

# **TIDEWATER PLANTATION COMMUNITY**

**Design Review Board**

**Standards, Requirements and Procedures**

**Minor Modifications and  
Exterior “Non-House” Improvements**

**Volume 2 of 2**

Revised July 2009

**THE COMPLETE STANDARDS, REQUIREMENTS AND PROCEDURES OF THE TIDEWATER PLANTATION ARE COVERED IN TWO DOCUMENTS. THIS DOCUMENT IS VOLUME 2 AND DEALS ONLY WITH MINOR MODIFICATIONS AND EXTERIOR “NON-HOUSE” ADDITIONS – TYPICALLY THOSE ITEMS DONE AFTER THE HOME IS BUILT. VOLUME 1 DEALS WITH REQUIREMENTS FOR NEW CONSTRUCTION, REMODELING AND MAJOR ADDITIONS. PLEASE CONSULT THE APPROPRIATE DOCUMENT FOR THE WORK YOU ARE CONSIDERING.**

**ITEMS CONTAINED HEREIN, ESPECIALLY THOSE WITH SELF-DETERMINING APPROVALS, ARE APPLICABLE TO SINGLE-FAMILY HOMES ONLY. WHILE THE DRB WOULD USE THE SAME CRITERIA FOR CONDOMINIUM AREAS, OWNERS IN CONDOMINIUMS MUST FIRST SEEK APPROVAL FROM THEIR CONDOMINIUM ASSOCIATION FOR ANY IMPROVEMENT OUTSIDE OF THEIR CONDOMINIUM IN A COMMON OR LIMITED-COMMON AREA. AFTER THAT APPROVAL, DRB APPROVAL IS ALSO REQUIRED. CONDOMINIUM AREAS AT TIDEWATER INCLUDE:**

- **TEAL LAKE VILLAS**
- **HERON LAKE VILLAS**
- **HARBOR LOFT**
- **LIGHTHOUSE VILLAS**
- **CLUBHOUSE VILLAS**
- **TIDEWATER RIDGE**

Revised July 2009

**DISCLAIMER:**

**Failure to identify a violation in the plan review and permit approval process  
DOES NOT relieve the applicant from complying with all Tidewater Golf Club &  
Plantation Design Review Board's requirements, nor does it imply that North  
Myrtle Beach requirements have been met  
(check with local authorities)**

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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. “MINOR” HOUSE MODIFICATIONS**

These modifications would include all additions or alterations that do not involve the addition of any new roofline but are intended to be of a permanent nature. Examples would be closing-in screened porches, adding windows, storm doors, skylights or fireplaces, hurricane shutters, color change of home, adding decks or patios\*\* and the like. A simplified application form is included in these documents for such requests. Detailed standards for such modifications are found in Section IV.

### **B. EXTERIOR “NON-HOUSE” ADDITIONS**

Exterior “non-house” additions include items like the following:

- \* All Landscape Lighting
- \* Awnings/Sunshades
- \* Basketball Goals
- \* Benches
- \* Bird Baths
- \* Birdhouses
- \* Clearing Activity
- \*
- \* Dog Houses
- \* Driveway Toppings
- \* Exterior Light Fixtures
- \* Flags
- \* Fountains
- \* Hanging Plants
- \* Hot Tubs
- \* Jacuzzis
- \* **Solar Panels**
- \* Landscape Changes
- \* Lawn Sculptures
- \* Name Signs
- \* Planters
- \* Playground Equipment
- \* Recreation Equipment
- \* Sitting Satellite Dishes
- \* Statuary (All Materials)
- \* Sundial
- \* Wall Art
- \* Weathervanes
- \* Welcome Signs
- \* Wind Chimes
- \* Windsocks
- \* Wreaths
- \* Curb Cutting

\*Must not exceed percent coverage allowed.

In an effort to simplify the approval process, General standards for “pre-approval” of these items are included in Section V. While these standards are intended to be self-determining they are somewhat subjective. Therefore, it would be prudent to receive DRB approval prior to making additions or modification to avoid possible added expense of having to remove or alter an addition or modification. Notwithstanding these “pre-approval” guidelines, the DRB still maintains authority, in its sole direction, as to whether or not any such addition or changes are acceptable.

**C. TREE REMOVAL:**

Any tree removal subsequent to the original lot clearing requires the approval of the DRB prior to any removal. Tree removal contractors are not allowed on the property to remove trees without showing a tree removal permit. 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/day
- Commencing construction without DRB approval \_\_\_\_\_ Up to \$500/day
- Lot clearing without DRB approval \_\_\_\_\_ Minimum \$2500/plus restoration
- Removal of trees without approval \_\_\_\_\_ Up to \$2500 /per tree/plus replacement
- Dumpster not in place to start framing \_\_\_\_\_ \$ 50/day
- Unauthorized dumping of debris and/or storage of  
construction material \_\_\_\_\_ \$100/day
- Blocking Mailboxes \_\_\_\_\_ \$ 50.00
- Dumping of concrete, concrete washing on areas

other than the job site \_\_\_\_\_ \$500 per incident  
 Exposed trash container (from City of NMB) \_\_\_\_\_ \$25 per day.  
 No port-o-let \_\_\_\_\_ \$ 50 per day  
 Loud music or pets \_\_\_\_\_ \$ 50 per incident  
 Parking violations by contractor vehicles \_\_\_\_\_ \$25 minimum, per vehicle, per incident  
 (including parking on non-paved areas, except on construction sites)  
 Breaking storm drain covers \_\_\_\_\_ Actual cost  
 Unauthorized site signs \_\_\_\_\_ \$100/day  
 Inadequate trash pick-up \_\_\_\_\_ \$ 50/day  
 Unapproved landscaping/activity on golf course easement  
 (i.e., pruning, trimming) \_\_\_\_\_ \$100/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 lienable assessments against the property.**

**Thus**

**It is recommended that you add the following 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, has been recorded to establish specific standards for the ownership and use of property at Tidewater.

The CCRs also creates 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, plot plan (showing the proposed location and elevation of such building wall, fence, walk, deck or other structure, drives and parking areas), landscape plan and construction schedule shall have been approved in writing by the DRB.

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 plant borders, 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 watercourses 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; 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.

## SECTION IV

### MINOR MODIFICATIONS

Minor modifications or changes would include all additions or alterations that do not involve the addition of any new roofline but are intended to be of a permanent nature. Examples would be closing-in screened porches, adding windows, solar panels, skylights or fireplaces, all exterior color changes, adding decks or patios, all landscape lighting, exterior light fixtures, hot tubs, Jacuzzis, driveway toppings, clearing activity, landscape changes, dog runs, dog houses, etc. A simplified application form, Exhibit A, is included with this document for such requests. **An application fee of \$20.00 is required.** Additional forms may be obtained from the management office. A refundable deposit of \$250 will be required for some minor modifications and a refundable deposit of \$100 will be required for curb cutting.

The following information is necessary to process these applications:

- Owner name and address
- Description of work
- Architectural drawing – floor plan and elevation (if applicable – would need this where exterior elevation of the home changes – can normally be drawn in on your existing plan)
- Site plan – show any proposed new ground coverage (only applicable if there is new coverage)
- Contractor Name

## A. STANDARDS FOR MINOR MODIFICATIONS

**NOTE:**

**NONE OF THESE ITEMS ARE SELF-DETERMINING FOR APPROVAL UNLESS SPECIFICALLY STATED.**

1. **Antennas/Satellite Dishes**

Antennas and satellite dish placement and screening are subject to DRB review and approval prior to installation.

2. **Awnings/Sunshades**

These items are not approved for use in Tidewater with one exception. Awnings may be approved on a case by case basis for use on South Island, only on the eleven (11) homes that face the Intracoastal Waterway, Lots 378-388. The awning must not be visible from the street and the solid color must match the house siding or trim. Additional restrictions may also apply.

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 Tidewater golf course owners' representative. Significant fines can be imposed for violations involving clearing because of the irreparable damage that can be done.

4. **Decks/Patios**

All decks and patios affect lot coverage and must be submitted for approval. Only grade level patios will be considered for encroachment into setbacks. All raised patios and decks must fit within setbacks. 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. All decks and patios must be painted in accordance with the DRB guidelines.

5. **Dog Runs/Dog Houses**

Pet areas must be concealed and within building setback lines. All pet restraints, must be approved by the DRB. NO pet restraints can be established on golf course lots.

6. **Driveway Coatings**

Only a natural “concrete” color of “manuel kindling wood”, approved by the DRB will be allowed with no decorative patterns on driveways or front walks that are highly visible. Brick edging and natural embossed pattern for driveways and walkways on a case by case basis.

7. **Fencing**

Perimeter property fencing is not allowed, except in Courtyard Park, where certain stucco walls are required. Some limited fencing on non-golf course frontage lots will be considered on a case-by-case basis.

8. **Guttering**

Gutters must match the color of the house trim in order to be approved. If this is done, this is a self-determining approval and does not require review by the DRB. However, in installing gutters, the discharge of water from the gutter must not negatively impact neighboring properties.

9. **House Alterations**

All such alterations must be accomplished using materials consistent with the existing home. Likewise, colors and window types must match existing materials to stay within two-color palette. All drawings submitted as required must contain details consistent with existing home (i.e., trim, siding and windows).

10. **Hurricane Shutters (Permanent) & Shutter Mounts**

As there are a variety of types, sizes and colors, these must be submitted to the DRB for approval. Generally, they will be approved if their profile and massing is not excessive and the color matches the window/trim color.

11. **Landscape Changes**

Other than additions of indigenous plants (as listed in Section VI) or annual flowers, all landscaping changes, whether additions or deletions require approval of the DRB. Any proposed changes must be based on the criteria in Section VI. Any plantings added under a self-determining approval should not be planted in excess, i.e., an excessive number of annuals that tend to dominate a landscape. There should be a balance between flowers and other greenery. Major landscaping will be evaluated by the DRB on a case-by-case basis.

12. **Painting**

Homes may be repainted the same color initially approved without DRB approval. Any requested change must be approved by the DRB. Standard colors for the various neighborhoods are included in Volume I. Approval of these colors is not self-determining, as the DRB considers colors of surrounding homes before granting approval.

13. **Pools, Outside Spas, Saunas**

Pools, outside spas and saunas on non-golf course front property are permitted, 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 the home site with regard to trees and greens, and proposed screening of the spa and sauna from the golf course.

14. **Storm Doors**

Full-glass storm doors are acceptable as long as the color matches either the trim around the front door or the color of the door itself. The glass must be clear, non-decorative.

## SECTION V

### EXTERIOR “NON-HOUSE” ADDITIONS

The purpose of this section is to establish “pre-approval” standards for a number of items that are frequently utilized by an owner to “personalize” their home and are not generally of a permanent nature. While it is the intent of the DRB to allow an owner certain freedom with respect to these items, it is necessary to establish some control over these items. Condominium owners must first obtain approval from their condominium association before seeking DRB approval.

These standards are intended to be self-determining, but if there is any question as to an item, the DRB should be consulted first. The DRB retains the right, in its sole discretion, to disapprove any item that an owner may have self-determined was acceptable and require its removal. **The self-determination must be made on the basis of these written standards and not on the basis of what you may have seen at another home site. If an item does not meet self-determine approval, it must be submitted for DRB review on the enclosed application form.**

Four (4) key criteria should be looked at when determining approvability, as these were the basis for setting the standards that follow:

#### **SIZE**

All Items need to be “in scale” and should not become dominant or highly visible features

#### **LOCATION**

For the most part, these items should be located near the home, for the enjoyment of the owner, and not placed in places that are in **prominent** view. Generally, no items are allowed within the City’s required setbacks.

#### **QUANTITY**

Items added to or placed on the property may be permitted in quantities of one or two for a residence, but would not be approved if carried to the extreme in larger numbers. The goal is to keep the appearance from becoming cluttered, which can result from an excessive quantity of a single item, or an excessive number of various items, when viewed in the aggregate.

## **COLOR**

Earth-toned colors and natural colors that blend in are the rule.

The following standards will address many of the typical items. Any item not included should be referred to the DRB.

1. **Benches and Seats**

Any decorative benches or seats that are made out of wood, wrought iron or concrete and are of natural colors are acceptable features as long as they are not oversized or otherwise offensive. If located other than on decks or porches, they should be incorporated into the landscape plan.

2. **Birdhouses/Feeders/Baths**

Generally, these items are acceptable as long as they are not excessive in number, are not overly excessive in size, and are of natural materials and natural color. For houses and feeders, these would typically be wood or wood and glass perhaps with some metal. Plastic is OK as long as it is in a natural color. Locations should be necessary based on trees, but in no way should be placed extremely close to a neighbor's patio or porch so that it might be in any way a nuisance to them. Birdbaths are preferred out of concrete or metal, but other materials would be acceptable as long as they are of natural color. Additionally, these should not be located as focal points near property lines but rather as part of a landscaping plan and in the rear of the outdoor living area of the home. See also paragraph 12 below.

3. **Edging**

Edging is a highly visible element and generally will be accepted if it is flush to the ground and of a color that blends naturally into the immediate surrounding landscape.

4. **Exterior Light Fixtures**

Exterior light fixtures must be in keeping with the architectural style and proportionate in size, which do not infringe on the privacy of your neighbors. Landscape lighting will be considered as a part of your landscape plan. The approved standard landscape fixtures are included in Exhibit "C", page 65, Volume I. Any lighting not detailed in exhibit "C" must be approved by the DRB.

5. **Flags**

Flags have become increasingly popular and can be identified with numerous themes, hobbies, activities, holidays, religious events, in addition to the American flag . The flag or flagpole must be attached to the house and not to trees and be located near the front of the house. These can include any of the flags mentioned above or any of those type activities; however, the DRB does have final authority to determine if a flag is offensive for any reason. In case of such determination, it would be necessary to remove or replace the flag. It is the owner's responsibility to maintain flags. Seasonal flags should follow the guidelines for Seasonal/Party Decorations in this section.

6. **Fountains**

Fountains require case-by-case approval from the DRB and are generally not consistent with the architectural style of Tidewater.

7. **Hammocks**

Hammocks are acceptable but they should not be of bright colors. They must be located near the rear living area of a house and out-of-sight or screened from neighbors and the golf course. They cannot be located in any setback areas.

8. **Planters**

Generally speaking, planters, pots and hanging plants that are of naturally colored materials are acceptable as long as they are not excessive in number or size or visually offensive from the street, golf course, or adjacent neighbor. These can be wood, ceramic, concrete, and terra cotta, or even plastic. However, the color needs to be consistent with the natural colors allowed in a particular neighborhood. White is not an acceptable color. Plants that are put out in temporary black plastic containers such as those that plants are purchased in are not allowed.

9. **Recreational/Outdoor Equipment**

Permanently installed recreational equipment is not encouraged and must have prior DRB approval. Temporary recreational equipment such as golf training equipment, badminton nets, bicycles, children's toys, gardening equipment or the like may be used outside but must be removed from sight when not in use.

10. **Seasonal/Party Decorations**

Seasonal decorations for customary holidays are acceptable as long as they do not go to excess. They should be tasteful and not provide excessive amounts of light or noise to neighboring properties. Seasonal decorations should not be installed more than thirty (30) days prior to the holiday and must be removed from your property and home's exterior no later than ten (10) days following the holiday. While generally putting lights in an exterior tree or bush would fall within the normal guidelines for acceptable seasonal lighting, perimeter lighting of a house or garage so as to create a light border around the structure is not approved, except for icicle lighting. Exterior lights, if used, should be left on and will not be blinking lights. Plastic ornamentation for seasonal decorations such as lawn figures or lawn scenes are usually not acceptable and require DRB approval. Balloons or party decorations are acceptable for the day of a party as long as they are not carried to excess; and should be removed prior to the next morning.

11. **Signs**

A welcome sign or name sign only that is attached to a home at or near entry is acceptable as long as it does not exceed two (2) square feet in size. Likewise, extremely bright or fluorescent type color or excessive designs with many colors should not be used on these signs.

12. **Statuary**

Statuary should be limited. Preferred materials are concrete and wood although metal statuary with a Verdis finish is also acceptable. Plastic statuary is strictly forbidden. All statuary over 18" in height must be submitted for approval by the DRB. They should be located near the home and for the enjoyment of the homeowner, and not in prominent view. See also paragraph 2 above.

13. **Weathervanes**

Weathervanes require the approval of the DRB prior to installation.

14. **Wind Chimes**

A wind chime is acceptable either near the front entry or the rear outdoor living area of a home as long as it is not oversized and does not create extremely loud sound, which may be offensive to neighbors. It should be made of natural color materials without bright

colors. There should not be an excessive number of wind chimes (more than two) for any single residence.

15. **Windssocks**

Windssocks are not allowed in Tidewater.

16. **Wreaths/Wall Art**

Wall art is allowed in two separate areas. 1) At or near front door – the width shall not exceed the width of the combined door and side lights and the height not to exceed 20% of the width. 2). All other locations (1 allowed if approved) shall not exceed 4 square feet.

## SECTION VI

### LANDSCAPE MODIFICATION 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. All details on landscape planning can be found in Volume I, Section IX.

#### **A. REVIEW AND APPROVAL**

The DRB has the authority to approve or disapprove the landscape development plans outlined under Section VIB. 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, Vol. 1).

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. Landscaping mulch must be an organic substance natural in color.

The DRB has prepared a list of recommended plant materials under Section VID 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.

For major re-landscaping, plans must be submitted to the DRB for review and approval.

Upon completion of the landscaping plans, the owner should notify the DRB and a final inspection will then be made.

## **B. LANDSCAPE DEVELOPMENT PLANS**

### **SITE PLAN**

1. North Arrow and Graphic Scale (Preferred Scale: 1" = 10')
2. Location and necessary details of all proposed site elements including: house footprint, overhang, drives, walks, decks, any walls, gates, fountains, tree wells, edging, etc.
3. Location of existing trees/shrubs to remain or to be removed and method for preserving those trees/shrubs to remain.
4. Also see Site Planning Criteria under Section VI, Vol. 1.

### **IRRIGATION PLAN**

Single-family homes must have an automatic irrigation system as 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:

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

### **LANDSCAPE PLANS**

The plan should include the following:

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

### **C. 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'

## **D. RECOMMENDED PLANT MATERIAL LIST**

### **TREES:**

<b><u>BOTANICAL NAME</u></b>	<b><u>COMMON NAME</u></b>	<b><u>RECOMMENDED SIZE</u></b>
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 (Use in Clusters ONLY)	15 – 25 Gallon or B&B
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
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**BOTANICAL NAME**

Taxodium Distichum

Ilex Vomitoria

Liquidamber Styraciflua

Ilex Cassine

Viburnum Rufidulum

**COMMON NAME**

Bald Cypress

Yaupon (Tree Form)

Sweet Gum

Dahoon Holly

Southern Blackhaw

**RECOMMENDED SIZE**

15 – 25 Gallon or B&B

25 Gallon or B&B

25 Gallon or B&B

25 Gallon or B&B

15 – 25 Gallon

**SHRUBS:**

**BOTANICAL NAME**

\* Formosia

\* Formosia

Camellia Japonica

Camellia Japonica

Camellia Sasanqua

Camellia Sasanqua

Spiraea Cantoniensis

Myrica Ceifera

Myrica Ceifera

Ligustrum Japonicum

Ligustrum Japonicum

Gardenia Jasminoides

Ospanthus Americana

Michelia Figo

Azalea Canescens

Eleagnus Pungens

\*Hydrangea Quercifolia

Ilex Vemitoria Cnana

Juniperius Davurica

Ilex Cormuta “Burfordi Nana”

**COMMON NAME**

Azalea

Azalea

Camellia

Camellia

Sasanqua Camellia

Sasanqua Camellia

Reeve’s Spiraea

Wax Myrtle

Wax Myrtle

Wax Leaf Ligustrum

Wax Leaf Ligustrum

Gardenia

American Olive

Banana Shrub

Wild Azalea

Eleagnus

Oakleaf Hydrangea

Dwarf Yaupon Holly

Parsoni Juniper

Dwarf Burfordi Holly

**RECOMMENDED SIZE**

Feature – 7 Gallon

Non-Feature – 3 Gallon

Feature – 7 Gallon

Non-Feature – 3 Gallon

Feature 15 – 25 Gallon

Non-Feature – 3 Gallon

3 – 7 Gallon

Feature – 25 Gallon or B&B

Non-Feature – 7 – 15 Gallon

Feature – 25 Gallon or B&B

Non-Feature – 7 – 15 Gallon

3 – 7 Gallon

3 – 7 Gallon

3 – 7 Gallon

3 – 7 Gallon

3 – 7 Gallon

3 Gallon

3 – 7 Gallon

3 – 7 Gallon

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	Asian Jasmine (Confederate 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 VII**

**EXHIBITS**

- Exhibit A            Minor Modifications/Non-House Additions Application
  
- Exhibit B            Landscape Light

**EXHIBIT A  
APPLICATION  
TIDEWATER DESIGN REVIEW BOARD  
MINOR MODIFICATIONS/NON-HOUSE ADDITIONS**

**NOTE:** This application is designed to be used only for changes made to existing homes or landscapes that do not change the footprint of the home and do not change the present rooflines. Examples: adding or removing windows, closing in screen porch, changes to exterior lighting, additions or subtractions to landscape including yard ornaments. For this type of improvement/modification formal site plans are not required. All other construction activities would require the full new construction application with formal drawings. (Exterior maintenance such as repainting with original color, replacing or refinishing surfaces to original condition, and generally using pre-approved materials for maintenance work requires no fee and only prior written notification to the DRB).

**NAME** \_\_\_\_\_

**HOMESITE NUMBER** \_\_\_\_\_

**STREET ADDRESS** \_\_\_\_\_

**TELEPHONE NUMBER** \_\_\_\_\_

**DESCRIPTION OF WORK** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DESCRIPTION OF EXTERIOR MATERIALS (pls. attach sample)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PLEASE DETERMINE IF WORK REQUIRES A BUILDING PERMIT FROM THE LOCAL BUILDING INSPECTOR.**

**DATE APPLICATION SUBMITTED:** \_\_\_\_\_

**ADDENDUM – VOLUMES I & II**

*Changes are in bold and italicized*

**From page 33 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 69 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