

# Wescott Plantation Master Association Home Owners Association, Inc.'s

Document Title: DRB Guidelines

Document # WPMA DRB 001

Rev # 2

Rev Date 02/15/17 Supersedes Rev: Jan 2016 approved in minutes on: February 22<sup>nd</sup> 2017

Page. 1 of 12

## I. General

### DRB GUIDELINES

This document defines and updates the Wescott Plantation Master Association Homeowners Association ("WPMAHOA") Development Review Board Rules and Regulations ("DRB Rules and Regs") that accompany our covenants and restrictions in our Declaration of Master Covenants, Conditions and Restriction for Wescott Plantation recorded in Book 2439 at Page 80 ("Declaration") in the Dorchester County Register of Deeds Office. A comprehensive review of the DRB Rules and Regs has been conducted and this document represents a complete update to those DRB Rules and Regs written by past administrations. It is expected that all homeowners will adhere to these DRB Rules and Regs.

\*\*Requests will only be reviewed if the resident is paid in full or is current on assessment payment plans.

#### What is the Development Review Board (DRB)?

The DRB consists of not less than three and not more than five persons appointed by the WPMAHOA Board of Directors ("Board"). The DRB is a team comprised of neighbor volunteers who review the requests for improvements and changes ("Request"), visit the site and determine whether the plan meets the community covenants and standards. Our community volunteers who serve on the DRB Committee are knowledgeable, and objective when reviewing project details. While not all requests will be approved, all request are given fair consideration and processed in an efficient manner. The DRB will schedule a time and date with the home owner to review the requested project and send a letter of approval or denial stating the reason for the approval or denial. All projects denied by the DRB will automatically be reviewed by the board of directors for reconsideration. The DRB will follow-up after completion of each approved project to ensure that the homeowner has complied with the approved plan.

#### When is a DRB Request and Approval Necessary?

Wescott Plantation is a covenant community, which means that pursuant to article II, section 2.2.4 of said [Covenants](#), no improvement shall be commenced, erected or maintained on any parcel or common area, nor shall any exterior addition or alteration thereof be made. Until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted and approved by the DRB. This shall include, without limitation, any changes to the outside of the home required to be reviewed by the DRB. This includes fencing, enclosing screen porches, additions of any type, sheds, removal of trees, Modification of decks and major landscaping changes such as grading and retaining walls. The homeowner will need to submit a request to the Developmental Review Board and receive approval. The DRB will only review and approve applications from the homeowner.

#### When is a DRB Request NOT Necessary?

In general, if the improvement does not change the exterior from its normal appearance (for example, paint the same color or re-roof using the same material type of roof shingle, fence or driveway repair), a request for review is not required. However, it is required that the management company be notified

# Wescott Plantation Master Association Home Owners Association, Inc.'s

Document Title: DRB Guidelines

Document # WPMA DRB 001

Rev # 2

Rev Date 02/15/17 Supersedes Rev: Jan 2016 approved in minutes on: February 22<sup>nd</sup> 2017

Page. 2 of 12

when a new roof or exterior change is made that does not change the exterior of the home so that the DRB can confirm that guidelines are adhered to.

Changes to the flower beds in front or back of the home, planting of ornamental shrubs and trees do not require approval. The need not to seek DRB approval does not negate the homeowner's responsibility to obtain permits from the city on projects requiring permits.

## **How do I file a DRB Request?**

The [DRB request](#) forms are available online at the Association's webpage. Forms can also be requested from IMC of CHARLESTON. After the work is approved and completed the DRB will follow up on the request and inspect the approved project to ensure it is completed in accordance with the reviewed application. There is no cost to submit the request and usually the DRB review can be completed quickly once all required information is received from the owner. Approval is granted in writing by the IMC at the DRB's recommendation. No owner shall begin work prior to receipt of approval in writing. Changes to approved requests need to be resubmitted to the DRB for review and approval.

Pursuant to the Declaration, Article II, Section 2.2.4, the DRB has forty-five (45) days to review any request. If the DRB does not respond within the 45 day period from which the request is dated and received the home owner will be approved by default but must be able to show proof of the date of submission. As of 2009, the DRB reviews requests at least once a month. Changes to approved requests must be resubmitted to the DRB for review and approval.

PLEASE NOTE: The City of North Charleston requires a permit for the erection of sheds, fencing, removal of live or dead trees bigger than 6 inches around at chest height, and installation of in-ground pools (ALL IN-GROUND POOLS must be in fenced yards), and a copy of the approval letter for the DRB Request.

This list is not exclusive, and the homeowner is solely responsible for obtaining any and all approvals, permits, licenses, etc. as may be required from any and all applicable governmental authorities for any work to be performed or undertaken by the homeowner, regardless of the DRB's requirements.

## **Fine Imposed for Failure to Submit DRB Request**

The DRB process is specified in the Declaration, at Article II, Sections 2.2.3 through 2.2.7. When homeowners fail to comply with the rules, regulations, use restrictions and covenants, the Board has the right to impose fines or other sanctions. The Board of Directors shall assess fines for homeowners who do not submit DRB Requests.

The fine for beginning work without the required DRB Request and/or approval if a variance is not issued may be up to \$30.00 PER DAY depending upon the severity of the violation. Fines will not be imposed if the work begins with proper permitting and the DRB fails to respond to the DRB approval request within the stated 45 days of submission. Fines will not continue past the time frame that a project is ultimately approved by the DRB. If a project is completed without prior approval, the homeowner risks the potential for a fine or additional fines and/or the requirement to remove or replace the project at the homeowner's expense if it is not approved. At such time the DRB will notify the homeowner per Article II, Sections 2.2.7. By certified mail setting forth in reasonable detail the nature of the violation and the specific action or actions required to remedy the violation. If the owner

# Wescott Plantation Master Association Home Owners Association, Inc.'s

Document Title: DRB Guidelines

Document # WPMA DRB 001

Rev # 2

Rev Date 02/15/17 Supersedes Rev: Jan 2016 approved in minutes on: February 22<sup>nd</sup> 2017

Page. 3 of 12

shall not have taken reasonable steps toward the remedial action within 30- days after the mailing of the aforesaid notice of violation then the Board of Directors may proceed at law or in equity to recover damages, seek injunctive relief or impose fines up to \$30 per day at the discretion of the Board of Directors until the violation is resolved. PLEASE NOTE: The City of North Charleston and any other applicable governmental authorities can also impose fines for failure to procure the proper permit, approval, license, etc.

The authority of the DRB does not extend beyond the property line of the association homes and common grounds within the association

## The Gates and the Courtyards Subsections

The Gates, and The Courtyards have additional and separate covenants and restrictions for their neighborhoods which include their own Architectural Committee and Architectural Control Authority (ACA), respectively. As of November, 2013, the WPMAHOA DRB reviews all of The Gates DRB Requests at the request of The Gates Board of Directors. The Courtyards ACA reviews their requests in accordance with their covenants and restrictions which are also subject to the WPMAHOA governing documents.

## II. DRB GUIDELINES

Request Type	Approval required	References	Restrictions
Basket Ball Goals	No	1.0, City ordinance Sec. 17-133 b.	Not allowed in Wescott commons. Must be 10 ft off road and not threatening neighboring properties
Decks	Yes	2.0, CCR 2.2.4(a, b, c ,f), 2015 IBC	
Drive way extensions	yes	3.0, CCR 2.2.4(a ,b ,c), 3.1.25, 2015 IBC	
Exterior building Alterations	yes	4.0, CCR 2.2.4(a, b, c), 3.1.25, 2015 IBC	
Exterior landscaping	Maybe	5.0, CCR 2.2.4(a, b, c, f)	
Exterior Lighting	Maybe	6.0, CCR 2.2.4(a, c)	
Fences	yes	7.0, CCR 2.2.4(a, b, c, f), 3.1.25, 2015 IBC	
Fire Pits	No	8.0, North Charleston Ordinance section 8.5 2	
Firewood storage	No	9.0	

## Wescott Plantation Master Association Home Owners Association, Inc.'s

Document Title: DRB Guidelines

Document # WPMA DRB 001

Rev # 2

Rev Date 02/15/17 Supersedes Rev: Jan 2016 approved in minutes on: February 22<sup>nd</sup> 2017

Page. 4 of 12

Flags and Banners	Maybe	10.0, CCR 2.2.4(d)	
Hot tubs and spa's	yes	11.0, CCR 2.2.4(a, c)	Must meet local installation codes
Outdoor Kitchens	Maybe	12.0, CCR 2.2.4(c)	Propane fueled and plug in electric do not require approval
Outdoor structures	yes	13.0, CCR 2.2.4(a, b, c), 3.1.25, 2015 IBC	
Patio extensions	Yes	14.0, CCR 2.2.4(a, b, c), 3.1.25, 2015 IBC	
Permanent Out buildings	yes	15.0, CCR 2.2.4(a, b, c), 3.1.25, 2015 IBC	
Plantings	Maybe	16.0, CCR 2.2.4(a)	
Play Houses and Tree houses	Maybe	17.0, CCR 2.2.4(a, b, c)	Portable does not require approval
Playground equipment	No	18.0 CCR 2.2.4(c)	Not allowed in Wescott commons
Portable Sheds	Yes	19.0, CCR 2.2.4(a, b, c) , 2015 IBC	
Roof replacement	maybe	20.0 CCR 2.2.4(a, b),3.1.25	Change in material type requires approval
Side walk Extensions	yes	21.0, CCR 2.2.4(a, b, c), 3.1.25	
Solar panels	Yes	22.0 , CCR 2.2.4(a, c)	
Swimming pools	yes	23.0, CCR 2.2.4(a, c), 3.1.20, 3.1.25	
Trampolines	yes	24.0, CCR 2.2.4(c)	Not allowed in Wescott commons
Tree trimming and removal	Yes	25.0, CCR 2.2.4(a ,e, g)	Approval required if over 6" at breast height
Windmills	yes	26.0, CCR 2.2.4(a ,b, c)	
Yard Art	maybe	27.0, CCR 2.2.4(a, b, c, d, f)	Fountains and large permanent ornaments in front yards require approval

# Wescott Plantation Master Association Home Owners Association, Inc.'s

Document Title: DRB Guidelines

Document # WPMA DRB 001

Rev # 2

Rev Date 02/15/17 Supersedes Rev: Jan 2016 approved in minutes on: February 22<sup>nd</sup> 2017

Page. 5 of 12

## 1.0 BASKETBALL GOALS

- Sec. 17-133. Obstruction of roadways prohibited.  
(b) No person shall place, erect, install, or use any sporting equipment, ball, puck, lines, or sporting goals in, or within ten (10) feet of, any public right-of-way.
- Basketball hoops must be kept in good repair if visible from the street.
- Basketballs goals must be positioned to not put the neighbors or their property at risk.
- Basketball hoops are not allowed in Wescott Commons

## 2.0 Decks

- A DRB request must be submitted for all decks. The DRB request must include:
- A site plan denoting location, dimensions, materials.
- The deck may not extend past the sides of the home.
- Materials must be pressure-treated wood or composite.
- The following, without limitation, will be reviewed: location, size, conformity with design of the house, relationship to neighboring dwellings, and proposed use. Owners are advised that a building permit may be required for a deck.

## 3.0 Driveway Extensions

The homeowner must apply to the DRB for approval to build an extended driveway, or a walkway extension, or a patio extension.

## 4.0 Exterior building Alterations

- Owners are advised that a building permit may be required for exterior building alterations.
- If the applicable governmental authorities make any changes to the plans as approved by the DRB, the owner must submit such changes for approval prior to commencing construction.
- A DRB Request must be submitted for all exterior building alterations. Building alterations include, but are not limited to, construction of driveways, garages, carports, porches and room additions to the home.
- The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.
- Mirrored finishes or other reflective finishes are not allowed.

## 5.0 Exterior landscaping

# Wescott Plantation Master Association Home Owners Association, Inc.'s

Document Title: DRB Guidelines

Document # WPMA DRB 001

Rev # 2

Rev Date 02/15/17 Supersedes Rev: Jan 2016 approved in minutes on: February 22<sup>nd</sup> 2017

Page. 6 of 12

- Landscaping should relate to the existing terrain and natural features of the lot. The amount and character of the landscaping must conform to the precedent set in the surrounding community.
- Dorchester County has issued a new ordinance that restricts homeowners from infringing on the easements located on their properties. Homeowners are not permitted, without an encroachment permit from Dorchester County and the City of North Charleston, to build in an easement, plant trees, construct fences, sheds or any other structure etc. The purpose of the easement is to allow Dorchester County and North Charleston employees access to properties to maintain/repair utilities, water drains, etc. Please refer to the property's plat to determine where the easement is on the property.
- No owner shall do or permit any work, construct any Improvements, place landscaping or suffer the existence of any condition whatsoever which shall alter or interfere with the drainage pattern of the Property, except to the extent such alteration and drainage patterns is approved by the DRB board.

## 6.0 Exterior Lighting

- Except as provided below, a DRB Request must be submitted for all exterior lights or lighting fixtures not included as part of the original structures. A DRB Request is not required if lights meet the following criteria:
- All lights are low voltage (maximum 12 volts), white or clear, non-glare type and located to cause minimal visual impact on adjacent properties and streets.

## 7.0 Fences

- Fences are allowed upon written approval from the DRB and are required before a permit will be issued by the City of North Charleston as 2013.
- A DRB Request must be submitted for all fencing and material changes.
- Fences are not allowed unless approved by the DRB. Fences must be metal or wood. Minimum fence height is four (4') feet and maximum fence height is limited to six (6') feet.
- Corner Lots: fences (and other potential obstructions or impediment such as trees, shrubs, etc.) on corner lots should not restrict pedestrian or vehicular traffic in terms of visibility or safety. All DRB fencing requests must include the following information:
- All DRB fencing requests must include the following information:
  - Picture or drawing of the fence type: Fence types should generally be privacy, split rail, black wrought iron or picket designs. In addition, if a fence is adjacent to neighbors' fences, they need to butt against the neighbor's fence to eliminate strip(s) between fences.
  - Site Plan: A site plan denoting the location of the fence must accompany the DRB Request. Fences must not be located close to any bordering thoroughway or side street

# Wescott Plantation Master Association Home Owners Association, Inc.'s

Document Title: DRB Guidelines

Document # WPMA DRB 001

Rev # 2

Rev Date 02/15/17 Supersedes Rev: Jan 2016 approved in minutes on: February 22<sup>nd</sup> 2017

Page. 7 of 12

than the rear edge of the home closest to said street. Fencing must begin at rear corner of the house

- All pickets must face out from the house so that crossbeams are not visible outside of the back yard.
- Fences in Wescott Commons shall be four (4) foot natural wood (unpainted), scalloped edge picket fencing, placed no more than forty (40) feet off the home side of the sidewalk on Ballantine Road along property lines to either, the end of the garage or rear lot line. Style is called "Sunrise" Picket Pattern. Solar lighting caps are allowed but not required. The fence may be extended towards Ballantine Road to enclose the A/C condenser, but by no more than two (2) feet from the A/C unit.

## 8.0 Fire Pits

Open burning is prohibited by the City of North Charleston except under regulated conditions. Recreational fires must be contained in a device designed for that purpose and have City restrictions. See North Charleston Ordinance section 8.5 2

Fires set for recreational purposes if:

- Contained within a device designed for the purpose of containing recreational fires to include: portable fire places, chimeras, grills, woodstoves, etc.;
- Kept twenty-five (25) feet from any structure or combustible material;
- If the recreational fire is constantly attended until extinguished; and
- A minimum of one (1) portable fire extinguisher with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose, shall be available for immediate utilization.

## 9.0 Firewood Storage

Firewood piles are to be maintained in good order and in the rear yard in order to preserve the open space vistas.

## 10.0 Flags and Banners

- A maximum of two (2) flags, maximum size 3X5 feet, may be displayed.
- A DRB Request is required to install one (1) freestanding flag pole, maximum twenty (20) feet in height, and will be considered based on pole location and size of lot. A second flag may also be flown on the freestanding flag pole. Maximum flag size for both is 3X5 feet.

## 11.0 Hot tubs and Spas

- Hot Tub or Non-Portable Spa: A structure intended for recreational bathing that contains over twenty-four (24") inches of water. ("Hot Tub")

# Wescott Plantation Master Association Home Owners Association, Inc.'s

Document Title: DRB Guidelines

Document # WPMA DRB 001

Rev # 2

Rev Date 02/15/17 Supersedes Rev: Jan 2016 approved in minutes on: February 22<sup>nd</sup> 2017

Page. 8 of 12

- Portable Spa: A non-permanent structure intended for recreational bathing in which all controls, water-heating and water circulation equipment are an integral part of the product. (also, "Hot Tub")
- Building Codes: Installation of Hot Tubs must conform to and comply with all codes, rules and regulations for any and all applicable governmental authorities.
- Placement:
  - Hot tubs are to be located in the rear yard of the dwelling.
  - Screening and Fencing:
  - Hot Tubs, regardless of installation location, must be adequately screened from all adjacent properties (neighbors and/or Golf Course).
  - All Hot Tubs shall be enclosed by a barrier of a type that is not readily accessible by children and conforms to all current versions of local, state and federal regulations and codes for Hot Tubs.

## 12.0 Outdoor Kitchens

Outdoor Kitchens that are tied to city gas will require DRB approval. All other outdoor kitchen will not require approval.

## 13.0 Outdoor structures

- No structure detached from the house shall be placed, erected, allowed, or maintained upon any Lot without prior written consent of the DRB. All detached structures, Will be consistent with the design, materials and color the primary dwelling on the lot. A North Charleston building permit is required showing the attachment of accessory structures to a concrete slab or use of tie-down kits.
- Gazebos/Patio Covers/Pergolas. Gazebos and patio covers are permitted as long as they comply with the requirements for outdoor structures and are approved by the DRB. A picture or drawing should be submitted as part of the DRB request that would detail the site plan, size and material required to build.
- All building structures must meet applicable construction standards per city ordinances, may not be taller than 9 foot at the crest of the roof. Allowable dimensions will be on a case by case basis based upon shed location, lot size and landscape.

## 14.0 Patio extensions

All front and back patio extensions will require DRB approval

## 15.0 Permanent Outbuildings

All permanent outbuildings defined as those buildings on a concrete slab or pavers will require DRB and the city of North Charleston approval and permits.



# Wescott Plantation Master Association Home Owners Association, Inc.'s

Document Title: DRB Guidelines

Document # WPMA DRB 001

Rev # 2

Rev Date 02/15/17 Supersedes Rev: Jan 2016 approved in minutes on: February 22<sup>nd</sup> 2017

Page. 9 of 12

## 16.0 Plantings

- A DRB request is not required to be submitted for the planting of ornamental trees and shrubbery.

## 17.0 Play houses and Tree Houses

- A DRB Request must be submitted for approval for all constructed playhouses and tree houses.
- Tree house or playhouse must be in rear yard with minimal visual impact on adjacent properties.
- If rear yard is fenced, a tree house or playhouse must be within the fenced area.
- Tree houses or playhouses are not allowed in the thirty (30') foot setback from the rear property line.

## 18.0 Play Ground Equipment

- All apparatus and equipment such as, but not limited to, swings, slides, and trampolines ("Play Equipment") must be placed in the rear yard and with minimal visual impact on adjacent properties.
- Play Equipment that is not portable may not be placed in the thirty (30') foot natural setback from the rear property line.
- Swings and play sets are not allowed in Wescott Commons due to the size of the rear lots

## 19.0 Portable Sheds

Upon DRB written approval, sheds are allowed behind all homes. The siding color and roof shingles must closely match the house siding color and roof shingles. Metal roofs will be allowed but must be a complimentary color to the shed siding. A permit from the city of North Charleston is required.

All sheds must meet applicable construction standards per city ordinances, may not be taller than 9 foot at the crest of the roof. Allowable dimensions will be on a case by case basis based upon shed location, lot size and landscape.

## 20.0 Roof Replacement

A DRB Request must be submitted to replace a roof if there is a significant change made in roofing materials i.e. asphalt shingles changed to tile or metal. In order to be consistent with all components of the home, a visual sample of the shingle style, color and texture, must be submitted with the DRB Request for review. A change to architectural shingles will not require DRB approval.

## 21.0 Walkway extensions

A DRB request must be submitted per the DRB request form

## 22.0 Solar panels

## Wescott Plantation Master Association Home Owners Association, Inc.'s

Document Title: DRB Guidelines

Document # WPMA DRB 001

Rev # 2

Rev Date 02/15/17 Supersedes Rev: Jan 2016 approved in minutes on: February 22<sup>nd</sup> 2017

Page. 10 of 12

- Solar and Satellite device installations will be reviewed on an individual basis by the DRB.
- Solar panels will be allowed on the front roof of homes provided the home owner shows proof that no other locations will provide adequate sun light for the efficient operation of the solar panels. The DRB reserves the right to determine the placement of the panels on front roof lines as long as the efficiency of the panel is not negatively affected.
- No trees may be removed or trimmed to improve satellite reception or solar efficiency without a separate DRB approval and any required Tree Permit from the City.
- Photovoltaic (PV) and Solar Water Heating (SWH) system requirement are listed below:
- A DRB Approval letter, and required Building and Electrical Permits from North Charleston must be obtained before work begins. A City Building Dept. Final Inspection is required.
- Contractor installation drawing showing the planned configuration and location of the array on the roof must be submitted for DRB approval. Array must be continuous, without gaps, except as needed around roof vent pipes or flues, or if necessary to continue the array on an adjoining roof. Roof condition and remaining shingle life should be verified before array installation.
- SWH Panels should have SRCC rating (Solar Rating Certification Corporation) to assure high quality standards. PV panels and inverters shall have UL/CSA listing. Both system types shall comply with the National Electric Code (NEC) and International Fire, Building and Residential Codes. Wind load for the array shall be compliant for our area.
- Contractor should be licensed for solar installations by the manufacturer and meet federal, state, and local regulations and licensing requirements.
- Standoff arrays must be installed on the roof with no more than a three inch (3") rise in elevation from the roof to the bottom of the array. Integrated PV arrays on the rear roof are also permitted. Ground mounted arrays and front roof facing the street will be allowed on a case by case basis.
- Array must be flat (no tilting or tracking) with non-reflective surfaces, no ridges, curves or exposed piping. Exposed wiring must be inside rigid or flexible metal conduit.
- Array must not extend beyond the vertical sidewall of the house or rise above the front ridge line. If the roof overhang is minimal, additional distance between roof edge and solar device may be required.
- The color of the panels should blend with the roofing material as much as possible, with black being the default color.
- Systems may be leased or owned by the homeowner. If a third party lease, a copy of leasing documents showing compliance to community guidelines is required.

### PV systems

# Wescott Plantation Master Association Home Owners Association, Inc.'s

Document Title: DRB Guidelines

Document # WPMA DRB 001

Rev # 2

Rev Date 02/15/17 Supersedes Rev: Jan 2016 approved in minutes on: February 22<sup>nd</sup> 2017

Page. 11 of 12

- Inverters and disconnects shall be installed near the existing utility meter and in the same plane. A representative picture of the equipment installation is needed for DRB approval.

## 23.0 Swimming pools

- Pursuant to Article III, Section 3.1.20 of the WPMASHOA's Declaration ONLY in-ground pools are allowed.
- A DRB Request is not required to be submitted for children's portable wading pools (those that can be emptied at night) that do not exceed eighteen (18") inches in depth and whose surface area does not exceed thirty-six (36) square feet.
- A DRB Request must be submitted for all in-ground pools. The DRB Request must address the following information/requirements:
  - Appearance, height, and detailing of all retaining walls must be consistent with the architectural character of the house. Some terracing may be acceptable.
  - Glaring light sources that impair visibility from neighboring lots may not be used.
- The City of North Charleston REQUIRES a permit for pools.
- Neither swimming pools nor copings or pool decks will be allowed to project into rear yard buffer area.

## 24.0-Trampolines

- Trampolines are not allowed in Wescott Commons
- Trampolines in all other areas must be located in the back yard and surrounded by a minimum 4 foot fence.

## 25.0 Tree trimming and removal

### • **Trimming Landscape Trees:**

Trimming of landscape trees to maintain health, shape, and appearance is considered routine maintenance and does not require approval.

### • **Work Requiring DRB Approval and City Tree Permit:**

Per our CC&R, para 2.2.4 (g), DRB approval is required to remove any tree more than 6 inches in Diameter at Breast Height (DBH). Homeowners must remove any tree that dies or becomes a hazard. The tree(s) in question must be on the homeowner's property at the bottom of the tree trunk, and is to be removed at the homeowner's expense.

Important: **No work can begin until a North Charleston Building Department Tree Permit is issued. The City of North Charleston strictly regulates removal and trimming of protected trees. Heavy fines are imposed for not obtaining prior approval.**

### • **North Charleston Ordinance Section 6-16, definitions:**

# Wescott Plantation Master Association Home Owners Association, Inc.'s

Document Title: DRB Guidelines

Document # WPMA DRB 001

Rev # 2

Rev Date 02/15/17 Supersedes Rev: Jan 2016 approved in minutes on: February 22<sup>nd</sup> 2017

Page. 12 of 12

Note: DBH=Diameter at Breast Height

Protected trees include "significant trees," replacement/mitigation trees, and "grand trees" (see [sub] section 6-16(f)). Pine trees less than twenty (20) inches DBH are not considered protected trees under this section.

*Sub-section 6-16(f) definitions:*

Significant tree = DBH greater than 8 inches.

Grand tree = DBH greater than 24 inches.

- Homeowner must submit a completed Wescott Plantation DRB Request and have a DRB Approval Letter before the tree service company or owner can apply for a City Tree Permit.
- The DRB will schedule a site visit and assess the need. Homeowner should mark the affected tree(s).
- If a tree service company has surveyed a diseased/damaged tree, their assessment in writing may be requested. If there has not been a tree service assessment, or the tree is healthy but the owner wants to remove or trim it, DRB and City approvals are still needed.
- Homeowners doing the trimming or removal may initiate the permit process by using the North
- Charleston Building Permit form found online. Follow the instructions and add "tree removal" or "tree trimming" on the "Other" line. Tree Service Company's must obtain their own permit from the City.
- [North Charleston Permit](#)
- Contact the City Zoning Department at 843-740-2582 for tree inspection for trimming. The City may schedule a site visit to review the Tree Permit request with the owner.

## **26.0 Wind mills**

Alternative energy sources of this type are currently not allowed because they have not been adequately investigated.

## **27.0 Yard Art**

Artwork, sculpture and other decorative front yard fixtures will not be allowed unless approved by the DRB per Article II, 2.2.4(d) of the WPMASHOA's Declaration