



## **Architectural Review Design Guidelines**

Fenwick Woods is a single-family residential community consisting of approximately 160 home sites located on Johns Island in the City of Charleston, SC.

The purpose of these guidelines is to establish the architectural and landscaping standards. The criteria as set forth will aid homeowners, builders, and their consultants to understand the importance of creating a themed community with house plans that provide the highest standards for Traditional Neighborhood Design.

As the Community matures over time, the design guidelines will serve as a foundation for proposed new construction as well as modifications to existing structures to ensure conditions remain consistent with the standards outlined in the design guidelines; thereby, maintaining the value, character, and quality desirable within our community.

### **Overview of the Architectural Review Process**

A homeowner wishing to add, remove, replace, or otherwise alter the outside appearance of their home must submit an Architectural Review Committee Form (ARC Form or equivalent), in addition to, related and requested documents on the ARC Form to the homeowner's association prior to starting the work. The Architectural Review Committee has thirty (30) calendar days from receipt of your form to respond to your request. The process does not begin until all required documents are received by the Architectural Review Committee. Please note: an outstanding balance due to the HOA for annual assessments and/or violations may result in ARC denial and nothing contained herein, shall constitute a waiver of homeowner rights to an appeal as outlined in the Declaration of Covenants.

### **General Rules**

General Rules apply to all builders, general contractors, subcontractors, vendors, suppliers, and service personnel affiliated with the construction, modification, and/or alteration of homes and landscapes within the community.

1. Builders and/or general contractors must be licensed by the State of South Carolina, Charleston County and the City of Charleston, where applicable.
2. Construction activities shall be in accordance with any laws, statutes, ordinances, rules, or regulations of the Federal Government, the State of South Carolina, Charleston County, the City of Charleston, or any other governmental authority having jurisdiction over the property and of those plans approved by the Architecture Review Committee.
3. No construction shall be permitted to commence without obtaining the required building permits or approvals by the local governing agency including written approvals by the Architectural Review Committee. All building permits and associated approvals shall be posted at the job site, where applicable.
4. Construction activities shall only occur during reasonable daylight hours, i.e. sunrise to sunset and be performed to not cause an unreasonable nuisance to the community. In addition, all construction activities must take place on the homeowner's lot. Temporary access through HOA common areas may be granted upon express permission by the HOA. Any damage to HOA common areas is the sole responsibility of the homeowner who hired the construction vendors.

- Violations of these General Rules are enforced through the Standard Violations Process outline further in these guidelines.

## **Landscape and Hardscape Standards**

Landscape Standards address planting along homes and streets to enhance and further define the neighborhood's civic realm. The recommended Planting List includes indigenous species that through continued cultivation have come to be associated with the character of the Lowcountry.

Appropriate landscaping is a critical component of the overall look and feel of Fenwick Woods. Variables to consider while developing the landscape design include, the type, location, size and configuration of the lot; the design and configuration of the house; site drainage; solar orientation; street trees; existing vegetation; and adjacent residential lots.

Landscape designs should be ordered and well composed, rather than random and scattered. Trees, shrubs, hedges and ground cover should be massed together in appropriate groupings to make and frame outdoor living spaces and garden rooms, to reinforce the major entry, define the relationship/transition between public and private areas, and to enhance the design of the house, the street and the neighborhood. Emphasis should be placed on the creation of usable outdoor living space, rather than filling voids in the lot.

### **Suggested Planting List (not inclusive):**

Live Oak	Mocknut Hickory	Laurel Oak
Southern Red Oak	Red Maple	Tulip Poplar
Ginko	Willow Oak	Sycamore
Bald Cypress	Blackgum	London Planetree
Southern Magnolia	Persimmon	Scarlet Oak
Little Gem Magnolia	Teddy Bear Magnolia	Bracken Brown Magnolia
Winged Elm	Crepe Myrtle	Cabbage Palm/Sabal Palmetto
Dogwood	Fringe tree	Redbud
Saucer Magnolia	Silver Bell	Abelia
American Holly	American Beautyberry	Anis
Azalea Cultivaus	Boxwood	Butterfly Bush
Camellia	Chaste Tree	Cherry Laurel
Cleyera	Holly Cultivaus	Indian Hawthorne
Inkberry	Sago Palm (non-pet areas)	Pittosporum
Privet Species	Spiraea	Tea Olive
Waxy Myrtle	Ornamental Grasses	Roses
Japanese Yew	Bottle Brush	Viburnum

### **Landscape Review & Installation Standards**

To satisfy the minimum landscape installation and completion requirements, a landscape must have met the following criteria:

- Architectural Review submittal and approval must be consistent with Design Guidelines.
- Satisfaction of all requirements noted in Architectural Review.
- Installation must be consistent with the approved plans and all required elements must be completed.
- All areas of property must be landscaped; either, sodded, paved, and mulched with no excessive areas of mulch left unplanted.
- All areas of adjacent rights-of-way must be landscaped and sodded where applicable.
- Linear landscape elements must be properly installed along all property lines bounding open spaces.
- Hardscape elements must be constructed consistent with approved design.

8. Any issues which affect neighboring property must be resolved, i.e. drainage, erosion, encroachment, damage, etc.

## **Mulch and Grass Types**

Fenwick Woods allows for some flexibility of mulch types and sod types. Hardwood mulches and pine straw are the preferred methods and sods have some flexibility but must be ARC approved. Garden bed edging may be allowed on a case-by-case basis upon submission to the HOA.

## **Maintenance**

Long-term growth and maintenance should be considered when developing the landscape design.

Landscape materials should present an attractive presence at the time of initial planting and, in order to preserve their health and appearance, all landscape areas shall be properly maintained. Proper maintenance includes watering, mowing, weeding, edging, fertilizing, pruning, insect control, removal and/or replacement of dead or diseased plant materials and maintenance of drainage patterns and facilities. Homeowners are responsible for trees in rights-of-way on their property: this includes the city planted trees lining the street.

## **Homesite Additions & Permanent Structures**

### **Fences**

Fence design and materials must flow with the overall general aesthetics of the community. Fences should be constructed of pressure treated lumber and kept in good working order and structurally sound. Fence posts must be installed using cement or other comparable secured method, installed on the inside of the property line and have a maximum height of six (6) feet. Lots adjacent to common area ponds are permitted to have a 4 foot picket-style fence across the back portion of the lot facing the pond. Fences should be stained with a wood tone. Painted fences are not permissible.

### **Pools & Spas**

In-ground swimming pools of varying dimensions and hot tubs are permitted and must be submitted for review and approved by the Architectural Review Committee. Hot tubs must be placed on an elevated platform of either concrete or wood decking. No above ground or homemade style pools, even if partially buried, will be permitted. Temporary water play areas for children, such as kiddie pools and splash pads that are stationary less than 72 hours, are permitted without ARC approval under the conditions that it is shielded from view of the street.

### **Driveway Extensions**

The width of the driveway may be extended, but driveways may not be lengthened to extend past the garage entrance of the home (i.e., no driveways are permitted on the sides of homes). Driveways should be concrete and match the rest of the driveway.

### **Sheds**

All sheds visible from the street or rising higher than an existing fence must match the general aesthetics of the home on the lot. At a minimum, the shed must have matching siding, roof, white soffit/fascia, and 6 panel door. The shed must be secured to the ground in a manner consistent with current City of Charleston building codes as it relates to hurricane preparedness.

### **Pergolas/Arbors/Free-Standing Structures**

Pergolas, Arbors, and other free-standing structures should be constructed of pressure treated and/or weather resistant materials, have shingle or metal roofs (if applicable) that match the aesthetics of the home, and be secured to the

ground in a manner consistent with City of Charleston building codes as it relates to hurricane preparedness. Structures may be stained or painted a neutral tone that flows with the general aesthetics of the community.

### **Flags & Flag Poles**

Standalone flag poles are not permissible. Porch style flag poles that mount to the home are permissible.

### **Front Door and Window Shutter Colors**

Homeowners may paint their front door and/or window shutters after HOA approval. Colors should fall within the aesthetics and theme of the neighborhood.

### **Architectural Review Violations Process**

The Board of Directors, in its sole discretion, is empowered under Section 7.3 of the Declaration for Covenants, Conditions, Restrictions, Easements, Charges and Liens for Fenwick Woods Subdivision to issue assessments for non-compliance. Not adhering to these Architectural Guidelines, completing work without proper HOA approval, and/or deviating from approved work may result in a violation notice and possible fine. If a homeowner is assessed a fine under these conditions, it is the responsibility of the homeowner to notify the HOA that the discrepancy has been corrected.