



ARCHITECTURAL REVIEW BOARD GUIDELINES

225 TARPON BLVD.
FRIPP ISLAND, SC 29920
(843) 838-4155

April 1, 1981
(Revised) October 15, 1987
(Revised) March 1, 1992
(Revised) April 1, 1996
(Revised) February 1, 1997
(Revised) April 1, 1998
(Revised) June 3, 1999
(Revised) September 1, 2004
(Revised) June 1, 2008
(Revised) May 14, 2011
(Revised) May 1, 2017
(Revised) March 9, 2019

Table of Contents

- I. Fripp Island Architectural Review Board.....4
 - A. Architectural Review Board.....4
 - B. Purpose of ARB and Guidelines.....4
 - 1. To implement.....4
 - 2. Authority.....5
 - 3. Term.....5
 - 4. Quorum.....5
 - 5. Meetings.....5
 - 6. Duties.....6
 - C. Design Philosophy.....6
 - D. Design Guidelines6
 - 1. Antennas and Satelite Dishes.....6
 - 2. Athletic/ Play Equipment.....7
 - 3. Beach/Marsh Crossovers and Walkways.....7
 - 4. Decorative Artwork and “yard Art”.....7
 - 5. Docks7
 - 6. Drainage.....8
 - 7. Driveways and Parking Spaces.....9
 - 8. Dunes and Topography.....9
 - 9. Easements.....9
 - 10. Elevators and Lifts.....9
 - 11. Emergency Access and Egress.....10
 - 12. Exterior Finishes.....10
 - 13. Exterior Lightings.....10
 - 14. Fences (See Fencing Report).....10
 - 15. Fill.....11
 - 16. Flag or Banner Poles.....11
 - 17. House Numbers.....12
 - 18. HVAC.....12
 - 19. Landscaping.....12
 - 20. Mailboxes and Message Boxes.....13
 - 21. Propane Tank Enclosures.....13
 - 22. Revetment & Retaining Walls.....13
 - 23. Service Yards.....13
 - 24. Setbacks.....13
 - 25. Signs and Property Markers.....15
 - 26. The Site.....15
 - 27. Size of Structure.....16
 - 28. Skirting and Garage Doors.....17
 - 29. Solar Panels.....17
 - 30. Storm Protection.....17
 - 31. Swimming Pools.....18
 - 32. Trees.....18
 - 33. Wildlife Structures.....19
 - 34. Use Restrictions.....19

35. Vacant Lots.....	19
II. Permits.....	19
A. Submittals.....	19
B. Requirements and Costs.....	20
III. Bond.....	21
A. New House Construction.....	21
B. Addition or Alteration.....	21
C. Docks, Beach Access, Crossovers.....	21
D. Maintenance and Repair.....	21
IV. Fines.....	21
V. Architectural Review Board Review Process.....	23
A. Conceptual Review.....	23
B. Final Review.....	23
1. Site Plan.....	23
2. Certified Drainage Plan.....	24
3. Landscape Plan.....	24
4. Architectural Plans.....	24
5. Construction Specifications.....	24
6. Exterior Colors.....	24
7. Construction Schedule.....	24
8. Business License.....	25
C. Home Improvement Review.....	25
D. Appeals Process.....	26
VI. Construction Guidelines.....	26
A. Required Before Construction.....	26
B. Required During Construction.....	27
C. Completion of Construction.....	28

I. FRIPP ISLAND ARCHITECTURAL REVIEW BOARD (ARB)

A. ARCHITECTURAL REVIEW BOARD

The Amended and Restated Declaration of Covenants (ARD) delegates the control of the Island's Single Family Residential Development to the Fripp Island Property Owners Association. The ARD and affirmative obligations applicable to single family detached dwellings, Article IV, Section 4.1, states:

- a. No structure or thing shall be placed, erected, installed, or posted on the Property and no improvements or other work (including staking, clearing, excavation, grading, and other site work; exterior alterations of existing improvements; or planting or removal of landscaping) shall take place within the Property, except in compliance with this Article and the Architectural Review Board Guidelines. No signage shall be placed, erected, installed, or displayed on any portion of the Property unless such signage has been approved pursuant to this Article.
- b. Modifications to all or portions of a structure on a Lot visible from outside the structure shall be subject to approval. Additionally, approval shall be required to:
 - (i) repaint the exterior of a structure in accordance with the originally approved color scheme; or
 - (ii) to rebuild in accordance with originally approved plans and specifications. Any Owner may remodel, paint, or redecorate the interior of any structure within such Owner's Lot without approval.

ARB approval and the issuance of a Fripp Island building permit is only the first step in obtaining the necessary agency approvals for construction of a home on Fripp Island. Complete sets of construction documents displaying the stamp of approval of the ARB must be submitted to Beaufort County to obtain a county building permit. The ARB assumes no liability for structural design or damage to adjacent properties during construction.

B.PURPOSE OF ARCHITECTURAL REVIEW BOARD (ARB) & GUIDELINES:

1. To implement covenants and carry forth responsibility of design review set forth in the Restrictive Covenants of Fripp Island.

- a. ARB members utilize the ARB Guidelines to assist them in the interpretation of the Fripp Island Property Owners Association Amended and Restated Declaration of Covenants (ARD) as they pertain to architectural design appropriate to the surroundings and the unique conditions of the coastal climate and environment.
- b. These guidelines are intended to assist property owners during the design, construction, or improvement of their Fripp Island residence while protecting property values of all owners. It is the intent of the ARB that the individual property owner and the architect be given the greatest degree of flexibility possible while maintaining the quality to which Fripp Island is committed.

2. Authority:

The Amended and Restated Declaration of Covenants, Conditions and Restriction for Single Family Residential Properties on Fripp Island (ARD) Section 4.3:

Architectural Review Board Composition. The Architectural Review Board shall consist of six (6) owners who shall serve and may be removed and replaced at the Fripp Island Board of Director's discretion. The members of the ARB shall be appointed by the Board of Directors. In the event of a vacancy on the ARB an owner shall be appointed by the Board of Directors to fill the unexpired term. The ARB shall elect a Chairperson and a Vice-Chairperson. The Chairperson, or in the absence of the Chairperson, the Vice-Chairperson, shall be the presiding officer at meetings of the ARB. An administrator without the right to vote may be hired or appointed to assist the ARB in performing its responsibilities and duties. The administrator serves at the pleasure of the Board of Directors.

Membership: Six Members

- a. Property owner – voting
- b. Property owner – voting
- c. Property owner – voting
- d. Property owner – voting
- e. Property owner Vice-Chairperson – voting
- f. Property owner – Chairperson - voting

3. Term:

In the event that a member resigns his or her position, the vacancy will be filled in accordance with the member's status.

A property owner member shall serve a three-year term and each member is eligible to serve no more than two successive full terms as a member of the ARB. An ARB member having served two successive full terms cannot be selected for an additional three-year term until the passage of one year from the end of the term of service, to the effective date of the term for which he or she is selected. It is preferred that no more than three members may rotate off the ARB in one year. The ARB will elect a Chairperson and Vice-Chairperson upon completion of a three-year term. The retired member becomes ex-officio and attends meetings when needed to guarantee a quorum for voting.

4. Quorum:

Four members, to include the Chairperson, Vice-Chairperson or ex-officio in the Chairperson's absence.

5. Meetings:

The ARB should be made up of the most qualified individuals that have the experience, time and are on island sufficiently to have first hand knowledge of the issues that appear on the agenda. The ARB meets the first and third Thursdays of every month and more or less often as the caseload dictates, approximately 22 meetings per year. Each member is expected to attend at least 16 meetings total, four of which can be electronically.

6. Duties:

Chair or designated representative is required to attend regular Board of Directors meetings, review properties that are on the Agenda before each meeting, review plans, and review assigned areas.

C.DESIGN PHILOSOPHY:

Fripp Island, the most seaward of all the South Carolina sea islands, is a private 3,000 acre community on the Atlantic Ocean and may be one of the last barrier islands on the East Coast to be privately developed. Our island enjoys a moderate climate, breathtaking natural beauty, controlled accessibility, and the professional and financial resources necessary to create an island retreat and residential community.

As property owners, we are committed to future development and improvements that will retain the unspoiled environment of the island and its tranquil atmosphere. The primary goal of these guidelines is to protect the investment of property owners' and to provide a peaceful, healthy atmosphere for visitors and property owners in an environment that is unspoiled.

The primary objective of this philosophy is to create neighborhoods in which houses are complimentary to each other. To achieve this objective, design should encompass the entire site, taking into consideration the existing natural features such as topography, vegetation, views, and breezes.

D.DESIGN GUIDELINES

The goal of these guidelines is to produce a balanced environment by matching and blending human needs with, rather than imposing them on, the natural environment. While there is a strong desire to encourage freedom of individual expression in the development of the land and buildings, it must be tempered by those "protections" which are mutually advantageous to all property owners on Fripp Island. It is necessary during the design process to consider: mass; roof form; window and door articulation; materials; finishes and colors in addition to site constraints. As Fripp Island grows, the relationship of each residence to its neighbor will become increasingly important and should play an integral role in the design process. In addition to the general design principles, the following are required:

1. Antennas and Satellite Dishes

Exterior TV or radio antennas are not permitted. The ARB requires that a satellite dish, one meter or smaller in diameter, be installed in the most inconspicuous location out of public view. If it is necessary that the dish be in a conspicuous location that is visible to the public in order to receive an acceptable quality signal, then the dish shall be screened with lattice or vegetation or painted to blend into the background on which it is mounted.

2. Athletic/Play Equipment

The ARB must approve all exterior athletic or play equipment. Basketball backboards, play equipment, etc. shall be located so as not to be visibly obtrusive from the streets.

Note: Open weave hammocks can be dangerous for the deer population, antlers can get tangled in the webbing. Leaving these hammocks up when not in use is discouraged.

3. Beach/Marsh Crossovers and Walkways

New Construction of Beach/Marsh Crossovers and Walkways- Walkways and inclined ramps or steps, that provide improved access from basic lot level to beach, must comply with FIPOA Shoreline “Design and Construction Guidelines Beach Access and Dune Crossover Walkways” dated August 4, 2017. The application for an ARB permit must include:

- a. Site Plan
- b. Layout
- c. Colors (Natural or Stain only)
- d. Proposed Elevation

Repairs of existing crossovers of up to 50% can adhere to the guidelines used in the original construction, more than 50% shall adhere to the above requirements. This is reviewed on a case by case basis.

4. Decorative Artwork and “Yard Art”

The Fripp Island ARB discourages the use of yard art and free standing structures. A permit application is required for yard art. Application must include:

- a. Picture of yard art
- b. Location on property
- c. Color
- d. Compatible with the neighborhood

Yard Art application approval is at the discretion of the ARB.

Examples of some Yard Art that may be acceptable are wind chimes, weathervanes, and windsocks, as long as they are compatible with the neighborhood. These items should be minimal in number.

Holiday lighting and decorations should be put up no earlier than the first week in November and should be removed no later than the second week in January. Other holiday decorations within reason are acceptable but should not be put up any more than two (2) weeks before the holiday and should be removed one (1) week after the holiday.

5. Docks

Building plans for new docks must be submitted for review according to the provisions of these guidelines.

- a. Application for a building permit must include plans and specifications (two sets) that include the following:

1. Site Plan
2. Proposed Layout
3. Construction Materials
4. Colors (Natural or Stain only)
5. Proposed Elevations

b. In addition to a Fripp Island building permit, which is required in all cases, a South Carolina DHEC/OCRM permit must be obtained PRIOR to submitting plans or construction of docks since requirements may influence design.

1. Docks built from residential lots shall be used for private, recreational purposes only. Such use shall exclude any commercial enterprise or live-aboard boats.
 2. Docks may not extend further out into the canal than necessary to clear the marsh grass and/or oyster beds.
 3. Floating docks and/or pier heads may not extend any further out into the canal or waterway than the adjoining or neighboring dock or pier head.
 4. Floating docks /and or pier heads may not extend outward so far that they block navigation of the canal.
 5. Docks, pier heads and boatlifts must maintain a minimum 10' side setback.
- Repairs of existing docks of up to 50% can adhere to the guidelines used in the original construction, more than 50% shall adhere to the above requirements. This is reviewed on a case by case basis.

6. Drainage

A certified drainage plan prepared by a South Carolina registered engineer, architect, or landscape architect including proposed contours, must be submitted to the ARB for all new construction and additions that increase the footprint of the the existing structure. This plan should address existing drainage and surface water retention of the lot. The plan should address the effect of surface water runoff on adjacent properties, roadways, golf course property, and existing marshland. The drainage plan should include existing and proposed surface contours, the use of gutters and downspouts, subsurface retention details, porous or non-porous pavements, and any other details proposed to meet the intent of this guideline.

The ARB/POA will not provide design criteria such as a storm event specifications, but will evaluate each submittal on an individual basis and determine if the submitted plan addresses and considers all of the guideline points. After construction is complete and before final approval is granted, the approved drainage plan and proposed new contours must be certified with a survey.

All costs relating to drainage issues on individual lots are the responsibility of the owner of the lot.

Driveways shall use swale or pipe at roadway so as not to block existing drainage.

7. Driveways and Parking Spaces

- a. The use of pervious surfaces should be the first course to consider when designing or replacing driveways. If desired, concrete garage floors and entrance pads are acceptable.
- b. Acceptable pervious materials are: gravel grids, pervious concrete, pavers, bricks and crushed gravel. All offer improved drainage and water runoff versus concrete.
- c. A current concrete driveway does not automatically guarantee approval of a concrete replacement.
- d. If pervious material is used instead of concrete an anchored border is required.
- e. Two exterior off street parking spaces are required on each site.
- f. Utility trailers and recreational vehicles on the site in public view, or on the rights of way of any public or private street in or next to the lot are PROHIBITED.
- g. Covered motorized vehicles (cars and golf carts) have to have a custom fitted cover in a natural color. Tarps are not acceptable.

8. Dunes and Topography

In order to protect the natural beauty of the island, the vegetation and topography located throughout Fripp Island, written approval of the ARB is hereby required for the removal, reduction, cutting down, excavation, or alteration of topographic and vegetation characteristics. Written approval will be granted for the minimum amount of earth movement required in plans and specifications.

9. Easements

When the covenants reserve a 10-foot utility easement at the rear, front, and or one side of each lot, construction is normally not allowed in these easements. No construction, including overhangs, HVAC units, fences etc., is allowed in easements.

10. Elevators and Lifts

Lifts and elevators shall not intrude into the existing set-back requirements except as outlined in the Amended and Restated Declaration of Covenants (ARD) dated 2009, Section 4.9, Variances. All applications must include manufacturer specifications. This is reviewed on a case by case basis.

- a. Exterior Cargo Vertical Lifts (Non-Passenger) shall abide by the following restrictions and additionally shall be considered on a case by case basis:
The proposed lift, including its vertical rails and basket must be completely screened, similar to that required for service yards and HVAC units.
- b. Exterior Passenger Elevators shall abide by the following restrictions and additionally shall be considered on a case by case basis:
The entire run of the elevator, ground to top of structure, shall be screened in a material to match the existing structure.
- c. Exterior Accessible Wheelchair Lifts may be installed providing all parts are screened from view, similar to the screening for service yards and HVAC units.

11. Emergency Access and Egress

Each home must have one emergency access and egress to aid medical personnel transporting patients to and from home and ambulance.

- a. Stairs must be a minimum of four (4) feet wide measured from inside to inside of handrail.
- b. If a turn in the stairway is required a landing area of 6x6 feet or an equivalent square feet must be built to allow for the turning of a stretcher.
- c. If an existing stairway is replaced it must conform to a. and b.

12. Exterior Finishes

- a. All exterior surfaces, except for deck flooring and step treads, must have a solid paint or stain finish. This includes stucco but not tabby finishes.
- b. All exterior exposed concrete block and/or pilings must be surfaced with stucco or boxed to match the exterior finish of the house. Architectural concrete blocks and or cultured stone will be decided on a case by case request.
- c. Vinyl siding is prohibited
- d. The use of T111, equal or similar materials (treated plywood not OSB) is approved to match or repair siding for existing homes ONLY. If the repair or addition is greater than 55%, the ARB would recommend other approved exterior finishes.
- e. Stucco or tabby exterior finishes are recommended for use on concrete blocks.
- f. The use of HardiPlank (fiber-cement siding) and other similar brands are automatically approved as exterior finishes.

ALL MATERIALS MUST MEET THE CURRENT COASTAL RESIDENTIAL HURRICANE BUILDING CODE REQUIREMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

13. Exterior Lighting

All exterior lighting shall be designed and installed so as not to disturb or impact neighbors nor impair vision of traffic on nearby streets. Lighting on beachfront homes must conform to the Beaufort County regulations so as not to interfere with the loggerhead turtles during nesting season. Lights must not shine directly towards the beach.

14. Fences

Generally, all kinds of fencing is discouraged to maintain the natural beauty enjoyed on Fripp Island. All fences and screens are reviewed on a case by case basis.

- a. Application for fencing- Homeowners wishing to install a new or modify an existing fence of any type or size must apply to the Architectural Review Board (ARB) and secure ARB project approval PRIOR to beginning fence installation or modification. The application must state the purpose for the fence, document the proposed fence materials and include drawings and brochures illustrating the proposed location of the fence, house location and property boundaries and

proposed fence landscaping. Applications for fences for the following purposes will not be approved:

1. Gates and chains across driveways
 2. Garden enclosures
 3. Animal enclosures
 4. Fences largely for aesthetic purposes
- b. After the fact” fencing- Installing a new fence or modifying an existing fence without prior application to the ARB for approval is not acceptable. Homeowners applying “after the fact” are subject to fence removal and/or fines.
- c. Swimming pool fences- For safety purposes, fencing is required for swimming pools. Homeowners wishing to install a swimming pool must include complete fence documentation (See a. above- fence location, materials, vegative screening, etc.) with the ARB swimming pool project application.
- d. Temporary fences- To protect newly planted approved landscaping items may remain in place until the plant is established in the soil and has reached a viable size so as not to be in danger of damage from deer. (12 months maximum)
- e. Existing fencing- Existing fencing “grandfathered” in or approved before March 9, 2019 shall be maintained in a straight and vertical position, be painted if necessary and have no visible rust or decay. Fencing that does not meet these standards may be subject to a fine. In addition, when a residential property is sold, all non-approved, non-compliant fencing must be removed prior to new owners taking possession.

15. Fill

When determining the maximum amount of fill dirt that will be permitted to be placed above the original grade, the ARB will consider the topography of the site (existing grade elevations), the elevations of the adjacent properties and structures, the impact on the drainage flow, the possibility of soil erosion, and the seperation distance between the proposed and exisiting adjacent structures.

The slope shall not exceed a ratio of more than four (4') feet horizontal to one (1') foot vertical, (4:1 or 25%). The actual amount of fill on a given lot will also be determined by aesthetic impact and the ability to control drainage.

If, in order to achieve the required finish floor elevation, the depth of new fill for a slab-on-grade is deemed to be excessive, systems other than slab-on-grade may be required.

16. Flag or Banner Poles

The installation of a freestanding flagpole or banner poles is discouraged. Properties with an area large enough that the subject can be 25' away from any property line and not

infringe upon the adjoining property owner's view or quiet enjoyment may be permitted. Flags that measure a maximum of 3'x5' in size, and are mounted on angled bracket poles are permitted, providing they are limited to two (2) flags or banners per home.

17. House Numbers

- a. Numbers shall be posted on the front elevation of the house in the area most conspicuous from the road.
- b. Posting house numbers on the mailbox shall be in addition to numbers on the house.
- c. Numbers shall be visible the road. Check periodically to make sure that trees, bushes or shrubbery haven't grown up and obscured the numbers.
- d. Numbers shall be a color that contrasts with the background. Brass and bronze numbers tend to be difficult to see on many backgrounds.
- e. Numbers shall be at least 4" high. The bigger and bolder, the better.
- f. If the structure is more than fifty (50) feet from the road entrance and does not have a mailbox the number must also be posted near the road entrance with a FIPOA approved ID post.

18. HVAC

Exterior HVAC units must be screened from view with a minimum 60% solid continuous screening (i.e.; lattice with no more than 40% total open area between boards).

Window Units are **PROHIBITED**.

19. Landscaping

The ARB requires approval for any significant landscape alterations of a landscape plan. The ARB reserves the right to approve any acceptable landscape plan. The plan shall include a plant list showing the identification symbol for the particular plant. All tree sizes shall be specified by height, spread and caliper size for single trunk tree. All shrubs shall be specified by height or spread and gallon size. Specifications shall include a performance specification for irrigation, drainage notes, plant quality and any other necessary information to impart design intent. All sodded and planted areas must be irrigated with fully automatic system and pop up heads in sodded and low growing ground cover areas. The plan shall identify and attempt to utilize existing natural flora in the design.

The degree of landscape required for a project depends upon the type of home site, type of project, and the degree and type of existing tree cover.

It is the responsibility of the owner to maintain property to the edge of the roadway acknowledging that the FIPOA owns the Right Of Way between the road surface and property line and from time to time may need access to it. No boulders or permanent obstructions may be placed in the right of way.

New or used railroad ties are not an acceptable border or retaining wall material.

20. Mailboxes and Message Boxes

Currently there are three approved mailbox designs. One is the larger mailbox as shown in the attached appendix, which must be painted the approved color and must be maintained consistent with the approved mailbox design. The second is the double design in Ocean Creek. Third are the cluster mailboxes which residents may be required to use in the future. Newspaper boxes are not approved and are not allowed.

Nonresidents in subdivisions 1-28 are not required to have mailboxes.

21. Propane Tank Enclosures

Installation of a propane tank must be approved by the ARB.

- a. Propane Tanks shall be buried when possible or placed in screened service yard similar to the screening of HVAC units.
- b. Must be in accordance with South Carolina Liquefied Petroleum Gas Board specifications.

22. Revetment and Retaining Walls

Building plans for revetment and retaining walls must be submitted for review according to the provisions of these guidelines.

- a. Application for a building permit must include plans and specifications (two (2) sets) that include the following:
 1. Construction materials (type and size) Note: Use of rock and or stone in the canal is discouraged.
 2. Color (natural wood stain only) composite materials may be utilized; all colors must be submitted for approval.
 3. SC DHEC/OCRM and any other required agency approvals

23. Service Yards

Every dwelling shall provide a service area or yard with suitable and appropriate screening to contain the following:

- a. Trash receptacles (which are not to be put on the curb for trash pickup)
- b. Lawn and garden equipment
- c. Propane tanks, etc. The size and location must be shown on the site plan.

New submittals will be required to install a service yard for trash receptacles if the property does not have one existing.

24. Setbacks

No specific setback lines are established by these guidelines. However, covenants and plats of certain subdivisions specify setbacks. Minimum 10' side setbacks are required where no specified setbacks are dictated. Houses should be located so that maximum view, light and breeze will be considered for each house.

ARD Article IV, Section 4.6 states:

Setback Requirements. To assure that buildings and other structures will be located so that reasonable view, privacy and breeze will be available to the largest practical number of buildings or structures built within the Property, that structures will be properly located

with regard to structures previously built, that the topography of each Lot is taken into consideration including the location of large trees and the stated goal of minimizing the number of trees to be removed, as well as other aesthetic and environmental considerations, no predetermined minimum building setbacks shall apply, and the ARB shall approve the precise site and location of any structure within the Property. Minimum setbacks shall be as set forth in the Architectural Review Board Guidelines or as required by any applicable governmental laws, regulations, and ordinances, as to the building of any structure or as otherwise provided by a recorded subdivision plat or the zoning ordinances applicable to the Property.

Setbacks by Subdivision

Sub	Front	Side	Rear
S/D 1-3	25'	10'	20'
S/D 4	25'	10'	20'
S/D 5	25'	10'	20'
S/D 6-7	25'	10'	20'
S/D 8-10	25'	10'	20'
S/D 10F	25'	10'	20'
S/D 11-12	25'	10'	20'
S/D 13	25'	10'	20'
S/D 14	25'	10'	20'
S/D 15	25'	10'	20'
S/D 15M	25'	10'	20'
S/D 16-17	25'	10'	20'
S/D 18	25'	10'	20'
S/D 19	25'	10'	20'
S/D 20	25'	10'	20'
S/D 21-23	25'	10'	20'
S/D 24 1-24	15'	3'	8'
S/D 24 25-36	15'	3'	5'
S/D 25	25'	10'	OCRM determines
S/D 26	25'	2.5'	20 -- See DB 610/1801 prgrh 10 for details
S/D 27A	20'	3'	20'
S/D 27B	20'	10'	20'
S/D 27C 1-26	20'	4.5'	
S/D 27C 27-28	20'	6'	
S/D 27C 1A-9A	20'	9'	
S/D 28 1-39	25'	0'	See page 4 of DB 808/898
S/D 29 39-114	25'	7.5'	20'
S/D 30 115-122	20'	10'	20'
S/D 31 117-153	25'	3.5'	20'
S/D 32	35'	6' minimum	Align with neighbors
S/D 33 1-26	20'	4.5'	Align with buffer zone est. by Beaufort County

S/D 33 27-30	20'	6'	Align with buffer zone est. by
Beaufort County			
S/D 34 1-9A	20'	9'	Align with buffer zone est. by
Beaufort County			
S/D 35	20'	3.5'	See page 8523/623 of DB for details
S/D 36	25'	10'	20'
S/D 37			
Lots 1 & 20	25'	7'	20'
Lots 2-19	25'	NE 3' 7'	20'
Lots 21, 24-28, 31, 34, 41			
	25'	7'	10'
Lot 22	25'	7'	20'
Lots 23, 29, 30, 32, 33, 35-40			
	25'	NE 3' 7'	10'

If not indicated by individual covenants, setbacks are 25' front, 10' side, and 20' rear unless otherwise stated by County or OCRM. Please note, the edge of the eave and service yard must be within the established setbacks. Eave variances will be considered by the ARB on a case by case basis and may be positively influenced by the addition of eave guttering systems.

Any property that was created before 1999 has an automatic setback of 25' front, 10' side, and 20' rear unless waterfront or marsh 50'.

25. Signs and Property Markers

No sign, poster, or lot marker of any kind is permitted on undeveloped or developed privately owned property anywhere on Fripp Island. This includes, but is not restricted to, real estate for sale, for sale by owner. New development corner markers are to be removed upon completed contract of sale. No property markers are allowed on resale property.

26. The Site

The design process should begin by considering the constraints and opportunities of the site, such as:

- a. Existing topography
- b. Existing vegetation
- c. View
- d. Sun orientation
- e. Prevailing winds
- f. Drainage
- g. Driveways and parking
- h. Utilities and easements
- i. Setbacks
- j. Adjacent structure location and ground slab elevation
- k. Proposed landscaping and maintenance
- l. Neighborhood environment-

(Neighborhood, for purposes of the ARB guidelines, will mean within the same numbered subdivision where the lot is located.)

27. Size of Structure

All dwellings must meet the minimum square footage as specified in the covenants for each subdivision as follows:

S/D 1-3	Beachfront 1500 S.F.; other 1250 S.F.; on first floor
S/D 4	1250 S.F.; on first floor
S/D 5	1000 S.F.; on first floor
S/D 6-7	1500 S.F.; on first floor
S/D 8-10	2000 S.F. with 1750 S.F. on first floor
S/D 10F	1500 S.F. heated
S/D 11-12	2000 S.F. with 1750 S.F. on first floor
S/D 13	1250 S.F.
S/D 14	No stated minimum
S/D 15	1400 S.F.
S/D 15M	1250 S.F.
S/D 16-17	No stated minimum
S/D 18	1200 S.F.
S/D 19	No stated minimum
S/D 20	1200 S.F.
S/D 21-23	No stated minimum
S/D 22	1250 S.F.
S/D 24, Lot 1-24	Plan A, B, C or D or as approved
S/D 24, Lot 25-36	1600 S.F.
S/D 25	2000 S.F. with 1750 S.F. on first floor
S/D 26	1500 S.F.
S/D 27A	1200 S.F.
S/D 27B	1600 S.F.
S/D 28	No stated minimum
S/D 29	1600 S.F.
S/D 30	2000 S.F.
S/D 31	No stated minimum
S/D 32	No stated minimum
S/D 33	No stated minimum
S/D 34	No stated minimum
S/D 35	No stated minimum
S/D 36	No stated minimum
S/D 37	1800 S.F.

- a. No building may exceed 36 feet in height from average existing grade and final grade to the peak of the roof, except a 4' maximum variance may be granted by the ARB if an approved sprinkler system is installed. Only the amount of fill needed to meet a reasonable grade as determined by the ARB shall be brought on to the lot. Refer to Fill specifics on page 10

- b. Footprint of buildings should not exceed 40% coverage of the area of the lot except where applicable by covenant. Some new subdivisions have stated setbacks and/or footprints that exceed 40%.
- c. No building shall exceed a maximum heat and or cooled (conditioned) two-story building height.

28. Skirting and Garage Doors

A 60% solid continuous skirting is required around open foundations, except under porches and decks (i.e. lattice with no more than 40% total open area between boards). Garage doors or gates are required at openings.

29. Solar Panels

General Considerations:

Solar panels should be visually integrated with the architecture of the house regarding style, location, size and color.

a. Specific Guidelines

1. Panels shall have a low profile and be flush mounted to the roof or wall.
2. Panels shall be static with no tracking mechanisms.
3. The framing shall match the surface it is attached to, either roof or siding if wall mounted.

b. Submission Requirements:

1. A copy of the site plan and the location of the proposed solar panels.
2. A drawing showing the proposed layout of the solar panels.
3. Actual color sample of panel to be installed.
4. Photographs of house showing the proposed location of panels.
5. Catalogue photographs or manufacturer's "cut sheets" of the solar panels and complete specifications on all components, including cables, connections, dimensions and materials.

30. Storm Protection

As of this update, a significant majority of homeowners do not live on Fripp Island full time. In order to protect the visual beauty of Fripp Island for full time residents and visitors we would propose the following guidelines:

- a. Installation of all permanent shutter systems including decorative operable shutters must be approved by the ARB prior to installation. Opening and closing of these protection methods will be at the discretion of the owner.
- b. Installation of all temporary protection, such as plywood, does not need ARB approval. This may be installed for the duration of the hurricane season, from September through November. All temporary hurricane protection must be removed by January 1 of the following year. FIPOA personnel will monitor these systems and determine fines on a case by case basis.

31. Swimming Pools

Pools must be built within the building setback. Plantings or other architectural elements are to be used where needed to limit visibility of pool from adjoining homesites and roads. Pools are not to infringe upon the adjoining property owner's view or quiet enjoyment.

Total square footage of home, porches, decking, swimming pool, pool equipment enclosure, and any other outer structures should not exceed 55% of the total square footage of the property.

Permit applications for construction of a swimming pool, lap pool, or jacuzzi must include the following:

- a. An as-built survey along with a scaled site plan (1/8" = 1') showing the shape and location of the pool, decking, fencing (if any), and pool equipment enclosure - all shown with respect to the principal residential structure and property lines. Fencing must be within setbacklines.
- b. Elevation details of pool, pool equipment, safety fence or enclosure around the pool area. Solid fencing is subject to approval.
- c. A sample of the water-level tile to be used, and a description of the decking material and coloration thereof.
- d. Additional elevation details (including materials and colors) of any structure raised above and adjoining the main pool deck; e.g., waterfall, planter, artistic splash plate, etc.
- e. For all pool installations, a landscape and drainage plan must also be submitted with the application.
 1. The landscape plan should include plant materials sufficient to visually buffer the swimming pool and pool deck from adjacent neighbors or streets. The installation must be immediately rendered invisible from the adjacent properties and roads by using mature landscaping materials.
 2. The landscape plan should show existing tree species and sizes for any proposed tree removals as well as for adjacent trees that may be impacted by pool construction.

32. Trees

A fine not to exceed \$1,000 may be imposed by the ARB for each tree removed without permission from the ARB. The ARB may request mitigation or replacement of tree. Owner may be responsible for Beaufort County mitigation for placement of tree or trees imposed. Article IV, Section 4.7 of the ARD states: 'Any tree that is more than six (6) inches in diameter at a point four (4) feet above the ground shall not be removed without the prior written consent of the ARB; provided, however, that any tree, regardless of its diameter that is located within ten (10) feet of a residence or accessory building may be removed without the written consent of the ARB. The ARB may require replacement of trees as a condition for approval of removal of trees. Additional clearing or pruning of tree canopies may be required on some Lots pursuant to fire recommendations. County regulations may be more restrictive, and then, will govern.'

33. Wildlife Structures

Functional bird houses, bird feeders and bird baths that are designed to blend with the environment are allowed. No permit is required. Larger birdhouses, such as those designed for Purple Martins, medium or large owls as well as nesting platforms, require an ARB (No Fee) permit prior to installation. ARB may consult with the Fripp Audubon Club and/or Naturally Fripp Community Wildlife Habitat for any assistance required in the approval process. In-ground water features or pools, even if intended to function as bird baths, require a permit.

34. Use Restrictions

ARD Article III, Use and Conduct 3.2 states:

“Development of Property. All Lots within the Property shall be and are hereby restricted exclusively to single family residential uses. All dwelling Lots shall be developed and built upon only for attached or detached single family residential dwelling purposes.”

A guest suite or like facility may be included as part of the main dwelling or accessory building, but such suite may not be rented or leased except as part of the entire premises including the main dwelling; and provided, however, that such guest suite will not result in over-crowding the site.

35. Vacant Lots are to remain in a natural state. A ten (10') foot path can be cut from the front of the lot to the rear of the lot. No trees can be removed in order to cut the path. Fallen trees or large piles of natural debris must be removed if seen from the street or neighboring properties. Bushhogging and clear cutting on lots is prohibited.

II. PERMITS

A. SUBMITTALS:

Must be received in the ARB office by 4:30 P.M. the Monday prior to the meeting. If not received by 4:30 P.M, the submittal may be deferred to the next meeting of the ARB. The appropriate FIARB application form completed in full must accompany submittal. If a bond is required the application **MUST** be signed by the property owner before review. There will be **NO EXCEPTIONS!**

Submittals must be received in duplicate hard copy, and a singular digital file to include all forms and plans. One set of plans will be returned with approval noted for application to Beaufort County for a building permit. The other set of plans will be placed in a permanent digital file and kept at the ARB office. Submission may be made in a digital format; however, the property owner must pay for the printing of the plans. All the required documents, fees and bond must be submitted before action will be taken by the ARB

The ARB will review these plans and will reply to the applicant within ten (10) working days of the ARB decision. The ARB will either grant approval with conditions, or state reasons for the disapproval of the project. The ARB has the right to postpone a decision until a later date but must notify the owner. If the plans are changed after approval, they

must be resubmitted and receive approval before proceeding. Concept or final approval is valid for twelve months (1 year) from approval date.

B. REQUIREMENTS AND COSTS

Permits are required for any exterior changes. Fripp Island ARB permits are to be placed on the site, in clear view from the street. The permits cannot be attached to a tree and must be visible from the street. (i.e., over the garage door or on the fascia of the entrance landing). The fees listed below are ***doubled for after-the-fact*** application (starting construction prior to ARB approval). The fees listed, in no way voice, limit, or replace the ARB's right to further enforce the restrictive covenants or the guidelines or the ability to impose additional fines.

\$500	New house construction.
\$300	New attached or detached structure, addition or modification (garage, guest suite, pools, etc.) \$25,000 and up.
\$200	New attached or detached structure, addition or modification (garage, guest suite etc.) \$5,000 to \$24,999.
\$300	Vertical structure modifications that do not change the footprint or roofline (porch enclosure, siding, add or change windows, dormers) \$25,000 and up.
\$150	Vertical structure modifications that do not change the footprint or roofline (porch enclosure, siding, add or change windows, dormers) \$5,000 to \$24,999.
\$50	Vertical structure modifications that do not change the footprint or roofline (porch enclosure, siding, add or change windows, dormers) up to \$5,000.
\$100	Addition or modification (decks, porches, roof, etc.) up to \$5,000.
\$150	Repairs and maintenance \$25,000 and up
\$100	Repairs and maintenance \$5,000 to \$24,999
\$50	Repairs and maintenance \$3,000 to \$5,000
No Fee	Repairs and maintenance Up to \$3,000 (permit required)
No Fee	Reroof, repaint same material same color (permit required)
\$50	Repaint (change color)
\$50	Reroof (change material/color)
\$150	Modify, change location, new construction of docks, crossovers, bulkheads, ramps, boat lifts, decks and steps \$25,000 and up.
\$100	Modify, change location, new construction of docks, crossovers, bulkheads, ramps, boat lifts, decks and steps \$3,000 to \$24,999.
No Fee	Modification, change location, new construction of docks, crossovers, bulkheads, ramps, boat lifts, decks and steps up to \$3,000 (permit required)
\$100	Demolition of a house or major structure (garage).
\$50	Major landscape modification (driveway, retainer walls, drainage revetment).

No Fee	Approved decorative artwork painted on structure, attached to structure.
\$50	After-the-fact decorative artwork painted on structure, attached to structure (removal may be required).
No Fee	Approved yard art (freestanding statues, signs, benches, birdbaths, etc.); (permit required)
\$50	After-the-fact yard art (freestanding statues, signs, benches, birdbaths, etc.; removal may be required.)
\$50	Dumpster fee for interior renovations.
\$50	Portable storage unit. Permit is for two (2) months.
\$30	Digital copies of house plans on file are available per set.

III. BONDS

The property owner or contractor is responsible for paying the security bond and permit fee at the time of application for final approval.

The bond monies will be returned to the property owner at the completion of construction (which includes the landscaping), minus any fines against the bond as described below. If request for bond monies is not received within 6 (six) months of construction completion, bond monies are forfeited to the FIPOA.

A. NEW HOUSE CONSTRUCTION

\$10,000	Required with a final review application for a new house 4,000 or more sq. ft.
\$7,500	Required with a final review application for a new house 2,000 to 3,999 sq. ft.
\$5,000	Required with a final review application for a new house under 2,000 sq. ft.

B. ADDITION OR ALTERATION

\$4,000	Required with an application for any addition, alteration, garage, etc. 500 or more sq. ft.
\$4,000	Required with an application for any swimming pool.
\$3,000	Required with an application for any addition, alteration, garage, etc. under 500 sq. ft.
\$3,000	Vertical structure modification over \$5,000

C. DOCKS, BEACH ACCESS, CROSSOVERS

\$2,000	Required with an application for dock, beach access, crossover, etc.
----------------	--

D. MAINTENANCE AND REPAIR

No Bond	A bond is not required for maintenance and repair permits. (ARB has the right to impose a bond if the scope of work deems it necessary. This is solely at the ARB's discretion.)
----------------	--

IV. FINES

Fines are imposed for, but are not limited to, the following:

\$5,000	Starting construction or clearing property without stakeout approval.
\$1,000	For each tree removed without permission. (Plus mitigation)
\$5,000	For each major site/building plan change without ARB approval (house location on the lot, height, roof/wall plan change) or other major changes as determined by the ARB. (Fine/plus restoration)
\$1,000	For <u>each</u> change to construction that alters exterior appearance without obtaining ARB approval, to include each deck, window, skylight, door, major landscape change, driveway and any other exterior change not covered under other sections of this document without obtaining ARB approval.
\$50	Each day site has no portable toilet
\$50	Each day site has no job sign, improperly installed sign or improper sign.
\$50	Each day site has no dumpster.
\$100	Each day that site is not clean and orderly with trash contained.
\$50	Each day site does not have ARB permit posted properly.
\$100	Each day that dunes, trees, natural areas or adjacent property is not protected.
\$50	Each day construction workers' vehicles are parked offsite or on the street without permission. (Fine is per vehicle)
\$50	Each day there is excessive noise from the job site.
\$200	Each day that contractors, their workers or suppliers use private facilities designated for exclusive use of property owners. Facilities include, but are not limited to the beach, crossovers, pools, restaurants, tennis courts and golf courses. Contractors are allowed to utilize the Marina Store and the Springtide Market.
\$200	Each day outside noise from site happens after hours or on Saturdays, Sundays or holidays.
\$100	Each day construction is not completed without approved extension, including landscaping when applicable, within fifteen months of start of construction for a new house and within nine months of start of construction for other construction.
\$100	Each day roads or roadsides are not repaired to pre-construction conditions prior to construction deadline.
\$50	Each day failure to install and/or maintain drainage systems throughout construction site that results in the damage of neighboring properties.
\$100	Each day a portable storage unit is on property without a permit.
\$50	Per day fine for improperly operating a home-based business after notice to cease.
\$100	Per day for utility trailers, recreational vehicles, on the site in public view, or on the rights of way of any public or private street in or next to the lot.
\$25	Each day any covered motorized vehicles (cars and golf carts) do not have a custom fitted cover. Tarps are not acceptable.

Fines imposed and rates based on a workday basis rather than a calendar week. In most circumstances the ARB will issue a warning before a fine is imposed. Fines will double if the offense is not remedied in a timely fashion as outlined by the ARB.

V. ARCHITECTURAL REVIEW BOARD REVIEW PROCESS

This process has been established to provide a systematic and uniform review of proposed construction. No site clearing, material deliveries, or construction may begin without first obtaining a Fripp Island building permit and stakeout approval. Oral representations of any ARB decisions shall be non-binding on the ARB. **APPLICANTS WILL BE NOTIFIED OF ALL DECISIONS OF THE ARB WITHIN (10) TEN WORKING DAYS OF THE ARB MEETING.** If any type of construction starts before a permit is secured, a fine will be implemented and the contractor involved may be banned from working on Fripp Island. The procedures of the Federal, State, and Beaufort County Building Codes/Enforcement must also be followed. Submittal of drawings for review must occur early enough so as not to delay the construction schedule.

A. CONCEPTUAL REVIEW:

Conceptual review is an approval to continue with planning only. Conceptual review may be for any of the items listed under Final Review. It is good for one year and requires no fee.

B. FINAL REVIEW:

Along with an ARB application, permit fee and cash bond, if applicable, the following items are required for final review:

1. Site Plan

Site plan shall be presented at a minimum 1/10" = 1'-0" scale depicting site data which must include the following:

- a.** Property line description.
- b.** Designation of directional north.
- c.** Location of house on lot. House outline to include roof overhang and service yard.
- d.** Setback dimension on all four sides of house (including roof overhang).
- e.** Topographic information showing existing and proposed grade contours.
Location of adjacent structures noting the ground slab elevation when needed.
- f.** Location of all decks and porches.
Location of drives and walks (must be bordered if permeable materials)
 1. Must include a minimum of two (2) off street parking spaces. Permeable materials are preferred.
- g.** Size, species and location of existing trees to be removed.
- h.** All existing easements and rights-of-way.
- i.** Location and dimensions of HVAC and screened service yard that shall contain trash, etc.
- j.** Location of propane gas tank.
- k.** Percent of lot covered by building footprint

2. Certified Drainage Plan

Proposed certified drainage plan prepared by a South Carolina registered engineer, architect, or landscape design architect including proposed contours is required. Drainage plan should utilize at a minimum the drainage requirements of Beaufort County (Drainage Plan and Landscape Plan may be combined.)

3. Landscape Plan

A landscape plan at a minimum 1/4" = 1'-0" scale showing the location of the house, driveway, and walkways with proposed landscaping concepts is required. The plan shall indicate all planting including proposed trees.

4. Architectural Plans

A complete set of architectural and constructive plans at a scale of 1/4" = 1'-0" shall be submitted and must contain the following information:

- a. Footing and foundation plans
- b. Floor plan(s)
- c. Elevation of all views.
 - 1. 60% solid skirting and garage doors on openings.
 - 2. HVAC unit location/ HVAC enclosure and service yard must be minimum of 60% solid screen with height to match or exceed HVAC unit's height.
- d. Building sections
- e. Details of construction
- f. Electrical plan
- g. Total square feet of enclosed area on each floor
- h. Total square feet of decks and porches on each floor
- i. Total height from average existing grade to peak of roof

5. Construction Specifications

A full set of specifications must be submitted defining the quality and type of exterior materials not identified on plans.

6. Exterior Colors

Proposed colors of all exterior materials, including siding, trim, brick, roofing, stucco, and lattice, must be submitted on actual sample materials. Samples are to be a minimum of 8 1/2" x 11" or the equivalent of materials being utilized. In some cases, an on-site inspection of color samples and materials must be performed before painting or finished materials are applied.

7. Construction Schedule

Indication of starting date of construction (maximum of fifteen [15] months, including landscaping, for a house and nine [9] months for all other construction). Date of first permit issuance is considered the start date of construction. One hundred dollar (\$100) fine for each day construction is not completed without approved extension, including landscaping when applicable. Construction schedule must

include: starting date, foundation completion date, framing completion date, and final completion date.

8. Business License

For the protection of property values of all Fripp Island property owners and for some degree of assurance of quality construction all construction must be performed by professional workers. A licensed builder or general contractor will be required for approval of any house construction or major construction project. The builder or general contractor must have a South Carolina Home Builders License and a Beaufort County Business License. The name and license number must be provided with the application.

C. HOME IMPROVEMENT REVIEW

As stated in the ARD, the ARB must approve any exterior changes, alterations, or additions. All exterior repainting and reroofing must also be approved.

- 1.** The following are required for review:
- 2.** A completed application form indicating that it is an application for improvements along with permit fee and bond if applicable.
 - a.** Site plans showing existing structures, setbacks, property lines, and the proposed improvements, as well as any other pertinent information. (Refer to page 24)
 - b.** If footprint of house or structure increases a certified drainage plan will be required. (Refer to page 25)
 - c.** Architectural plans at 1/10" = 1'0" sufficient to adequately explain the proposed addition or alteration. (Refer to page 25)
 - d.** Colors of all exposed exterior materials. Samples will be required in order to assure that any new addition will match the existing structure. (See Review Process, Exterior Colors for specifics, Page 25)
- 3.** If a bond is required as outlined on page 4, the following must be brought into compliance:
 - a.** Skirting (60% solid)
 - b.** Mailbox (if required)
 - c.** Screened service yard
 - d.** Screened HVAC unit
 - e.** Finish on exposed wood and concrete block
 - f.** Pervious driveway must be bordered with treated, anchored material to contain and define perimeter. Pervious materials preferred.
 - g.** Landscape
 - h.** Numbers on house
 - i.** Emergency access and egress, as outlined on page 10
 - j.** Garage doors or gates
 - k.** Propane tanks screened from view, or buried as outlined on page 13

- I. Removal of any non-compliant structures (i.e., fences, yard art, basketball goals, visible wood piles, etc.)

As with new construction, two sets of drawings must be submitted. After reviewing the project, the ARB may request additional information or alterations to the proposed plan before granting final approval. A Fripp Island building permit is required to be displayed on the site. A Certificate of Compliance is required at the completion of construction.

D. APPEALS PROCESS

The ARB shall make every effort to resolve differences with the applicant. Resubmittals and possible conference should be used to resolve issues. If the issues cannot be resolved the property owner shall have the right to file a "Notice of Appeal" with the ARB by Certified Mail Return Receipt Request within fourteen (14) days of receiving notice of denial. Failure to file within the time prescribed shall be deemed to be final. The Notice of Appeal shall state the grounds for the appeal and the reason for revising the ARB decision. If the applicant is not satisfied, they can file a "Notice of Appeal" with the General Manager, who will collect all pertinent data and submit it to the FIPOA Board of Directors. The Board of Directors shall hear the appeal at the next scheduled Board meeting. The time commences upon the receipt of the Notice of Appeal. The General Manager shall notify the property owner and the ARB Chairperson of the Board of Directors' decision. The FIPOA Board of Directors shall have final authority in the dispute.

VI. CONSTRUCTION GUIDELINES

All residential construction on Fripp Island may be under observation by the ARB and shall not constitute a trespass. A final inspection for a Certificate of Compliance will occur only after all construction is completed. Responsibility of compliance to the Amended Restated Declarant Covenants and the ARB guidelines is that of the homeowner and contractor.

A. Required Before Construction

Prior to beginning any clearing, grading or construction, the following must be completed:

1. Obtain final approval for construction and a Fripp Island building permit from the ARB
2. Obtain an approval of site stakeout
 - a. Preliminary stakeout to be obtained before clearing of trees. After final approval and prior to beginning any clearing or construction on any lot, the owner or builder must schedule a preliminary stakeout approval. An ARB representative will review the stakeout of the construction, including house location, driveway location, proposed tree removal, job signs, permit, portable toilet, dumpster, and date of construction start.
 - b. A second stakeout to be obtained after fill has been laid on the construction site. A second stakeout will be performed after fill dirt is brought onto the property and

before construction starts. Field adjustments may be required at time of stakeout approval. If any type of construction starts before a permit is secured, a fine will be implemented and, at the discretion of the ARB, the contractor involved may be banned from working on Fripp Island. Portable toilet and dumpster must be onsite for the second stakeout if not placed for first stakeout due to size constraints of the lot.

3. Obtain Beaufort County and other required agency permits
4. Every construction site must have a freestanding sign. This sign must be 36" x 24" with lettering no taller than four (4") inches but no less than 2.5". The sign must be placed on lot no closer than 15' and parallel to the edge of the street. The sign must state the name and phone number of the contractor. This sign is not to act as a marketing piece for the contractor. No slogans, or catch phrases are permitted on the sign. Contractor logos must be approved by the ARB. Signage must be removed promptly after construction has been completed.

The Fripp Island ARB permit and Beaufort County building permit must be posted in a location visible from the street. Permits are not to be posted on trees.

B. Required During Construction

1. Each construction site is required to have a portable toilet. The portable toilet should in an inconspicuous location.
2. All home sites will be kept in a neat and orderly condition throughout the entire construction phase. This includes any materials, trash, or debris falling from vehicles en route to or from the construction site. It is mandatory that trucks must be tarped when hauling debris or trash. A trash dumpster must be placed on each lot after the frame package is delivered. Placement shall be within the lot lines and not in the right-of-ways or easements.
3. If size of lot permits, one temporary storage structure or trailer, no larger than 10' x 10' x 8' high, may be used as an office or to store materials. Storage structures may not be used as living quarters.
4. Temporary utilities shall be installed in a neat manner. Temporary power poles must be installed plumb and not utilized for the placement of signs.
5. During construction, dunes, trees, and natural areas must be protected (by barricades if necessary).
6. Construction workers, including all subcontractors and delivery vehicles, shall enter and exit the lot using the driveway area. Vehicles must be parked in driveway or parking area to avoid damage to existing vegetation and blocking roadways. A \$100 fine will be imposed for each incident involving damage to vegetation.
7. Sand or dirt shall be placed over curb or bike path during the construction phase to prevent damage to the curb or bike path. Any damaged road or roadside must be repaired to preconstruction conditions, and shall be paid for by the owner/builder.
8. Any spillage of concrete, paint, dirt or any other material onto the paved community streets shall be removed immediately.
9. Owners and contractors are responsible for seeing that their construction workers, subcontractors, and suppliers obey all traffic and security regulations of Fripp Island.

10. Access to the island is controlled by Fripp Island Security located at the security gate. Construction workers, subcontractors, and suppliers are allowed access to and from the construction site only, and are strictly forbidden from riding about the island.
11. The normal hours allowed for construction are 7:30 A.M. to 7:00 P.M. Monday through Friday. Weekend work is limited by a “no noise” policy with prior permission granted by Security or the General Manager prior to coming on the island. There will be no workers, subcontractors, or suppliers allowed on the island on holidays.
 - a. No loud or offensive language or excessive noise is allowed on the construction site. Radios or similar devices are permitted only if they cannot be heard beyond the construction site property lines.
12. Construction workers should dress appropriately (shirts are required)
13. Pets are not allowed on job sites.
14. Drainage systems shall be established during initial grading and prior to the start of construction. Drainage systems shall be maintained throughout construction.
15. Because Fripp Island is a private community, contractors and their employees, subcontractors, and suppliers shall not have the use of any of the private facilities. These include the beach, tennis courts, golf courses, restaurants, swimming pools, fishing areas or any other area designated for exclusive use of property owners or their guests. Contractors are allowed to utilize the Marina Store and Springtide Market.

C. COMPLETION OF CONSTRUCTION

A Certificate of Compliance is required at the completion of construction. In order to be in compliance, the following items must be completed and/or adhered to:

1. The structure must be completed (including walks and drives) according to the approval of the ARB.
2. Exterior colors shall conform to those approved by the ARB. All vertical areas must be painted (i.e. stair risers)
3. Construction debris must be removed from the site.
4. Screened service yard shall be completed.
5. Temporary facilities (power pole, portable toilet, etc.) and contractor sign must be removed from the site.
6. An approved mailbox can be installed if applicable.
7. Landscaping must be completed and approved.
8. HVAC unit must be screened from view.
9. A letter from a certified engineer stating that all drainage requirements, as shown on the final plan, have been met.
10. House numbers no less than three (4) inches in a contrasting color must be on the house near the front entrance and visible from road.
11. Road and roadsides must be repaired to pre-construction conditions.

If, at the end of fifteen months, the construction is not completed and in compliance, the FIPOA may take legal action to insure compliance (nine [9] months for construction other than a new house).

