

# HOMES OF HIDDEN OAKS HOMEOWNERS ASSOCIATION

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## EXTERIOR STANDARDS FOR REPAIRS AND IMPROVEMENTS



October 2017

## **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 Homes of Hidden Oaks for making exterior improvements and/or repairs to their homes.

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

## **OBJECTIVE**

Construction of Homes of Hidden Oaks was begun in 1996 and completed with a number 29 homes.

Throughout the years, owners have elected to modify the external visages of their villas, some with HoHO Board & SIPOA ARC approvals/permits and some without, introducing a number of visual architectural inconsistencies.

In providing these standards, it is the express goal of the HoHO board to provide clear, consistent guidelines for the owners concerning the external appearance of their villas. 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 HoHO Board approval prior to submitting a request(s) to the ARC. At some point in time, with the implementation of these standards, owners should expect that all villas would be in harmonious conformity.

What follows are the individual standards in detail. At any point, these standards may be updated as materials and construction methods change. Any newly approved standard can also be added. The Standards will contain the most recent approved update as indicated by the revision or addition date.

## **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 HoHO Association and SIPOA ARC before any work can begin. Below is the process for obtaining approval:

1. Complete the SIPOA ARC “Request for Conditional Approval” form (see appendix) and submit to the ARC manager at the SIPOA main office building. The ARC will then forward the form to HoHO Property Manager for approval.
2. If approved by both HoHO 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.
3. All work must meet current Charleston County codes and SIPOA requirements
4. Upon completion, final approval must be obtained from the Charleston County Building Inspectors’ Office.

**NOTE:** If the proposed request differs from the standard, approval by the HoHO Board is required and the reason(s) for the difference detailed in the owner’s request.

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## **Section I – Exterior Home Structure**

### **Standard: Siding & Trim**

#### **Location:**

1. Exterior of home

#### **Materials:**

1. Villa siding can be either T1-11 untreated or pressure treated 5/8" x 4' x 8' cementitious siding (such as Hardy Plank), or Hardy Plank (5/8" x 4' x 8') or equivalent competitive product. Mixing of materials (T1-11 and Hardy Plank) is not permitted. If using cementitious siding, the entire home must be sided at the same time.
2. Trim boards must be cementitious siding trim.

#### **Color:**

1. The siding and trim must be painted with the approved paint color. See Appendix I for approved colors
2. All of the trim must be the same approved color. Trim includes *If you are not changing the paint color of the siding and/or trim and using the same color, approval is not required.*

### **Standard: Roofing and Roofing Accouterments**

#### **Materials:**

1. Shingles: The approved shingle for HoHO is GAF Timberline HD  
Color: Weathered Wood.
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 top of chimney flue and 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.

**Color:**

1. **Shingles:** GAF Timberline HD Color: Weathered Wood
2. **Chimney Flue Caps:** May be kept in the manufacturer's finish

**Details:**

Refer to the ARC manual (revised 7/14/2016) for approved standard.

**Standard: Exterior Doors and Windows****Details:**

1. Front entrance door should match an existing entrance door in HoHO
2. Sliding glass door must have the same dimensions
3. Garage door must be painted body color or a factory finish close to body color

**General comment:**

1. Cannot change rough window or door openings

**SECTION II - Additional Exterior Structures****Standard: Decks, Railings, Balusters, Staircases, Exterior Shower Enclosure****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 all be either painted an approved HoHO paint color, or stained to compliment the body color.

**Details:**

1. Deck floorboards may be nailed or screwed with stainless steel fasteners to prevent rusting and fastener failure.
2. Staircase stringers, railings and balusters must match deck railing

and baluster standards.

**Design Options:**

1. Open screened porches can be converted to an enclosed porch by installing full length glass window structures.

**Standard: Exterior Shower Enclosure**

**Color:**

1. The exterior shower enclosure must be painted or stained to match the villa body color.

**Standard: Retractable Awning**

**Approved Commercially Available Awning:**

Sun Setter Retractable Awning - Approved Models

1. Motorized- with woven acrylic fabric - includes hand crank, or
2. VISTA - with woven acrylic fabric- includes hand crank

**Color:**

1. Natural linen – Sun Setter brand 7952

**Standard Details:**

1. The overhang is an 8” scalloped valance.
2. The awning housing color is to match the awning color.
3. Unit is motorized with 18-foot cord on left end. It includes a hand crank for manual closing and a cloth cover.
4. It is recommended that rental units install the manual operating awnings.
5. All motorized awnings are required to have a wind sensor.

**Optional Add-Ons:**

1. Dimming LED lights, if mounted into the frame of the awning by the manufacturer. Owner installed lighting is not approved.

Sunsetter Contact Info: 800-876-2340 or [www.sunsetter.com](http://www.sunsetter.com)

## **Standard: Exterior Propane Tank**

### **Location:**

Must be hidden behind landscaping or buried so not visible from the road.

## **SECTION III – Walkways and Grounds**

### **Standards: Driveways**

#### **Materials:**

1. Driveways must be either asphalt or white pervious cement

## **SECTION IV – Exterior Painting**

### **Standards: Exterior Painting**

#### **General Comments:**

This Standard provides HoHO approval for painting the exterior. Because of the variety in how each home has been constructed and/or maintained, it is important to adhere to this standard as it specifically relates to trim painting.

**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:**

*See Appendix 1 for Color Chart*

- SW6001 – Grayish
- SW7050 – Useful Gray
- SW7051 – Analytical Gray
- SW6171 – Chatroom
- SW7060 – Attitude Gray
- SW6177 – Softened Green
- SW6178 – Clary Sage
- SW6164 – Svelte Sage
- SW6155 – Rice Grain
- SW6134 – Netsuke



SW6136 – Harmonic Tan  
SW7036 – Accessible Beige  
SW7038 – Tony Taupe  
SW6000 – Snowfall (stucco exterior only)  
SW6126 – Navajo White (trim)

## **SECTION V – Lighting**

### **Standards: Exterior Lights**

#### **Materials:**

All exterior lights must have Dark Sky Lighting Fixtures.

## **SECTION VI – Forms**

See Appendix II for “SIPOA ARC Request for Additional Approval”

# APPENDIX I

## EXTERIOR PAINT COLORS



USEFUL GRAY SW7050



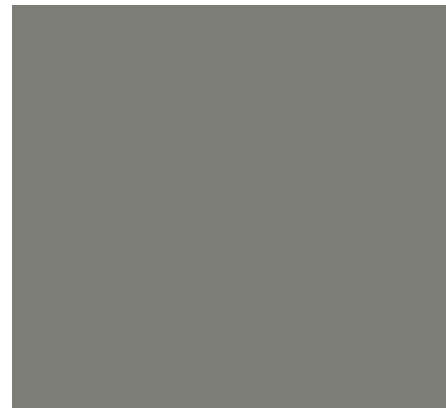
GRAYISH SW6001



ANALYTICAL GRAY SW7051



CHATROOM SW6171



ATTITUDE GRAY SW7060



SOFTENED GREEN SW6177



CLARY SAGE SW6178



SVELTE SAGE SW6164



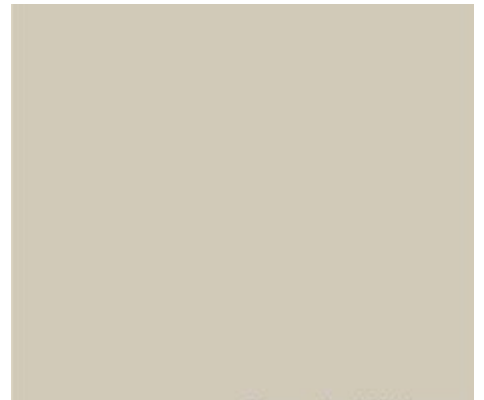
NETSUKE SW6134



RICE GRAIN SW6155



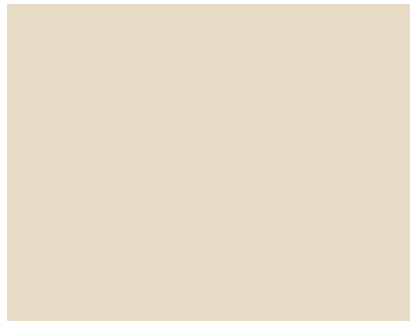
TONY TAUPE SW7038



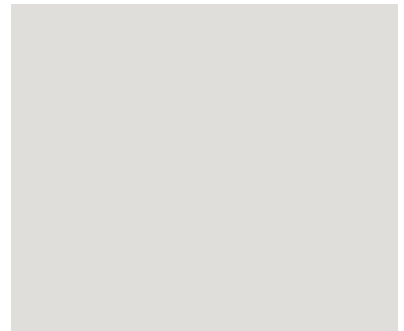
ACCESSIBLE BEIGE SW7036



HARMONIC TAN SW6136



NAVAJO WHITE SW6126



SNOWFALL SW6000