

ROYAL PINES ARCHITECTURAL CODE

Association of Royal Pines Country Club Estates Homeowners, Inc.

Beaufort, SC 29907

The purpose of the Architectural Review Board (ARB) is to preserve the beauty of the Royal Pines community. The following outlines the process by which homeowner applications are reviewed and evaluated for construction or property alteration.

INTRODUCTION

Property owners should review the Protective Covenants, Restrictions, and Affirmative Obligations of Royal Pines Country Club Estates, Inc. While property owners have leeway in design and material selection for their homes, our basic principle is that homes should blend with and complement the natural surroundings, not compete with them. New construction should be of the same or higher quality as that of surrounding homes. With the minimum, low square footage allowed for houses, we expect exterior elevations to reflect favorably upon Royal Pines and be aesthetically pleasing.

The Association's ARB must approve:

- New construction of homes, garages, fences, and sheds
- Additions to existing structures
- Tree removal, if trees are greater than a six (6) inch diameter measured four and a half (4.5) feet above grade. EXCEPTION: If trees are located within ten (10) feet of the main dwelling, accessory building or approved site for same, approval is not required.

FIRST STEP – Submission of Application

Obtain an ARB application from the Royal Pines website (www.royalpineshomeowners.com) or from a Board member. Fill in the required information for location of construction and/or trees that will be removed. Submit application and one (1) copy to the ARB representative. Information includes:

- A plat showing the home site and driveway and the site plan for the house or improvement. Identify setbacks from lot boundaries and location of walkways. Show dimensions of the lot and structure(s).
- Elevations for homes, sheds and garages
- Drainage plan for removal of surface water
- Floor plan(s) for new construction or addition
- List of proposed exterior materials and colors

- Fees: Include a three hundred dollars (\$300) fee when making a submission for a new house. A two-hundred-dollar (\$200) fee is required for applications for changes to existing homes including additions or outbuildings. A twenty-five-dollar (\$25) fee is required for applications for sheds, fences, pools, and minor additions. There is no fee for tree removal.
- Penalty for filing an ARB application after the fact: The fee for any application shall be three (3) times the normal rate listed above for an ARB application that is submitted after construction has begun.
- Approval of any application is contingent upon the prescribed fee being paid.

SECOND STEP – ARB REVIEW

After completing the ARB application, submit it to the ARB representative. It will be reviewed, usually within one week, and the ARB representative will contact the applicant.

Evaluation Criteria:

- **SITE UTILIZATION** – No clear cutting of lots will be permitted. Maximum consideration should be given to the appearance from the street and golf course, the preservation of specimen trees and the home’s relationship to existing neighbors’ homes. Consideration and respect for the natural massing of vegetation and height of the tree canopy is encouraged. Ample side and rear setbacks that allow continuity of views by neighbors and unrestricted air movement are encouraged and will be given substantial weight by the ARB in the review and approval process.
- **DRAINAGE** – Like many coastal communities, Royal Pines has the potential for drainage problems. A complete drainage plan is required showing existing elevations with regard to the house, street, drainage ditches and ponds. New elevations must be shown on the plan to provide for positive drainage of the lot without diverting water to other home sites or the golf course.
- **SETBACKS** – Setbacks specified in the Covenants will be strictly enforced.
- **TREE SURVEY** – The design and location of the house will require removal of a minimum number of trees. Trees planned for removal must be marked for review by the ARB before beginning site preparation. Open spaces, which are greenbelts and are shown on the recorded plat of Royal Pines will not be cut, cleared, trimmed or used for storage. They must remain undisturbed. We discourage the use of a bulldozer for clearing more than the general area for the house and drainage.
- **LANDSCAPING** – A landscape plan will be submitted. The plat will show the location and type of plants to be used and will delineate natural and grassed areas. Landscaping can be completed in phases with the first phase completed along with the house and the second phase completed within one year.
- **ROOF SCAPE** – Flat roofs will not be allowed.
- **SERVICE AREA** – The house should include an area to accommodate air conditioners, garbage cans, electrical service entrance and other potentially unsightly items. This area should be

located with consideration of accessibility to service companies and should be screened from view by vegetation or low fences.

- **GARAGES** – Garages can be attached or detached. The ARB discourages carports.
- **FENCES & SCREENS** – Fences are not permitted around the perimeter of the home site. They are also not permitted forward of the house on the street facing side of the home. They may be used to screen service areas, patios, and swimming pools. The ARB encourages the use of rough-hewn woods, masonry, or natural plantings for fences and screening. Chain link fences will only be approved if they are green, brown, or black. Fences exceeding four (4) feet in height will NOT be approved.
- **SHEDS** – The covenants allow for one accessory building (shed) per lot. New structures and alterations must be approved by the ARB committee. The following guidelines apply:
 1. Structure may NOT exceed one story in height.
 2. Structure may NOT exceed two hundred (200) feet overall.
 3. Structure shall be placed on the rear portion of lot, preferably not visible from the street.
 4. Structure's appearance should be consistent with that of the main structure in material and finish. Metal or plastic sheds will not be considered for approval.
 5. Structure shall remain in good repair.
 6. Obtaining municipality permitting is the responsibility of the homeowner.
- **VEHICLE PARKING/STORAGE** - Towed trailers, motor homes, campers, boats, and recreational items.
 - 1) Non-resident owned commercial trucks and trailers are prohibited on any lot unless for a temporary period during home repair/construction.
 - 2) Resident owned enclosed-trailers or flat-bed utility trailers may be permitted.
 - 3) Motor Homes and towed campers may be permitted.
- *To the extent possible, trailers, campers, motor homes, boats, and the open trailers with them shall be parked on the side of the house, facing forward, not in profile. Size, purpose, frequency of movement and parking location must maintain the look and feel of an uncluttered, residential, family-oriented community.*
- **OTHER** – Building contractors must keep the site neat, clear, and orderly. A dumpster should be on site to facilitate clean up and should be removed promptly when no longer needed. Work on weekends and holidays is discouraged. The ARB recommends but does not require the use of an architect.