

OCEAN POINT
Ocean Point Owners' Association
Architectural & Landscape Design Guidelines

Published and Supervised by the Ocean Point Architectural Standards Committee
Established 1984, Revised 1997, Revised 2001

Purpose: In order to preserve the natural setting and beauty of the development, to establish and preserve a harmonious and aesthetically pleasing design for the development, and to protect and promote the value of the development, the lots, dwellings and common areas, and all improvements located therein or thereon shall be subject to the restrictions set forth in Article XI of the covenants. Every grantee of any interest in the development, by acceptance of a deed or other conveyance of such interest, agrees to be bound by the provisions of Article XI of the covenants of Ocean Point Association.

The following items are critical to the conformity to the covenants (Article XI, Declarations of covenants, conditions and restriction for Ocean Point, July, 1983).

1. Building – General Requirements:

- A. The heated square footage for each home shall be no smaller than 2,400 square feet.
- B. First floor ceilings should be 9'0" or greater.
- C. Roof pitches should be no lower than 6.5/12. Height: See Port Royal Architectural Guidelines, page 12.
- D. Dormer windows, massive chimneys and other forms which compliment the overall project character should be encouraged.
- E. The use of walls and heavy landscaping are mandatory for each lot in order to maintain the required individual sense of privacy.
- F. Buildable area: Dwellings (including decks, patios and porches) will be located only within the set-back lines specified, provided that the Architectural Standards Committee shall be empowered to grant variances with respect to such set-back lines. To assure that dwellings and other structures will be located so that the maximum view, privacy and breeze will be available to each dwelling or structure, dwellings and structures will be located with regard to the topography of each lot or dwelling taking into consideration the location of trees, vegetation, and other aesthetic and environmental considerations, as well as the precise site and location of any other dwellings or structures in the development. Variance requests are discouraged because of the close, patio-lot configuration.
- G. Setbacks are: 10 feet of set back from the property line on each side of the structure (total of 20 feet between dwellings). Setbacks on the front and back of the property will depend on the configuration and location of the lot and its relationship to other properties and the front common walls. No construction, except driveways to the dwelling from the street, is permitted into common property.
- H. A number of lots will require a design which provides enclosed parking under the building. Other lot configurations require attached or freestanding garages that must be enclosed.
- I. Although a community swimming pool exists, individual pools are possible where lot size permits and privacy can be maintained.

- J. Privacy walls are required and are to be 8 feet from the paved edge of the road or on the front property line. They should join adjacent privacy walls.
- K. Hurricane Shutters: Hurricane Shutters must be treated as an exterior alteration and must receive Architectural Standards Committee approval. Temporary shutters and plywood must be removed timely after severe weather conditions have subsided. Hurricane Shutters must follow the specifications of the Port Royal Plans Approval Board (see guidelines).

2. Tree/Landscape Policy: Lush, well-kept landscaping is encouraged to have continuity with common areas, to provide privacy and complement the natural ocean front environment of live oaks and wildlife. Landscaping should also screen parking areas, play equipment (where approved), soften foundations of houses. It is required that any landscaping of common area or adjacent property that is damaged during construction will be restored to the previous design and plant materials, and as close to the previous condition as possible.

- 4 A. Trees: Tree (6 inches in diameter or more) removal or trimming must be approved by an on-site inspection of the Ocean Point ARC.
 - 5 1. Procedure: (1) Application and Tree Compliance Form with
written
6 justification for tree removal; (2) A site plan, sketch or
photographs clearly showing the location(s) of any vertical and/or horizontal
construction.
7 (3) Denote the diameter(s) and species of trees to be removed; (4)
Tag trees(s) with red ribbons, so that they may be easily identified when the on-
site inspection is conducted.
 - 8 2. Deliberate or erroneous removal of a tree(s) will result in fine
and/or required mitigation to owner and/or contractor.
- B. Irrigation: Ocean Point has available a common irrigation system from wells in Ocean Point North and South. The owner must install a system and then cover the expenses to hook up to the common system. The owner may also have a private irrigation system hooked to the Hilton Head PSD1. Certified irrigation companies may only be used to install irrigation.
- C. All landscaping around new construction/remodeling must be completed within 90 days of occupancy or substantial completion of the Dwelling, whichever date shall first occur.
- D. Shrubs/plantings: Must be compatible with the Ocean Point landscaping design as seen along the roadside of Ocean Point North and South. Landscape plans must show all shrubs, trees, flowers, and grass. Plans must state specimen and container size and show placement on the lot. No bare earth areas are allowed; either grass, plants, mulch, or pine straw must be provided. Gravel, stones or similar material is not allowed. Minimum size for medium shrubs is 7 gallons. The minimum size for dwarf shrubs is 3 gallons.
- E. Dunes: Dunes are the property of the State of South Carolina. The Ocean Point landscaping firm will keep the dunes trimmed according to the Town of Hilton Head regulations for maintaining the dunes. If removal or trimming is done without this authorization, you may be fined by the Town of Hilton Head. No beach walks or paths may be made across the dunes. Ocean Point Covenants allow for two beachwalks: One in Ocean Point North and one in Ocean Point

South, which joins the Port Royal beach walk easement along the south side of the lagoon.

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- F. Lagoon: Bank treatment may be necessary for erosion control. Shorelines are to be kept planted with erosion control plants, such as the wax myrtles. Erosion control plants will be maintained as necessary to prevent erosion.
- G. Hardscapes: Any large sculpture or fountains must be approved by the OPARC.
- H. Landscape Lighting: No landscape lighting on ocean front. All other landscape lighting must be at ground level and directed toward the owner's dwelling. All landscape lighting should not interfere with the view, comfort, or privacy of neighboring houses. It should not be a nuisance to other properties.

3. Building Construction Requirements

The construction should be of superior quality, as established in Ocean Point. It must also continue to be designed in accordance with Federal Emergency Management Agency Guidelines set forth in Design and Construction Manual for Residential Buildings in Coastal High Hazard Area. All residential structures constructed on a lot shall: (1) have a minimum first floor elevation the level of the 100-year flood plain as designated on official Beaufort County flood plain maps, on file with the Beaufort County Joint Planning Commission; and (2) be designed and constructed in compliance with the requirements of the Beaufort County Building Code related to construction in flood hazard areas.

4. Building Materials Requirements

The permissible exterior building materials necessary to maintain design continuity between phases are as follows:

A. Roofing

- 1. Slate
- 2. Synthetic slate
- 3. Flat clay tile (no barrels)
- 4. Asphalt Shingles: Architectural shingle, minimum 300 lbs., 40 year, ie, Elk, GAF, Certaint products state weights. Prefer 325 lbs. or more. (Amended 2008)
- 5. Accent roofing: Copper roofing is allowed for shed dormers, but not as a main roof. Aluminum roofing is allowed only for accent roofs not as main roof.

B. Walls/Exterior Dwelling finishes

- 1. Stucco
- 2. Tabby
- 3. Wood shingles (cedar, cypress, redwood), must be painted or stained.
- 4. Horizontal siding (cedar, cypress, redwood) must be painted or stained
- 5. Color: Must blend in with other homes and the environment.

C. Trim

- 1. Top quality wood (treated wood, cypress, redwood only), painted.

D. Courtyard/Patios

- 1. Brick
- 2. Concrete paver (interlocking)
- 3. Pebble

E. Walks

- 1. Brick

2. Exposed aggregate
3. Concrete (rock salt finish)

- F. Privacy walls/Entrance walls: Colors for stucco and wood. Matching other Ocean Point Privacy walls. Contact the Architectural Standards Committee through Association Services for paint colors, formulas and sources. These must match to other Ocean Point Privacy Walls, ie, the pool area, whether Ocean Point North or South.
- G. Entrance piers must have dusk to dawn lighting to illuminate the resident's address as required.
- H. All mailboxes will be consistent with those already established at Ocean Point.
1. Black boxes on stucco piers. Port Royal Plantation provides the mailboxes for new residences.
- I. Service Yards: A stucco or painted wooden fence (at least 6 feet in height) are required to cover garbage receptacles, fuel tanks, gas and electric meters, air conditioning equipment, above ground gas tanks, irrigation controls, other supplies and materials which are stored outside by owners.
- J. Gas Cylinders
1. Must be enclosed by a shadow-box fences painted to match adjacent structure, house, privacy wall.
- K. Hurricane Panel Systems: 1. Refer to the Port Royal Plantation Plans Approval Board Guidelines for specific requirements. (Page 14). Follow Ocean Point Procedures for Ocean Point ASC approval. Requires application for Residential Construction/ Alteration.
- L. Television and radio external equipment: (See Port Royal Guidelines, Page 14). Small, unobtrusive external antennas are allowed, provided they are sited to minimize visibility from adjacent residences and common properties to the extent possible while maintaining adequate reception performance.
5. Procedures: Please refer to the procedures section for details on submitting architectural plans or receiving approval for home improvements.
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 - 4 All new construction, remodeling, all exterior improvements shall receive preliminary and final approvals from the Ocean Point Architectural Standards Committee and Port Royal Plans Approval Board. Construction cannot begin without approval from both boards. Escrow moneys cannot be returned without approval of both boards. Changes must be approved by both boards. You must conform to the covenants of Ocean Point and Port Royal Plantation.

PLEASE CONTACT THE OCEAN POINT ARCHITECTURAL STANDARDS COMMITTEE THROUGH THE ASSOCIATION SERVICES OFFICE FOR CLARIFICATION OF ANY OF THE ABOVE ARCHITECTURAL GUIDELINES ASK FOR THE OCEAN POINT REPRESENTATIVE. 843-785-7070

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