

MARSH POINTE HOMES OWNERS ASSOCIATION

STANDARDS FOR EXTERIOR REPAIRS AND IMPROVEMENTS



November 2021

EXHIBIT A

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INTRODUCTION

The specific purpose of this document is to provide the homeowner a reference in the planning, preparation, and execution of their improvements or repairs. It should also ensure that the quality of the workmanship and that work specifically performed would be in compliance and harmony with all the homes in the community. This document contains approved guidelines for use by the owners of Marsh Pointe Homes for making exterior improvements and/or repairs to their homes.

In addition to the approval by the Marsh Pointe HOA Board, the Architectural Review Committee (ARC) of the Seabrook Island Property Owners Association (SIPOA) has also approved these standards.

Objective

Construction of Marsh Pointe Homes was begun in 1979 and completed with 26 homes.

Throughout the years, owners have made external modifications to their properties, some with Marsh Pointe HOA Board & SIPOA ARC approvals/permits and some without, introducing some inconsistencies.

In providing these standards, it is the express goal of the Marsh Pointe HOA Board to provide clear, consistent guidelines for the owners concerning the external appearance of their homes. These will also provide a fast track for our owners in expediting their work, providing it is in full compliance with these standards. Work differing from these standards will still require Marsh Pointe HOA Board approval prior to submitting a request(s) to the ARC.

What follows are the individual standards in detail. At any point, these standards may be updated as materials and construction methods change.

“From This Point Forward” Policy

Pre-existing exterior changes made prior to the effective date of these Standards that are not in conflict with the Marsh Pointe HOA Board and/or SIPOA and its ARC, whether sanctioned by the Marsh Pointe HOA Board and/or SIPOA and its ARC or not, shall be deemed acceptable. However, any exterior changes that are in contention with the Marsh Pointe HOA Board and/or SIPOA and its ARC on such date shall, unless authorized by these Standards or otherwise sanctioned by the Marsh Pointe HOA Board and/or SIPOA and its ARC, not enjoy the benefit of these provisions.

“From this point forward,” significant repairs that consist of replacement of thirty percent (30%) or more of an existing exterior design feature of a unit will require a change to comply with the Standard for such feature.

The Approval Process

All residents must complete a form detailing the work to be performed and all materials, paint colors, etc. All requests for exterior improvements and/or repairs must be approved by the Marsh Pointe HOA Board and SIPOA ARC before any work can begin. Below is the process for obtaining approval:

1. Complete the SIPOA ARC “Request for Exterior Alteration/Maintenance” form (Appendix C) and submit to the Marsh Pointe property manager, who will in turn forward the form to the SIPOA ARC manager at the SIPOA main office building and to the Marsh Pointe HOA Board for approvals.
2. If the proposed request differs from the standard, approval by the Marsh Pointe HOA Board is required and the reason(s) for the difference must be detailed in the owner’s request.
3. If approved by both the Marsh Pointe HOA Board and SIPOA, building permits must be obtained from the Town of Seabrook and Charleston County Building Inspectors’ Office. All construction MUST comply with the Charleston County Building codes.
4. All work must meet current Charleston County codes and SIPOA requirements.
5. Upon completion, final approval must be obtained from the Charleston County Building Inspectors’ Office if applicable.

Section I – Exterior Home Structure

Standard: Exterior Siding & Trim

Materials:

1. Siding can be either (a) wooden material that conforms to the original wooden siding used when the homes were built or (b) cementitious siding such as Hardy Plank or an equivalent competitive product. Mixing of materials (wooden siding and cementitious siding) is not permitted. If a change in material is being made, the siding on the entire home must be replaced with the new material at the same time.
2. Trim boards can be either (a) wooden material that conforms to the original wooden trim used when the homes were built or (b) cementitious material such as Hardy Plank or an equivalent competitive product.

Color:

1. The siding and trim must be painted using approved paint colors. See Appendix A for approved colors.

Standard: Roof and Roofing Accoutrements

Materials:

1. Shingles: The approved shingles for Marsh Pointe are:
 - (a) Certainteed Landmark Architectural Shingles – Color: Burnt Sienna
 - (b) Atlas Pinnacle Pristine Architectural Shingles – Color: Weathered WoodSee Appendix B for additional details
2. Chimney Flue Caps: Flue caps/termination covers shall be installed according to current Charleston County building code. All flue caps/covers shall be designed to cover the top of the chimney flue to prevent rain, snow, and animals from entering while allowing smoke to escape. All flue caps/covers must include a spark arrestor screening. The chimney flue caps/termination covers may be kept in the manufacturer's finish. As an alternative, a galvanized chase cap with no hole and with no spark arrestor screening may be installed in homes where the fireplace has either been closed or where a ventless gas fireplace system has been installed.

Standard: Exterior Doors and Windows

Details:

1. Replacement doors and windows should fit the existing rough openings.
2. Garage door must be painted an approved siding or trim color or have a factory finish that is close to and complements those colors.

General comment:

1. There are currently no established standards regarding type and color for exterior doors and windows, so specific individual approvals are required.

SECTION II - Additional Exterior Structures

Standard: Decks, Railings, Balusters, Staircases, & Handrails

Materials:

1. Deck materials must be pressure treated pine, IPE or a wood plastic composite such as Trex.

Color:

1. The decking, railings, balusters, staircase stringers, risers and hand railings must either be painted an approved Marsh Pointe paint color, stained to complement the siding and trim colors, or left in a natural wood tone.

Details:

1. Deck floorboards may be nailed or screwed with stainless steel fasteners to prevent rusting and fastener failure.

Standard: Exterior Propane Tanks

Location:

Must either be placed behind the fences, hidden from view behind landscaping or some other means, or buried so as to not be visible from the road or neighboring property.

Standard: Fencing

General comments:

The fencing that runs along Seabrook Island Road and all throughout the Marsh Pointe neighborhood is the property of the Marsh Pointe Homeowners Association. As such, decisions regarding these fences reside with the Marsh Pointe Board of Directors.

The fences are all painted the same color, SW7549 – Studio Taupe, which is an approved Marsh Pointe home color.

The maintenance of the fences is the responsibility of the Homeowners Association. If individual homeowners see repairs that are needed, they should contact the Marsh Pointe property manager to report the issue.

Individual homeowners may not alter the fences without the approval of the Board. For purposes of this document, altering means changing either the size, footprint, or color of the fences.

There are many homeowners that like to attach miscellaneous items and decorations to the fences connected to their property. This is acceptable as long as:

- (a) the items being attached are not political, offensive, or otherwise problematic to others that may be able to see them,
- (b) attaching the items to the fences does not create excess wear and tear and therefore more rapid deterioration of the fences (an example would be attempting to hang heavy planters that require large bolts into the wood).
- (c) The homeowner understands that the expense of any fence repairs required due to damages resulting from Individual homeowner actions will be the responsibility of the homeowner creating the damage.
- (d) The homeowner understands that this is a courtesy and that the Homeowners Association retains all rights regarding the fences.

The addition of any other Individual homeowner fencing will require filing a Request for Exterior Alteration/Maintenance and will be subject to the rules and regulations of both The Town of Seabrook Island and the Seabrook Island Property Owners Association regarding acceptable fencing designs and materials.

Section III: Walkways and Grounds

Standards: Driveways

Materials:

1. Driveways must be asphalt

SECTION IV – Exterior Painting

Standards: Exterior Painting

General Comments:

This Standard provides Marsh Pointe HOA approval for painting the exterior.

NOTE: It is the responsibility of the owner to determine and maintain their and/or their contractor's compliance with all applicable codes and requirements.

Approved Colors/Exterior Walls (See Appendix A – Part 1)

***** – Original Marsh Pointe Color (see Appendix A – Part 3)

DCR003 – Sullivan's Dune

DCR006 – Kiawah Safari

DCL036 – Mount Pleasant Sage

SW6123 – Baguette

SW7540 – Artisan Tan

SW7544 – Fenland

SW7549 – Studio Taupe

Approved Colors/Exterior Trim (See Appendix A – Part 2)

***** – Original Marsh Pointe Trim (see Appendix A – Part 3)

DCL033 – Clapboard

SW6072 – Versatile Gray

SW6119 – Antique White

SW6142 – Macadamia

SW7016 – Mindful Gray

SW7506 – Loggia

SW 7533 – Khaki Shade

SW7723 – Colony Buff

SECTION V – Lighting Standards:

Exterior Lights

1. There are currently no established standards regarding type and color for exterior lighting, so specific individual approvals are currently required.

APPENDIX A – Part 1
Approved Colors/Exterior Walls



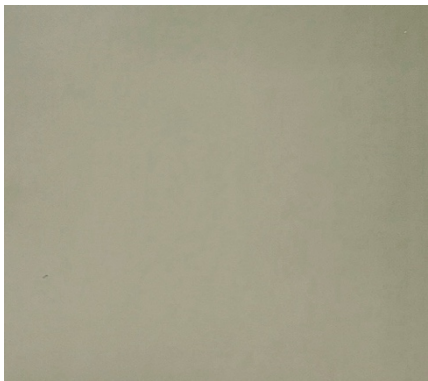
ORIGINAL MARSH POINTE COLOR
SEE APPENDIX A - PART 3



SULLIVAN'S DUNE DCR003



KIAWAH SAFARI DCR006



MOUNT PLEASANT SAGE DCL036



BAGUETTE SW6123



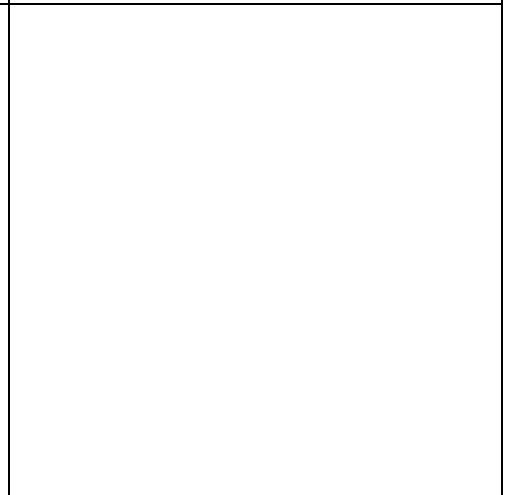
ARTISAN TAN SW7540



FENLAND SW7544



STUDIO TAUPE SW7549



APPENDIX A – Part 2
Approved Colors/Exterior Trim

 <p>ORIGINAL MARSH POINTE TRIM SEE APPENDIX A – PART 3</p>	 <p>CLAPBOARD DCL033</p>	 <p>VERSATILE GRAY SW6072</p>
 <p>ANTIQUE WHITE SW6119</p>	 <p>MACADAMIA SW6142</p>	 <p>MINDFUL GRAY SW7016</p>
 <p>LOGGIA SW7506</p>	 <p>KHAKI SHADE SW7533</p>	 <p>COLONY BUFF SW7723</p>

APPENDIX A – Part 3

Original Marsh Pointe Paint Colors

General Comments:

Prior to 2010, all Marsh Pointe homes were to be painted the same colors. The formulas outlined below were provided to the ARC in 2006 as the official paint colors for all of Marsh Pointe at that time. While there are now more colors to choose from, these are still approved colors for the neighborhood.

House Color: Sherwin Williams Woodscapes Exterior Flat latex paint – Deep Base – Custom Color Taupe - Marsh Pointe

BAC Colorant	OZ	32	64	128
W1-White	4	12	1	1
B1-Black	2	49	1	-
R2-Maroon	-	20	1	-
Y3-Deep Gold	2	47	-	1

Trim and Garage Door Color: Sherwin Williams Woodscapes Exterior Flat latex paint – Deep Base – Custom Color - Marsh Pointe

BAC Colorant	OZ	32	64	128
W1-White	-	55	1	1
B1-Black	6	15	-	-
N1-Raw Umber	-	35	1	1
R2-Maroon	-	34	-	-
Y3-Deep Gold	-	38	-	-

APPENDIX B

Approved Shingles



Certainteed Landmark
Burnt Sienna



Atlas Pinnacle Pristine
Weathered Wood

APPENDIX C – Part 1

Request for Exterior Alteration/Maintenance



SEABROOK ISLAND
Property Owners Association
 1202 Landfall Way • Johns Island, SC 29455
 Tel. (843) 768-0061
 www.discoverseabrook.com

Application # (for office use only) _____

Architectural Review • arc@sipoa.org

Request for Exterior Alteration/Maintenance Proposed or Existing Dwelling, Appurtenant Structure, or Hardscape

Change/Update to Existing Approval Property is in Regime _____

The following is to be completed and signed by the Property Owner. This form must be accompanied by all information as outlined in the Review Process for Exterior Alterations to Existing Dwellings procedure (see SIPOA Policies and Procedures §III.A).

Construction Location: _____ Application Date: _____

Block: _____ Lot: _____ TMS #: _____

Property Address: _____

Property Owner: _____ Contractor: _____

Address: _____ Address: _____

Telephone #: _____ Telephone #: _____

Email: _____ Email: _____

Proposed Work & Information Required (check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Deck (site plan & material information) | <input type="checkbox"/> Recreational Equipment (location & photo) |
| <input type="checkbox"/> Demolition (completion timetable) | <input type="checkbox"/> Roofing (brand & color) |
| <input type="checkbox"/> Dock Construction (site plan & dock plan) | <input type="checkbox"/> Room Addition (site plan & elevations) |
| <input type="checkbox"/> Driveways/Walks (site plan & material) | <input type="checkbox"/> Rot Repair (location & material information) |
| <input type="checkbox"/> Handicap Access (site plan & description) | <input type="checkbox"/> Screened Porch (site plan & description) |
| <input type="checkbox"/> Lighting (locations & cut sheets of fixtures) | <input type="checkbox"/> Siding (type & material, color) |
| <input type="checkbox"/> Paint (brand name, product #, & color) | <input type="checkbox"/> Swimming Pool (site plan, product, fencing) |
| <input type="checkbox"/> Patio (site plan & material information) | <input type="checkbox"/> Window Replacement (window details) |
| <input type="checkbox"/> Porch Enclosure (window details) | <input type="checkbox"/> Other (describe below) |

Description: _____

Estimated Cost of Project: \$ _____

APPENDIX C – Part 2

Request for Exterior Alteration/Maintenance

Request for Exterior Alteration Proposed or Existing Dwelling, Appurtenant Structure, or Hardscape, page 2 of 2:

As the Property Owner of the above referenced Property, I hereby request that the SIPOA Architectural Review Staff review this application and any attached drawings for exterior alteration/improvement.

AUTHORIZATION TO ENTER PROPERTY: I/we hereby authorize ARC members and SIPOA and/or ARC agents and employees to enter upon the Property from time to time during the entire course of the Design Review Process.

DESIGNATION OF AGENT: I/we, the Owner(s) of the above referenced property, designate the following individual(s) to act for me/us during the Architectural Review Committee application and/or construction process.

Contractor/Agent Name: _____

Address: _____

City/State: _____

Telephone#: _____ Email: _____

Property Owner

Date

Property Owner's Contractor/Agent

Date

Review Fee: \$ _____ **Date:** _____ **Check #** _____

Submitted By: _____

Approved by Architectural Review Administrator

Date

Conditions: _____

Deposit Required: \$ _____ **Date:** _____ **Check #** _____

Submitted By: _____ **SS#/EI#:** _____

NOTE: Approval by the Architectural Review Committee (ARC) certifies that the plan meets the ARC requirements regarding appearance and in no way certifies the quality, strength, accuracy, etc., of the building design. All improvements must also comply with the applicable version of the SIPOA ARC Policies and Procedures. Alterations to multi-family dwellings must be approved by the Property Manager prior to requesting ARC approval. Application must be made to the *Town & Charleston County* for any required permits prior to commencing construction or other activity. **The omission of any stipulation or requirement of the Policies and Procedures is not a waiver of said requirement.** This approval is valid for **6 months** from date of ARC approval.

RECORDER'S PAGE



NOTE: This page **MUST** remain with the original document

Filed By:

SIMONS & DEAN ATTY AT LAW
 147 WAPPOO CREEK DR
 STE 604
 CHARLESTON SC 29412 (MAILBACK)

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Karen Hollings, Register of Deeds Charleston County, SC		

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MARSH POINTE HOA

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