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STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

AFFIDAVIT TO RECORD

IN RE: PINCKNEY RETREAT COMMUNITY ASSOCIATION, INC.

The attached document is being recorded to comply with the South Carolina Homeowners Association Act, Title 27, Chapter 30, Section 110, et. seq., South Carolina Code of Laws (1976), as amended.

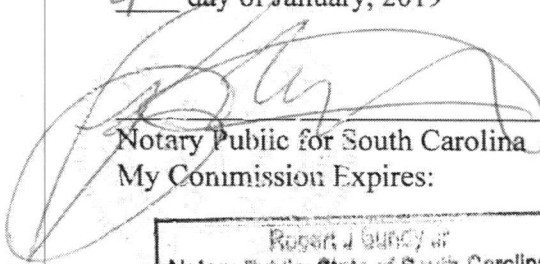
Pinckney Retreat Community Association, Inc.

By: 

James Beckner
(Printed name)

Its: Secretary

SWORN TO BEFORE ME THIS
4th day of January, 2019


Notary Public for South Carolina
My Commission Expires:

Robert J. Gundy Jr.
Notary Public, State of South Carolina
My Commission Expires February 27, 2027

PINCKNEY RETREAT PLANTATION

ARCHITECTURAL & SITE DESIGN GUIDELINES

Prepared by:

Edward Pinckney Associates, Ltd.
Planners- Landscape Architects
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Bluffton, SC 29910

&

Cowart Coleman Group, LLC
Architects & Interior Designers
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Retreat Village Character

The new homes and community architecture of Retreat will be inspired by the coastal villages of South Carolina and Georgia. Examples close by are the homes of Beaufort and Bluffton, the homes of Savannah and the Georgia communities of Isle of Hope, Shellman's Bluff and Darien, the homes of Charleston and the nearby Villages of Rockville and Mount Pleasant. All offer rich inspiration. And of course, right in our front yard, the historic architecture of our restored Retreat Plantation, built in 1737, will serve as a primary architectural inspiration.

Retreat is one of the oldest surviving structures in South Carolina and as such, has a more "colonial" architectural character than most of what we now see. Take the time to seek out the earliest examples in each community you visit.

The natural beauty of this long protected historic plantation site is extraordinary. Everywhere you turn there are majestic Live Oaks and Magnolias draped with ancient Spanish Moss. Interspersed are overgrown remnants of plantation Ornamentals, Azaleas and Camellia gone wild --- a glimpse of forgotten times.

The coves and marshes of this historic river bluff are softly edged with ever-changing tidal grasses that move from soft green to golden as Summer moves to Fall. And everyday with the rising and falling of our tides, colors emerge from deep indigo grays to brilliant azure blues to hot magentas and soft pinks as the sun sets in the west.

It is the intent of the Developer and the Design Team to protect this timeless, natural beauty and historic architectural ambience. We will do this first by preserving nearly all of the major specimen trees. The land plan sets aside large common areas with preserved natural open spaces, keeping the river bluff and marshes open for community use. As if this was not enough, we will restore the historic Pinckney Retreat Plantation Home. It will become the flagship for the Village --- a house museum that will be available for use by the community and Retreat residents for special occasions.

During the land planning phase, each and every home site was carefully shaped to allow the preservation of specimen trees. Each lot is situated to capitalize on views. Lot sizes and shapes vary to allow for a planned hierarchy of architectural expression. This, we believe, will create the platform from which we will build a community that is as timeless and as beautiful as the site it occupies.

Careful attention by registered design professionals to the siting and to the design of each home is required to insure the protection of this setting. Siting should reflect the architectural commitment commensurate with a lot's locational importance in the community and should certainly exploit its views and natural amenities.

Edward Pinckney/Associates, Ltd., Planners and Landscape Architects and Gerry Cowart/Cowart Coleman Group Architects & Interior Designers have collaborated to bring the developer's vision to life. It is our intent to protect the natural beauty of this site and respect its architectural heritage through a clearly crafted set of design guidelines. The guidelines will be administered by an Architectural Review Board (ARB) through the Property Owners Association (POA) and enforced by a POA Community Board. This document and the review process will guide all construction for Pinckney Retreat Plantation.

The following is an outline of the major points of the Architectural and Landscape Design Guidelines. In addition, we have included Design Principles of Colonial Coastal Vernacular Architecture (Appendix A), Architectural Examples of Colonial Coastal Vernacular Architecture (Appendix B), and Excerpts from "Historic District Design Guidelines: Town of Beaufort" (Appendix C).

The primary focus of these guidelines is to respect the architectural heritage of Retreat Plantation and to preserve and protect all specimen trees on the property. Homes must first be designed to work with existing trees, and to reflect the architectural vernacular of Colonial Coastal Carolina.

OUTLINE GUIDELINES

I. General Site Planning (3 Lot Types)

Type 1 Marsh Front Lots – Garages will be located on the front of the lot and should utilize side entrance drives whenever possible. All have a minimum 35' rear marsh buffer measured from the critical line. These buffers are intended to be vegetated with natural material growing on site. Some minimal hand clearing for views is allowed only upon ARB approval. This is to be done carefully after the house is up, under the direction of a registered SC landscape architect and again only with ARB approval.

Type 2 Lane Access Lots – These lots feature and require rear lane only vehicular access. Guest parking will be allowed on one side only of the 2-way street in front of these lots.

Type 3 Multiple Public Façade Lots – These lots are important to the visual quality of the community because they require more than one public façade, therefore, a higher degree of architectural commitment. These are typically corner lots. They may be marsh view or lane access type. Lots 30-33 near the old plantation house are a special case. These lots will have vehicular accessed from the street side closest to the water with their primary entry façade facing the commons. Rear setbacks will be the same as front setbacks. These should be considered double front houses with their entry facing the commons. Lots 30-33 could be seen as having three fronts.

II. Specific Limits & Minimums

Variances may be granted to facilitate tree preservation when deemed appropriate by the ARB.

1. Base Buildings Setbacks

Base setbacks by code are 15' front yard, 7' side yard and 10' rear yard (for interior) lots. These are minimums. Specific setbacks will be guided by the location of specimen trees and the locational prominence of the structure in the community. Allowable building envelopes and any necessary tree removal will be determined solely by the ARB. Minimum setback on the marsh is 35' from the river overlay critical line. Setbacks from ponds and fresh water wetlands will be 20'.

2. Specimen Tree Protection

a. No construction, trenching or other work to include backfilling or storage of material or vehicles may take place within the drip line of major specimen trees. Tree protection fencing is required. Variances will be allowed when responsible protective steps are outlined and approved by the ARB.

b. Each lot owner will receive from the Developer a tree and topo survey of his/her lot. Each ARB submittal for approval will require the following:

- (1) a site analysis with views and amenities analyzed.
- (2) a tree protection plan
- (3) a hardscape plan
- (4) an irrigation plan, exterior lighting, and fencing plan
- (5) drainage plans
- (6) trenching plans

Landscape plans must be prepared by a professional licensed to practice in the state of South Carolina.

c. House plans are to be prepared by a registered South Carolina architect. Care must be taken during preliminary design phase to avoid unnecessary limbing up of these specimen trees.

d. All trenching and digging must be confined to the area outside the drip line of the tree. Any necessary lines, which must be placed through the root zone, will be required to be bored under the root zone (+/- 2' below grade).

- e. The Developer will designate specimen trees on the tree and topo survey, based on size, location, unique characteristics, species, aesthetics and importance to the overall community. (See Final Architectural Guidelines for foundation restrictions and techniques).
3. Lot Coverage: Maximum lot coverage for all structures 8" and higher above grade (excluding stair and service yards) is to be 40%.
4. Minimum conditioned square footage is to be 2,000 sq. ft.
5. Maximum height is 35' from natural grade to eve, measured at public facades.
6. Paving and hardscape materials are to reflect the color and character of architectural elements of the house and to be indigenous to the Low Country. Typical paving materials are sand, shell, gravel, brick and tabby. Parking necessary to service a home must be accommodated on that lot. Guest parking can happen on the street. Driveways should be no more than 14' wide and constructed with material compatible with the home and general streetscape. Use of pervious material is highly encouraged for all driveways, walks, patios, etc.
7. Building materials should be historic, indigenous building materials of the Low Country. We encourage the use of recycled and renewable materials.
 - (a) Foundations: brick, tabby, ballastone
 - (b) Siding: wood
 - (c) Roof: metal, slate or wood shake.
8. Porches are a primary component to Southern homes. Minimum porch depth is to be 8'-0"; minimum porch floor height above finished grade is to be 30"; minimum porch frontage on public façades is 40%. Porch details must be consistent with traditional, Colonial Low Country detailing.
9. Garages are to be detached or attached only with breezeways or architectural hyphens. Finished space over Garage is encouraged. Garage footprints should be kept to a minimum, supplemented with other outbuildings, i.e. storage shed, shop building, pump house, potting shed.
10. Plant material should be native to the area and reflect the Low Country Eco System. The intent should be to respect and compliment the natural landscape and recall historic rural home plantings of Colonial Carolina.
 - a. Shrubs should include Azaleas, Camellias, Yaupon Holly, American Holly, and others typically found in a Southern garden. Flowering trees would include Dogwoods, Redbuds, Gordonia, Sweetbay, etc. See Appendix.

III. Architectural Review Board (ARB)

1. The ARB will be comprised of a minimum of 3 members and a maximum of 5 members. The initial ARB will have one representative from Cowart Coleman Group, one from Edward Pinckney/Associates, Ltd., and one from the Developer. As soon as practical, two homeowners' representatives will be added.
2. The ARB will meet once each month to hear presentations and review plans. Dates, time, and place to be determined. Architect and owner are welcome to participate.
3. Plans must be submitted a minimum of one week prior to a stated meeting and must be accompanied by a check for \$500.00 made payable to the Pinckney Retreat ARB.
4. The ARB may 1) approve plans as presented; 2) Approve with conditions; 3) Approve subject to resubmittal of certain elements of clarification; 4) Reject the plan as submitted with comment.
5. The ARB may reject any plan solely on aesthetic grounds or if it is felt the plan strays too far from the stated intent of the project design philosophy.

(See attached house plan examples).

(See Appendix A: Design Principles of Colonial Coastal Vernacular Architecture)

(See Appendix B: Architectural Examples of Colonial Coastal Vernacular Architecture)

(See Appendix C: Historic District Design Guidelines: Town of Beaufort)

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