

# TIDEWATER PLANTATION COMMUNITY

Design Review Board

Standards, Requirements and Procedures

New Construction, Remodeling

& Additions Requiring Roofline Changes

**NOTE: All communication to the Design Review Board (DRB) should be submitted in writing through the Tidewater Property Management Office – Attention: DRB**

Volume 1 of 2

***THE COMPLETE STANDARDS, REQUIREMENTS AND PROCEDURES OF THE TIDEWATER PLANTATION ARE COVERED IN TWO DOCUMENTS. THIS DOCUMENT IS VOLUME 1 AND DEALS ONLY WITH NEW CONSTRUCTION, REMODELING AND ADDITIONS REQUIRING ROOFLINE CHANGES.***

***VOLUME 2 DEALS WITH THE REQUIREMENTS FOR MINOR MODIFCATIONS AND EXTERIOR “NON HOUSE” ADDITIONS – TYPICALLY THOSE ITEMS DONE AFTER A HOME IS BUILT.***

***PLEASE CONSULT THE APPROPRIATE DOCUMENT FOR THE WORK YOU ARE CONSIDERING.***

**DISCLAIMER:** Failure to identify a violation in the plan review and permit approval process DOES NOT relieve the applicant from complying with all Tidewater Design Review Board’s requirements. Nor does it imply that North Myrtle Beach Requirements have been met. (Check with local authorities)

# DRB Standards, Requirements and Procedures

## Volume 1 of 2

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## **Section I. INTRODUCTION AND SUMMARY**

Tidewater Plantation is a Planned Unit Development (PUD). Article 9 of the recorded Declaration of Covenants, Conditions and Restrictions (CCRs) for Tidewater Plantation create 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 CCRs 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’s 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**

General building standards and site criteria that affect [all](#) Tidewater neighborhoods are in Section III D.

Specific criteria affecting individual neighborhoods in Tidewater are in Section III E.

Fee requirements are in Section IV.

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.

Site planning criteria is found in Section VI.

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.

A specific landscape criterion is covered in Section IX.

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

## **B. ADDITIONS AND REMODELING:**

Any addition or remodeling to the structure of a home 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 1 would apply to any change which creates new rooflines. Any construction within existing roof lines would likely fall into the “minor modifications” subject to Volume 2.

## **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.

## D. FINES

As the Tidewater Community continues to grow, there is a greater and more constant need to protect the integrity of our DRB rules and regulations. There is a greater tendency to “just do things” and not ask for approval. This creates a real problem when others see something in violation and just assume that it is O.K. and then repeat the problem.

To this end, there is a schedule of fines for violations of the rules of the DRB. They are as follows:

Unauthorized exterior changes to home or lot.....	Up to \$500.00 per day
Commencing construction without DRB approval .....	Up to \$500.00 per day
Lot clearing without DRB approval .....	Minimum \$1000 plus restoration
Removal of trees without approval.....	Up to \$2,500 per tree plus replacement
Trash container not in place to start framing.....	\$ 50.00 per day
Unauthorized dumping/storage of debris and/or construction material .....	\$100.00 per day
Blocking Mailboxes by contractor vehicles.....	\$ 50.00 per infraction
Dumping of concrete/concrete washing on areas other than the jobsite.....	\$500 per incident
No port-o-let.....	\$ 50.00 per day
Loud music or pets.....	\$ 50.00 per incident
Parking violations by contractor vehicles (including parking on non-paved areas, except on construction sites).....	minimum, per vehicle, per incident.\$25
Breaking storm drain covers.....	Actual cost
Unauthorized site signs.....	\$100.00 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 ultimate 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 lien able assessments against the property. Therefore, the DRB recommends that you add the following **statement** to your construction contract.**

***” (contractor’s name) , having read and understand all Tidewater DRB work 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 contractors”***

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

## **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 for Tidewater Plantation, as amended from time to time, have been recorded to establish specific standards for the ownership and use of property at Tidewater.

The CCRs also 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.

### **C. PURPOSES OF DESIGN REVIEW BOARD**

The purposes of the Tidewater Plantation 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 CCRs 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). 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 CCRs.

The DRB shall have the authority to grant variances from any requirements set forth in these architectural standards on a case-by-case basis. 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 documents 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.

## 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 a lot's 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, and fertilization. The Community Association only mows the common area right of way in front of homes (10ft); the property owner shall maintain the remainder of such area.

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 homeowner's association or its management company does not maintain this area. Please contact the Tidewater Golf Club superintendent if you believe your easement area requires any attention beyond your normal maintenance; however, 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.

### B. OVERALL ARCHITECTURAL DESIGN CONCEPT

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

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's 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 1, 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 home. 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 on a case-by-case basis.
3. **Drives/Curb Cuts/Parking Areas:** The driveway or turnout shall not be closer than five feet (5') to any side of property line. The owner must pave to the curb with a DRB approved material. The standard material is uncolored concrete. Drives 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 HOA Administrative 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.
5. **Exterior Color Selections:** Exterior color selections are listed in the Specific Neighborhood Architecture Criteria section. Other than an accent color, a maximum two-color palette is allowed. Window and trim color must match.
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 a part of your landscape plan. The approved standard driveway fixtures are included in the appendix.
7. **Fencing:** Perimeter property fencing is not allowed, except in Courtyard Park, where certain stucco walls are required. Limited fencing on non-golf course frontage lots will be considered on a case-by-case basis. Accent fencing and courtyard fencing are encouraged in some neighborhoods, as detailed in the Specific Neighborhood Architecture Criteria.
8. **Mailboxes & Address Posts:** Standard mailboxes and address posts are utilized at Tidewater. The owner will pay Tidewater Plantation Community Association, Inc. \$150.00 for the mailbox and address post installation fee, along with the additional deposits and fees. The mailbox will be installed after the final inspection certificate is issued by DRB. U. S. Postal regulations state that mailboxes are to be grouped in common areas and not on individual lots. The mailboxes and stands are to be maintained by the Association.
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. **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.
12. **Service, Utility and Storage Areas:** Screened service utility areas must be provided to encompass air conditioning equipment, propane tanks, garbage cans, electric meters and the like at all residences in Tidewater. In order to be hidden from view from golf course, street and neighbor, in some cases, electric meters may be placed at another location but all efforts should be made to keep these in the same area. The facilities must be constructed with materials that are compatible with the

exterior materials of the home and should be shown on all elevations, site plans, etc. with the submission. Landscaping alone is not acceptable for screening these areas.

13. **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.

**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

14. **Siding:** One siding on the front of the home and another on the other three sides will NOT be allowed.

15. **Steps and Porches:** Vertical brick surfaces on steps or porches are not allowed in any neighborhood except the Bluffs.

16. **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.

17. **Tennis Courts:** Private tennis courts are not permitted in Tidewater.

18. **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.

<p><b>NOTE: The above general standards are subject to change by the DRB. Decisions made and approvals granted under these standards will <u>not</u> be construed to be precedent setting when these standards are revised or updated by the DRB.</b></p>
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## **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 home, but not to exceed 12"). Any exception to this requirement that may be dictated by topography will require DRB approval.
- Natural wood siding or approved type of "Hardy Plank", 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 home 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.
- 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 1.

### **2. COURTYARD PARK**

**(Lots 279 through 308)**

- On-grade monolithic slab foundation or parged block foundation (minimum 8" above grade at front of home, 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” in depth.
- 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 home and adjacent home, 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. HARBOUR VILLAGE**

**(Lots 152 through 168, 343 through 354)**

**NOTE: 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 home, 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 40-year 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.

- 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 on a case-by-case basis and are encouraged 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 7<sup>th</sup> green from the main living floor of the home. 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 approved style of "Hardy Plank", 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 homes 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)
- 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 home’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.

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

- 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 home.
- Natural wood siding 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.
- 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 home'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 homes 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 approved style of "Hardy Plank", 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 homes 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".
- 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 within 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
  - *Where lot dictates* - Any design that mimics the work of Bob Timberlake, Thomas Kinkaide, 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 home, 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 homes 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. 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 on a case-by-case basis, depending upon relational factors such as number of stories of the home, 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.
- 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 is 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 homes will be raised with cars parked underneath, due to their close proximity to the Intracoastal Waterway and the constraints of site topography. Certain homes 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 homes will make more of an architectural statement than those in other neighborhoods. This will demand a greater architectural compatibility among the homes. 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 for South Island are as follows:

- 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 (or approved style of “Hardy Plank”), 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 on a case-by-case basis.
- Eave or overhang depths shall be compatible with the architectural style, but should not exceed 48” nor be less than 12”.

- 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. However, front elevation accent fencing is strongly encouraged and may be of open wood picket, open wrought iron, low stucco/tabby or brick and will be judged by the DRB as to its overall compatibility to both the primary structure and the neighborhood.
- 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".
- 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 home 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 as item is approved under the DRB guidelines.

## 9. NEW MATERIALS

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

VERSA-A-COVER or Equal (***Subject to color and location approval***)

NAILITE - Rough Sewn Cedar Shakes (***Subject to color approval***)

TREX or FIBERCON Deck Material (***Subject to color approval***)

HARDI-PLANK - Facia & 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 (***case by case basis***)

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 to the DRB for review. Newly approved materials will be added to this section periodically.

## SECTION IV. SUMMARY OF FEES & DEPOSITS

All appropriate fees and deposits are required prior to issuance of a building permit.

### A. DRB REVIEW FEES

Conceptual Plans (optional)	\$ 50
Single Family Residence - Preliminary Submission (Mandatory) Note: if preliminary is accepted, it may be approved as "Final" with payment of an additional fee for Tidewater permitting & inspections	\$150 \$200
Single Family Residence – Final Submission (includes Tidewater permitting & inspections)	\$200
Resubmissions (for requested changes or changes required due to improper submission)	\$ 50
Major Additions and Renovations	\$150
Change Orders (no charge for one change of color or material)	\$ 25

Note: 1. All review fees are non-refundable  
2. Minimum total fee for Final Approval is \$350,  
all resubmission fees are in addition.

### B. BUILDING & LANDSCAPE DEPOSIT

90' plus lots	\$4500 Refundable*
90' lots less than	\$3500 Refundable*
Exception (Courtyard Park)	\$1000 Refundable*

C. TRASH/WATER/SEWER/STORM DRAIN DEPOSIT..... \$2000 Refundable \*

D. MAILBOX AND ADDRESS POST FEE..... \$150 Non-refundable

E. ROOFLINE MODIFICATION/ADDITION.....\$500 Refundable\*

\* *Subject to DRB approved Final Inspection*

Specific information on these fees follows in the appropriate sections.

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

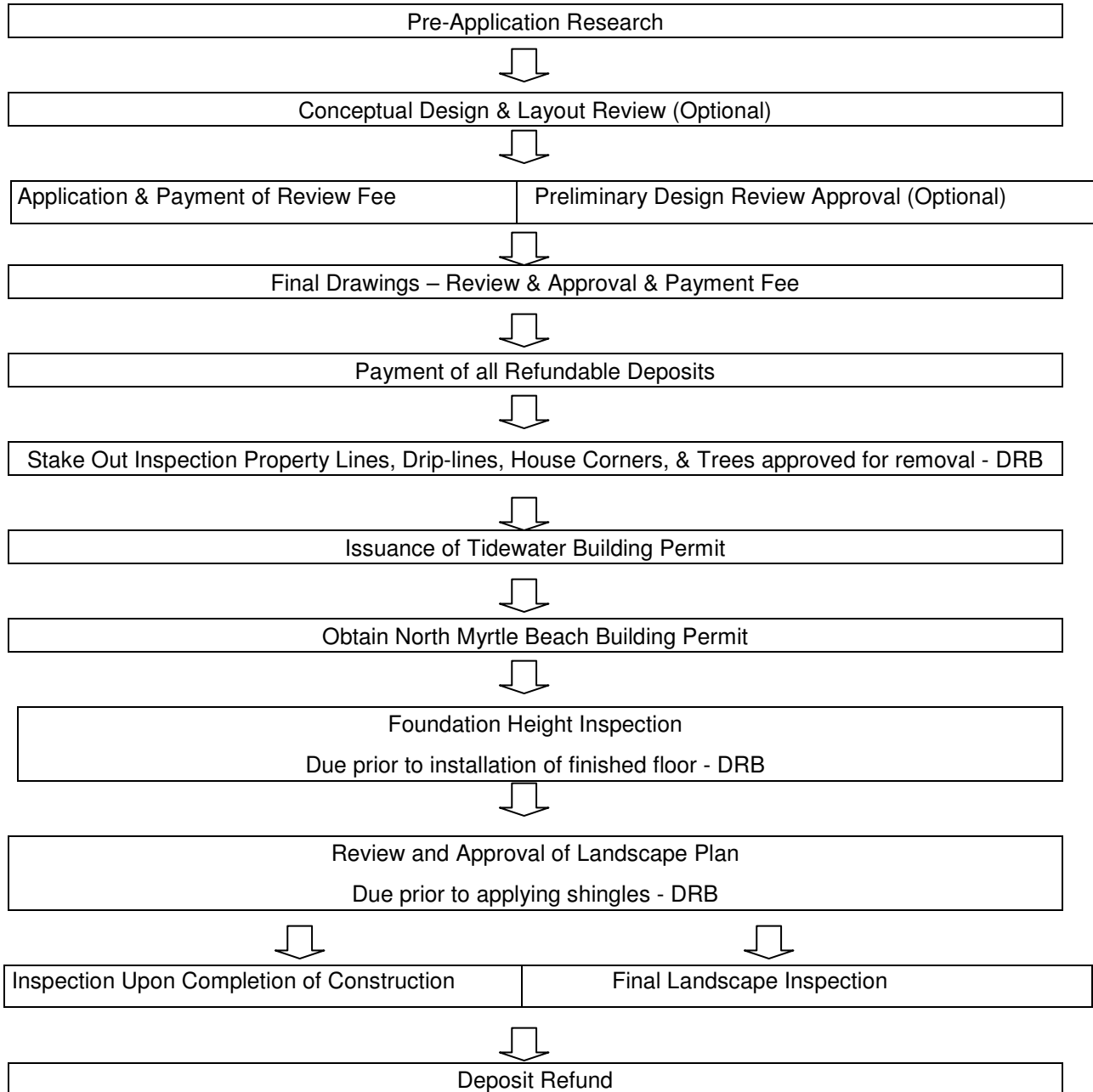
SEPARATE CHECKS MADE PAYABLE TO:

**SOUTHERN LAND AND GOLF COMPANY, LTD. (ANNOTATED "FOR DRB".)**

# 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 homes 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. 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.

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;
  - Owner's name
  - Architect's or designer's name, address and telephone number
  - North arrow and scale
  - Property lines with dimensions and bearings
  - Elevations of lot corners, center of lot, edge of roadways and lake edge, water level and top of bank location if applicable
  - Setback limits
  - 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
  - Preliminary grading plan showing existing and proposed contours, culvert locations, sizes, inverts and flow directions, drainage and contour plan showing cut fill requirements
  - Access to street, drives, parking area, walks, decks and patios with elevations indicated
  - Location of all utilities.

- Building accurately located from property lines and setback lines. If there are homes on adjacent lots, distances to the eaves of these homes must be indicated
- 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
- 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
- Any utility structures, catch basins and sewer and water tap locations
- Lot coverage calculation, first of the house as a percentage of total lot area and then of the house plus porches, decks, walls, patios (concrete/pavers/etc.), driveways and parking (all considered impervious surfaces) as a percentage of total lot area

**(2). Elevation drawings** showing:

- All four elevations
- Scale 1/4 " = 1' for front and rear
- Relation of building to grade level
- Height of structure and first floor elevation
- Overall height from grade to ridge of roof
- Description of all exterior materials, roof materials and colors to be used

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

**(3). Floor Plan drawings** showing:

- Each floor, mezzanine and ground level plan
- Scale 1/4" = 1'
- Overall dimensions
- Square footage area of structure
- Room use labeled
- All walls, windows and doors (with swings indicated)
- All overhangs of floors or roofs
- 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.

## **F. APPLICATION SUBMITTAL AND PAYMENT OF REVIEW FEE**

A "Request for Final Approval" 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 Manager's Office at (843) 663-3500.

## **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

**Note: 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 approved 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, the approval shall be deemed to have expired unless the applicant, prior to such expiration date, has requested an extension in writing and received approval in writing from the DRB.

## **H. BUILDING PERMITS, DEPOSITS AND FEES**

The DRB requires that a review fee be paid with submission of plans for final review and approval.

Final Review Fee - \$200.00 Non-refundable

**Prior to the start of construction the following fees and deposits are required.**

Trash/Water/Sewer/Storm Drain Deposit - \$2,000.00 Refundable

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.

Standard Mail Box and Address Posts (purchase and installation) - \$150.00 Non-refundable

**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: Southern Land and Golf Company, Ltd. (and annotated "For DRB")***

## **I. MADATORY 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 necessary fees, staking-out of the lot should be undertaken as follows:

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

When the deposits have been paid and the stake-out inspection approved, a Tidewater Plantation Building Permit will be issued by the DRB which will allow the owner or 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 must be displayed on construction site.**

### **2. FINISHED FLOOR ELEVATION INSPECTION – *Prior to pouring the finished floor to ensure elevation is correct***

### **3. WHEN UNDER ROOF INSPECTION – *Prior to shingling to check 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 with these DRB **Standards, Requirements and Procedures**. 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 Irrigation Plan to the DRB for review and approval. Plan must be submitted no later than when 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 no later than when the home is under roof prior to shingling.

## **L. 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's. The approved standard landscape fixture is included in the appendix. 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.

Tree up-lighting cannot infringe upon your neighbor's privacy and cannot create a visual hazard to the adjacent roadway or golf path.

Other forms of landscape lighting, which are prohibited, include lights mounted on independent poles greater than five (5) feet in height (security lights). Also prohibited are strung mini-lights placed in shrubbery or trees, except as allowed seasonally in limited numbers.

## **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 home 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 home to allow prevailing summer breezes to flow through your home.
- 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 homes in Courtyard Park, South Island and Lighthouse Village (Fairway), the house footprint should not exceed 30% of the total lot acreage. In the three referenced areas, house coverage may exceed 50% and will be evaluated on a case-by-case basis. Coverage including any decks, patios, walks, driveways and the dwelling itself (i.e., impervious surfaces) **shall not** exceed 40% of the lot acreage, again with the exception of the three (3) areas referenced above, which will be evaluated case by case.

## **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.

# SECTION VII. NEIGHBORHOOD ARCHITECTURAL STANDARDS

## 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 following general criteria concerning exterior colors apply throughout Tidewater:**

**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.

**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 home 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:

Approved ACCENT Colors – Sherwin Williams Paint (SW)

Spicy Hue	SW6342	Fireweed	SW6328	Brittlebush	SW6684
Auric	SW6692	Green Bay	SW6481	Country Squire	SW6475
Great Falls	SW6495	Dark Night	SW6237	Naval	SW6244
Arrest'g Auburn	SW6034	Bottle Green	SW2847	Inverness	SW6433
Darkroom	SW7083	Great Falls	SW6495	Burgundy	SW6300
Tricorn Black	SW6258				

**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 homes in THE BLUFFS which will use the same brick from below the grade line up the body of the residence.

**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.

**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.

**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**

**Plantation Homes, Courtyard Village and Clubhouse Estates**

Approved ROOF Materials: Elk Prestique II Composition Shingles

Colors: Weathered Wood, Sablewood and Antique Slate

Approved Window Standard: Wood, Vinyl, and Vinyl Clad

Approved EXTERIOR SIDING/TRIM Paints/Stains: Sherwin Williams (SW)

<b><u>SIDING</u></b>		<b><u>TRIM</u></b>	
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	SW6159	Universal Khaki	SW6150
Relaxed Khaki	SW6159	Wool Skein	SW6148
Wool Skein	SW6148	Relaxed Khaki	SW6150
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

**NOTE: Windows must match trim color.**

### **Courtyard Park**

Approved ROOF Materials: Elk Prestique II Composition Shingles

Colors: Weathered Wood and Antique Slate

Approved Window Standard: Vinyl

Approved SIDING/TRIM Stucco colors – Dryvit Synthetic

#### **SIDING**

Manor White

Van Dyke

Gull Grey

#### **TRIM**

Natural White

Natural White

Dover Sky

#### **VINYL WINDOW**

White

White

White or Champagne

Dover Sky	Natural White	White
Natural White	China White	White
Prairie Clay	Natural White	White
Prairie Clay	Prairie Clay	Champagne
Amarillo White	Natural White	White

**Harbour Village**

Approved ROOF Materials: LIFETILE Fiber/Cement Tiles or All Clay Banner Tiles

Colors: Old World – 3628                      Moss Grey – 3648                      Seminole – 3654

Approved Window Standard: Vinyl, Wood, or Clad

Approved SIDING/TRIM Stucco Colors: Dryvit Synthetic

<b><u>SIDING</u></b>	<b><u>TRIM</u></b>	<b><u>VINYL WINDOW</u></b>
Manor White	Natural White	White
Van Dyke	Natural White	White
Gull Grey	Dover Sky	White or Champagne
Dover Sky	Natural White	White
Natural White	China White	White
Prairie Clay	Natural White	White
Prairie Clay	Prairie Clay	Champagne
Amarillo White	Natural White	White

***NOTE: Windows must match trim color.***

**Lighthouse Village – The Greens**

Approved ROOF Materials – IKO Royal Victorian Composition Shingles

Colors: Forest Brown                      Regal Black                      Vermont Slate

Approved Window Standard: Vinyl, Wood, and Clad

Approved SIDING/TRIM/VINYL WINDOW Colors:

<b><u>SIDING</u></b>	<b><u>TRIM</u></b>		<b><u>VINYL WINDOW</u></b>
Perfect Greige	SW6073	Nuance      SW7049	White
Versatile Gray	SW6072	Nuance      SW7049	White
Popular Gray	SW6071	Nuance      SW7049	White
Popular Gray	SW6071	Revival Stone SW2827	Champagne

Mega Greige	SW7031	Revival Stone SW2827	Champagne
Anew Gray	SW7030	Nuance SW7049	White
Agreeable Gray	SW7029	Nuance SW7049	White
Agreeable Gray	SW7029	Revival Stone SW2827	Champagne
Sand Trap	SW6066	Nuance SW7049	White
Bona Fide Beige	SW6065	Nuance SW7049	White
Unfussy Beige	SW6043	Nuance SW7049	White
Chatroom	SW6171	Revival Stone SW2827	Champagne
Chatroom	SW6171	Nuance SW7049	White
Techno Gray	SW6170	Revival Stone SW2827	Champagne
Techno Gray	SW6170	Nuance SW7049	White
Wool Skein	SW6148	Nuance SW7049	White
Wool Skein	SW6148	Revival Stone SW2827	Champagne

**NOTE: Windows must match trim color.**

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

Approved ROOF Materials – IKO Royal Victorian Composition Shingles

Colors: Forest Brown      Regal Black      Vermont Slate

**NOTE: Red shingles are approved for South Island Drive ONLY.**

Approved Window Standard: Vinyl, Wood and Clad

Approved SIDING/TRIM/VINYL WINDOW Colors – Sherwin Williams Paint (SW)

<b><u>SIDING</u></b>		<b><u>TRIM</u></b>	<b><u>VINYL WINDOW</u></b>
Roycroft Suede	SW2842	Revival Stone SW2827	Champagne
Roycroft Suede	SW2842	Nuance SW7049	White
Universal Khaki	SW6150	Revival Stone SW2827	Champagne
Universal Khaki	SW6150	Nuance SW7049	White
Favorite Tan	SW6157	Revival Stone SW2827	Champagne
Favorite Tan	SW6157	Nuance SW7049	White
Doeskin	SW6044	Revival Stone SW2827	Champagne
Doeskin	SW6044	Nuance SW7049	White
Intuitive	SW6017	Nuance SW7049	White

Chaise Mauve	SW6016	Nuance	SW7049	White
Emerging Taupe	SW6045	Nuance	SW7049	White
Discreet White	SW6266	Nuance	SW7049	White
Sleepy Blue	SW6225	Nuance	SW7049	White
Humble Gold	SW6380	Nuance	SW7049	White
Compatible Cream	SW6387	Nuance	SW7049	White
Compatible Cream	SW6387	Revival Stone	SW2827	Champagne

**NOTE: Windows must match trim color.**

**The Bluffs**

Approved ROOF Materials: Elk Prestique II Classic (25 yr) Composition Shingles

Colors: Weathered Wood                  Sablewood                  Antique Slate

Approved Window Standard: Vinyl, Wood and Clad

Approved BRICK/MORTAR Colors: Palmetto Brick Company

<b><u>BRICK</u></b>	<b><u>MORTAR</u></b>	<b><u>TRIM</u></b>	<b><u>VINYL WINDOW</u></b>	
Richtex 431 Champagne	Pumpkin	Revival Stone	SW2827	
Richtex 431	Pumpkin	Nuance	SW7049	White
Ashland	Dark Grey	Revival Stone	SW2827	Champagne
Ashland	Dark Grey	Black Bean	SW6006	Bronze
Ashland	Dark Grey	Nuance	SW7049	White
Old Cheraw	Santa Fe Brown	Revival Stone	SW2827	Champagne
Old Cheraw	Santa Fe Brown	Nuance	SW7049	White
Sand Stone	Santee Salmon	Black Bean	SW6006	Bronze
Sand Stone	Santee Salmon	Revival Stone	SW2827	Champagne
Sand Stone	Santee Salmon	Nuance	SW7049	White
Savannah River	Pecan	Black Bean	SW6006	Bronze
Savannah River	Pecan	Revival Stone	SW2827	Champagne
Savannah River	Pecan	Nuance	SW7049	White

Approved SIDING/TRIM Stucco Colors: Dryvit Synthetic

<b><u>SIDING</u></b>	<b><u>TRIM</u></b>	<b><u>VINYL WINDOW</u></b>
Manor White	Natural White	White
Van Dyke	Natural White	White
Gull Grey	Dover Sky	White or Champagne
Dover Sky	Natural White	White
Natural White	China White	White
Prairie Clay	Natural White	White
Prairie Clay	Prairie Clay	Champagne
Amarillo White	Natural White	White

Approved SIDING/TRIM/VINYL WINDOW Colors – Sherwin Williams Paint (SW)

<b><u>SIDING/WINDOWS</u></b>		<b><u>TRIM</u></b>		<b><u>VINYL</u></b>
Hammered Silver	SW2840	Revival Stone	SW2827	Champagne
Hammered Silver	SW2840	Nuance	SW7049	White
Mega Greige	SW7031	Revival Stone	SW2827	Champagne
Mega Greige	SW7031	Nuance	SW7049	White
Anew Gray	SW7030	Revival Stone	SW2827	Champagne
Anew Gray	SW7030	Nuance	SW7049	White
Agreeable Gray	SW7029	Nuance	SW7049	White
Sycamore Tan	SW2855	Revival Stone	SW2827	Champagne
Status Bronze	SW7047	Revival Stone	SW2827	Champagne
Status Bronze	SW7047	Black Bean	SW6006	Bronze
Perfect Greige	SW6073	Nuance	SW7049	White
Versatile Gray	SW6072	Nuance	SW7049	White
Popular Gray	SW6071	Revival Stone	SW2827	Champagne
Popular Gray	SW6071	Nuance	SW7049	White
Sand Trap	SW6066	Nuance	SW7049	White
Doeskin	SW6044	Nuance	SW7049	White
Unfussy Beige	SW6043	Nuance	SW7049	White
Utterly Beige	SW6080	Nuance	SW7049	White
Diverse Beige	SW6079	Revival Stone	SW2827	Champagne
Diverse Beige	SW6079	Nuance	SW7049	White

Down Home	SW6081	Revival Stone	SW2827	
		Champagne		
Down Home	SW6081	Black Bean	SW6006	Bronze
Hopsack	SW6109	Nuance	SW7049	White
Toasty	SW6095	Revival Stone	SW2827	Champagne
Rookwood				
Med. Brown	SW2807	Revival Stone	SW2827	Champagne
Rookwood				
Med. Brown	SW2807	Black Bean	SW6006	Bronze
Roycroft Suede	SW2842	Revival Stone	SW2827	Champagne
Universal Khaki	SW6150	Revival Stone	SW2827	Champagne
Universal Khaki	SW6150	Nuance	SW7049	White
Downing Sand	SW2822	Nuance	SW7049	White
Wool Skein	SW6148	Nuance	SW7049	White
Chatroom	SW6171	Revival Stone	SW2827	Champagne
Chatroom	SW6171	Nuance	SW7049	White
Techno Gray	SW6170	Revival Stone	SW2827	Champagne
Techno Gray	SW6170	Nuance	SW7049	White
Wool Skein	SW6148	Nuance	SW7049	White
Argos	SW7065	Nuance	SW7049	White
Passive	SW7064	Nuance	SW7049	White

***NOTE: Windows must match trim color.***

**South Island**

Approved ROOF Materials –

Elk Prestique II Classic (25 year) Composition Shingles

Colors: Weathered Wood - Sablewood - Antique Slate

5v Groove Galvanized Metal

Colors: Forest Green - Victorian Red - Prussian Blue

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.

Approved STUCCO siding and trim colors – Dryvit Synthetic

<b><u>SIDING</u></b>	<b><u>TRIM</u></b>	<b><u>VINYL WINDOW</u></b>
Manor White	Natural White	White
Van Dyke	Natural White	White
Gull Grey	Dover Sky	White or Champagne
Dover Sky	Natural White	White
Natural White	China White	White
Prairie Clay	Natural White	White
Prairie Clay	Prairie Clay	Champagne
Amarillo White	Natural White	White

Approved SIDING/TRIM/VINYL WINDOW Colors – Sherwin Williams (SW)

<b><u>SIDING</u></b>	<b><u>TRIM</u></b>	<b><u>VINYL WINDOW</u></b>
Hammered Silver SW2840	Balanced Beige	SW7037Champagne
Sycamore Tan SW2855	Balanced Beige	SW7037Champagne
Status Bronze SW7034	Pure White	SW7005 White
Hammered Silver SW2840	Pure White	SW7005 White
Mega Greige SW7031	Pure White	SW7005 White
Sand Trap SW6066	Pure White	SW7005 White
Warm Stone SW7032	Pure White	SW7005 White
Utterly Beige SW6080	Pure White	SW7005 White
Agreeable Gray SW7029	Pure White	SW7005 White
Anew Gray SW7030	Pure White	SW7005 White
Diverse Beige SW6079	Pure White	SW7005 White
Popular Gray SW6071	Pure White	SW7005 White

Versatile Gray	SW6072	Pure White	SW7005	White
Perfect Greige	SW6073	Pure White	SW7005	White
Utterly Beige	SW6080	Balanced Beige	SW7037	Champagne
Mega Greige	SW7031	Balanced Beige	SW7037	Champagne

For the following additional colors use trim and vinyl window colors from the above list:

Gray Area	SW7052
Analytical Gray	SW7051
Useful Gray	SW7050
Nuance	SW7049
Uncertain Gray	SW6234
Samovar Silver	SW6233
Misty	SW6232
Escape Gray	SW6185
Austere Gray	SW6184
Conservative Gray	SW6183
Silver Strand	SW7052
Magnetic Gray	SW7058
Unusual Gray	SW7059
Everyday White	SW6077
Realist Beige	SW6078
Diverse Beige	SW6079
Utterly Beige	SW6080

## **SECTION VIII. ADDITIONS AND REMODELING**

This section applies to all exterior changes to existing homes 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 application for new construction should be used, with only the applicable areas required to be completed.

## **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 homes, 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)**

##### **Lots less than 90'**

Total Plant Materials	\$2,904.00
Sod Mulch and Labor	\$1,960.00
Total Minimal Costs	\$4,900.00

##### **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 four key elements:

**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.

**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.

**Non-Feature Plants:** These provide the lower scale planting to fill in between the feature plants and the ground cover.

**Ground Cover:** Mulch, sod and smaller plants and vines as listed on plant list. Sod is typically limited to the front right-of-way and smaller “outdoor living areas” near the front and rear entries.

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**

### **SITE PLAN**

North Arrow and Graphic Scale (Preferred Scale: 1” = 10’)

Location and necessary details of all proposed site elements including: house footprint, drives, walks, decks, any walls, gates, fountains, tree wells, edging, etc.

Location of existing trees/shrubs.

Also see Site Planning Criteria under Section VI.

## **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 homes must use city water for an irrigation source. The plan should include the following:

North Arrow and Graphic Scale: (preferred Scale: 1" = 10')

Location and size of irrigation lines and sleeve locations where it is necessary to pass irrigation lines under paved surfaces.

Location and type of irrigation heads to assure 100% coverage of all proposed planting beds and turf areas.

## **LANDSCAPE PLAN**

The plan should include the following:

North Arrow and Graphic Scale (Preferred Scale: 1" = 10')

Location, variety, quantity and cost of all proposed plant material and its relationship to the existing plant material.

Location, variety and quantity of all seed and sod areas.

Planting Schedule indicating: Common and botanical names, size, spacing, height, spread and special specifications.

## **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.

<b><u>TYPE</u></b>	<b><u>SIZE/CALIPER</u></b>	<b><u>HEIGHT</u></b>	<b><u>SPREAD</u></b>
<b>Shrubs:</b>	1 Gallon	15" – 18"	15" – 18"
	3 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"

<b>Trees:</b>	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'

## RECOMMENDED PLANT MATERIAL LIST

### TREES

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>RECOMMENDED SIZE</u>
Quercus Virginiana	Live Oak	Feature – 3” – 5” Caliper
Quercus Virginiana	Live Oak	Non-Feature – 25 Gallon
Magnolia Grandiflora	Southern Magnolia	Feature – 3” – 4” Caliper
Magnolia Grandiflora	Southern Magnolia	Non-Feature – 25 Gallon
Liriodendron Tulipifera	Tulip Tree	15 – 25 Gallon or B&B
Quercus Falcata	Red Oak	15 – 25 Gallon or B&B
Quercus Michauxii	Cow Oak	15 – 25 Gallon or B&B
Acer Rubrum “Drummondii”	Swamp Red Maple	15 – 25 Gallon or B&B
Taxodium Distichum	Cypress	15 – 25 Gallon or B&B
Cornus Florida	Dogwood	Feature – 2” – 3” Caliper
B&B      Cornus Florida	Dogwood	Non-Feature – 15–25 Gallon
Lagerstroemia Indica	Crepe Myrtle	Feature – Multi-Trunk B&B
Lagerstroemia Indica	Crepe Myrtle	Non-Feature – 25 Gallon
Magnolia Soulangiana	Oriental Magnolia	15 – 25 Gallon or B&B
* Malus Augustifloia	Crab Apple	15 – 25 Gallon or B&B
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
Ilex Opaca	American Holly	15 – 25 Gallon or B&B
Cercis Canadensis	Red Bud	15 – 25 Gallon or B&B
Betula Nigra	River Birch	15 – 25 Gallon or B&B
Magnolia Virginiana	Sweet Magnolia	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
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	25 Gallon or B&B
Ilex Cassine	Dahoon Holly	25 Gallon or B&B
Viburnum Ruridulum	Southern Blackhaw	15 – 25 Gallon

## SHRUBS

<b><u>BOTANICAL NAME</u></b>	<b><u>COMMON NAME</u></b>	<b><u>RECOMMENDED SIZE</u></b>
* 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 Gal.
Ligustrum Japonicum	Wax Leaf Ligustrum	Feature–25 Gal. or B&B
Ligustrum Japonicum	Wax Leaf Ligustrum	Non-Feature –7-15 Gal.
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 conmuta “Burfordi Nana”	Dwarf Burfordi Holly	3 – 7 Gallon

## **GROUND COVERS**

<b><u>BOTANICAL NAME</u></b>	<b><u>COMMON NAME</u></b>	<b><u>RECOMMENDED SIZE</u></b>
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	Daylilly	1 Gallon – Do Not Split
Vitis Rotundifolia	Muscadine Grape	1 Gallon – Do Not Split
Lonicera Semprvirens	Trumpet Honeysuckle	1 Gallon – Do Not Split

## **VINES**

<b><u>BOTANICAL NAME</u></b>	<b><u>COMMON NAME</u></b>	<b><u>RECOMMENDED SIZE</u></b>
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

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

## SECTION X. NATURAL AND MANMADE DISASTERS

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

1. 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.
2. Any safety concerns enumerated by the DRB Representative must be addressed within seven working days of receipt of notification. The DRB will notify the owner of the DRB concerns by phone and sent a follow up letter.
3. All visual, odors and/or other items identified by the DRB representative that detract from the Tidewater overall look and are offensive to neighbors must be addressed within ten (10) working days after DRB notification by phone or letter.
4. Reconstruction and repairs to structure must commence within forty five (45) days, and be completed within ninety (90) days of start.
5. When a structure is completely destroyed: all evidence of damage must be removed within 120 days of occurrence.
6. 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.
7. Extensions may be granted dependent upon circumstances and amount of work required for compliance. Requests for extension must be submitted to and approved by the DRB in writing. Address the request to Tidewater Property Management Attention: DRB "Extension Request."
8. Any (re)construction plans must be submitted in writing to **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**, a refundable \$5,000 landscaping deposit will be required by the DRB..

**Note: 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 extent of damage.**

## **SECTION XI. EXHIBITS**

Exhibit A	Construction Contractor Work Rules
Exhibit B	New Construction Application; Submission Checklist.
Exhibit C	Landscape Light
Exhibit D	Chimney Cap
Exhibit E	Trim Detail

**Exhibit A: CONSTRUCTION CONTRACTOR  
WORK RULES (GOLF COURSE EXCLUDED)**

## **Exhibit B: Tidewater Plantation Construction Application**

## Tidewater Plantation Construction Application

1. **Approval Requested:**  
 Conceptual    Preliminary    Final    Addition/Remodel
2. **Lot #:** \_\_\_\_\_ **Neighborhood:** \_\_\_\_\_
3. **Owner:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_
4. **Architect/Designer:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_
5. **Contractor:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_
6. **Land Surveyor:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_
7. **Structural Engineer:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_
8. **Landscape Designer:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_

**Date submitted:** \_\_\_\_\_

**Signed by (print):** \_\_\_\_\_

**Signature:** \_\_\_\_\_

## SUBMISSION CHECKLIST

**(Check all items provided)**

- Site Plan** (not smaller than 1" = 20') with following information
  - North Arrow indicated
  - Property line with dimension and bearings
  - Elevation at lot corners and center of lot
  - Proposed setbacks (from overhang, not foundation)
  - Tree Survey (all trees over 6: in diameter, 4 ½' from base)
  - Highlight all trees to be removed in green
  - House footprint showing roof drip line with entry area, stairs, walks, decks, patios, and driveways shown. A dashed line inside the roofline should indicate exterior walls.
  - Indicate location and setbacks of homes on adjacent lots (if any).
  - Indicate any utility boxes, storm drains, and location of water and sewer taps.
- Architectural Drawings**
  - Four elevations (1/4" scale minimum for front and rear)
  - Indicate foundation height and finished floor elevation
  - Overall height of structure (not including chimney)
  - Floor plans (1/4" scale)
  - Exterior materials clearly indicated
  - Window, door, corner trim detail
  - Detail of decks/railings
  - Eave detail – indicate width of overhang on elevation drawings
- Lot Coverage Calculation**

Show house footprint as a percentage of the overall lot. Show individual areas for house, walk, decks, drive, porches, patios, etc., Show the sum of coverage of house and all individual areas as a percentage of the overall lot. (Total defined impervious)

**EXTERIOR FINISHES:**

Siding Material \_\_\_\_\_ Color \_\_\_\_\_

Secondary Siding Material (if any) \_\_\_\_\_ Color \_\_\_\_\_

Roof Material \_\_\_\_\_ Color \_\_\_\_\_

Trim Material \_\_\_\_\_ Color \_\_\_\_\_

Accent (if any) \_\_\_\_\_ Color \_\_\_\_\_

Location of Accent Color (front door and/or shutters) \_\_\_\_\_

Window Type \_\_\_\_\_ Color \_\_\_\_\_

Brick, if applicable – Name \_\_\_\_\_ Mortar Color \_\_\_\_\_

Hurricane Protection Type \_\_\_\_\_ Location \_\_\_\_\_

Color \_\_\_\_\_

**Landscape Plan** (preferred scale 1" = 10') to be submitted before roof shingled

- Plant Material** clearly indicated with following information
  - o Variety (common and botanical name)
  - o Size (height and canopy to be planted)
  - o Quantity
  - o Cost of total plant material and of sod, mulch and labor

**Irrigation Plan** (if applicable)

**Drainage Plan** (if applicable)

**Exterior Lights** (if applicable)

- Deposits** paid herewith (payable to **Southern Land and Golf, annotated DRB**)
  - Conceptual Plans (optional) \$ 50
  - Single Family Residence - Preliminary Submission (Mandatory) \$150

**Note: if preliminary is accepted, it may be approved as "Final" with payment of an additional fee for Tidewater permitting & inspections \$200**

- Single Family Residence – Final Submission (includes Tidewater permitting & inspections) \$200

- Resubmissions (for requested changes or changes required due to improper submission) \$ 50
- Major Additions and Renovations \$150
- Change Orders (no charge for one change of color or material) \$ 25

**Note:**

- **All review fees are non-refundable**
- **Minimum total fee for Final Approval is \$350**
- **All resubmission fees are additional.**

## Exhibit C: Landscape Lighting

### Tidewater Plantation Approved Exterior Lighting

<b>9222-12</b> <b>Black Finish</b> <b>Cast Aluminum</b>	<b>9224-12</b> <b>Black Finish</b>	<b>9226-12</b> <b>Black Finish</b>	<b>9243-01</b> <b>Antique</b> <b>Solid Brass</b>
<b>9222-17</b> <b>Verde Finish</b> <b>Cast Aluminum</b> <b>Brass</b>	<b>9224-95</b> <b>Green Finish</b>	<b>9226-95</b> <b>Green Finish</b>	<b>9243-17</b> <b>Verde</b> <b>Finish</b> <b>Solid</b>
<b>Landscape Lt</b> <b>Lt</b> <b>Clear Glass</b> <b>Glass</b> <b>Threaded 1/2"</b> <b>Pipe Fitting</b>	<b>Die-Cast Landscape</b>  <b>Clear Glass</b>  <b>Threaded 1/2"</b> <b>Pipe Fitting</b>	<b>Die-Cast Landscape Lt</b>  <b>Clear Glass</b>  <b>Threaded 1/2"</b> <b>Pipe Fitting</b>	<b>Landscape</b>  <b>Clear</b> <b>Beveled</b>  <b>Threaded 1/2"</b> <b>Pipe Fitting</b>
For Permanent Permanent Installation	For Permanent Installation	For Permanent Installation	For Installation
DIA: 6 7/8" B.L. 12 3/4" 7/8"	DIA: 5 7/8" B.L. 8 5/8"	DIA: 5 7/8" B.L. 7"	5 1/2" sq. B.L. 11 7/8"
One (M) 100w max 120v or 20v One (M) 50w max 12v	One PL-7 120v One (M) 50w max 12v	One (M) 75w max 120v or One (M) 50w max 12v	One (M) 100w max 20v

Landscape lighting can be one of the Sea Gull approved model numbers above in the appropriate black or green color of one of a similar style. For mounted lighting, the top of the light must not exceed the height of the surrounding shrubbery.

Lighting along driveways must be a minimum of 18" away from the pavement. Placement of lights must be no closer than 15' apart, beginning at the property line and not the curb.

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 on the rear of homes directed at patios, decks, etc., but not to project light off the home site.

No halogen sodium vapor or other types of "bright" lights are allowed.

No colored glass bulbs are allowed.

Up or down lighting must be submitted in a landscape plan for approval.

## **Exhibit D: Chimney Cap**

# Exhibit E. Trim Detail

## **ADDENDUMS – VOLUMNES I AND II**

**ADDENDUM 1 – VOLUMES I & II (5/30/2007)**

***Changes are in bold and italicized***

From page 32 of Volume I , Section V – E(2f)

2. Elevation drawings showing:

(f) 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.***

From page 15 of Volume II – Section IV – A(3)

**Clearing**

No clearing of lots or additional clearing of home sites after completion of landscaping is allowed without the approval of the DRB. ***Further, any clearing in the twenty-foot (20') golf maintenance easement is to be pre-approved by the golf course superintendent.*** Significant fines can be imposed for violations involving clearing because of the irreparable damage that can be done.

From page 61 of Volume I – From the Checklist – under  
Architectural Drawings

Indicate foundation height and finished floor elevation. ***All lots with a six foot elevation variance will require a finished grade on elevation from back to front, front to back and side to side.***

Additional South Island siding colors:

Nuance	SW7049
Useful Gray	SW7050
Analytical Gray	SW7051
Gray Area	SW7052
Everyday White	SW6077
Realist Beige	SW6078

Diverse Beige	SW6079
Utterly Beige	SW6080
Misty	SW6732
Samovar Silver	SW6233
Uncertain Gray	SW6234
Conservative Grey	SW6183
Austere Gray	SW6184
Escape Gray	SW6185
Silver Strand	SW7057
Magnetic Gray	SW7058
Unusual Gray	SW7059

Additional Roofing for South Island – 5V groove galvanized metal – color white