

# **THE EAGLE LANDING ASSOCIATION**

**Community Design Guidelines**

**Effective January 1, 2007**

Dear Owners and Prospective Property Owners,

We believe Eagle Landing is a conveniently located and a wonderful place to live! The Architectural Review Board (Henceforth referred to as the ARB) is a voluntary team of property owners that have been appointed by the Eagle Landing Board of Directors. These individuals share a deep concern for the quality of development and property maintenance at Eagle Landing. The goal of the Eagle Landing ARB is to make your building or remodeling process a smooth and pleasant experience.

For existing owners, it is important that you understand these guidelines **BEFORE** you start plans for remodeling and/or additions **AND** as they relate to the ongoing maintenance and upkeep of your home or lot.

For prospective owners, it is important that you understand these guidelines **BEFORE** the purchase of a home site. Please take the time to thoroughly read these guidelines and share them with your design professional and builder, as applicable. We look forward to working with you to assure that your home will be a welcome addition to The Eagle Landing Community.

Sincerely,

The Members of the Eagle Landing Association ARB

## Table of Contents

### Introduction

The Reason For and the Function of the Review Board

- A. Permits and Regulatory Agencies
- B. Overview of the Review Process
- C. Development Guidelines
- D. Site Construction Guidelines
- E. Submittal Review List
- F. Before Construction
- G. During Construction
- H. Final Approval

### Forms:

Application for Construction

Landscape Requirements of Owner/Builder

Landscape Requirements of ARB

The Reason for and the Function of the Review Board

The ARB has been established in accordance with the Covenants and Restrictions of the Eagle Landing Association, Inc., with the function of ensuring that development of new homes, remodeling of existing homes and maintenance of existing homes occur in accordance with the Eagle Landing Community Design Guidelines and Restrictive Covenants. These guidelines have been established to assist all property owners in the planning and construction of their new homes as well as improvements to existing homes. These guidelines are here to provide a uniform review process for approval by the ARB, while protecting the investments of all property owners.

Within this packet of information, you will find recommendations and approval levels establishing a standard of environmental compatibility that will protect and preserve the natural character of Eagle Landing. Proposed homes and remodeling of existing homes will be reviewed for compliance with these Design Guidelines. Homes built in accordance with the Design Guidelines should harmonize with the character of Eagle Landing.

## **A. Permits and Regulatory Agency**

In an effort to maintain continuity and adherence to regulations stipulated in the Covenants and Restrictions, ARB approval shall be made prior obtaining permits from the city of Hanahan, Berkeley County, or any other pertinent agency.

## **B. Overview of the Review Process**

Compliance with the guidelines outlined here is essential. You will be able to see how each step in the approval process and the guidelines themselves protect the value of our homes.

### **1. Approval of Plans**

No building of any kind or description, fence or other structure, shall be erected on any lot in Eagle Landing until the proposed building plan specifications, exterior color or finish, site plan, including the layout of driveways and parking, and landscape plans have been approved in writing by the duly appointed representatives. Refusal of approval of plan, location or specification may be based on any grounds, including purely aesthetic conditions, which are the sole discretion of the ARB with the Board of Directors having final say on all refusals.

### **2. Review Process**

A request for review shall be made to the ARB (Contact Capitol Group at 843-529-9690) when the design objectives can be identified in sufficient details to illustrate the special relations, material, exterior appearances, and circulation patterns. The presentation materials must include, but are not limited to, a site plan, a floor plan,

elevations of all four sides, and a landscape plan. Two sets of drawings are required. (One set will be retained). The results of the ARB action will be forwarded to the applicant within 30 days of submittal.

The following is a list of information to be included in the submittal:

A. SITE PLAN - To include property lines, the location and species of all trees ten (10) inches or larger in diameter. The site plan showing access to streets, driveways, walks, patios, grading and drainage. Additionally, the location and identification of special features such as drains, ditches, drives, sidewalks, nearby lagoons, easements, buffers, cart paths etc.

B. COMPLETE CONSTRUCTION DRAWINGS - Which include floor plans, elevations, and details setting forth the requirements for construction, location of external A/C equipment, types of siding to be used, and type of foundation.

C. LANDSCAPE PLAN - Showing location and size of all plants, trees, buffers, mulched areas, grass all surface materials such as concrete, asphalt, etc. Include location of all exterior lighting.

D. SPECIFICATIONS - Including all exterior colors, materials, and special conditions as appropriate, including samples of all.

E. LOCATION OF BUILDINGS- Location of identification of special features such as drains, ditches, drives, sidewalks, nearby lagoons, easements, etc.

F. CASH DEPOSITS - Each Property owner shall pay a construction deposit in the amount of five hundred dollars (\$500.00.) This is for assurance that they will comply with the approval plans prior to final acceptance: the owner shall submit a cashier's check to the Eagle Landing Association. During the term of construction, the deposit will be placed in an escrow account. Upon the completion of the residence, in compliance with the ARB guidelines and when a certificate of final approval has been issued by the ARB, five hundred dollars (\$500.00) will be returned to the property owner. There will be a two hundred and fifty dollar (\$250.00) application fee that will not be refunded.

## **C. Development Guidelines**

The Eagle Landing residence should have the predominant quality of fitting within the natural context of the neighborhood. The generous use of natural materials, color and forms, blending carefully with the existing vegetation and within the neighborhood should be of utmost importance in the design process. Three basic groups of elements must be considered: first, the building form (general shape, height, size, and roof form of the residence). Next, the form articulation (exterior materials and colors, finish, and exterior trim). Finally, appurtenances, such as decks, terraces, and fences. The sensitive treatment of these elements is not tied to any style or motif. In general, it should be realized that the predominant aesthetic features of Eagle Landing are those of a warm, rich, casualness employing natural

materials and colors that blend with beautiful surroundings. The relative size and height of a residence plays an important role in its harmony in the neighborhood. Structures with dominant natural topography and landscape will not be admitted. Wide overhangs are encouraged for both aesthetic and practical reasons. Windows should be carefully proportioned and located to enhance walls in which they are placed. The continuity of the following key design features is of the utmost importance:

1. No vinyl siding in new development.
2. 20% maximum vinyl siding in existing Eagle Landing development.
3. Fences along proposed golf course shall be 4 foot tall and not of solid construction. Wooden fences shall be no more than 4 foot in height with vertical boards each spaced at least 1 inch apart.
4. Roof shingles shall be black or gray architectural type.
5. No sheds permitted.
6. A 20 foot buffer, not counting any cart path, will exist where a new home is adjacent to an existing home.
7. The maximum height of a house shall be 35 feet.
8. Mail boxes shall be constructed of treated 4x4's painted gray with a regular size black mailbox and 4 inch black numbers. The 4x4 is to be topped with a full copper cap.
9. Sidewalks shall be 4 foot wide.
10. A palmetto tree shall be placed for every three houses.
11. Posts for stop signs and street names will be treated 6 x 6's painted grey and topped with full copper caps.
12. Siding shall be brick, stucco or hardy plank.
13. Street lamp posts shall be the same as the existing lamp posts in Eagle Landing.

## **D. Site Construction Guidelines**

Guidelines have been set for the construction process. It will be the general contractor's responsibility to see that his employees as well as his sub-contractors conform to these guidelines. In all cases, the property owner will be accountable to the ARB for the actions of his contractor. All contractors must complete and sign a contractor's agreement form prior to final approval by the ARB.

1. No clearing will be allowed until City of Hanahan Building Permits has been posted on the site.
2. The contractor shall at all times protect the natural setting of the site.
3. Temporary sanitary facilities are to be provided and shall be located off the street and driveway.
4. A trash dumpster shall be located on each site prior to construction and all trash must be placed in this receptacle. Workers lunch and snack time trash to be picked up daily. The ARB will issue one warning to violators. There will be absolutely NO burning allowed for any reason what so ever. Workers, in cold weather, may use propane-heating

- devices. All heating devices must meet legal standards.
5. The contractor is responsible for all heavy equipment damage to public curb and sidewalks. The contractor will be required to repair all damage. Failure to do so will result in a lien being placed upon the residence.
  6. In the event the developer does not include sidewalks in his plan, the homeowner will be responsible for their installation upon completion of the residence. Non - compliance will result in a lien being placed on the residence.
  7. As per our covenants, Book - R, Volume - 6323, Page - 187, there are construction hours that will be observed. Monday through Saturday, sunrise to sunset. ABSOLUTELY NO work will take place on Sunday. The minimum fee for this violation is \$250.00. Repeat offenders will be fined a minimum of \$500.00.

## **E. Submittal Review List**

1. Property Owner contact Capitol Group to request an application and a copy of Design Guideline.
2. As soon as the Design Objectives can be identified, the Property owner must contact Capitol Group to request a review.
3. Supply Capitol Group with two sets of plans that would include a floor plan, elevation of all four sides, and a preliminary landscape plan.
4. A request for review should be made to Capitol Group as soon as all of the following are available. (See paragraph B)
  - A. Site plan
  - B. Location of buildings, etc.
  - C. Two complete sets of drawings
  - D. Landscape plan
  - E. Specifications
  - F. Cash or certified funds deposit and application fee
  - G. Contractor Agreement Form

## **F. Before Construction**

1. Application Approval with ARB.
2. Site Plan Approval (with ARB signatures) after field inspections of stake out.
3. Working drawings with ARB approval.

**4. City of Hanahan Building Permit**

**5. Contractor's License for State, County, and City**

**6. Deposit Certificate**

**G. During Construction**

**1. All before construction documentation is required on site and displayed in the appropriate manner.**

**2. No more than one job sign. Sign may not exceed 36 inches in height and 48 inches in width.**

**3. Portable toilet suitably located on property.**

**4. Construction debris receptacle suitably located on job site.**

**5. Site reviews by ARB**

**H. Final Approval**

**1. Site Review and approval by ARB.**

**2. Any and all outstanding infractions must be cleared up.**

**3. Return of one set of Plans.**



## Eagle Landing ARB Construction Application

### General Information:

Case Number \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_

Street Name \_\_\_\_\_

Owner \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Architect/Designer \_\_\_\_\_

Contractor \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

1. Has a structure been previously constructed from these plans?  
\_\_\_\_\_ If yes where is the structure located? \_\_\_\_\_

2. What is the heated area of the structure in square footage? \_\_\_\_\_  
1<sup>st</sup> floor \_\_\_\_\_ 2<sup>nd</sup> Floor \_\_\_\_\_ Other \_\_\_\_\_

3. Highest roof elevation above ground level: \_\_\_\_\_ feet

### EXTERIOR MATERIAL DESCRIPTION:

Foundation Type \_\_\_\_\_

Foundation \_\_\_\_\_

Roofing Color \_\_\_\_\_

Siding 1 type \_\_\_\_\_ Siding 2 type \_\_\_\_\_

Siding 1 color \_\_\_\_\_ Siding 2 color \_\_\_\_\_

Trim type \_\_\_\_\_ Trim Color \_\_\_\_\_

Walkway material \_\_\_\_\_ Walkway color \_\_\_\_\_

Sidewalk required \_\_\_\_\_ buffer required \_\_\_\_\_

### ARB USE ONLY:

2 SETS OF PLANS \_\_\_ SITE PLAN \_\_\_ COLOR SAMPLES \_\_\_\_\_

COLOR LANDSCAPE PLAN \_\_\_ FEES AND DEPOSITS \_\_\_\_\_

DATE REVIEWED \_\_\_\_\_ APPROVAL \_\_\_\_\_

FINAL APPROVAL \_\_\_\_\_

COMMENTS \_\_\_\_\_

EAGLE LANDING ARB

LANDSCAPE ARCHITECTURAL REQUIREMENTS & REPONSIBILITIES OF THE OWNER/BUILDER OF EAGLE LANDING SINGLE FAMILY LOTS  
Owner/builder shall:

1. Perform site inventory and analysis - document existing physical conditions, positive and negative features to determine potentials and constraints, i.e., views, existing vegetation (size in diameter of all trees), adjacent properties, utilities, slopes, etc.
2. Provide preliminary site plan and review same with ARB.
3. Develop site plan indicating the following:
  - (a). Location and orientation of house site.
  - (b). Location and overall dimensions of various design elements such as drives, walks, planters, etc.
  - (c). Describe materials and finishes for elements
  - (d). Provide conceptual planting for property (buffer if applicable)
4. Meet with ARB to review site plan and conceptual design to finalize concept as provided.
5. Revise and complete final landscape documents.

Date\_\_\_\_\_Owner/builder\_\_\_\_\_

Date\_\_\_\_\_Owner/builder\_\_\_\_\_

Address\_\_\_\_\_Phone\_\_\_\_\_

Date\_\_\_\_\_Witness\_\_\_\_\_

Date\_\_\_\_\_Witness\_\_\_\_\_

**Eagle Landing ARB  
Landscape Architectural Requirements & Responsibilities of  
the ARB of Eagle Landing of Single Family Lots**

**ARB SHALL:**

1. Review design and finalize concept as provided.
2. Approve the completed final landscape documents (as long as all requirements have been met).

Date: \_\_\_\_\_ Owner/builder \_\_\_\_\_

Owner/builder \_\_\_\_\_

**Eagle Landing Association ARB**

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

THE EAGLE LANDING ASSOCIATION ARB  
OWNER/BUILDER AGREEMENT

THE OWNER/BUILDER SHALL:

1. Abide by all rules and regulations set by the Eagle Landing Association Board of Directors and the ARB.
2. Be responsible for all damage to public walks and roads caused by the builder, his employees, sub-contractors or anyone involved in building a residence at: LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ STREET \_\_\_\_\_
3. Understand all guidelines set forth by the association for new construction and or remodeling of any property in the Eagle Landing subdivision.

Date \_\_\_\_\_ Owner or Builder \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_  
Cell phone \_\_\_\_\_

Owner or Builder Signature \_\_\_\_\_

Witness Signature \_\_\_\_\_

ARB Member Signature \_\_\_\_\_