

# *Bridge View*

## ARCHITECTURAL GUIDELINES/RULES

Adopted by the Bridge View Review Committee  
September 28, 2021

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## ***ARCHITECTURAL GUIDELINES***

The following are the Architectural and design criteria established by Bridge View Review Committee (ARC) on behalf of the Bridge View Homeowners Association, Inc. (Bridge View HOA) and, in accordance with the recorded "Declaration of Covenants, Conditions, and Restriction of Bridge View Subdivision".

### **ARTICLE 1- STATEMENT OF PURPOSE & INTENT:**

- PI.1 **Purpose:** These Architectural Guidelines (Guidelines) provide an overall framework and comprehensive set of standards and procedures for the development of the community in an orderly and cohesive manner. These Guidelines have been developed to provide direction for the planning, designing, construction, landscaping, and modifying of all dwellings, buildings, and structures or improvements within the community. The Guidelines set forth criteria for design, style, materials, colors, and location of site improvements, landscaping, signage, lighting, and other structures.
- PI.2 **Intent:** It is the intention of the ARC that all structures and other improvements within the community be of the highest design quality and be planned and sited to be aesthetically and architecturally harmonious with one another and with the natural features of the land. The ARC is particularly concerned that the community has a consistent streetscape and quality of design (façade, materials, etc.). In order to maintain a "planned look" for the community and to preserve the aesthetic integrity of the community, the ARC may at times place a temporary moratorium on any particular style of design, or building material until, at the sole discretion of the ARC it is determined the community's appearance has been brought back to balance.
- PI.3 **Theme:** The Bridge View community was developed with the intent of creating a Coastal/ Charleston/ Low Country Architecture Community.

### **ARTICLE 2- APPLICABILITY, AUTHORITY & AMENDMENTS:**

- A.1 **Applicability:** The Guidelines shall govern all residences, buildings, and all other structures and improvements within the properties, which are or may be subject to the Declaration. These Guidelines are meant to provide guidance to Owners, Builders, and to the ARC when considering plans, designs, and proposed improvements upon properties in the community, but shall not be binding upon the ARC.
- A.2 **Authority:** The Architectural Review Committee (ARC) has jurisdiction over all matters relating to construction, architecture, and landscaping of new construction and modification of the Properties as set forth in the Declaration. While the Guidelines are intended to provide a framework for construction and modifications, *the Guidelines are not all-inclusive*. In its review process, the ARC may consider the quality, workmanship, design, harmony of external design with the existing structure, and location in relation to surrounding structures, topography, and finish grade elevation, among other things that the ARC in its sole discretion may determine

are relevant to its review process. The ARC reserves the right to reject any submittals, and may disapprove plans, specification or other materials, for any reason, including purely aesthetic reasons, which in the sole discretion of the ARC maybe deemed sufficient.

**A.3 Government Permits:** To the extent that the North Carolina State Building Code, Carteret County Ordinances, or any other government ordinance, building code, or regulation requires a more restrictive standard than the standards set forth in these Guidelines or the Declaration, the government standards shall prevail. To the extent that any government standards is less restrictive, the Declaration and the Guidelines (in that order) shall prevail.

**A.4 Responsibility for Compliance:** It is the responsibility of the Owner and Builder to ensure that all Applications for Architectural Review and subsequent construction are in accordance with the applicable zoning requirements, building code requirements, and the requirement of any other laws, regulations, ordinances, and deed restrictions. The ARC does not review submittals for compliance with such requirements or the soundness of construction. Approval of plans and specifications by the ARC shall not be deemed or construed to mean that improvements constructed in accordance with such plans will comply with applicable zoning requirements, building code requirements, and the requirements of any other laws, regulations, ordinances, and deed restrictions, as to the structural soundness, quality, durability, suitability, fitness or proper functioning of such improvements; and any responsibility or liability therefore is hereby disclaimed.

**Owners and Builders are responsible for ensuring compliance within all applicable documents even if there is failure to recognize such noncompliance during the review process.**

**A.5 Waiver:** The Owner and Builder agree to make no claim and hereby waive, to the fullest extent permitted by law, any claim or cause of action of any nature against Bridge View Homeowners Association Board, its Board of Director officers, employees, agents or sub-consultants, which may arise out of or in connection with the performance by any of the above named parties for the Architectural Compliance Reviews or any actions required to administer or enforce the requirements of the Bridge View Architectural Guidelines.

**A.6 Indemnification:** In addition, and notwithstanding any other provisions of this agreement, the Owner and Builder agree, to the fullest extent permitted by law, to indemnify and hold harmless the Bridge View Homeowners Association Board of Directors, its Officers, employees, agents, or sub-consultants, against all damages, liabilities or costs including reasonable attorney's fees and defense costs, arising out of or in any way connected with the performance by any of the above-named parties for the Architectural Compliance Reviews or any actions required to administer or enforce the requirements of the Bridge View Architectural Guidelines.

**A.7 Amendments:** These Guidelines may be revised and amended at any time by the ARC or by the Bridge View Homeowners Association Board of Directors, jointly or severally, in their sole discretion, as needed to serve the needs of an evolving community. The effective date of the Guidelines is provided at the bottom of its pages and on the cover page. Applicants are required to acknowledge acceptance of the most current edition of the Guidelines when making a request for a review.

### ARTICLE 3- PROCEDURES FOR PLAN REVIEW

- PR.1 **Approval:** Written approval of home construction plans is required prior to commencement of any clearing, grading, or construction. HOA fees must be current before submittal will be considered by ARC.  
A complete application form with building plans and plot plan must be submitted by uploading the application and attached documents to the Bridge View ARC.
- PR.2 **Fees:** The fee for plan review will be \$250 per submission. A complete submission should include a Plot Plan prepared by a surveyor or engineer and should show all setbacks and Allowed and Planned BUA square footage plus any accessory structures planned. Each submission should include exterior color schedule while plan should identify the various exterior items included in these guidelines. Partial plans may be submitted for only \$100, in order to provide a lot owner with an opinion from the ARC if their home will be generally accepted under the guidelines. If a partial plan is submitted, another submission will be required with the final plans. The final submission will require payment of \$250 in addition to the \$100 paid upon submission of the partial plan. Appropriate fencing should also be addressed with pool submissions that meet fence requirements in guidelines. Walkways around or going to pools must be shown on submissions as well as screening with particular attention to compliance with and any additions to the BUA.
- PR.3 **The Review Process:** The process of review is intended to protect property owners and their investments as well as to secure the aesthetic quality of Bridge View. The property owners should become familiar with the Covenants and the Architectural Guidelines and Rules due in part to the Covenants containing information that is not restated in these guidelines.

Upon the written request of a Lot Owner for approval of plans, the Committee shall have thirty (30) days within which to approve or disapprove plans. In the event of failure to approve or disapprove within thirty (30) days, such approval will not be required provided the design of proposed building is in harmony with the existing structures in this area. If the Committee approves the construction of such improvements, it shall issue a certificate evidencing such approval.

Refusal or approval of any such plans or specifications may be based by the Committee upon grounds, including purely aesthetic and environmental considerations, that in the sole and absolute discretion of the Committee shall seem sufficient.

**All construction must be managed by a licensed Contractor:** All works on a site must be under the management of one licensed general contractor, including, all aspects of the home and including primes sub-contractors (contractors required to have separate licenses such as HVAC, plumbing, electrical), and including communications, landscape and irrigation. The one Contractor shall be held responsible for all work occurring on a lot.

Approval by the ARC is in no way an assumption of liability or an endorsement by the ARC of the structural design or engineering of the dwelling, nor suitability of the home for any purpose, not its adherence to applicable codes, not its correct placement on a site, nor approval given, expressed or implied, to use in any manner and /or damage any of the adjacent property or common areas incidental to the approved construction.

PR.4 **Variances:** Variances may be granted in some circumstances including, but not limited to, off shaped lots or parcels, topography, natural obstructions, hardship, or environmental considerations. All variance requests must be submitted in writing. The applicant must state the reason for the request and propose mitigation of the variance. The ARC shall have the power to grant a variance from strict compliance in such circumstances, so long as the variance does not result in a material violation of the Declaration or government regulations. No variance shall be effective unless in writing and signed by a representative of the ARC.

**NOTE:** The review and approval of plans and specifications shall not be a substitute for compliance with the permitting and approval requirements of Carteret County or other government authorities. It is the responsibility of Owner/Builder to obtain all necessary permits and approvals.

PR.5 **Implementation of Approved Plans:** All work must conform to approved plans. If it is determined by the ARC or the HOA that work completed or is progress on any site/ parcel is not in compliance with these Guidelines or any approval issued by the ARC, the ARC shall notify the owner and builder in writing of such non-compliance, specifying in reasonable detail the particulars of non-compliance, and shall require the owner and /or builder to remedy the same. If the owner and / or builder fails to remedy such non-compliance or fails to commence and continue diligently toward achieving compliance within the time-period stated in the notice, then such non-compliance shall be in violation of the Declaration and these Guidelines.

PR.6 **Change After Approval:** All proposed changes to structures, including changes that affect the exterior of any building, colors, windows, doors, grading, paving, made after final approval of plans or after initial construction is complete, will require ARC approval and \$100 fee.

**Changes that do not need review or fees:** Fencing that meets criteria in the guidelines, rear gardens that are less than 200 square feet, Exterior painting of same color, replacing of plants which meets the existing guidelines at time of replacement.

PR.7 **Hours Permitted for Construction:** Work may be performed within the community only between the hours of 7 AM and 7 PM Monday through Saturday from September 22 to June 20; between 7 AM and 8:30 PM Monday through Saturday from June 21 to September 21; 7 AM to 5 PM on Holidays (Holidays shall include: New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans Day). No work may be performed on the exterior of any home, material, deliveries made, nor noise heard outside the dwelling on Thanksgiving and Christmas Day.

**Review Evaluations:**

The ARC's review of any submitted application and plans may be evaluated as follows: Need more information, -Revise and Re-submit- Approved- Approved with conditions (minor modifications). Owners should expect reviews to be returned within 30 days.

If there are changes to the ARC guidelines after Review approval and the construction has not been started within 6 months after approval, then there will have to be a new review which will be at no cost.

**ARTICLE 4- SITE REQUIREMENTS:**

SR.1 **Impervious Area:** All lot improvements (driveways, walkways, buildings, footprints, patios, etc.) with the exception of raised wood decking and the water surface area of pools, must be within the allowable impervious area assigned to each lot as indicated below.

The following rules apply to the calculation of impervious area in Bridge View:

1. The full building footprint must be counted as impervious or Built Upon Area (BUA).
2. The area under roof overhangs shall not be counted as BUA. Downspout extensions must stop at least 30' from Mean High Water (MHW) to allow an opportunity to sheet flow.
3. The full area under covered porches even if it covers pervious decking is considered BUA.
4. Garden or retaining walls covering more than 100 SF are to be calculated based on the area over 100 SF only. Where all walls on the site have a total footprint of less than 100 SF, they are exempt from the calculation.
5. Concrete Driveway, patios, and utility pads (HVAC equipment and electrical transformers placed on pads on the ground) are to be counted in the BUA calculation.
6. Permeable pavement can receive credit under the current permit and does not have to be considered as BUA in the calculation.
7. Driveways are considered BUA, with the following stipulation: that portion of a driveway, or everything else that is constructed by the lot owner within the right-of-way, must be considered BUA for that specific lot.
8. Open decks and steps are not counted as BUA as long as the ground beneath the decking is not concrete or some other impervious material. Loose pea gravel below decks where it is not subject to compressive loads may be considered pervious. Where access is given to areas below decks for storage, those areas shall be considered in the BUA calculation if covered with gravel or pavement.
9. Where wood decking is used in place of walkways or patios, that shall be elevated above the grade (or a trench constructed below the decking) to not be considered BUA. Decking placed directly on the ground is considered no different than asphalt or concrete and must be counted as impervious or BUA.
10. The pervious area above an underground storage tank is counted as pervious. It shall not be counted as impervious in the BUA calculation.

SR.2 **Setbacks:** Setback requirements from property lines are established in these Guidelines and by Specific Site Zoning and are subject to public utility easements, drainage easements, landscape easements and rights-of-way. All front setbacks noted are from road rights of way.

No part of the home including front steps may encroach on a setback, with the exception that the eaves may extend up to one foot across a side yard setback. Foundation and walls must not encroach across the setback. Driveways, patios, and sidewalks may encroach on a setback and a fence may be placed along a property line.

All homes must meet minimum setback requirements, as set forth in the recorded plat, deed restrictions, governmental regulations, and preliminary plot plan.

Front	20' minimum
Side	10' minimum
Rear	25' minimum

Side yard R/W (Corner Lot) 20' minimum  
Lots 28-34 Maximum setback from R/W to rear of home 90'

- SR.3 **Construction Entrance to Home:** Owner/ Builder is responsible for keeping dirt off the road.
- SR.4 **Material Storage:** When inclement weather is predicted, extra attention should be paid to storing materials in a safe manner.
- SR.5 **Dumpster and Site Clean -up:** A commercial dumpster is required on site immediately following initial site grading in order to keep a neat and clean construction site and for the disposal of all refuse associated with the construction program. At the end of each week, at a minimum, trash must be placed in dumpster, which shall not be filled past the top of the dumpster rim. Fabricated wood or wire bins are not permitted. The builder is encouraged to utilize the services of a disposal company that is environmentally friendly by using recycling and composting techniques.  
Burning is not permitted.
- SR.6 **Toilet Facilities:** Each construction site is required to have a job toilet and it must be placed inside the home site area in the least conspicuous location with the door facing away from the street. The units shall be properly maintained so as not to pose a nuisance.  
  
Any porta-toilet should be secured to the ground to prevent over-turning. Toilet must be secure if storms are predicted.
- SR.7 **Portable Water:** Water Meter must be installed at onset of construction and maintained throughout the course of the work.
- SR.8 **Drainage:** Storm water runoff must be directed to the existing natural drainage features or to storm drainage facilities.
- SR.9 **Mailbox:** Mailboxes are not permitted.
- SR.10 **Driveways / Walkways:** Concrete with a broom finish, concrete or brick pavers may be used subject to approval by the ARC. Asphalt & gravel driveways are prohibited. The driveway shall have a radius on both sides where it meets the street. A bulkhead will be required on both sides of the driveway pipe crossing.
- SR.11 **Fences:** Fences may be placed upon any Water Lots, and shall be limited to a maximum height of four (4) feet and may only be constructed of aluminum. Fences may also be placed upon any Waterview Lots or Interior Lots, and shall be limited to a maximum height of five (5) feet and may only be constructed of aluminum or white vinyl. No fence may be located upon any Lot closer to the street right-of-way than the rear of the Dwelling located on said Lot and no closer to the street right-of-way than the minimum building line on any corner lot. Along any side or rear lot line which adjoins another Lot's side or rear lot line, no fence may be built within two (2) feet of said lot lines. In any event, no fence shall be placed upon any Lot without prior approval from the Committee.

The Owner of any Lot with a fence along a Lot line adjoining a neighboring Lot shall have the right of access over the neighboring Lot for the purpose of maintenance, upkeep, repair, and modification of said fence. The space in between fences located between adjoining lots shall be maintained by the Lot Owners of those Lots. Grass shall not be allowed to grow higher than six (6) inches in the space between fences located on any adjoining lots. If said Lot Owners fail to reasonably maintain the areas between their fencing and lot line, the Association may in its sole discretion take action as provided in Article VII, Section 21 of the Declaration to enter upon that Lot and provide for the maintenance of said space between any fence and a lot line.

- SR.12 **Exterior Lighting:** Exterior Lighting shall be directed toward the house and be of low wattage to minimize glare sources to neighbors and other homeowners. Lighting for walkways generally must be directed toward the ground. Lighting fixtures shall be dark colored so as to be less obtrusive. Any deviation from the aforementioned guidelines or use of high-wattage, spotlights, floodlights, or assisted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) requires ARC approval. The ARC may take into consideration the visibility and style of the fixture and on the home. Lighting of walls can be achieved by use of eave or ground recessed fixtures. Landscape lighting should be concealed where possible by ground recessing or placing in shrub beds. Colored lights are prohibited, except as temporary holiday decorations installed 30 days ahead of and 14 days past Christmas Day. Post mounted light fixtures will be considered on an individual basis. Spillover of light on to neighboring property shall be avoided and lights shall be shielded where necessary.
- SR.14 **Flagpoles:** Yard-mounted flagpoles are not permitted on any portion of the properties.
- SR.15 **Official Flags:** No flags other than the national flag of the United States of America, the state flag of North Carolina, and the flag of any military branch of the United States Military (Army, Navy, Marines, Air Force, Coast Guard, Space Force) shall be permitted to be flown or hung on any lot. Any flag displayed shall be (i) no greater in size than four feet by six feet (4' x 6'), (ii) displayed in accordance with or in a manner consistent with the customs set forth in 4 U.S.C. §§ 5-10, as amended, and (iii) displayed only on individual Lots, not in Common Areas, easements, and or rights-of-way. Notwithstanding the foregoing, no yard mounted flag pole shall be installed upon any Lot.
- SR.16 **Garages:** All residences shall have a fully enclosed garage with a minimum 16' x 7' door or two doors minimum 9x7. Such garages shall be compatible with and complementary to the main residence in Architectural style, material, color. Garages shall be finished on the inside.
- SR.17 **Hot Tubs and Saunas:** Installation of Hot tubs or saunas are subject to ARC approval. All mechanical equipment necessary for the operation of any hot tub or sauna must be located in the rear yard and shall be screened from the street and neighboring units by a fence; such screening to be in accordance with these Guidelines and approved by the ARC. High noise generating pumps and motors may require full masonry wall sound screening, a requirement determined solely by the ARC.

Applications for hot tubs, Jacuzzis, saunas and spas shall be accompanied by a screen or fence plan and a plot of the property with the improvements indicated thereon and evidencing compliance with the above criteria.



- SR.18 **Antennae & Satellite Dishes:** No exterior radio and television aerials and satellite dishes for reception of commercial broadcasts shall be permitted.
- SR.19 **Exterior Wires & Cables:** No exposed exterior wires or cables of any kind are permitted, except as may be approved on a case-by-case basis for lightning protection and other services.
- SR.20 **Garbage Containers:** Garbage containers, when stored inside or rear yard and must be kept screened from view from the roads and adjacent lots. No front yard storage is permitted.
- SR.21 **Patios & Decks:** Major project. Patios, decks, deck railings, and deck supports shall be substantial in appearance, and reflect the style and Architectural detail of the residence. Decks and patios shall be constructed of material that are generally acceptable as complimentary to the residence. Decks and patios shall be designed and installed as an integral part of the residence or patio area. Any such decks or balconies must be located so as not to obstruct or diminish the view of or create an unreasonable level of noise for adjacent property owners. Construction shall not occur over easements unless specifically approved by the utility company having jurisdiction and must comply with the applicable governmental requirements.
- SR.22 **Accessory Buildings:** Owners shall obtain ARC approval prior to construction of any accessory building or permanently installed playhouses, doghouses, gazebos and green houses built after initial construction.
1. An accessory building must be of the same color, material, and Architectural style as the main residence, or of color, material, and style that is generally recognized as complimentary to that of the main residence.
  2. Any utilities servicing accessory buildings shall be installed underground.
  3. Accessory buildings generally shall be located in the rear as long as it does not front onto a street or encroach on a setback and shall not unreasonably obstruct any adjacent neighbor's views of open area, or other amenities.
  4. Freestanding metal utility sheds or storage sheds are not permitted.
  5. A playhouse and playground equipment must be located in the rear yard, within setbacks.
  6. Dog houses shall be in rear yard & not visible from street and shall be placed inside setbacks. ARC approval may require screening or landscaping.
- SR.23 **Clotheslines:** No clotheslines are permitted on the exterior of home or on any lot.
- SR.24 **Signs:**
1. All signage must be in accordance with the Bridgeview Guidelines below. One security sign may be permitted in the front yard located either adjacent to the driveway or in close proximity to the front entrance of the main dwelling.
  2. One builder/owner sign shall be allowed. The builder sign shall be erected on the lot/parcel prior to the commencement of any work, including clearing or grading and must display the lot number. The builder sign shall be securely erected, and no signs or permits shall be placed in/on trees. The builder sign shall be removed immediately upon the issuance of a Certificate of Occupancy unless a longer period is granted in advanced by the ARC. Only one Builder sign or one "For Sale" or Realtor sign will be permitted. NO SEPARATE SUBCONTRACTOR SIGNS ARE PERMITTED. THE

BUILDER SIGN MAY INDICATE" NO TRESSPASSING" WITHIN ITS TEXT. NO OTHER SIGNS ARE PERMITTED.

**ARTICLE 5- BUILDING REQUIREMENTS:**

**BR.1 Architectural Standards:** The design of all structures shall be predicted on the principles, ideals, and specific requirements, established in the ARC guidelines. The ARC disapproves plans if in its judgment the massing, architecture style, roofline, exterior materials, colors or other features of the building do not meet these standards. No factory- built modular or mobile home type construction shall be permitted.

There shall be no impervious improvements within designated wetlands.

**BR.2 Minimum Area Requirements:** All inland lots shall be no less than 1800 square feet heated area. All water lots shall be no less than 2400 square feet heated area.

**BR.3 Building Height:** No residence shall exceed three- and one-half stories above ground floor level. In no case shall any building height as measured from the lowest point of contact of the dwelling to the earth to the highest point of any vertical element of the home, except chimneys which can be over 40'.

**BR.4 Ceiling Hight:** Minimum nine (9) feet first living floor and eight (8) feet second floor.

**BR.5 Roof Slope:** The minimum roof slope over the main residence structure shall be at least a 3/12.

**BR.6 Foundations:**  
Brick (approved by ARC)  
Smooth Parged Concrete blocks (parging must hide block joints)  
Minimum height foundation above footing shall be 24"  
Pilings upon those lots required by the Declaration

**BR.7 Pilings:**  
All waterfront homes to be on pilings for Lots 24-43 and Lots 76-83. All other lots shall be on 24" foundations as noted above. Homes raised either with pilings or masonry to coastal elevation rules must be enclosed on all sides with brick or siding to match home.

**BR.8 Wall Treatment:**  
Brick (approved by ARC)  
Horizontal Lap or Vertical B&B Concrete Siding  
Concrete or Cedar Wood Shakes  
All siding to terminate on a minimum 6" Skirt Board or Water Table  
Gutters, when used, shall closely match trim color.

**BR.9 Exterior Trim:**  
Trim material can be concrete, PVC or Miratec.  
4" minimum window and door trim  
6" Corner Boards  
6" Frieze at soffits and rakes

Facia boards 6" minimum and can be Aluminum Wrap  
Soffit may be vinyl  
Porch Columns on front elevation to be 8" minimum square with top and bottom trim, Fiberglass, Concrete, PVC or Miratec  
All pilings to be painted white. All rails, pickets, posts and bands on decks or stairs on front or side elevations to be painted white.

- BR.10 **Exterior Doors:** All front doors to be fiberglass or wood and meet the 150mph current high wind code. Garage doors to meet the 150 mph wind code: Design to be determined.
- BR.11 **Roofing:** Dimensional (Architectural) Asphalt / Fiberglass Shingles. Standing Seam Metal (color to be approved by ARC). Roof pitch no less than 3/12.
- BR.12 **Vents:** Plumbing vents, mechanical vents and fans, attic vents or other type must be painted to match roof or wall. No vents shall be located on front elevation except square or rectangular wood or vinyl attic vents may be used on front elevations but must be trimmed like windows.
- BR.13 **HVAC Units:** HVAC units shall not be visible from street fronting the residence. Screening shall be vinyl or Evergreen shrubs no less than 6" below the top of unit and no more than 12" gap between shrubs.
- BR.14 **Windows:** Windows shall be wood, framed in vinyl or aluminum clad, fiberglass or vinyl. Single or Double hung Insulated Glass. Must meet current high wind codes. Grill configuration to be no more than 4 over 4. Multiple windows in the same opening shall be separated by a 4" mullion. Pre-mulled windows with 4" Mullions are acceptable. Windows shall be banded/trimmed on the front and rear elevations. Window Shades shall be white or off white.
- BR.15 **Doors:** All exterior doors to be wood or fiberglass painted or stained. Must meet current high wind codes.
- BR.16 **Covered Porches:** All front porches shall be a minimum 6' depth and minimum of 40% of house width excluding garage.
- BR.17 **Screen Porches:** Screen porches are not permitted on street side of home. Porch rails and pickets may be wood painted, vinyl or aluminum. Screens shall be either dark bronze or charcoal.  
Front screen doors are not permitted.
- BR.18 **Grass Variety:**  
Centipede, Zoysia, Bermuda, St Augustine SOD  
Sod shall be placed from edge of pavement to rear corner or home.  
Shrubs- minimum of 12. Shrubs shall be 3 gal minimum: 36"-48" on center and 18" – 24" tall.  
Evergreen foundation shrubs required to provide year-round accents.
- BR.19 **Trees:** Minimum of 3. Canopy trees to be 12'-14' minimum. Evergreen trees to be 6'-8' minimum. One will be planted, in line with other homes, a certain distance from edge of pavement. Location from left to right TBD. This tree should be a Live Oak 12'-14' minimum.

BR.20 **Natural Gas:** Dwellings shall be connected to natural gas lines and required to contain a natural gas fueled water heater and fireplace. Builders shall additionally offer to install natural gas ranges and heating systems as an upgrade.

BR.21 **Thematic Requirements:** In order to promote the Coastal/Charleston/ Low Country architectural theme of the community, any proposed plan of construction for any Dwelling shall either include metal roof accents, or shall include any 2 of the following items:

1. Dormers with Shed Roofing
2. Board and Batten siding accents
3. A garage door trellis
4. A front porch at least 8 feet deep from the front of the house to edge of the porch.