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After Recording Return to:
MINOR, HAIGHT & ARUNDELL, P.C.
P.O. Drawer 6067
Hilton Head Island, SC 29938

STATE OF SOUTH CAROLINA)
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COUNTY OF BEAUFORT)
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RESOLUTION AND CERTIFICATE OF
AUTHENTICITY OF SALT CREEK LANDING
RULES; ARB STANDARDS, PROCEDURES
AND DESIGN GUIDELINES; AND VIOLATION
FEE SCHEDULE

THIS Resolution and Certificate of Authenticity of Salt Creek Landing Rules; ARB Standards, Procedures and Design Guidelines; and Violation Fee Schedule is made by Salt Creek Landing Property Owners' Association, Inc. ("Association") and made effective as set forth herein.

WHEREAS, the Association was incorporated as a South Carolina non-profit corporation on November 2, 2017;

WHEREAS, the Declaration of Covenants and Provisions for Membership in Salt Creek Landing Property Owners' Association, Inc. was recorded in the Office of the Register of Deeds for Beaufort County ("ROD") on December 13, 2016 in Book 3537 at Page 52, as amended by that first amendment recorded in Book 3546 at Page 2920 on January 23, 2017, that second amendment recorded in Book 3648 at Page 2182 on March 5, 2018, that third amendment recorded in Book 3656 at Page 732 on April 3, 2018, and that fourth amendment recorded in Book 3726 at Page 2820 on January 7, 2019 ("Declaration");

WHEREAS, pursuant to, *inter alia*, Article IX, Sections 9.1 and 9.2 of the Declaration and Article V, Section 5.16 (d) and Article XIV, Sections 14.01 and 14.02 of the By-Laws of Salt Creek Landing Property Owners' Association, Inc., which is Exhibit "B" to the Declaration, the Board of Directors of the Association ("Board") has the authority to establish rules and regulations, impose reasonable monetary fines, and take other actions as set forth therein;

WHEREAS, on November 26, 2019, the Board recorded ARB Guidelines in Book 3815 at Page 808, Guidelines, Rules and Regulations in Book 3815 at Page 811, and Violation Fine Schedule in Book 3815 at Page 817;

WHEREAS, the Board has now amended those documents previously recorded on November 26, 2019 and set forth above, effective the dates set forth in the documents attached hereto;

WHEREAS, the South Carolina Homeowners Association Act, S.C. Code Ann. §27-30-110, et seq., ("SCHAA") mandates that all governing documents, and any amendments thereto, must be recorded with the ROD.

IT IS THEREFORE RESOLVED AND CERTIFIED:

1. That the amended Salt Creek Landing Rules ("Rules"), attached hereto as Exhibit "A", the amended ARB Standards, Procedures and Design Guidelines ("ARB Standards"), attached hereto as Exhibit "B", and the amended Violation Fee Schedule ("Violation Schedule") attached hereto as Exhibit "C", were duly adopted by the Board in accordance with the Declaration and the By-Laws attached thereto.

2. That the amended Rules, ARB Standards and Violation Schedule are in full force and effect and shall remain so until such time as the Board shall file with the ROD an amendment, restatement or revocation thereof.

3. That the undersigned are the duly elected President and Secretary of the Association and, as such, have the requisite knowledge and authority to execute this instrument on behalf of the Board and the Association and to record these amendments in accordance with the SCHAA.

IN WITNESS WHEREOF, the Association has caused these Presents to be executed in its name by its authorized officers, as of this 23rd day of April, 2021.

[Signature]
Witness

Elaine H. Bowen
Notary Witness

SALT CREEK LANDING PROPERTY OWNERS' ASSOCIATION, INC.

By: [Signature]
Jeff Sacco
Its: President

By: [Signature]
Meghan Campbell
Its: Secretary

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, Elaine H. Bowen, the undersigned Notary Public, do hereby certify that Jeff Sacco, President, and Meghan Campbell, Secretary, of Salt Creek Landing Property Owners' Association, Inc., appeared before me on the date written below, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23rd day of April, 2021.

Elaine H. Bowen
Name of Notary: ELAINE H. BOWEN
Notary Public of the State of South Carolina
My Commission Expires: 6/29/26



EXHIBIT B

(Salt Creek Landing Architecture Review Board Standards,
Procedures and Design Guidelines)

Salt Creek



LANDING

Salt Creek Landing Property Owners Association Inc.

Architecture Review Board Standards, Procedures and Design Guidelines

APPROVED BY THE BOARD OF DIRECTORS : April 19, 2021
UPDATED: April 19, 2021

Purpose of the Design Guidelines

The purpose of the Design Guidelines is to familiarize homeowners with the objectives, scope and application of design standards and guidelines, which will be used to maintain the aesthetic appearance and environmental quality of the community.

This document provides specific design standards and guidelines that have been adopted by the Board of Directors. It also explains the application and review process that homeowners must follow when seeking approval for any exterior modifications or changes to their homes or lots that are subject to approval by the Association. Homeowners are reminded that approval by the Architectural Review Board for a proposed change does not remove the need for the appropriate building permits or other documentation. The Design Guidelines will serve as a valuable reference source and will assist homeowners in preparing acceptable applications for review by the SCL Architectural Review Board. All homeowners are encouraged to familiarize themselves with its contents and to retain the handbook for future use.

Basis for and Objectives of the Protective Covenants

The legal documents for the Homeowners Association include the Declaration of Covenants and Provisions, Rules and Fine Schedule. The Declaration of Covenants and Provisions specify the process for obtaining approval for changes, improvements or alterations to an owner's lot. Legally, these covenants are a part of the deed for each home and are binding upon all initial homeowners and their successors in ownership, irrespective of whether or not these owners are familiar with such covenants. The primary purpose of this document is to establish design guidelines for the entire community. The promulgation and enforcement of design guidelines is intended to achieve the following objectives:

- Maintain consistency with the overall design concept for the community;
- Promote harmonious architectural and environmental design qualities and features;
- Promote and enhance the visual and aesthetic appearance of the community; and
- Maintain a clean, neat, and orderly appearance.

The enforcement of design guidelines not only enhances the physical appearance of a community but also protects and preserves property values. Homeowners who reside in association communities that enforce protective covenants are protected from actions of neighbors that can detract from the physical appearance of the community and, in some cases, diminish property values.

Role of the Architectural Review Board

All homeowners are automatically members of the Homeowners Association. The Association is a not-for-profit corporation that owns and is responsible for the upkeep and maintenance of all common properties within the community.

The Association is also responsible for the administration and enforcement of all covenants and provisions. The Declaration of Covenants and Provisions for the Homeowners Association provides the scope and authority of the Architectural Review Board (ARB). The members of the ARB are appointed by the Board of Directors (BOD) of the Homeowners Association.

The Architectural Review Board is responsible for the administration of the Association's Design Guidelines for new home construction, exterior modifications to homes and improvements to lots as proposed by lot owners.

The ARB will review and approve (or disapprove) applications submitted by lot owners for new home construction and exterior additions, alterations or modifications to a home or lot using Design Guidelines approved by the Association's Board of Directors.

As part of its responsibilities, the Architectural Review Board will make recommendations to the Board of Directors with respect to the modification of the Design Guidelines initially approved by the BOD. The BOD will also be responsible for reviewing possible violations of the Association's Design Guidelines.

Alterations Requiring Review and Approval by the ARB

Any changes, permanent or temporary, to the exterior appearance of a building or lot are subject to review and approval by the Architectural Review Board. The review process is not limited to major additions, removals or alterations (such as enclosing a section or all of a garage, adding a room, deck, stairs, railing or patio). It includes such items as changes in color and materials.

There are a number of exceptions to this otherwise inclusive review requirement:

1. Building exteriors may be repainted or re-stained provided that there is no color change from the original. Similarly, exterior-building components may be repaired or replaced so long as there is no change in type of material and color.
2. Minor landscape improvements do not require Architectural Review Board approval. This includes foundation plantings, single specimen plants or small-scale improvements that do not materially alter the appearance of the lot, involve a change in topography or grade, and which are not of sufficient scale to constitute a natural structure.

If there is any doubt as to whether or not a proposed exterior change is exempt from ARB review and approval, homeowners should first seek clarification from the Architectural Review Board through the Managing Agent before proceeding with the improvement.

Application and Review Procedures

Application and review procedures that will be used by the Architectural Review Board are detailed below:

1. **Applications:** All applications for proposed improvements must be submitted in writing using the application forms authorized by the Architectural Review Board. A copy of these forms is available for download at <https://www.imchhi.com/salt-creek-landing> (The Property Manager can also provide a copy of the form. Applications must be complete in order to commence the review process. Incomplete applications will be returned to the applicant with a statement of deficiencies that must be remedied in order to be considered for review.
2. **Supporting Documentation.** The application must include a complete and accurate description of the proposed improvement(s). To permit evaluation by the Architectural Review Board, exhibits supporting the application are required. Such exhibits include plans, specifications and plot plans showing all details of each proposed improvement, construction, landscaping, alteration, modification, repair, replacement and/or addition, including but not limited to, the dimensions, design, shape, finished grade elevation, size, materials, composition and color, together with a landscape plan and a plot plan showing the location relative to Lot boundaries and adjacent improvements of all proposed improvements, alterations, construction, modifications, replacement and/or additions. The Design Guidelines and application forms provide guidance with respect to the supporting documentation required for various types of improvements.
3. **Time Frame for Completion of the Review.** The Architectural Review Board is required to approve or disapprove any proposed improvement within thirty (30) days after the receipt of a properly completed application. However, the thirty (30) day review period will only commence upon the receipt of a complete application form, including any required exhibits. It is therefore advisable for homeowners contemplating substantial improvements to first ensure that they are aware of all required supporting documentation prior to submitting a design review application.
4. **Notice of Approval/Disapproval.** Homeowners who have submitted design review applications will be given written notice of the decision of the Architectural Review Board.

Completion of Approved Work

- After the Architectural Review Board has approved an application, the homeowners shall diligently commence the work approved in the application to the end in strict conformity to the approved application so that all work is completed as expeditiously as is reasonable, but in no event shall the work last longer than twelve (12) consecutive months from the date application is approved by the Architectural Review Board. If an unforeseen event occurs that prevents the work from being completed in the twelve (12) month time period, the homeowner shall apply to the Architectural Review Board for an extension of time to complete the work in the approved application. The homeowner shall provide the Architectural Review Board a good faith estimate of the time required to complete the work, but the length of any extension shall be in the sole discretion of the Architectural Review Board. There shall be no more than two (2) extensions for each approved Architectural Review Board application. If the work remains incomplete after the second extension, the Association shall have all available rights and remedies under the Association's governing documents, South Carolina law or these Design Guidelines.
- The homeowner of the Lot on which improvements, repairs, replacements, modifications, structures, buildings, landscaping, alterations and/or additions are being made shall keep the streets, walks, drainage structures and all areas adjacent to that Lot free from damage, dirt, mud, garbage, trash, refuse, building materials and/or other debris occasioned by the work being performed in accordance with an approved Architectural Review Board application.

Enforcement Procedures

Article XVI of the community Bylaws and Article IX of the Declaration of Covenants and Provisions of the Association provide the authority for the Board of Directors to establish these ARB Guidelines.

The following enforcement procedures will be used to ensure compliance:

1. A violation may be observed and reported to the Board of Directors through the managing agent by a member of the Architectural Review Board or a homeowner. In the case of homeowners wishing to report a potential violation, a written notification should be transmitted to the managing agent.
2. The alleged violation will be confirmed by a site visit by a member of the Board of Directors, a member of the Architectural Review Board or the managing agent.
3. The Board, through the managing agent, will contact the resident in violation by email and letter advising them of the violation and requesting appropriate action to remedy the violation.
4. Written demand to cease and desist from an alleged violation shall be served upon the person responsible for such violation specifying;
 - a. the alleged violation;
 - b. the action required to abate the violation; and
 - c. a time period of not less than five (5) days during which the violation may be abated without further sanction, if such violation is a continuing one, or if the violation is not a continuing one, a statement that any further violation of the same provision of this Declaration, the Bylaws, or of the rules and regulations of the Association may result in the imposition of sanctions after notice and hearing.
5. If the violation continues past the period allowed in the demand for abatement without penalty, or if the same violation subsequently occurs within twelve (12) months of such demand, the Board of Directors of the Association may serve such person with written notice of a hearing to be held by the Board of Directors in executive session. The notice shall contain:
 - a. the nature of the alleged violation;
 - b. the time and place of the hearing, which time shall be not less than ten (10) days from the giving of the notice;
 - c. an invitation to attend the hearing and produce any statement, evidence and witnesses on his behalf; and
 - d. the proposed sanction to be imposed.
6. The hearing shall be held in executive session of the Board of Directors pursuant to the notice and shall afford the alleged violator a reasonable opportunity to be heard.

7. Prior to the effectiveness of any sanction hereunder, proof of notice and the invitation to be heard shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice together with a statement of the date and manner of delivery is entered by the officer, director or other individual who deliver such notice.
8. The notice requirement shall be deemed satisfied if an alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction imposed, if any.

The above procedures do not preclude the Board of Directors from taking accelerated measures in the case of a violation that constitutes an emergency situation; provided that the resident in violation has been properly notified by certified mailing and that the action is consistent with the provisions of the Association's governing documents. Likewise, the Board may establish shorter notification periods for the correction of violations of the Design Guidelines where the homeowner shall not be disadvantaged by a shorter notification period for compliance.

Nothing in these Design Guidelines shall be deemed a waiver of the Association's rights and remedies available to it at law and in equity whether such rights and remedies arise under these ARB Guidelines, the Association's governing documents, any rules and regulations promulgated by the Association or South Carolina law.. Such rights and remedies include, but are not limited to, the ability to fine for a violation, exercise self-help to remedy a violation or impose enforcement costs as a lien on a lot. All of the Association's rights and remedies are cumulative.

Definitions:

ARB- Architectural Review Board

ARB Guidelines- Architecture Review Board Standards, Procedures and Design Guidelines

Association-Salt Creek Landing Property Owners Association Inc.

Board of Directors- Salt Creek Landing Property Owners Inc. Board of Directors

BOD- Board of Directors

DHEC-South Carolina Department of Health and Environmental Control

Governing Documents- Declaration of Covenants and Provisions, Rules and Fine Schedule

Homeowners Association- Salt Creek Landing Property Owners Association Inc.

Managing Agent- Salt Creek Landing's Contracted Property Management Company

OCRM-Ocean and Coastal Resource Management

SCL- Salt Creek Landing Property Owners Association Inc.

Design Guidelines

The specific Design Guidelines detailed below have been adopted by the Board of Directors. Please note: These guidelines will not cover every situation. If you wish to make a permanent or significant visual modification to your property that is NOT explicitly covered in these Design Guidelines, you still must submit an application to the Architectural Review Board. Please follow the application procedures and note on your application that your request is a special circumstance.

Antennas, Satellite Receivers or other Rooftop Device

Antennas (Television and Radio) and satellite receiver up to three (3) feet in diameter are permitted to be installed by submitting an ARB application for approval and shall not delay the installation as required by definition of the FCC requirement for Over-the-Air-Reception Devices (OTARD); however, the following guidelines shall be observed with regard to antenna or satellite receiver placement. Failure to place the antenna or satellite receiver according to these guidelines will result in a violation of these ARB Guidelines:

- Provided that such placement does not impair the signal or unreasonably increase installation cost, the antenna or satellite receiver shall be attached to the dwelling as follows:
 - On a side of the home that does not face the street
 - Set back at least twenty (20) feet from any side that faces the street
 - Near the base of the roofline (or lower)
- When being installed on a post, placement of the antenna or receiver shall be as close to the dwelling as possible and not in the front yard. Posts shall not be taller than six feet.
- Antenna or satellite receiver shall not block marsh or pond views of neighbors.

An ARB member may be available upon request for consultation on antenna or satellite placement.

Clotheslines

Semi-permanent clotheslines or similar apparatus for the exterior drying of clothes are not permitted. Removable clothes lines erected during daylight hours and only in the rear yard or those screened from view behind a fence are acceptable. Nothing in this provision shall be construed to limit any rights granted to the homeowner.

Decks, Arbors, Gazebos and Screened Enclosures

The Architectural Review Board must approve all decks, arbors, gazebos and/or screened enclosures. Homeowners are advised to consider the following factors:

- Structure: Must be a permanent installation.
- Location: Must be located in rear yards.
- Scale and Style: The scale shall be compatible with the scale of the home as sited on the lot. Decks, particularly if elevated, should be of a scale and style compatible with the home to which attached, adjacent homes and the environmental surroundings. Deck should not extend beyond the edge of the foundation of the side of the home.
- Materials: Construction materials for decks and gazebos must be of smooth high-quality pressure treated lumber or comparable composite material with the color approved by the ARB.
- Color: Wood materials for decks and gazebos should be treated with a clear waterproof sealant or wood color stain or sealer. Screening material should be black or graphite.
- Under Deck Storage: Elevated decks may not utilize the under deck area for storage space
- Landings and Stairways from decks are not part of the deck and may extend beyond the edge of the foundation if approved by the Town of Hilton Head.

Driveways, Sidewalks and Pathways

Architectural Review Board approval will be required for all driveway, sidewalk or pathway construction, extensions, modifications and additions. The primary considerations will be no adverse aesthetic or drainage impact on adjoining lots or common area. Driveways, sidewalks and pathways should be constructed flush with the ground.

Pavers may not be painted.

Easements

Residents shall request ARB approval for removing and trimming other items located in any easement areas and along the banks of marsh property. Maintenance in this area shall be without an ARB fee by the homeowner and requires Architectural Review Board approval to protect community property along the critical line buffer.

- Vegetation removal or changes within the Ocean and Coastal Resource Management (OCRM) Critical Line Buffer may also require the Town of Hilton Head, Beaufort County and South Carolina DHEC approval. Proof of such approval, must be provided to the ARB prior to any work being performed.

Exterior Lighting

All exterior lighting, excluding that which was originally installed on a home, must be approved by the Architectural Review Board prior to its installation.

Proposed replacement or additional fixtures must be approved and compatible in style and scale with the applicant's home.

No exterior lighting fixtures of any kind shall be installed on any Lot or home without adequate and proper shielding of those fixtures and no light may be directed outside of the applicant's property. Proposed additional lighting shall not result in an adverse visual impact to adjoining neighbors due to location, wattage or other features.

With the exception of holiday decorations or yellow tinted insect lighting (used in conjunction with original or ARB approved lighting fixtures), no colored light source shall be permitted as uplighting on a structure, within an exterior fixture attached to a residence, within a landscape bed or highlighting any object within the yard, without the approval of the Architectural Review Board. This includes Low Voltage and Solar Landscape lighting.

Low-voltage and solar-powered landscape lighting or stairway lighting, (including low voltage flood lighting), may be installed on a Lot, without Architectural Review Board review or approval, along walkways, planting beds, or other landscaped areas, as long as no more than ten (10) lights are installed per front lot or rear lot, all wiring is concealed from view and light fixtures do not stand more than 18" above the ground. Any lighting not conforming to this provision must be submitted to the Architectural Review Board for prior review.

No lights are permitted in lawns (exception in Holiday Decorations and Lighting).

No lighting fixture, of any type or kind, shall be installed that may be and/or may become an annoyance and/or a nuisance to the homeowners and/or occupants of adjacent Lots.

Exterior Lighting installed prior to this document's adoption by the Board of Directors, shall qualify under the Sunset Provisions described within this document.

Exterior Painting

An ARB application is not required to repaint or restain an object to match the original color. However, all exterior color changes must be approved by the ARB. This requirement applies to exterior walls, doors, shutters, trim, roofing and other appurtenant structures.

The only colors that will be approved by the ARB are those found in Appendix A (without an approval by the Board of Directors). There shall not be main structure color duplication in homes that are side-by-side.

Fences

General guidelines for the construction and Architectural Review Board approval of fences are provided below:

- Fence Types and Materials. All fences must be constructed in black aluminum or wrought iron. Wood fences will not be approved. No chain link, mesh, barbed wire or hog wire fences will be allowed. Gates must be constructed of the same height as the fence and be of the same material as the fence. Gate hardware shall be unobtrusive and rust resistant. Vertical members shall be plumb.
- Fence limitations. The height of the fence shall not exceed four (4) feet above ground level and must meet all Town of Hilton Head requirements. Fences must be located in the rear yard of the lot and shall not extend within ten (10) feet from the front of the home. If there is no covered porch, the rear yard begins at the back of the home. Fencing within a lot will be of consistent style and size. An exception to consistent styles will be made when a different fence style has been erected by an adjoining neighbor or when considering unusual property configurations.
- Fencing on marsh lots must be approved by the Architectural Review Board, the Board of Directors and the Town of Hilton Head. It is the intent of the Architectural Review Board to limit obstructions of view created by the installation of fences on marsh lots. Fences on marsh lots are to be no higher than four feet (4') and black aluminum or wrought iron style.
- Corner lot fences must be set back from the roadway and require special consideration from the ARB and the Town of Hilton Head to ensure sightlines are not impaired and easements are not impacted. A member of the ARB may be made available to conduct a site visit to determine best placement.

Fire Pits and Fires

All permanent fire pits must be located in the rear yard of the house. Permanent fire pit structures must be approved by the Architectural Review Board.

Only firewood, kindling, and charcoal may be burned in a permanent or portable fire pit, grill or outside fireplace.

Burning of household trash or yard waste in a permanent or portable fire pit, grill, or outside fireplace type structure is prohibited.

All fires not contained within a fire pit or not conforming to the Town of Hilton Head Island fire regulations are prohibited.

Flags, Banners and Flagpoles

Permanent, free standing flag poles within a lot or yard are prohibited. Temporary flagpole staffs that do not extend higher than the roof of the home, are attached to the dwelling unit and do not exceed 8' in length, do not require approval by the Architectural Review Board.

The following flags shall not require ARB approval, provided no more than two (2) are displayed on poles as described in this section and hung as defined:

- U.S flag (not to exceed 54" x 72" in size,(must be highest of any flag on the pole and follow 36 USC 175)
- State Flag (not to exceed 54" x 72")
- Official flags of the U.S. Armed Forces-U.S. Army, Navy, Air Force, Marines or Coast Guard (not to exceed 54" x 72" in size)
- Professional Sport, College or High School Flag (not to exceed 54" x 72")
- International Flags recognized/Official Country Flag(not to exceed 54" x 72")
- Service Flags (POW/MIA, Police, Fire, EMS, KIA) (not to exceed 54" x 72")
- Any additional flags specifically protected by federal or South Carolina statute (not to exceed 54" x 72")
- Political candidate flags (not to exceed 54" by 72")

Political candidate flags may be flown no sooner than 60 days prior to that candidate's election day and not more than 15 days after that candidate's election day.

BANNERS:

The requirements for flags shall apply to all banners and are to be hung as defined.

Additional:

1. A Maximum of two (2) banners are allowed on each property
2. Banner size shall not exceed 12" x 18"
3. Banners may only be placed within existing landscape beds

All flags and flagpoles must be maintained in good condition, and any deteriorated flag or deteriorated or structurally unsafe flagpole must be promptly repaired, replaced, or removed.

Jolly Roger, Confederate and Swastika flags or banners are not permitted.

Flags or banners that contain offensive language or explicit imagery are not permitted.

Flags or banners that interfere with the harmonious living for the Association members, in the opinion of the Board of Directors, shall not be allowed.

Definition:

1. Flags are to be hung in a Horizontal Position as observed from the pole.
2. Banners are hung in a Perpendicular Position as observed from the pole
3. A primary election and general election are considered two separate election dates.

Grills

PERMANENT

Permanent grills (non-portable) must be placed behind the rear plane of the house and must not be located within ten (10) feet of the side or rear property lines with Architectural Review Board approval required.

PORTABLE

Portable grills, when not in use, are not to be stored in the front or side yards, and must be stored out of view or behind the rear plane of the home.

Gutters

White gutters may be installed with an ARB approval. ARB and Board of Directors approval is required for gutter installation in any other color. Chosen color should match the aesthetic features of the home.

Holiday Decorations and Lighting

No ARB application or approval shall be required for homeowners to display a reasonable number of holiday decorations and lighting (including lighting in lawns), beginning no more than 30 days prior to a publicly observed holiday or religious observance and remaining up for no more than 20 days thereafter. However, in the event the ARB determines the decorations and/or lighting are:

- Excessive in number, size or brightness;
- Draw excessive traffic;
- Unreasonably interfere with the use and enjoyment of the Common Area and/or adjacent lots; or
- Cause a dangerous condition to exist

The Homeowner must remove the decorations or lighting within 48 hours after receiving written notice from the Association.

Hot Tubs/Spas

Exterior hot tubs or spas must be located in the rear yard adjacent to the dwelling unit. The incorporation of hot tubs as an architectural feature of decks and/or patios is encouraged. The exterior finish of an elevated hot tubs should blend with the exterior finish of the home, deck or patio to which attached or most closely related. All hot tubs and spas must have a hard cover when not in use or incorporate other safety measures. Installation of exterior hot tubs or spas requires approval of the Architectural Review Board.

House Numbers

House numbers must be on the house structure. All numbers must be a minimum of 4", of a metal color and not painted (except black), visible from the street, of a contrasting color of the background, must be numerals and not written (e.g sixty five). Changing the location of house numbers on a structure require Architectural Review Board approval. House numbers on lawn plaques within a landscape bed are allowed, but do not supersede house numbers required on the house structure.

Landscaping

All major landscape installations or changes must be approved in advance by the Architectural Review Board. Examples include the installation of multiple trees, shrubs, hedges and/or plant beds that did not exist when the house was originally built or expanding/contracting current planting beds.. Please see Appendix B for suggested plants for landscaping.

The front, back and side yards should be landscaped with grass and must be maintained at all times. Maintenance of the grass and landscaping should include but not be limited to mowing, trimming, edging and irrigation (irrigation shall include adequate hose watering in the side and rear yards on a regular basis and contain no dead spots. Front yards are not permitted to be all rock, mulch, stone, etc.

No more than two (2) statues or ornaments equal to or less than 24 inches in height, or one (1) decorative post shall be allowed in a front yard landscape bed of the home without ARB approval.

A maximum of two (2) statues, bird baths or ornaments equal to or less than thirty six (36) inches in height, or one (1) decorative post shall be allowed in a landscape bed in the front yard of the home upon approval by the ARB. No trellis placement is allowed in front of the home.

Borders/Edgers

- An ARB application is required for the installation of all landscape timbers, borders, edging (concrete, brick, stone, etc.), retaining walls or similar structures to be located in yards or areas visible to others in the community. The use of railroad ties is prohibited.
- Retaining walls along the rear of marsh lots must be approved by the Architectural Review Board and the Town of Hilton Head.
- Landscape timbers may be constructed a maximum of two (2) courses high or a maximum of 8" (whichever is less). The border/edgers must follow the established landscape pattern.
- Landscape borders shall be of one color and one style throughout the lot.

Maintenance

Residents are responsible for maintaining the exterior of their house, buildings, structures, fences, sidewalks, walkways, driveways and other improvements in good order and repair and in a neat and attractive condition. The maintenance obligation of each homeowner as to the home, buildings, structures, fences, sidewalk, walkways, driveways and any other improvements on the homeowner's Lot shall include, without limitation:

- maintaining, repairing, replacing and restoring all exterior surfaces including: fascia and soffits, awnings, trellises, decorative facades, gutters, screens, windows and doors;
- cleaning, repainting and/or retaining, as appropriate, the exterior portions and/or surfaces of the improvements on a Lot;
- pressure washing, cleaning and/or otherwise removing of mold, mildew and dirt from the improvements on the lot; and
- repairing, restoring and replacing all missing, broken and/or deteriorating roof(s), shingles or other components of the roof(s) and ensure that such roof(s) are consistent in appearance.

Additionally, residents are responsible for maintaining the lawn and landscaping on their lots in a neat and attractive well-maintained, healthy and living condition. The maintenance obligation of each homeowner as to the lawn and landscaping on the homeowner's Lot shall include, without limitation:

- maintaining the lawn and landscaping on the Lot in such a manner as to avoid the appearance, accumulation and/or existence of any type of dead or dying grass, landscaping, plant debris, noxious, uncultivated or rank weeds (Appendix C), grasses, or undergrowth; seeding, over-seeding, sprigging sodding, planting or replanting any dead or dying portions of the lawn or landscaping or as otherwise necessary; watering the lawn and landscaping thereon, in compliance with any relevant watering guidelines imposed by any municipal, county, state or other governmental entity, as necessary; mowing, edging, trimming, weeding and performing all other forms of lawn and landscape maintenance on a regular basis; and causing the lawn and landscaping to be treated, as needed, with fertilizer, pesticides and any other chemicals or agents.
- Replacing annual plants or plants that may have died or are diseased

While it is difficult to provide precise criteria for what the Association deems as acceptable conditions, the following cases represent some of the conditions that would be considered a violation:

- Peeling paint on house, deck, railings or porches
- Damaged or dented garage doors
- Fences and gates with leaning, broken, deteriorating or missing parts
- Decks with missing or broken railing or parts
- Unkempt lawn and landscaping in need of mowing and pruning, edging, weeding or insect control or diseased, dying or dead plants
- Missing shutters, shingles, window panes or storm window parts, house numbers, bricks, siding, etc.
- Mold/mildew on exterior walls, fascia, sidewalks, driveways and garage doors

Mulch

Plant beds and trees visible from the street should be mulched with pine bark, pine straw, mulch, or colored stones. Stone chips or shells are only permitted when used in conjunction with a rigid permanent landscape edging. Material shall be of one color scheme and type throughout the landscaping for the lot unless approved by the ARB. All other mulch materials not listed above, shall require an ARB approval prior to installation.

Patios

All patio construction requires prior approval from the Architectural Review Board. Patios must be located in the rear yard behind the home. A durable construction material such as stone, brick, pavers, flagstone, concrete or similar material should be used. Any adverse drainage issues that might result from the construction of a patio should be considered and remedied. The use of a partially porous patio surface or the installation of mulch beds adjacent to the patio is recommended as a solution to eliminate drainage concerns.

Parking

Parking is not permitted on grass common areas. Parking on the street should be used for temporary purposes only and overnight parking on the street is prohibited (without approval from the ARB). Recreational vehicles, boats, trailers or vehicles larger than a standard pickup truck or van shall not be allowed to park on any residential lot without the prior approval of the ARB (exception: parking within an enclosed garage or an area designated on Appendix E.).

Recreational and Play Equipment

- No permanent basketball hoop or backboard, skateboard or bicycle ramp, swing set, tree house, jungle gym, playhouse, trampoline, sandbox and/or other game or play structure of any type (collectively, the "Equipment") may be placed, built, located, constructed, erected and/or installed on any Lot without the prior written approval of the Architectural Review Board.
- All Equipment must be located in the rear yard with the exception of basketball hoops and backboards, which may be placed adjacent to the driveway on a Lot.
- Basketball hoops and backboards. Backboards may not be affixed to the home on a Lot. Clear Plexiglas backboards are encouraged. At all times the backboard hoop and net must be maintained appropriately. Poles are painted a solid earth tone or black. No court markings shall be painted, drawn, or otherwise affixed to the driveway playing surface without ARB approval.

Signs and Real Estate Signs

No signs, advertisement, billboards, logos, contact information, solicitation, political materials or religious promotion of any kind shall be displayed and/or placed upon any Lot or structure, including from within the home on a Lot and visible from the exterior, except as provided below or as allowed under the conditions of flags and banners in this document:

One (1) sign of not more than nine inches by twelve inches (9" x 12") and used solely in connection with the security of the home shall be permitted to be displayed in a front window of the home or on a Lot. (e.g. Security Company).

- "No Trespassing" signs are permitted to be installed by submitting a no-cost application to the ARB, sighting placement location, size, shape and color. The sign(s) shall be no larger than 9" by 12", unless the applicant provides documentation providing the South Carolina legal grounds for other size requirements.
- Signs required by legal proceedings or by law shall be allowed. All other signs must have ARB approval prior to placement.
- The ARB reserves the right to restrict size, color and content of such signs.

Signs (Community)

Parking and Community Direction signs shall be of the design approved by the ARB. Placement of such signs shall be at the sole discretion of the Board of Directors.

Traffic control signs (Stop, Speed Limit, Etc.) design and placement shall be determined by the Board of Directors.

Storage Containers/Refuse Containers

Portable temporary storage units (such as containers provided by PODS, Smart Boxes, or other similar moving and storage companies for the storage of personal property) or temporary construction dumpsters are permitted without an ARB approval under the following conditions:

- Homeowner is responsible for providing prior written notice to the Board of Directors via the managing agent. The homeowner shall supply the dates of the use of the storage unit or dumpster.
- The temporary storage unit and/or dumpster will be allowed within the community for seven (7) days.
- Temporary storage units and/or dumpsters are not allowed on the street. Only 1 storage unit and 1 dumpster per home will be permitted at one time.
- Homeowner is responsible for the cost and repair of any damage caused by the placement, storage and/or removal of such a unit to any common property and areas, which includes parking lots and/or homeowner property.
- The length of time needed for the portable storage unit and/or dumpster may be extended through communication with the management company. Additional time may be granted for extenuating circumstances. The Board of Directors reserves the right to grant additional time as determined on a case-by-case basis.

Solar Panels

Solar panels and solar collectors require Architectural Review Board approval. Homeowners submitting applications to the Architectural Review Board shall attempt to locate solar panels and collectors in such a manner that they are not visible from any street or sidewalk adjacent to the home on which the solar panels and collections will be installed. Additionally, the Architectural Review Board may determine the specific location where solar panels and collectors may be installed on the roof of the home within an orientation to the south or within 45° east or west of due south if such determination does not impair the effective operation of the solar panels or collectors. Nothing in this provision shall be construed to limit any solar access rights granted to the homeowner.

Storm Shutters

No permanent hurricane shutters or similar protective covering for the windows and doors of a residence, may be installed without Architectural Review Board approval.

In the event of a weather event that may impact a residence, hurricane panels or any type of similar product may cover window or door openings no sooner than 7 days of predicted approach of the storm or evacuation order and must be removed from the opening and stored within 7 days after winds have subsided*.

Bahama, colonial, roll down and accordion style permanently attached storm protection devices, shall not be in a closed position for window or door protection, no sooner than 7 days of predicted approach of the storm or evacuation order and must be placed in the open position and stored within 7 days after winds have subsided*.

*or as determined as a safe occupancy by the Town of Hilton Head Island

Swimming Pools

Pools must be located in the rear of the property and must be approved by the Architectural Review Board.

Permanent above ground pools are not permitted.

All permanent swimming pools shall have security fencing or screen enclosures installed in accordance with existing jurisdictional codes. Screen enclosures must have Architectural Review Board approval. Pool construction and maintenance shall be in accordance with applicable governing agency codes.

Temporary pools may be allowed only in the rear yard of the residence. Temporary pools may be in place for a maximum of 72 hours per occurrence.

Town of Hilton Head Guidelines

All applications submitted to the Architectural Review Board must meet all provisions of Town of Hilton Head Codes, including, but not limited, all requirements from Town of Hilton Head permitting department. Additionally, to the extent applicable to an application, the following guidelines shall also be met:

- Town of Hilton Head Island Building Permit; and/or appropriate DHEC or OCRM documents shall be provided on request.
- Garage Enclosures shall meet all Town of Hilton Head Requirements including permitting, flood certificate and inspections.

Trash/Rubbish Containers

All trash/rubbish containers must be stored out of view on non-collection days. Fence installations and service yards for the sole purpose of concealing trash cans are allowed, provided they meet the following requirements.:

- A service yard or fence addition requires Architectural Review Board approval.
- The color of the fence or service yard is approved by the ARB.
- The fence or service yard completely conceals the trash can on all sides and prevents the top of the trash can from being seen from the street.

Tree Removal

Living or dead trees with a diameter of 6" or more (measured at 4' from the ground) may not be removed without the prior approval of the Architectural Review Board. Exceptions to this are trees that pose an imminent hazard to persons or property. Further defined, hazardous trees are those that are uprooted and leaning or have large limbs or branches that are splintered or otherwise damaged resulting in debris that may fall without warning. (Homeowners removing hazard trees without approval shall have written documentation and/or photographs of the hazard before removal) and a permit from the Town of Hilton Head. Trees approved for removal shall be cut at or ground down to grade level (on grade) or the stump should be ground down. Any trees removed without prior approval from the Architectural Review Board will be required to be replaced with a type and size approved by the ARB.

Living or dead trees within twenty feet (20)' of the centerline of any road must have an ARB approval to be removed and must follow the Town of Hilton Head Natural Resource Protection Ordinance, regardless of the tree diameter.

Unfinished Structure

No structure shall be permitted to stand with its exterior in an unfinished condition for longer than twelve (12) months after the commencement of construction. In the event of fire, windstorm, extreme weather or other damage, the exterior of a structure shall not be permitted to remain in a damaged condition for longer than three (3) months, unless expressly accepted by the Board in writing. If not properly maintained and/or is deemed as a safety hazard, the ARB or Board of Directors may make necessary repairs and bill the homeowner.

Sunset Provisions:

Any change made to a homeowner's property, which has been approved by the Association and is properly documented prior to the adoption of the above guidelines, need not be modified in accordance with the guidelines specified herein.

Any improvements made by the original builder are automatically approved. These modifications will be considered acceptable under this clause.

Items currently in place and identified with a reference to this "Sunset Provision", shall be allowed to remain until a replacement or repair for an item is needed. An item needing repair or replacement must be replaced or repaired following the current standard as of the date of this document is approved by the board of directors.

Appendix A: Color Chart

Appendix B: Preferred Plant List

Appendix C: Lawn Weed List

Appendix D: ARB Application

Appendix E: Community Map

Appendix A			
Color names and numbers as provided by the developer or residents as of April 19, 2021			
Community Color Name	Sherwin Williams Color Name	Sherwin Williams Color Number	James Hardie Cement Siding Color
Artic White	Ceiling Bright White	7007	JH10-20
Autumn Tan	Cork Wedge	7539	JH20-20
Avenue Tan	Avenue Tan	7543	
Basket Beige	Basket Beige	6143	
Beach Sand			
Black	Tricorn Black	6258	
Boothbay Blue	Foggy Day	6235	JH70-20
Bordeaux	Rookwood Dark Red	2801	
Brainstorm Bronze	Brainstorm Bronze	7033	
Burgandy Red	Roycroft Copper Red	2839	
Classic Blue			
Clay			
Cobblestone			JH40-10
	Collonade Gray	7641	
Colonial Green	Olive Grove	7734	
Colonial Revival Green Stone	Colonial Revival Green Stone	2826	
Evening Blue	Slate Tile	7624	JH70-30
Harris Cream	Birdseye Maple	2834	JH80-10
Heathered Moss	Colonial Revival Green Stone	2826	JH50-20
Light Mist	Colonial Revival Gray	2832	JH70-10
	Sea Salt	6204	
Khaki Brown			

Monterey Taupe	Ethereal Mood	7639	JH40-20
Mountain Sage	Sage Green Light	2851	JH50-30
Musket Brown	Black Fox	7020	
Naturel	Naturel	7542	
Navajo Beige	Grecian Ivory	7541	JH30-10
Oyster Gray			
Pearl Gray	Pearl Gray	0052	
Plum	Plum Brown	6272	
Sage	Willow Tree	7741	
Intellectual Gray	Muddled Basil	7045	
Timber Bark	Library Pewter	0038	JH40-30
Tricorn Black	Tricorn Black	6258	
Wedgewood Blue	Mediterranean	7617	
White	Rock Candy	6231	
Wicker			
Woodland Cream	Concord Buff	7684	JH10-30
	Zeus	7744	
This list is intended as a guide and may not have all color names or numbers.			

Appendix B

Preferred Plant List

This list is intended as a guide and its focus is on drought resistant and deer tolerant plants:

Trees:

American Holly	Golden Rain-Tree	Maple	Sabal Palm
Crepe Myrtle	Loquat	Poplar	Atlas Cedar
Bald Cypress	Honey Locust	Mimosa Silk Tree	Service Berry
Chaste Tree	Japanese Zelkova	Mountain Ash	Smoke Tree
Chinaberry	Little-leaf Linden	Mullberry	Vitex
Common Hackberry	Live Oak	Palmetto Palm	Crab Apple
Locust	Pindo Palm	Chinese Elm	Laurel Oak
Oak			

Shrubs:

Adams Needle Purple	Cherokee	Mentor Barberry	Showy Jasmine
American Bittersweet	Common Witch Hazel	Nadina	Shrub Althea
Anise	Dwarf Yaupon Holly	Needle Palm	Spirea
Banana Shrub	European Fan Palm	Oleander	So. Cherry Laurel
Beautyberry	Firethorn	Pincopole Guava	Sweet/Tea Olive
Beauty Bush	Inkberry American Holly	Podocarpus	Tamarix
Blueberry	Japanese Anise	Pomegranate	Thorny Eleagnus
Buckthorn	Japanese Barberry	Privet	Viburnum
Bush Cinquefoil	Japanese Quince	Rugosa	Wax Myrtle
Butterfly Bush	Juniper	Sago Palm	Winter Jasmine
Chines Fringe	Leatherleaf Mahonia	Sand Cherry	Youpon Holly

Plants:

Canna	Lavernia	Rudbeckia	Society Garlic
Echinacea	Rosemary	Scotch Broom	Yarrow
Iris			

Ground Cover:

Euonymus Profefsia	St. Johns Wort	Vetch
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Vines:

Carolina Jessamine	Honeysuckle	Trumpet Vine
Chinese Wisteria	Japanese Wisteria	Vinca Major

Appendix C

Weed List

Bindweed	Fragrant Cudweed (Rabbit - Tobacco)
Bittercress	Henbit, Lippia (Matchweed)
Black Medic	Lambsquarters
Blue Toadflax	Nutsedge
Buckhorn	Oxalis (Yellow Woodsorrel)
Burclover	Pepperweed (Peppergrass)
Canada Thistle	Pigweed
Carolina Geranium (Cranesbill)	Plantain
Chickweed	Purslane
Clover, Clover (Hop)	Red Sorrel (SheepSorrel)
Clover (White)	Rescuegrass
Creeping Charlie	Shepard's Purse
Dandelion	Sowthistle
Dichondra	Stinging Nettle
Dollarweed (Pennywort)	Spurge
Eveningprimrose	Speedwell
Florida Betony	Sandbur
Florida Pusley	

Grass weeds including:

- Crabgrass
- Goosegrass
- Annual bluegrass
- Bahiagrass
- Dallisgrass
- Torpedo Grass
- Clumping Fescue

Any plants listed by South Carolina on the State-listed Noxious Weeds list

ARCHITECTURAL REVIEW BOARD APPLICATION SALT CREEK LANDING HOA

Please complete the application form and forward, with requested information, to the Association's Community Manager for processing. Please do not commence work until you receive approval of your application from the Architectural Review Board.

_____/_____/_____
Date of Application

Applicant's Name

(____)____-____
Phone Number

Property Address

Email Address

- APPLICATION FOR: Exterior Paint Fencing Landscape Installation
 Recreational Equipment Other _____

Please provide a description of what changes will be made. Applications must include lot survey, site plans, diagrams, color chips, material specifications, sample products, photographs and any information that will adequately describe the finished product. All landscaping plans must include the size, number and type of plants to be approved.

Failure to provide complete information will delay the approval process.

NOTE: It is the property owner's responsibility to ensure that all requests conform to applicable zoning and building regulations and that approved projects are properly permitted in accordance with all city, state and municipal requirements.

ATTACHMENTS SUBMITTED BY PROPERTY OWNER

- Written description of project
- Lot survey copy showing location of addition or installation, if applicable
- Specifications (i.e. copies if plans indicating dimensions, materials, colors etc.)
- Paint chip/color samples
- Other (i.e. pictures, brochures, etc.)
- One request per application
- \$25.00 (non-refundable) application fee to be paid to Salt Creek Landing HOA (personal check or money order only)

Salt Creek Landing
 C/O IMC Resort Services, Inc.
 Attn: Adam Hartzog
 2 Corpus Christi, Ste. 302
 Hilton Head Island, SC | 843.785.4775 x132
Adam@imchhi.com

Appendix E Salt Creek Landing Property Use Map

