Lots 90' plus	\$4500 Refundable ³
Lots less than 90'	\$3500 Refundable ³
Exception – Courtyard Park	\$1000 Refundable ³

¹ Minimum total fee for Final Approval

² This fee is paid to the Tidewater Plantation Community Association, Inc.

³ Subject to DRB-approved Final Inspection

- D. **TRASH/WATER/SEWER/STORM DRAIN DEPOSIT** \$2000 Refundable³
- E. **MAJOR MODIFICATIONS/ADDITIONS REQUIRING ROOFLINE CHANGES DEPOSIT** \$1000 Refundable³

Specific information on these fees follows in the appropriate section(s)
 Checks made payable to: Tidewater Plantation Community Association/DRB except as otherwise noted (see footnote 2 on page 25).

NOTE: THE ABOVE FEES ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE.

Version History: DRB Standards, Requirements and Procedures – Volume I

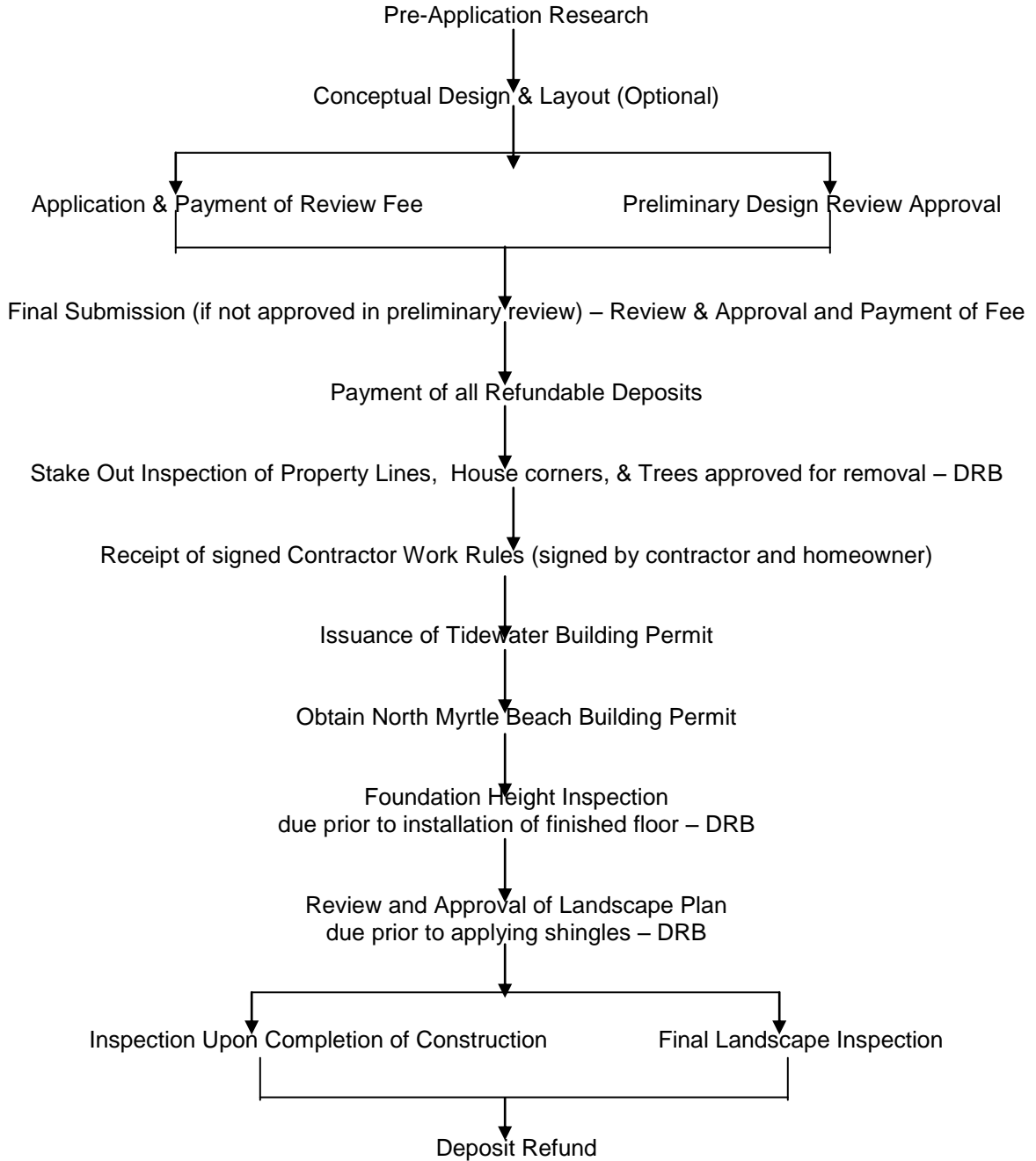
Version Date	Effective Date	Approved by	Description of Change
Original	1996 (approx.)	SL&G, DRB	New Document – DRB Standards, Requirements and Procedures, New Construction and Major Modifications Requiring Roofline Changes, Volume I
21Feb2011	10Mar2011	DRB: 2/21/11 BOD: 3/10/11	Fees: Adjustment of fees for new construction and major modifications as part of transition of Compliance Officer from HOA employee to an independent contractor.

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**SECTION V
DETAIL APPROVAL PROCESS – NEW CONSTRUCTION**

A. PROCEDURAL FLOW CHART

The following chart represents the necessary procedures in the process of building a residence at Tidewater. It is important to mention that any deviation from the procedures could cause unnecessary delays or additional costs if approvals are not obtained prior to construction.



B. ARCHITECT/DESIGNER REQUIREMENT

To insure that Tidewater maintains a high quality of design, all plans for the construction of dwellings and other buildings or significant structures at Tidewater must be designed, drawn, and certified by an approved architect, registered and licensed in South Carolina or a professional design consultant as approved by the DRB. The architect, consultant or owner shall oversee construction.

C. PRE-APPLICATION RESEARCH

The owner shall select his own professional design consultants, and it is the responsibility of the owner to acquaint the building team with the DRB process and the Design Guidelines. The architect and other building team professionals are encouraged to visit Tidewater for an on-site tour of existing structures prior to beginning preliminary plans. In so doing, the architect can creatively design the dwelling in a compatible manner with the overall goals of the owner, Developer and the DRB and the standards for the specific neighborhood. A member of the DRB will be available for an initial conference with the owner and architect for general information, design guidance and to explain the guidelines and concepts in more detail. Together, they should also visit the building site and observe other houses in the area, as well as overall Tidewater environment.

Before beginning design preparation, the owner and architect/designer should review the following documents for specific constraints:

- The Purchase Agreement
- The Indenture Deed
- The recorded plat of the subdivision
- The Declaration of Covenants, Conditions and Restrictions for Tidewater Plantation
- The Design Review Board Standards, Requirements and Procedure
- The City of North Myrtle Beach Zoning Ordinance
- The City of North Myrtle Beach Storm Water Management and Flood Damage Prevention Ordinances
- Applicable local and state building codes

The owner is to obtain a topographic survey and tree survey of the lots as soon as possible in order that the owner and architect can make proper site evaluation in accordance with the site planning guidelines. The topographic survey shall verify the corner pins of the property and provide grade contours at one-foot (1') intervals as well as spot elevations. It must also show the location and species of all trees six-inches (6") or larger caliper at a height of four and one-half feet (4 ½ ') above the ground level (see Section V. E. 1 for other "tree" specifics), and the location of any special features of the lot, including any utility structures, catch basins and sewer and water tap locations.

D. CONCEPTUAL DESIGN AND LAYOUT REVIEW (Optional)

In order to facilitate the preliminary design review process and approval, it is optional and recommended that the architect/designer prepare and informally submit a conceptual sketch of the proposed building design and site layout to the DRB. This step has been included early in the design process both to confirm a proper analysis of the site and also to save the owner from making major revisions after significant architectural work has been performed.

E. APPLICATION SUBMITTAL AND PAYMENT OF REVIEW FEE

A New Construction or Major Modification/Addition Application must be completed and submitted to the DRB by the property owner and/or the owner's agent and approved in writing by the DRB before commencement of any construction activity of any type. The application must be accompanied by payment in full of the appropriate non-refundable Submission Fee.

The owner or agent should include with the application and fee all documents and other information which are outlined under the preliminary design review requirements as hereafter specified and deliver to the Design Review Board, Tidewater Plantation Community Association, Inc. 2000 Spinnaker Drive., North Myrtle Beach, SC 29582 at least five (5) working days prior to the next scheduled meeting of the DRB. Meeting dates are available from the Property Management Office at (843) 663-3500.

F. PRELIMINARY DESIGN REVIEW AND APPROVAL (Mandatory)

Prior to the completed design of improvements, a preliminary review of the owner's plans may be conducted to determine compliance with the design requirements of the DRB, as well as to provide further design recommendations if needed. Two submissions of preliminary drawings are permitted.

The owner or agent should furnish a complete set of the following documents and information together with the preliminary application and fee.

1. Site plan, drawn to scale not smaller than 1" = 20' showing;
 - a) Owner's name
 - b) Architect's or designer's name, address and telephone number
 - c) North arrow and scale
 - d) Property lines with dimensions and bearings
 - e) Elevations of lot corners, center of lot, edge of roadways and lake edge, water level and top of bank location if applicable
 - f) Setback limits
 - g) Location of all trees over six-inches (6") in diameter at four and one-half feet (4.5') height from grade (4" in diameter for Holly, Bay, China Berry, and all "clumps"). Trees to be removed shall be clearly marked in the plan
 - h) Preliminary grading plan showing existing and proposed contours, culvert locations, sizes, inverts and flow directions, drainage and contour plan showing cut fill requirements
 - i) Access to street, drives, parking area, walks, decks and patios with elevations indicated
 - j) Location of all utilities.
 - k) Building accurately located from property lines and setback lines. If there are houses on adjacent lots, distances to the eaves of these houses need to be indicated
 - l) Dwelling to be indicated as roof drip line, with entry area, stairs, walks, decks, patios and driveways shown. A dashed line inside the roofline should be used to indicate exterior walls
 - m) Optional inset drawing with adjacent structures and any adjacent water bodies or other natural features noted, principal views indicated, and directions of prevailing winds marked
 - n) Any utility structures, catch basins and sewer and water tap locations
 - o) Lot coverage calculation, first of the house as a percentage of total lot area and then of the house plus porches, decks, walls, patios, driveways and parking (all impervious surfaces) as a percentage of total lot area
2. Elevation drawings showing:
 - a) All four elevations
 - b) Scale 1/4 " = 1' for front and rear
 - c) Relation of building to grade level
 - d) Height of structure and first floor elevation
 - e) Overall height from grade to ridge of roof
 - f) Description of all exterior materials, roof materials and colors to be used
 - g) Description of all exterior materials, roof materials and colors to be used including samples of materials and color chips (if different from materials and colors on approved list). Deviation from approved color will require re-painting and possible fines.

NOTE: The DRB encourages applicants to submit any color renderings or scale models which may be available.

3. Floor Plan drawings showing:
 - a) Each floor, mezzanine and ground level plan
 - b) Scale 1/4" = 1'
 - c) Overall dimensions
 - d) Square footage area of structure
 - e) Room use labeled
 - f) All walls, windows and doors (with swings indicated)
 - g) All overhangs of floors or roofs
 - h) Ground level plan to show foundations, enclosures, driveway location, stairway, garbage and HVAC enclosures

The results of the DRB action will be forwarded to the applicant as soon as possible. If a substantive re-study is required, the applicant may elect to submit plans again for Preliminary Review before proceeding with the preparation of final working drawings.

G. FINAL DRAWINGS REVIEW AND APPROVAL

A complete set of the following information in addition to that required for Preliminary Design approval, including review fee, is to be submitted to the DRB including review fee at least five (5) working days prior to the next scheduled meeting of the DRB. The following information is to be submitted:

- Final site plan
- Final grading plan
- Final floor plans and elevations, including foundation showing finished grade)
- Plans for ancillary detached structures showing quality and standard materials
- Exterior lighting plan
- Final construction specifications
- Sample materials and colors of exterior components
- Proposed construction schedule
- Sections:
 - Typical wall from grade to roof
 - Typical decks and railings
 - Typical foundation screen detail
 - Typical screened porch
 - Typical service yard fence or screening detail
 - Typical window, door and corner trim detail

Please note that the exterior of all houses, landscaping and other structures must be completed within one (1) year after the construction of same has commenced, except where such completion is impossible or would result in great hardship to the owner or builder due to strikes, fires, national emergency or natural calamities as determined by the DRB. Under normal circumstances, failure to complete the project within the time allotted will result in fines to be determined by the DRB.

Plans submitted for review or any portion thereof may be disapproved upon any grounds, which are consistent with the purposes and objectives of the DRB, including purely aesthetic considerations.

Upon final review and approval by the DRB, a Final Approval Letter will be forwarded to the applicant. If construction has not commenced within six (6) months after the date of the final approval, it shall be deemed to have expired unless the applicant, prior to such expiration date, has requested an extension in writing from the DRB

H. BUILDING PERMITS, DEPOSITS AND FEES

The DRB requires that a non-refundable review fee be paid with submission of plans for final review and approval. See Summary of Fees and Deposits in these Standards for amounts:

- Final Submission and Permitting
- Weekly Inspections and Final Approval of House and Landscaping

Prior to the start of construction the following deposits are required. See Summary of Fees and Deposits in these Standards for amounts. All deposits are refundable.

- Building and Landscape Deposit
 - Lots 90' plus
 - Lots less than 90'
 - Courtyard Park
- Trash/Water/Sewer/Storm Drain Deposit
- Major Modifications/Additions Requiring Roofline changes

A dumpster is required on all job sites prior to the start of framing. Tidewater Plantation requires that the building site must be cleaned daily and trash and scrap materials hauled away when the dumpster is full. This deposit will be refunded, less any fines levied, upon receipt of the Certificate of Occupancy and completion of construction in accordance with the approved plans and upon final inspection of the water meter and sewer hook-ups, less costs for damage.

Prior to “shingling” a landscape plan must be submitted for approval.

NOTE: The above deposits and fees are subject to change without prior notice. Checks should be made payable to: Tidewater Plantation Community Association/DRB.

I. MANDATORY INSPECTIONS

1. **STAKE OUT INSPECTION** – Prior to issuance of a building permit

After being notified by the DRB of final approval of the applicant’s site plan and proposed dwelling, and after payment of all required fees, staking out of the lot should be undertaken as follows:

- The property lines and outline of the proposed structure, including all drip lines, should be identified by a series of stakes connected by string
- Any trees outside of the foundation planned for removal should be flagged with blue surveyor tape.
- A representative of the DRB will inspect the lot when notification of the above action has been given to the Tidewater property management office.
- Absolutely no clearing of the lot may be done prior to the stake-out inspection and approval by the DRB representative.

When the deposits have been paid and the stake-out inspection approved, a Tidewater building permit will be issued by the DRB, which will allow the owner or the owner’s agent to seek a building permit from the City of North Myrtle Beach Building Inspector’s Office, whereupon, construction can commence. Both permits (Tidewater and City of North Myrtle Beach) must be displayed on the construction site.

2. **FINISHED FLOOR ELEVATION INSPECTION** - Prior to pouring the finished floor to ensure elevation is correct.
3. **UNDER ROOF INSPECTION** – Prior to shingling to check on roof pitches

4. **PAINT REVIEW** – Prior to painting, a review of colors with the contractor on site.
5. **LANDSCAPE INSPECTION** – Both before and after installation.
6. **FINAL INSPECTION UPON COMPLETION OF CONSTRUCTION** – The applicant shall notify the DRB when the construction and landscaping are completed, and a representative of the DRB will make a final inspection.

J. PERIODIC INSPECTIONS DURING CONSTRUCTION

The DRB, its agents and representatives reserve the right of entry and inspection, to visit all or any portion of the owner's property for the purpose of verifying compliance of the DRB. A representative of the DRB will make periodic inspections without notice during the entire construction period. The owner will be notified in writing with a copy to the general contractor of any items and exceptions noted in the inspection report and all such items and exceptions must be accomplished or resolved promptly.

K. LANDSCAPE PLAN REVIEW AND APPROVAL

In order to assure all residents of Tidewater that the community will continue to be an attractive and scenic place to reside, the DRB requires that each property owner constructing a new dwelling, submit a Landscape Plan, and when applicable, an Irrigation Plan to the DRB for review and approval. The Landscape Plan must be submitted no later than when the house is under roof (prior to shingling).

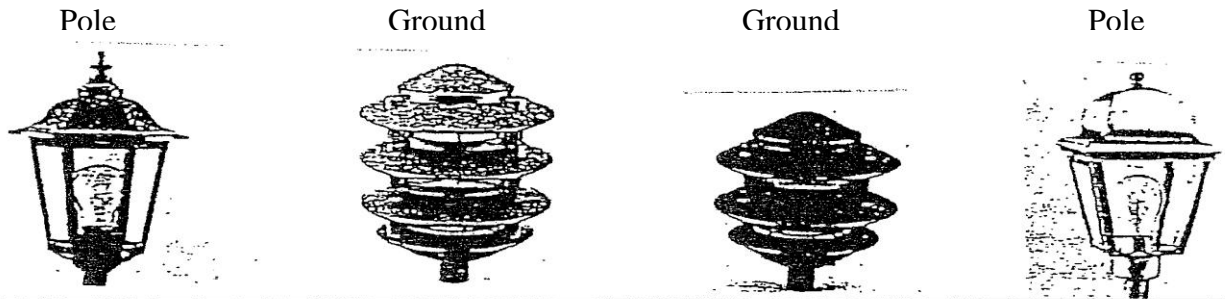
The plans should include the following:

- Preferred scale of 1" = 10'.
- Variety, size, number and location of all plant material
- Type and description of seeded areas with soil retention method noted.
- Plant list with quantity, botanical name, common name, size and special specifications.
- Irrigation or sprinkler plan (city water only).
- Drainage requirements.
- Detail of any landscape items – fountains, lawn ornaments, edging, plant wells and the like.
- Lighting plan (as applicable).

Detailed Landscape Planning Criteria is in Section IX. The proposed Landscape and Irrigation Plan should be submitted to the DRB for review and approval prior to the start of construction or no later than when the house is under roof.

L. LANDSCAPE LIGHTING

Landscape lighting is defined as that illumination which is designed to enhance the evening beauty of the natural elements of your property. Therefore, lighting at entries is not considered in this section. Driveway and walkway lighting should be low in wattage and candlepower, extend no higher than surrounding shrubbery with a maximum height of eighteen (18) inches above ground and be spaced so that each fixture's illumination does not overlap another fixture. Landscape fixtures may be electric or solar-powered. The approved standard landscape fixture is:



9222-12 Black finish Cast aluminum	9224-12 Black finish	9226-12 Black finish	9243-01 Antique Solid Brass
9222-17 Verde finish Cast aluminum	9224-95 Green finish	9226-95 Green finish	9243-17 Verde Finish Solid Brass
Landscape light Clear glass Threaded ½” pipe fitting For permanent installation DIA: 6-7/8”; B/L: 12-3/4” One (M) 100W max. 120v or One (M) 50W max 12v	Die-cast Landscape Light Clear glass Threaded ½” pipe fitting For permanent installation DIA: 5-7/8”; B/L: 8-5/8” One PL-7 (120v)	Die-cast Landscape Light Clear glass Threaded ½” pipe fitting For permanent installation DIA: 5-7/8”; B/L: 7” One (M) 75W max. (120v) or One (M) 50W max. (12v)	Landscape light Clear beveled glass Threaded ½” pipe fitting For permanent installation 5-1/2” sq.; B.L.: 11-7/8” One (M) 100W max. 120v or One (M) 50W max 12v

Approved landscape lighting colors are: Verdi/green, black, bronze/brown. Post lighting is permitted, but is limited to one per property, and shall not be greater than five (5') feet in height. Pole lighting colors are verdi/green, black, bronze/brown or antique brass.. Silver or white landscape lighting is not permitted.

Driveway lighting must be a minimum of 18” from the edge of the driveway pavement and shall be no closer than 15” apart, beginning 10 feet from the curb.

Security or directional floodlights attached to the structure’s eaves are permitted so long as their illumination does not infringe upon your neighbor’s privacy and does not create a visual hazard to the adjacent roadway. No directional fixtures that would direct light away from the house and to the street, golf course or neighboring lots are allowed. Floodlights are allowed at the rear of houses directed at patios, decks, etc., but not to project light off the home site.

Up and down lighting must be submitted in a landscape plan for approval by the DRB. Landscape up-lighting cannot infringe upon your neighbor’s privacy and cannot create a visual hazard to the adjacent roadway or golf path.

No halogen, sodium vapor or other types of “bright” lights are permitted. No colored glass bulbs are permitted.

Other forms of landscape lighting, which are prohibited, include lights mounted on independent poles greater than five (5) feet in height (security lights).

Version History: DRB Standards, Requirements and Procedures – Volume I

Version Date	Effective Date	Approved by	Description of Change
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12Dec2011	12Dec2011	DRB	Language edification.

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SECTION VI SITE PLANNING CRITERIA

A. SITE EVALUATION

The siting of a dwelling is a critical and important design decision. The site developed for each homeowner should reflect functional needs, but also is sensitive to the site's unique characteristics and inherit design opportunities, as well as all neighbors' views and existing conditions.

Properly positioning your house on its lot requires that you understand all of its unique features including views and breezes. Some of the recommendations by the DRB for you to consider in evaluating your lot are listed as follows:

- Note the best natural or manmade views and amenities from your lot.
- Attempt to preserve the existing major trees and other natural habitats, such as low shrubs, especially along golf courses and wetlands by barricading around the drip line.
- Avoid blocking views that adjacent owners have of marshes, lakes, waterway or golf course.
- Note any drainage swales or ditches that need to have unimpeded flow.
- Orient your house to allow prevailing summer breezes to flow through your house.
- Consider the sun orientation in order to provide adequate shade during the summer and sun in the winter, as well as desirable light in living areas.
- Locate your driveway to meander around trees and other natural features.
- Avoid building on lower areas of your lot where humidity will be higher and breezes lower.
- Note the location of the utility corridor in front of your lot.
- Note any special restrictions on your lot such as easements.

B. BUILDING SETBACKS

Building envelopes are generally specified on the recorded subdivision plat of your property. Also, the Development Standards filed as part of Tidewater Planned Unit Development state that in no event should the placement of the house or any improvements extend beyond the setback standards as set forth within that document. All construction over six (6) inches above grade including patios, decks and roof and balcony overhangs must be within the prescribed setbacks with the exception of low walls screening HVAC units. Some latitude for on-grade patios will be considered by the DRB with the regard to the developer-imposed rear yard setback on golf course lots. Setbacks vary by neighborhood and are summarized for each area in Section IIID.13.

C. SITE COVERAGE

Once the location of your house on the lot is established, the limits of construction should be determined. With the exception of houses in Courtyard Park, South Island and Lighthouse Village (Fairways), the house footprint may not exceed 30% of the total lot acreage. Impervious coverage (decks, patios, walks, driveways) shall not exceed 10% of the lot acreage, again with the exception of the three (3) areas referenced above, which will be determined by the DRB.

In the three referenced areas (Courtyard Park, South Island and Lighthouse Village (Fairways), house coverage may not exceed 50% (includes house and impervious), and will be determined by the DRB.

D. SITE GRADING

Drainage considerations for individual sites play an important part in the overall ecological balance of Tidewater. Accordingly, site grading shall be kept to a minimum and alteration of existing drainage systems is to be avoided.

Water runoff should be directed to existing natural swales and other natural drainage areas or to storm drainage facilities. No direct channeling of runoff into natural or manmade water bodies, marshes or conservation areas will be permitted.

Any necessary grading should be kept to a minimum and should reflect a natural and gradual appearance. Grading shall not encroach upon the drip lines of trees to be preserved unless tree preservation techniques are utilized.

Runoff during construction must not cause damage to adjacent properties. If it is determined that erosion or surface runoff is a problem, then erosion control devices, such as temporary silt fences, will be required during the construction period.

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12Dec2011	12Dec2011	DRB	Language edification.

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**SECTION VII
NEIGHBORHOOD ARCHITECTURAL STANDARDS EXTERIOR COLOR GUIDE**

A. GENERAL COMMUNITY-WIDE CRITERIA

This Guide has been created to simplify the process for the Tidewater owner and their design professional. The design intent of color selection within Tidewater is to maintain a maximum two-color palette. Typically one color is the siding and the other the trim with the window color always matching the trim. Mono-color palettes will be considered for lighter shades. Accent colors are only allowed as defined below.

The colors and materials hereinafter identified have been pre-approved by the DRB for each specific neighborhood, which does not prohibit the owner from selecting other colors/materials for consideration by the DRB. To that end, owners and design professionals are once again cautioned that the pre-imminent architectural features of the Plantation are its natural environment and the golf course and any colors selected must blend with these two features in order to be considered by the DRB. Further, the owner or design professional should consider the surrounding neighbors either already in-place or previously approved by the DRB in selecting one of the pre-approved color combinations, as any approved color combination selected which either clashes with or mimics the surrounding neighbors will not be approved for use in that particular residence.

The paint finish for siding must be flat or satin/eggshell; trim must be satin/eggshell; accent colors may be satin/eggshell or semi-gloss. No gloss paint is permitted. The following general criteria concerning colors apply throughout Tidewater:

1. **Windows:** Each neighborhood has a specific type window defined as the standard for that neighborhood. Notwithstanding the type of window used, the trim color of the residence must match the color of the window type in order to adhere to Tidewater maximum two-color palette.
2. **Accent Colors:** Accent colors are defined as those colors approved for use on front entry doors, window shutters, shadow boards and/or gable vents facing the street only. The intent of the architectural standards is to maintain an either monochromatic or two color palette for each house in the entire Tidewater community with the approved exception of a single accent color only. Accent colors pre-approved by the DRB for the entire Tidewater community are identified as follows:
3. **Approved ACCENT Colors** – Sherwin Williams Paint (SW)

Color Name	Paint No.
Spicy Hue	SW6342
Fireweed	SW6328
Brittlebush	SW6684
Auric	SW6692
Green Bay	SW6481
Country Squire	SW6475
Great Falls	SW6495
Dark Night	SW6237
Naval	SW6244
Arresting Auburn	SW6034
Bottle Green	SW2847
Inverness	SW6433
Darkroom	SW7083
Burgundy	SW6300
Tricorn Black	SW6258

4. **Exposed Foundations:** The exposed portions of brick or natural concrete foundations are to be parged with a stucco which matches the siding color of the residence, except those brick veneered houses in the Bluffs which will use the same brick from below the grade line up the body of the residence.
5. **Decks and Porches:** Where wood decks and or wood porches are specified, these shall be constructed of either redwood or pressure treated spruce, pine or fir or approved synthetic material and not painted with any color other than that of the siding or trim of the house. Clear water sealants are approved for use on these architectural features as well.
6. **Multiple Siding Materials:** If there are two-siding materials used, such as wood gables on a brick house, the two materials should use colors that are similar in order to maintain the two-color palette
7. **Precedence:** It must be clearly understood by the owner and design professional that any color and/or material combination either previously approved or consequently approved by the DRB under these Standards cannot and will not be in any way construed to set a precedent for either that neighborhood or the entire Plantation.

B. SPECIFIC NEIGHBORHOODS CRITERIA

1. **Plantation Homes, Courtyard Village and Clubhouse Estates**
 - a) Approved ROOF Materials: Consult the DRB Office
Colors: Consult the DRB Office
 - b) Approved Window Standard: Wood, Vinyl, and Vinyl Clad. Windows must match trim color.
 - c) Approved EXTERIOR SIDING/TRIM Paints/Stains: Sherwin Williams (SW)

SIDING	PAINT #	TRIM	PAINT #
Hammered Silver	SW2840	Warm Stone	SW7032
Sycamore Tan	SW2855	Hammered Silver	SW2840
Sycamore Tan	SW2855	Status Bronze	SW7034
Status Bronze	SW7034	Warm Stone	SW7032
Utterly Beige	SW6080	Diverse Beige	SW6079
Diverse Beige	SW6079	Utterly Beige	SW6080
Utterly Beige	SW6080	Down Home	SW6081
Down Home	SW6081	Utterly Beige	SW6080
Hopsack	SW6109	Toasty	SW6095
Toasty	SW6095	Hopsack	SW6109
Toasty	SW6095	Rookwood Med. Brown	SW2807
Rookwood Med. Brown	SW2807	Toasty	SW6095
Roycroft Suede	SW2842	Universal Khaki	SW6150
Universal Khaki	SW6150	Roycroft Suede	SW2842
Universal Khaki	SW6150	Downing Sand	SW2822
Downing Sand	SW2822	Universal Khaki	SW6150
Universal Khaki	SW6150	Relaxed Khaki	SW6149
Relaxed Khaki	SW6149	Universal Khaki	SW6150
Relaxed Khaki	SW6149	Wool Skein	SW6148
Wool Skein	SW6148	Relaxed Khaki	SW6149
Attitude Gray	SW7060	Unusual Gray	SW7059
Unusual Gray	SW7059	Attitude Gray	SW7060
Unusual Gray	SW7059	Magnetic Gray	SW7058
Magnetic Gray	SW7058	Unusual Gray	SW7059

Gray Matters	SW7066	Argos	SW7065
Argos	SW7065	Gray Matters	SW7066
Argos	SW7065	Cityscape	SW7067
Cityscape	SW7067	Argos	SW7065

2. **Courtyard Park**

- a) Approved ROOF Materials: Consult the DRB Office
Colors: Consult the DRB Office
- b) Approved Window Standard: Vinyl. Windows must match trim color.
- c) Approved SIDING/TRIM Stucco colors – Dryvit Synthetic

SIDING	TRIM
Manor White	Natural White
Van Dyke	Natural White
Gull Grey	Dover Sky
Dover Sky	Natural White
Natural White	China White
Prairie Clay	Natural White
Prairie Clay	Prairie Clay
Amarillo White	Natural White

3. **Harbour Village**

- a) Approved ROOF Materials: Consult the DRB Office
- b) Office
Colors: Consult the DRB Office
- c) Approved Window Standard: Vinyl, Wood, or Clad. Windows must match trim color.
- d) Approved SIDING/TRIM Stucco Colors: Dryvit Synthetic

SIDING	TRIM
Manor White	Natural White
Van Dyke	Natural White
Gull Grey	Dover Sky
Dover Sky	Natural White
Natural White	China White
Prairie Clay	Natural White
Prairie Clay	Prairie Clay
Amarillo White	Natural White

4. **Lighthouse Village – The Greens**

- a) Approved ROOF Materials – Consult the DRB Office
Colors: Consult the DRB Office
- b) Approved Window Standard: Vinyl, Wood, and Clad. Windows must match trim color.
- c) Approved SIDING/TRIM Colors:

SIDING	Paint #	TRIM	Paint #
Perfect Greige	SW6073	Extra White	SW7006
Versatile Gray	SW6072	Extra White	SW7006
Popular Gray	SW6071	Extra White	SW7006
Popular Gray	SW6071	Revival Stone	SW2827
Mega Greige	SW7031	Revival Stone	SW2827
Anew Gray	SW7030	Extra White	SW7006
Agreeable Gray	SW7029	Extra White	SW7006
Agreeable Gray	SW7029	Revival Stone	SW2827

Sand Trap	SW6066	Extra White	SW7006
Bona Fide Beige	SW6065	Extra White	SW7006
Unfussy Beige	SW6043	Extra White	SW7006
Chatroom	SW6171	Revival Stone	SW2827
Chatroom	SW6171	Extra White	SW7006
Techno Gray	SW6170	Revival Stone	SW2827
Techno Gray	SW6170	Extra White	SW7006
Wool Skein	SW6148	Extra White	SW7006
Wool Skein	SW6148	Revival Stone	SW2827

5. **Lighthouse Village – The Lakes, The Cottages, The Fairways**

- a) Approved ROOF Materials - Consult the DRB Office
Colors: Consult the DRB Office
NOTE: Red shingles are approved for South Island Drive only.
- b) Approved Window Standard: Vinyl, Wood and Clad. Windows must match trim color.

SIDING	PAINT #	TRIM	Paint #
Roycroft Suede	SW2842	Revival Stone	SW2827
Roycroft Suede	SW2842	Extra White	SW7006
Universal Khaki	SW6150	Revival Stone	SW2827
Universal Khaki	SW6150	Extra White	SW7006
Favorite Tan	SW6157	Revival Stone	SW2827
Favorite Tan	SW6157	Extra White	SW7006
Doeskin	SW6044	Revival Stone	SW2827
Doeskin	SW6044	Extra White	SW7006
Intuitive	SW6017	Extra White	SW7006
Chaise Mauve	SW6016	Extra White	SW7006
Emerging Taupe	SW6045	Extra White	SW7006
Discreet White	SW6266	Extra White	SW7006
Sleepy Blue	SW6225	Extra White	SW7006
Humble Gold	SW6380	Extra White	SW7006
Compatible Cream	SW6387	Extra White	SW7006
Compatible Cream	SW6387	Revival Stone	SW2827

6. **THE BLUFFS**

- a) Approved ROOF Materials: Consult the DRB Office
Colors: Consult the DRB Office
- b) Approved Window Standard: Vinyl, Wood and Clad. Windows must match trim color.
- c) Approved BRICK/MORTAR Colors: Palmetto Brick Company

BRICK	MORTAR	TRIM	Paint #
Richtex 431	Pumpkin	Extra White	SW7006
Richtex 431	Pumpkin	Revival Stone	SW2827
Ashland	Dark Grey	Revival Stone	SW2827
Ashland	Dark Grey	Black Bean	SW6006
Ashland	Dark Grey	Extra White	SW7006
Old Cheraw	Santa Fe Brown	Revival Stone	SW2827
Old Cheraw	Sante Fe Brown	Extra White	SW7006
Sand Stone	Santee Salmon	Black Bean	SW6006
Sand Stone	Santee Salmon	Revival Stone	SW2827
Sand Stone	Santee Salmon	Extra White	SW7006
Savannah River	Pecan	Black Bean	SW6006

Savannah River	Pecan	Revival Stone	SW2827
Savannah River	Pecan	Extra White	SW7006

d) Approved SIDING/TRIM STUCCO Colors: Dryvit Synthetic

SIDING	TRIM
Manor White	Natural White
Van Dyke	Natural White
Gull Grey	Dover Sky
Dover Sky	Natural White
Natural White	China White
Prairie Clay	Natural White
Prairie Clay	Prairie Clay
Amarillo White	Natural White

e) Approved SIDING/TRIM Colors – Sherwin Williams Paint

SIDING	PAINT #	TRIM	PAINT #
Hammered Silver	SW2840	Revival Stone	SW2827
Hammered Silver	SW2840	Extra White	SW7006
Mega Greige	SW7031	Revival Stone	SW2827
Mega Greige	SW7031	Extra White	SW7006
Anew Gray	SW7030	Revival Stone	SW2827
Anew Gray	SW7030	Extra White	SW7006
Agreeable Gray	SW7029	Extra White	SW7006
Sycamore Tan	SW2855	Revival Stone	SW2827
Status Bronze	SW7034	Revival Stone	SW2827
Status Bronze	SW7034	Black Bean	SW6006
Perfect Greige	SW6073	Extra White	SW7006
Versatile Gray	SW6072	Extra White	SW7006
Popular Gray	SW6071	Revival Stone	SW2827
Popular Gray	SW6071	Extra White	SW7006
Sand Trap	SW6066	Extra White	SW7006
Doeskin	SW6044	Extra White	SW7006
Unfussy Beige	SW6043	Extra White	SW7006
Utterly Beige	SW6080	Extra White	SW7006
Diverse Beige	SW6079	Revival Stone	SW2827
Diverse Beige	SW6079	Extra White	SW7006
Down Home	SW6081	Revival Stone	SW2827
Down Home	SW6081	Black Bean	SW6006
Hopsack	SW6109	Extra White	SW7006
Toasty	SW6095	Revival Stone	SW2827
Rookwood Med. Brown	SW2807	Revival Stone	SW2827
Rookwood Med. Brown	SW2807	Black Bean	SW6006
Roycroft Suede	SW2842	Revival Stone	SW2827
Universal Khaki	SW6150	Revival Stone	SW2827
Universal Khaki	SW6150	Extra White	SW7006
Downing Sand	SW2822	Extra White	SW7006
Wool Skein	SW6148	Extra White	SW7006
Chatroom	SW6171	Revival Stone	SW2827
Chatroom	SW6171	Extra White	SW7006
Techno Gray	SW6170	Revival Stone	SW2827

Techno Gray	SW6170	Extra White	SW7006
Wool Skein	SW6148	Extra White	SW7006
Argos	SW7065	Extra White	SW7006
Passive	SW7064	Extra White	SW7006

7. **SOUTH ISLAND**

- a) Approved ROOF Materials –
 - 1) Colors: Consult the DRB Office
 - 2) 5v galvanized metal - Colors: Forest Green, Victorian red, Prussian blue, White – others consult the DRB
- b) BRICK – Brick samples must be submitted to the DRB for each specific project. Combined with the brick sample must be a color chip of the trim color selected as well as the color of the vinyl windows should same be used and a sample of the mortar.
- c) Windows must match the trim color.
- d) Approved STUCCO siding and trim colors – Dryvit Synthetic

SIDING	TRIM
Manor White	Natural White
Van Dyke	Natural White
Gull Grey	Dover Sky
Dover Sky	Natural White
Natural White	China White
Prairie Clay	Natural White
Prairie Clay	Prairie Clay
Amarillo White	Natural White

- e) Approved SIDING/TRIM Colors – Sherwin Williams (SW)

SIDING	PAINT #	TRIM	PAINT #
Hammered Silver	SW2840	Balanced Beige	SW7037
Sycamore Tan	SW2855	Balanced Beige	SW7037
Status Bronze	SW7034	Pure White	SW7005
Hammered Silver	SW2840	Pure White	SW7005
Mega Greige	SW7031	Pure White	SW7005
Sand Trap	SW6066	Pure White	SW7005
Warm Stone	SW7032	Pure White	SW7005
Utterly Beige	SW6080	Pure White	SW7005
Agreeable Gray	SW7029	Pure White	SW7005
Anew Gray	SW7030	Pure White	SW7005
Diverse Beige	SW6079	Pure White	SW7005
Popular Gray	SW6071	Pure White	SW7005
Versatile Gray	SW6072	Pure White	SW7005
Perfect Greige	SW6073	Pure White	SW7005
Utterly Beige	SW6080	Balanced Beige	SW7037
Mega Greige	SW7031	Balanced Beige	SW7037

For the following additional siding colors, use the trim colors from the above list:

SIDING	PAINT #
Gray Area	SW7052
Analytical Gray	SW7051
Useful Gray	SW7050

Extra White	SW7006
Uncertain Gray	SW6234
Samovar Silver	SW6233
Misty	SW6232
Escape Gray	SW6185
Austere Gray	SW6184
Conservative Gray	SW6183
Silver Strand	SW7057
Magnetic Gray	SW7058
Unusual Gray	SW7059
Everyday White	SW6077
Realist Beige	SW6078
Diverse Beige	SW6079
Utterly Beige	SW6080

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18Jul2011	18Jul2011	DRB	Replace “Nuance #SW7049 with Extra White #SW7006 for use as trim paint
10Oct2011	10Oct2011	DRB	Paint finishes specified for siding, trim and accents
12Dec2011	12Dec2011	DRB	Language edification.

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**SECTION VIII
ADDITIONS AND REMODELING**

This section applies to all exterior changes to existing houses that create new rooflines; i.e., is outside the existing roofline of the house. These would typically require a building permit. The level of plans required for the building permit should be adequate for the DRB. Additionally, a site plan and revised coverage calculation should be submitted.

The standard New Construction and Major Modification/Addition Application should be used with only the applicable areas required to be completed.

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**SECTION IX
LANDSCAPE PLANNING CRITERIA**

In order to assure all residents of Tidewater that the community will continue to be an attractive and scenic place to reside, the DRB requires that each property owner constructing a new dwelling, or wishing to change their present landscape scheme submit landscape development plans. It is highly recommended that a landscape professional be used to prepare your plan.

A. REVIEW AND APPROVAL

The DRB has the authority to approve or disapprove the landscape development plans outlined under Section IX-B. Tidewater Plantation has been utilizing the natural elements found on each home site, and it is the intent of the DRB to maintain the integrity of this naturalized landscape. The design should consider the relationship of the proposed residence with: the site, topography, existing vegetation, adjacent houses, views, prevailing winds, the sun, golf course and other amenities (see Site Planning Criteria under Section VI).

In order for the plant material to achieve a mature look at the time of installation, the DRB has prepared minimum plant material size standards under Section IX-C for specification on the planting schedule. Further, the DRB has established a minimum landscape allowance as shown below. We feel this is the minimum necessary to achieve the desired, mature "Tidewater" look. On home sites that have little natural vegetation, additional expenditures may be required. Generally, we would expect to see sixty (60%) percent in plant material, with the balance spent for sod, mulch and installation. The minimum is exclusive of site preparation, fill or plan preparation.

Minimum Landscape Allowances (not including irrigation):

1. Lots less than 90'	
Total Plant Materials	\$2,904.00
Sod Mulch and Labor	\$1,960.00
Total Minimal Costs	\$4,900.00
2. Lots more than 90'	
Total Plant Materials	\$3,360.00
Sod, Mulch and Labor	\$2,240.00
Total Minimal Cost	\$5,600.00

In order to achieve the desired "Tidewater" look, a landscape plan should have certain key elements:

- 1. Trees:** Some quantity of taller trees of a height capable of breaking up the roof massing are required. The number will vary based on the existing trees retained on the site plan. This is required for both front and rear elevations.
- 2. Feature Plants:** These are typically shrubs or small trees that are large enough to break up the foundation massing and provide a focal point at eye level. They also provide a "terracing" effect between the larger trees and the smaller "non-feature" plants and ground cover. These are typically in the 15-25 gallon size with a few exceptions as noted on the plant list.
- 3. Non-Feature Plants:** These provide the lower scale planting to fill in between the feature plants and the ground cover.

4. **Sod:** St. Augustine and Zoysia grass are the approved grasses for common areas as well as individual homesites. Sod is typically limited to the front right-of-way and smaller “outdoor living areas” near the front and rear entries.
5. **Ground Cover:** Mulch, sod and smaller plants and vines as listed on plant list. Landscaping mulch must be an organic substance, natural in color. Organic substances include pinestraw, bark mulch and ground covers listed on the recommended plant material list in Volume II, Section VI, paragraph D of these Standards. Substances such as rubberized materials are not permitted.

The use of natural stone (tan or gray only) as a mulch around the perimeter of a house, not to extend more than six inches (6”) beyond the drip line, will be considered by the DRB providing it is not highly visible from the street or the golf course. A sample of the stone must be submitted to the DRB for approval.

Ground cover must be maintained on a regular basis and may not be removed to expose bare ground/soil.

6. **Raised Planting Beds and Landscape Retaining Walls:** Raised planting beds and landscape retaining wall materials will be considered by the DRB based on lot topography. (See Volume II for edging of driveways and walkways).

The DRB has prepared a list of recommended plant materials under Section IX-D for use on the landscape plan. These plants materials have been selected because of their traditional and/or natural character and other desirable qualities; and, therefore the DRB strongly urges selection and use of these plants.

The landscape development plans should be submitted to the DRB for review and approval at the same time as the construction plans, but not later than when the roof is complete.

Upon installation of the landscape development plans, the owner should notify the DRB and a final inspection will then be made. If satisfactory, the landscape deposit will be refunded (see Section IV-H).

B. LANDSCAPE DEVELOPMENT PLANS

1. SITE PLAN (Also see Site Planning Criteria under Section VI)

- a) North Arrow and Graphic Scale (Preferred Scale: 1” = 10’)
- b) Location and necessary details of all proposed site elements including: house footprint, drives, walks, decks, any walls, gates, fountains, tree wells, edging, etc.
- c) Location of existing trees/shrubs to remain or to be removed and method for preserving those trees/shrubs to remain.

2. IRRIGATION PLAN

It is strongly recommended, although not required, that an automatic irrigation system be installed, as a minimum, in the 14’ common area in the front, and on the side for corner lots. Single-family houses must use city water for an irrigation source. The plan should include the following:

- a) North Arrow and Graphic Scale: (preferred Scale: 1” = 10’)
- b) Location and size of irrigation lines and sleeve locations where it is necessary to pass irrigation lines under paved surfaces.
- c) Location and type of irrigation heads to assure 100% coverage of all proposed planting beds and turf areas.

3. LANDSCAPE PLANS

The plan should include the following:

- a) North Arrow and Graphic Scale (Preferred Scale: 1" = 10')
- b) Location, variety, quantity and cost of all proposed plant material and its
- c) relationship to the existing plant material.
- d) Location, variety and quantity of all seed and sod areas.
- e) Planting Schedule indicating common and botanical names, size, spacing, height, spread, and special specifications.

4. MINIMUM PLANT MATERIAL SIZE STANDARDS

Height and spread are subject to some variation due to growth characteristics of specific plant material, but these should generally be minimum heights and spreads for the listed gallonage.

Type	Size/Caliper	Height	Spread
Shrubs	1 gallon	15" – 18"	15" – 18"
	2 gallon	18" – 24"	18" – 24"
	5 gallon	24" – 30"	24" – 30"
	7 gallon	30" – 36"	30" – 36"
	15 gallon	36" – 48"	36" – 48"
	25 gallon	48" – 72"	48" – 60"
Trees	3" caliper	10' – 12'	6' – 8'
	4" caliper	12' – 16'	10' – 12'
	5" caliper	18' – 22'	16' – 18'
	6"-7" caliper	24' – 26'	18' – 20'

5. RECOMMENDED PLANT MATERIAL LIST:

a. TREES:

BOTANICAL NAME	COMMON NAME	RECOMMENDED SIZE
Quercus Virginiana	Live Oak ⁴	Feature – 3" – 5" Caliper
Quercus Virginiana	Live Oak ⁴	Non-Feature – 25 Gallon
Magnolia Grandiflora	Southern Magnolia ⁴	Feature – 3" – 4" Caliper
Magnolia Grandiflora	Southern Magnolia ⁴	Non-Feature – 25 Gallon
Liriodendron Tulipifera	Tulip Tree	15 – 25 Gallon or B&B
Quercus Falcata	Red Oak ⁴	15 – 25 Gallon or B&B
Quercus Michauxii	Cow Oak ⁴	15 – 25 Gallon or B&B
Acer Rubrum "Drummondii"	Swamp Red Maple ⁴	15 – 25 Gallon or B&B
Taxodium Distichum	Cypress	15 – 25 Gallon or B&B
Cornus Florida	Dogwood ⁴	Feature 2"-3" caliper B&B
Cornus Florida	Dogwood ⁴	Non-feature 15-25 Gallon
Lagerstroemia Indica	Crepe Myrtle	Feature – Multi-Trunk B&B
Lagerstroemia Indica	Crepe Myrtle	Non-Feature – 25 Gallon
Magnolia Soulangeana	Oriental Magnolia ⁴	15 – 25 Gallon or B&B
* Malus Augustifolia	Crab Apple	15 – 25 Gallon or B&B

⁴ Denotes "hardwood" trees

Pyrus Caalleryana "Bradford"	Bradford Flowering Pear	15 – 25 Gallon or B&B Use in Clusters ONLY
Prunus Caroliniana	Cherry Laurel	15 – 25 Gallon or B&B
TREES (continued)		
Ilex Opaca	American Holly ⁴	15 – 25 Gallon or B&B
Cercis Canadensis	Redbud ⁴	15 – 25 Gallon or B&B
Betula Nigra	River Birch ⁴	15 – 25 Gallon or B&B
Magnolia Virginiana	Sweet Magnolia ⁴	15 –25 Gallon or B&B
Gordonia Lazianthus	Gordonia	15 – 25 Gallon
	Red Bay	15 – 25 Gallon
Pinus Taeda	Loblolly Pine	15 – 25 Gallon or B&B
Pinus Palustris	Long Leaf Pine	15 – 25 Gallon or B&B
TREES (CONTINUED)		
Pinus Thunbergii	Japanese Black Pine	15 – 25 Gallon or B&B
Taxodium Distichum	Bald Cypress	15 – 25 Gallon or B&B
Ilex Vomitora	Yaupon (Tree Form)	25 Gallon or B&B
Liquidamber Styraciflua	Sweet Gum ⁴	25 Gallon or B&B
Ilex Cassine	Dahoon Holly ⁴	25 Gallon or B&B
Viburnum Rufidulum	Southern Blackhaw	15 – 25 Gallon

b. SHRUBS:

BOTANICAL NAME	COMMON NAME	RECOMMENDED SIZE
* Formosia	Azalea	Feature – 7 Gallon
* Formosia	Azalea	Non-Feature – 3 Gallon
Camellia Japonica	Camellia	Feature – 7 Gallon
Camellia Japonica	Camellia	Non-Feature – 3 Gallon
Camellia Sasanqua	Sasanqua Camellia	Feature 15 – 25 Gallon
Camellia Sasanqua	Sasanqua Camellia	Non-Feature – 3 Gallon
Spiraea Cantoniensis	Reeve's Spiraea	3 – 7 Gallon
Myrica Ceifera	Wax Myrtle	Feature – 25 Gallon or B&B
Myrica Ceifera	Wax Myrtle	Non-Feature – 7 – 15 Gallon
Ligustrum Japonicum	Wax Leaf Ligustrum	Feature – 25 Gallon or B&B
Ligustrum Japonicum	Wax Leaf Ligustrum	Non-Feature – 7 – 15 Gallon
Gardenia Jasminoides	Gardenia	3 – 7 Gallon
Ospanthus Americana	American olive	3 - 7 Gallon
Michelia Figo	Banana Shrub	3 – 7 Gallon
Azalea Canescens	Wild Azalea	3 – 7 Gallon
Eleagnus Pungens	Eleagnus	3 – 7 Gallon
*Hydrangea Quercifolia	Oakleaf Hydrangea	3 Gallon
Ilex Vemitoria Cnana	Dwarf Yaupon Holly	3 – 7 Gallon
Juniperius Davurica	Parsoni Juniper	3 – 7 Gallon
Ilex Cormuta "Burfordi Nana"	Dwarf Burfordi Holly	3 – 7 Gallon

*Susceptible to being eaten by deer and other wild animals.

c. GROUND COVERS:

BOTANICAL NAME	COMMON NAME	RECOMMENDED SIZE
Liriope Muscari	Liriope	1 Gallon – Do Not Split

Trachelospermum Asiaticum (Confederate Jasmine)	Asian Jasmine	1 Gallon – Do Not Split
Ophipogon Japonicus	Monkey Grass	1 Gallon – Do Not Split
Hedera Helix	English Ivy	1 Gallon – Do Not Split
Hedera Canariensis	Algerian Ivy	1 Gallon – Do Not Split
Vinca Major	Vinca	1 Gallon – Do Not Split
Aspidistra Elatior	Aspidistra	1 Gallon – Do Not Split
Dryopteris Sp.	Wood Fern	1 Gallon – Do Not Split
* Hemerocallis Fulva	Daylily	1 Gallon – Do Not Split
Vitis Rotundifolia	Muscadine Grape	1 Gallon – Do Not Split
Lonicera Semprvirens	Trumpet Honeysuckle	1 Gallon – Do Not Split

4 Denotes "hardwood" trees

d. VINES:

BOTANICAL NAME	COMMON NAME	RECOMMENDED SIZE
Gelsemium Sempervirens	Carolina Yellow Jasmine	3 – 7 Gallon
Rosa Banksiae	Lady Banksiae Rose	3 – 7 Gallon
Ficus Pumila	Fig Vine	1 – 3 Gallon
Trachelospermum Jasminoides	Confederate Jasmine	3 – 7 Gallon
Wisteria Sinensis	Wisteria	1 – 3 Gallon

Version History: DRB Standards, Requirements and Procedures – Volume I

Version Date	Effective Date	Approved by	Description of Change
Original	1996 (approx.)	SL&G, DRB	New Document – DRB Standards, Requirements and Procedures, New Construction and Major Modifications Requiring Roofline Changes, Volume I
07Mar2011	07Mar2011	DRB	Approved use of stone in landscaping not to extend more than 12" beyond the foundation.
20Jun2011	20Jun2011	DRB	Aproved use of Zoysia grass in landscaping
18Jul2011	18Jul2011	DRB	Designation of "hardwood" trees in Recommended Plant Materials list Revise use of stone in landscaping to "not to exceed 6" beyond the dripline"
12Sept2011	12Sept2011	DRB	Ground Cover: Non-removal and maintenance on a regular basis.
12Dec2011	12Dec2011	DRB	Language edification.

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**SECTION X
NATURAL AND MANMADE DISASTERS**

The following rules and regulations are enforced by the Tidewater Design Review Board and are in addition to any or all of North Myrtle Beach laws and ordinances.

- A. Hurricane Protection Shutters may be installed when a hurricane watch or warning has been issued and must be removed, rolled up or opened (depending on type) within ten (10) days of hurricane exit or warning.
- B. Any safety concerns enumerated by the DRB representative or the property manager must be addressed within seven (7) working days. The property manager will notify the owner by phone and a follow up letter will be sent.
- C. All visual, odors and other items listed by the DRB representative or the property manager that detract from the Tidewater overall look and that are offensive to neighbors must be addressed within ten (10) working days after notification by phone and/or letter.
- D. Repairs to structure must commence within forty five (45) days, and completed within ninety (90) days of start.
- E. When a structure is completely destroyed, all debris, including concrete, must be removed within 120 days of occurrence.
- F. If the owner decides not to rebuild a destroyed structure, all debris, including concrete, must be removed and the site appropriately landscaped within 120 days of occurrence.
- G. Extensions may be granted dependent upon circumstances and amount of work required for compliance. Requests for extension must be submitted to the Design Review Board in writing. Address the request to Tidewater Property Management, Attn: DRB "Extension Request".
- H. Any reconstruction plans must be submitted in writing and approved by the DRB. No fees are required if repairs and/or replacement conform to original approved plans. If owner decides to not rebuild (as mentioned previously) a refundable deposit of \$5,000 will be required by the DRB for landscaping.
- I. All changes to original DRB-approved plans must follow DRB guidelines for submission and approval. Fines ranging from \$25.00 to \$100.00 per day for violations to the above rules and regulations may be levied depending upon individual circumstances and the extent of damage.

Version History: DRB Standards, Requirements and Procedures – Volume I

Version Date	Effective Date	Approved by	Description of Change
Original	1996 (approx.)	SL&G, DRB	New Document – DRB Standards, Requirements and Procedures, New Construction and Major Modifications Requiring Roofline Changes, Volume I
12Dec2011	12Dec2011	DRB	Language edification.

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**SECTION XI
EXHIBITS**

Exhibit A	Contractor Work Rules
Exhibit B	New Construction and Major Modification/Addition Application
Exhibit C	Chimney Cap
Exhibit D	Trim Detail