

2. Fence plans must be drawn on a previously approved site plan and will include an elevation of one section of fence/screening. Fences cannot be closer than 3' to any property line. Maximum fence height is 5' above grade. Fences may be either wrought iron, black aluminum, brick, stucco, etc. Fences cannot be built within utility easements. The ARB has sole discretion on the use of fence materials and fence location.
3. Deer fences are not acceptable. The ARB encourages each Owner to consider that deer live on the property. When establishing a landscape plan Owners should choose plants and plant materials which are less attractive to deer.

W. Exterior Storm / Hurricane Shutters:

All permanently installed storm shutters will be reviewed by the ARB on a case by case basis. In no case will shutters be allowed to remain closed for more than two weeks.

X. The Pointe Neighborhood

The Hampton Hall Architectural Review Board (ARB) recognizes that conditions which are unique to Hampton Hall exist in The Pointe neighborhood that requires special consideration.

'THE POINTE' GENERAL DESIGN OVERVIEW

The architecture of the Pointe homes shall not compete with the architecture of The Village in terms of size or visual dominance, but blend with it architecturally.

Roof forms and roof pitches should diminish in scale so that no one roof element becomes dominate on the landscape. Roof pitches should not be exceedingly steep (over a 12/12 pitch) nor should they be basically flat. Small areas of flat roof may be acceptable on a particular design, but a flat roof should not be the primary form of the home. The profile of any individual portion of the house façade should not be so large or so dramatic in form as to dominate the skylines. Hipped roof forms are more desirable than gable roof forms or shed roof forms. Gable and shed roof forms may be acceptable when the gabled walls face inward to the street.

SITE ANALYSIS

To coordinate these guidelines it is required that the design professional, and when practical the property owner, meet with the review board for a pre-design conference. This important meeting will help to identify the concerns specific to the lot, including landscaping, early in the design process.

As part of the presentation for houses in this area, the ARB requires a site analysis of the lot indicating the site uses in relationship to adjacent home sites. In most cases, this will involve an analysis for lots neighboring, adjacent to, and across from a proposed building site. If buildings exist on neighboring lots, this analysis must include building locations, site hardscape features, and landscape plan (trees and shrubs) for one half the lot on either side. This analysis must include curb cuts and /or driveway locations on adjacent lots, as well as building setbacks and any adjacent existing trees within the zone. If a building has been proposed for an adjacent home site, the ARB will make plans available to the owner to include those plans in the analysis. It is important that the owner and design professional bring the site analysis to the initial meeting.

Hampton Hall will supply a site Master Plan for The Pointe Neighborhood for reference during the site analysis and design of individual projects. This master plan will be updated by Hampton Hall based on the submitted individual site plans.

SETBACK REQUIREMENTS

Hardscape or Horizontal Construction

The hardscape or horizontal construction setback will be twenty (20') feet from the rear property line.

Building or Vertical Construction

Any wall, column, fence, sign, or light higher than 18" above grade is considered vertical construction.

Front setback	- 20 feet from the road right-a-way.
Side setback*	- 10 feet
Rear setback	- 30 feet

*Side setbacks, when 50% or more of the length of the side elevation is over one story in height, will increase by five (5') feet for each additional story of construction.

OVERSTORY TREES

Each property owner will be required, as part of the overall landscape plan, to plant a minimum of one (1) large overstory tree on the street side of the home site as well as two large overstory trees on the lake side of the home site. The overstory trees should be at least six inch (6") caliper.

REVIEW PROCESS

All processes shall comply with the Hampton Hall Design Guidelines unless modified herein for The Pointe neighborhood.

Site Plan: In addition to the requirements of the Design Guidelines, the Pointe site plan must include:

1. Foot print of any adjacent homes.
2. Topographical one foot contours and lot corner and center spot elevations of the original grade surveyed by a South Carolina licensed land surveyor, and showing his seal.
3. Major features on adjacent properties within 25 feet of the property line including roads, paths, marshes, lagoons, swales, culverts, golf courses, Coastal Council lines, vertical construction of buildings, decks, patios, driveways, pools, etc.

Refer to the full Guidelines for the complete requirements for securing an ARB Building Permit.

END OF 'THE POINTE' SUBSECTION

IV. CONSTRUCTION START UP / SITE PREPARATION:

After **Final Design Approval** of the drawing package, the contractor shall stake out the lot in preparation for string line inspection. No trees are to be cut or clearing of any kind to proceed until after the string line inspection is approved. Trees to be cut shall be banded in red; trees to be protected shall be double banded in yellow. After string line approval an ARB Building Permit will be issued.

A. **Tree Protection:**

Shall be constructed of 2"x 4" posts on 8' centers with 2"x 4" top rail covered with Burke Safety Fence. Tree protection shall be 4' high and located around the drip line of the tree. (approximately 1 foot in radius for every inch in tree diameter). Specific recommendations from the arborist's survey and report will also need to be followed.

B. **Silt Fence:**

Prior to starting construction, a silt fence will be installed on all property lines of the lot and maintained throughout construction. Care must be taken to install the silt fence with the bottom curl under a dirt cover so that silt and debris do not run under the silt fence. Dirt and sediment in the roads could incur a substantial fine and could be grounds to shut down the site. See detail sheet pgs 37 & 38.

C. **Portable Chemical Toilet:**

Prior to starting construction a portable chemical toilet will be placed within the setback line, emptied on a regular basis and will be removed when construction is complete. The door of the toilet should not face the street. It should be facing toward the center or rear lot line of each lot unless otherwise approved by the ARB. Portable toilets must be enclosed on three sides with approved screening material, or at the direction of the ARB. Portable toilets may be grouped if a home builder has an adjacent home under construction.

D. Dumpster:

Prior to starting construction a metal dumpster will be in place and must be present on the lot during the entire construction process. Dumpsters will be screened on at least three sides with approved screening material according to the direction of the ARB. The dumpster must be removed when construction is complete. **It will be the permit holder's responsibility to collect all trash and have a clean and orderly construction site at the conclusion of each day's activities.**

E. Illegal Dumping:

No dumping or burning of debris is permitted within Hampton Hall.

F. Utilities:

The appropriate utility companies shall provide completely underground connections to water, sanitary sewer, electricity, telephone, and cable TV. The installation of all utilities to homes within Hampton Hall will be installed meeting the specifications prescribed by the providing utility.

G. Signs:

No signs other than the approved homeowner, contractor and architect signs are to be placed on a property during construction. The contractor signpost will contain the contractor's sign, the architect's sign (if desired) and will have the County and Hampton Hall Building Permits affixed to the signpost. There shall be only one contractor sign on the lot. This sign must be placed on the street side of the home site. This information is to remain posted throughout the building process and be removed when final approval is requested. See appendix XIII – F for the Hampton Hall ARB approved sign design. There shall be no other subcontractor or supplier signs on the lot.

V: CONSTRUCTION GUIDELINES

A. Contractor Licensing and Insurance:

All General contractors will provide to the ARB office, a copy of:

- South Carolina Residential Builder or General Contractor license.
- Town of Bluffton Business License.
- General liability and workman's compensation Insurance.
- Vehicle insurance.

B. Access to Construction Sites:

All Contractors and their work teams will use the gate designated by the ARB for access into Hampton Hall. No contractor's employees, commercial vehicles or privately owned property owner vehicles are allowed to use the golf cart paths or walkways for access to homes or job sites.

C. Site Protection / Traffic Laws / Parking:

1. All vehicles, trailers and building supplies shall be limited to the job site property. No privately owned undeveloped lots may be used for parking or storage of any construction related equipment without the written approval from the property owner.
2. The utmost caution must be used to avoid damage to the road right of way and the curbing. Any damage to curbs, sidewalks and easements must be restored to the original condition at the completion of the project. The edge of the road pavement shall be protected from damage by construction vehicles. Placing heavy wood planks, or other effective material, to make the transition between the pavement and the road smooth, should be used. Deposits will not be returned until any/all damaged areas are satisfactorily restored.
3. Posted speed limits and safe driving practices will be strictly enforced. Under no circumstances shall construction vehicles park on the sidewalk, interfere with the flow of traffic or cause hazardous conditions.
4. Failure to comply with the above requirements during construction may result in fines being levied and / or other appropriate action.

D. Utility Vehicles:

Only one utility vehicle will be authorized to remain on a new construction site overnight. It must be fully enclosed, locked, have appropriate registration and be approved by the ARB prior to remaining on site. A locking device must be used to secure the axel so the vehicle cannot be moved. Responsibility for loss of equipment, theft or damage is the sole responsibility of the contractor. If additional utility vehicles are desired, you must acquire approval from the ARB.

E. Construction Rules:

The following rules and regulations are designated to enhance Hampton Hall's overall appearance and to protect the aesthetics and the property values of all Owners. Contractors will be held responsible not only for the actions of their own employees, but also for the actions of their subcontractors' employees.

1. No work, including lot clearing, will begin until both a Hampton Hall Building Permit and a Beaufort County Building Permit are issued and posted at the job site.
2. Construction work, both exterior and interior, must be limited to the hours of 7:00 AM to 7:00 PM, Monday through Saturday. (These hours may be amended from time to time by the ARB according to season and special

occasions.) Workers and their vehicles should not arrive more than 15 minutes prior to opening and should depart the job site no later than 15 minutes after the posted close of business, without exception.

3. No work will be permitted on Sundays, Thanksgiving Day, Christmas Day or New Years Day.
4. No water usage will be permitted until the appropriate tap fees are paid and meters are installed by the Beaufort-Jasper Water & Sewer Authority.
5. No construction trash burning will be permitted on the site.
6. The General Contractor is responsible for enforcing the following work rules for all construction workers and suppliers at the job site.
 - No workers will be allowed to enter or leave Hampton Hall on foot.
 - No workers will be allowed to enter Hampton Hall to seek employment at a job site.
 - Workers are not permitted to use any Hampton Hall facilities. (This includes golf course restrooms).
 - Workers are not permitted to fish in any lagoon or from any boat dock.
 - The possession and/or consumption of alcohol or drugs are strictly prohibited on Hampton Hall property.
 - Workers should refrain from using inappropriate language, honking horns and playing loud music.
 - Workers are prohibited from bringing firearms or other weapons into Hampton Hall.
 - Workers are prohibited from bringing dogs, cats, or other pets into Hampton Hall.
 - Workers are prohibited from bringing children to a job site.
 - Workers must obey all posted speed limits when driving on Hampton Hall roads.
 - Workers must not throw litter from windows of vehicles and must prevent litter on job sites.
 - Workers must wear shirts.

Failure to comply with these rules may result in loss of deposits or other sanctions.

7. Trash containers and Portable Toilets must be located and enclosed according to the ARB guidelines and with ARB approval.
8. Vacant and undeveloped adjacent properties may not be used for access, parking or storage of material and equipment without written permission of the Owner. A copy of the permission letter must be filed with the ARB Administrator. The Contractor/Owner will be responsible for repairing any damage done to adjacent property before their deposits will be returned.

VI. ARB INSPECTIONS/ PERMITS:

A. Stakeout Survey/Building Permit

After **Final Design Approval** of drawings, the contractors will stakeout the building footprint, driveway, pools, decks, porches and service yards. The contractors will also stakeout the property line and wetlands. Trees to be removed will be banded with red tape. Trees that will have tree protection will be double banded with yellow tape. The contractor will advise the ARB when the stakeout is ready for inspection. The ARB will perform the inspection and, if approved, issue the contractor an ARB Building Permit. The ARB will also inspect the condition of the adjacent lots, sidewalks and curbs and document their condition for reference at final inspection.

B. Building Construction:

Following clearing, the lot is prepared for construction:

- a) Dumpsters and Port-a-Johns are set in place and screened.
- b) Silt fence and tree protection installed.

C. Form Board Survey:

The contractor will provide a form board survey by a licensed South Carolina Surveyor to the ARB as soon as the foundation is formed. Concrete slab work can not proceed until the form board survey is **approved** by the ARB.

D. Foundation Survey:

The contractor will provide a foundation survey and an elevation certificate by a licensed South Carolina Surveyor to the ARB as soon as the foundation is poured. Framing can not proceed until the foundation survey is **approved** by the ARB.

E. As-built Survey:

As Built Survey: An as built survey that includes all vertical and horizontal construction (i.e. walks, driveways, pools, decks, etc.) will be required as part of the final inspection documentation provided by the Contractor. If the approved plans call for a peak dimension within two feet (2') of the maximum height limitations, then a surveyed height must be provided.

F. Intermediate inspections:

The ARB may conduct a survey of construction anytime during the construction process. The contractor will be notified of any issues/concerns resulting from the inspection.

G. Final Inspection:

The Following documents must be on file at the ARB office prior to final inspection:

- Form Board Survey, or
- Foundation Survey
- Elevation Certificate
- Certificate of Occupancy

As soon as the ARB is notified by the contractor or homeowner that a Certificate of Occupancy has been received a final inspection will be performed. The inspection is to assure that the building is complete in accordance with approved plans, color and material samples, landscaping is in place and the house is ready for occupancy. Special attention will be given to surface water drainage, site clean up, builder sign removal, and removal of waste materials on adjoining lots. Adjoining lots, sidewalks and curbs will be restored to their original condition prior to final construction completion approval.

Final approval of the landscaping will not be granted unless the plant material is installed as detailed on the approved submitted landscape plan and also meets the requirements of the ARB Guidelines, especially for foundation coverage. The ARB, in its sole judgment, will determine at final inspection if the landscaping is adequate or if additional trees or plants are required

VII. EXISTING HOME GUIDELINES

A. Exterior Modifications: Any exterior modifications or additions including repainting and roofing to an existing home must follow the same procedure as for a new home.

1. Prepare a submittal package outlining the work to be done and complete with a color board.
2. Pay fees and deposits and submit application to ARB for approval.
3. Proceed with work after Compliance Deposit is paid to the ARB and a Hampton Hall Building Permit is issued.
4. Notify ARB when work is complete so that a final inspection may occur.
5. Appropriate deposits will be refunded within thirty (30) calendar days of an acceptable final inspection.

B. Landscaping Additions: Landscaping additions to support a home modification, pool addition, or to substantially replace/upgrade existing landscaping requires updating the existing landscaping plan and submitting the proposed changes to the ARB for approval.

VIII. FEES AND DEPOSITS

A. Non-refundable fees: Consist of a review fee, an architectural inspection fee, and a Storm water compliance inspection fee.

1. Review Fee: Payable at the time of submittal of plans for review.
2. Architectural Inspection Fee: Payable following Final Design Approval of plans and prior to a Permit being issued.
3. Storm Water Compliance Inspection fee: Payable following Final Design Approval of plans and prior to a Permit being issued.

B. Refundable Deposits:

1. Construction Compliance deposit: payable by the Builder/Contractor or Owner, and,
 2. Storm Water Compliance deposit: payable by the Builder/Contractor or Owner, and,
 3. Landscape Compliance deposit: payable by the Owner/Contractor.
- All deposits are due after the plan/drawing has approval and **before** a Hampton Hall Building Permit is Issued.

C. Deposit Refund:

All refundable deposits will be returned to the payer of record after final inspection and approval of the home and landscaping.

D. Penalties and Post Construction Review Fees:

Any changes to the final drawings, once approved, that occur during the construction process will be reviewed without additional cost if submitted before the change is implemented. If changes are not submitted prior to construction and/or found during final inspection, the contractor and homeowner are subject to additional fees and loss of refundable deposits. Any unpaid penalties that occur during the construction process will also be deducted from the Owner and/or Contractor's deposit.

E. Non-Compliance:

If the contractor fails to complete the home according to the approved plans, the ARB may refer the issue to the Club for resolution, which may result in a lien against the property to cover the costs of completing construction that does meet the approved plans.

IX. FEE SCHEDULE

A. REVIEW FEES	NON-REFUNDABLE	REFUNDABLE
New Construction;		
1. Conceptual (credited against full review)	100.00	-0-
2. New Home Construction	1,500.00	-0-
3. Significant plan revisions after final approval	400.00	-0-
Modification or Additions;		
1. Covered modifications/additions, pools.	400.00	-0-
2. Uncovered additions; (fences, decks, landscape structures, walks, driveways).	150.00	-0-

3. Demolition	300.00	-0-
Architectural Inspection Fee (new construction only)	1,500.00	-0-
Storm Water Compliance Inspection Fee (new constr.)	500.00	-0-

B. DEPOSITS	NON-REFUNDABLE	REFUNDABLE
--------------------	-----------------------	-------------------

Construction Compliance deposits;		
1. New home construction	-0-	3,000.00
2. Storm Water Compliance Deposit	-0-	1,500.00
3. Modification or Additions	-0-	500.00
4. Demolition	-0-	1,500.00
Landscaping Compliance deposits;		
1. New home construction	-0-	2,000.00
2. Modification or Additions	-0-	500.00

X. SCHEDULE OF PENALTIES:

The following is a schedule of penalties that may be levied when a property owner or general contractor violates the Covenants or Guidelines. Monetary penalties will be deducted from the escrow deposit (refundable deposits) paid by the building contractor and/or property owner, as appropriate. If the amount of the refundable deposits fall below 50% of the initial required deposit they must be replenished to the full initial amount by the Contractor/Owner.

A STOP ORDER OR OTHER ACTIONS MAY ALSO BE TAKEN, FOR SERIOUS, REPETITIVE, OR UNCORRECTED VIOLATIONS.

A. Minor Offenses:

\$100 first offense

\$500 second offense

\$1,000 third offense & shutdown of site

If a minor violation is not corrected **within** 48 hours of notification, the project will be shutdown until the violation is corrected.

- Failure to keep site clean
- Loud music or yelling
- Adjacent lots unclean

- Working during unauthorized house or non-working days
- Failure to maintain silt fences
- Failure to maintain tree protection
- Children or pets at work site
- Open fires
- Failure to provide port-o-johns or dumpsters
- Failure to screen port-o-johns & dumpsters
- Parking on trails, cart paths, sidewalks or adjacent lots
- Other offenses determined to be minor by the ARB

B. Major Offenses:

Major offenses may cause job shutdown, but will also result in the automatic loss of a portion *or all of the refundable deposit.*

- | | |
|---|---------------------------------|
| • Begin work on construction site without a permit | \$ 500.00 minimum |
| • Unauthorized clearing, removing of trees or vegetation | \$ 500.00 minimum + replacement |
| • Pouring of slab without approved Form Board Survey | \$ 500.00 |
| • Failure to repair damage to existing ROW, curb, walks | \$ 500.00 minimum + replacement |
| • Changing of exterior design or appearance of house without review and approval or failure to build according to approved plans. | \$ 500.00 (if correctable) |
| • Installation of landscape without approval | \$ 500.00 minimum |
| • Failure to install landscaping after 60 days | \$ 500.00 minimum |
| • Occupation of home before final approval of exterior and landscaping. | \$ 500.00 minimum |
| • Other offenses determined to be major by the ARB. | \$ 500.00 minimum |

XI. APPEALS

All appeals to an ARB decision will be submitted in writing to the ARB Administrator within 30 days of the date of the decision notice. An appeal meeting will be scheduled by the ARB Administrator to include the Chairman of the ARB Committee with a second member of the ARB Committee as chosen by the Chairman and a member of the Club Board of Directors as appointed by the President of the Club Board of Directors.

XII. FAILURE TO COMPLETE THE HOUSE IN ONE YEAR

If a house is not completed to the point of occupancy within one year from issuance of an ARB Building Permit, the ARB has the authority to finish the house and invoice the property owner.

XIII. ATTACHED SAMPLE FORMS / EXHIBITS

- A. ARB application
- B. Color board sample
- C. Submittal Checklist
- D. NPDES Co-Permittee Agreement
- E. ARB Building Permit

- F. Builder's Sign design
- G. Mailbox design
- H. Fiber Optic power & wiring requirements
- I. Typical slit fence locations
- J. Silt fence installation details

THESE DESIGN GUIDELINES ARE INTENDED TO PROVIDE GUIDANCE TO OWNERS AND THEIR BUILDERS REGARDING MATTERS OF PARTICULAR CONCERN TO THE HAMPTON HALL ARB IN CONSIDERING APPLICATIONS; PROVIDED, HOWEVER, THE DESIGN GUIDELINES ARE NOT THE EXCLUSIVE BASIS FOR A DECISION BY THE HAMPTON HALL ARB CONCERNING A SUBMITTAL AND COMPLIANCE WITH THE DESIGN GUIDELINES DOES NOT GUARANTEE APPROVAL OF ANY APPLICATION. THESE DESIGN GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME BY THE HAMPTON HALL ARB AND ALL CHANGES WILL APPLY TO APPLICATIONS WITHOUT FINAL APPROVAL. APPROVALS BY THE HAMPTON HALL ARB INVOLVE SUBJECTIVE DETERMINATIONS AND OPINIONS OF THE HAMPTON HALL ARB MAY VARY AS TO THE DESIRABILITY OR ATTRACTIVENESS OF PARTICULAR IMPROVEMENTS. PRIOR APPROVAL OF ANY IMPROVEMENT DOES NOT GUARANTEE FUTURE APPROVAL OF A LIKE IMPROVEMENT AND THESE DEVELOPMENT GUIDELINES MAY BE CHANGED TO PROHIBIT IN THE FUTURE IMPROVEMENTS SIMILAR OR LIKE IMPROVEMENTS PREVIOUSLY APPROVED. THE HAMPTON HALL ARB MAY IN ITS SOLE DISCRETION AUTHORIZE VARIANCES FROM COMPLIANCE WITH THESE DEVELOPMENT GUIDELINES, INCLUDING ALL SETBACK REQUIREMENTS AS SET FORTH THEREIN OR AS SHOWN ON A SUBDIVISION PLAT, AND PROCEDURES SET FORTH HEREIN WHEN THE HAMPTON HALL ARB IN ITS DISCRETION DETERMINES THAT CIRCUMSTANCES SUCH AS TOPOGRAPHY, NATURAL OBSTRUCTIONS, HARDSHIP, OR AESTHETIC CONSIDERATIONS, ENVIRONMENTAL CONDITIONS, OR OTHER CONSIDERATIONS SO REQUIRE BUT NO VARIANCE SHALL BE EFFECTIVE UNLESS IN WRITING. EACH OWNER SHALL HAVE SOLE RESPONSIBILITY FOR ENSURING THAT ANY IMPROVEMENTS APPROVED BY THE HAMPTON HALL ARB OTHERWISE MEET ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS, INCLUDING BUT NOT LIMITED TO APPLICABLE HEIGHT RESTRICTIONS, SETBACKS, FLOOD RESTRICTIONS OR REQUIREMENTS, SQUARE FOOTAGE LIMITATIONS, LANDSCAPE REQUIREMENTS, BUFFERS AND PARKING REQUIREMENTS.

HAMPTON HALL

APPLICATION FOR DESIGN REVIEW & APPROVAL

Submit to:

Architectural Review Board
 Hampton Hall, LLC
 170 Hampton Hall Blvd.
 Bluffton, SC 29910
 Ph: 843-815-4016, Fx: 843-815-6690

Date submitted: _____

Date ARB received: _____

Lot No: _____

Name & Address of **Property Owner**:

Ph: _____ Fx: _____

Signature: _____

Name & Address of **Architect**:

Ph: _____ Fx: _____

Signature: _____

Hampton Hall street address:

Lot size: _____

Name & Address of **Contractor**:

Ph: _____ Fx: _____

Signature: _____

NOTE: For **Final Design Approval** all items listed in Section II. C. of the Architectural Guidelines must be included with the submittal package. Submittals not in compliance with this listing will not be placed on the ARB agenda.

1. Type of Construction:

- New
- Modification
- Addition
- Spec Building

2. Type of Review requested:

- Concept/Site
- Preliminary
- Final
- Re-submittal after changes
- Re-roof/ Re-stain
- Other

3. Number of Stories: _____

4. Heated & Covered square footage: _____

5. Elevation of Finished floor: _____

6. Square footage of Lot: _____

7. Expected date of Construction start: _____

8. Expected date of C.O.: _____

- 9. Front door: material _____ color _____
- 10. Garage door: material _____ color _____
- 11. Chimney: material _____ color _____
- 12. Walks: material _____ color _____
- 13. Driveway: material _____ color _____
- 14. Columns: material _____ color _____
- 15. Railings: material _____ color _____

FOR EXISTING HOMES:

- 16. Re-stain: material _____ color _____
- 17. Re-roof: material _____ color _____

18. In addition to the above provide a Color Board, 8 1/2 x 11, similar to the attached sample.

19. Remarks: _____

FEE SCHEDULE:

A. <u>REVIEW FEES</u>	<u>NON-REFUNDABLE</u>	<u>SUBMITTED AMT</u>
New Construction;		
1. Conceptual (credited against full review)	100.00	_____
2. New Home Construction	1,500.00	_____
3. Significant plan revisions after final approval	400.00	_____
Modification or Additions;		
1. Covered modifications/additions, pools.	400.00	_____
2. Uncovered additions; (fences, decks, landscape structures, walks, driveways).	150.00	_____
3. Demolition	300.00	_____
Architectural Inspection Fee (new construction only)	1,500.00	_____
Stormwater Compliance Inspection Fee(new construction only)	500.00	_____

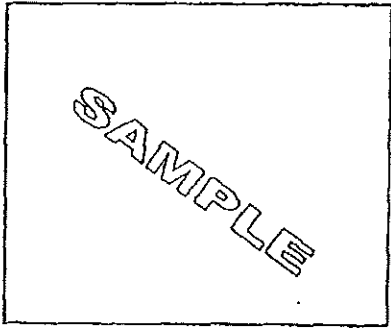
Total Fees Submitted: _____
(separate check)

B. <u>DEPOSITS</u>	<u>REFUNDABLE</u>	<u>SUBMITTED AMT</u>
Construction Compliance deposits;		
1. New home construction-Owner or Builder	3,000.00	_____
2. Stormwater Compliance Deposit	1,500.00	_____
3. Modification or Additions	500.00	_____
4. Demolition	1,500.00	_____
Landscaping Compliance deposits;		
1. New home construction	2,000.00	_____
2. Modification or Additions	500.00	_____

Total Deposits Submitted: _____
(separate check)

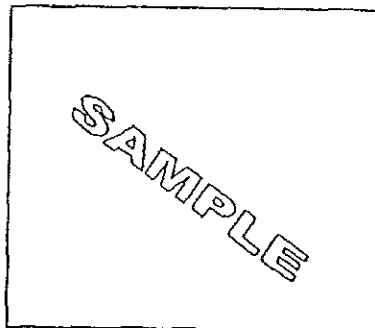
Any approval issued is limited to design criteria established by the Architectural Review Board as provided by the Declaration of Covenants and Restrictions, and should not be interpreted as approval of any variation from restrictions or conditions imposed on the property owner by contract or other provisions of the recorded restrictions. ANY REVISIONS TO THE EXTERIOR OF THE DWELLING MUST BE RESUBMITTED FOR APPROVAL BY THE ARB.

Color Board Submittal



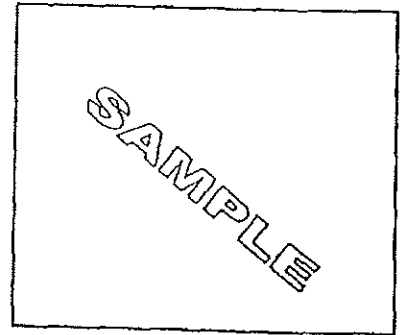
Siding Color _____

Manufacturer _____



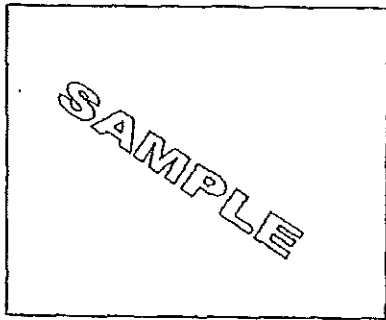
Stucco Color _____

Manufacturer _____



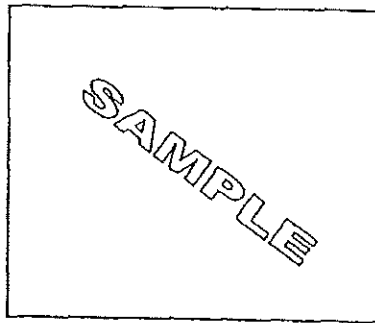
Brick Color _____

Manufacturer _____



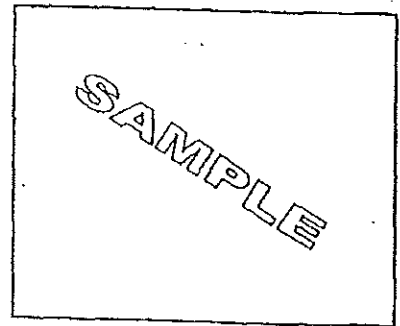
Roof Color _____

Manufacturer _____



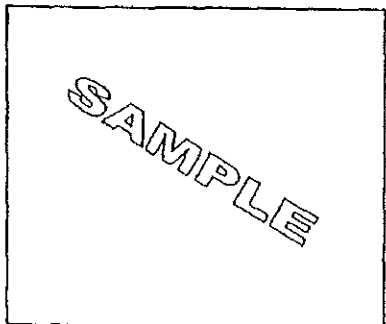
Fascia Color _____

Manufacturer _____



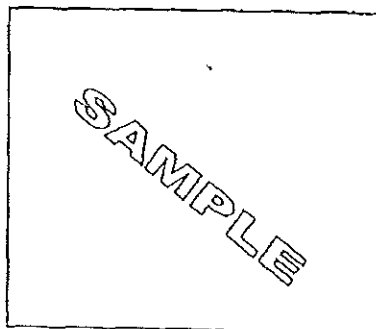
Trim Color _____

Manufacturer _____



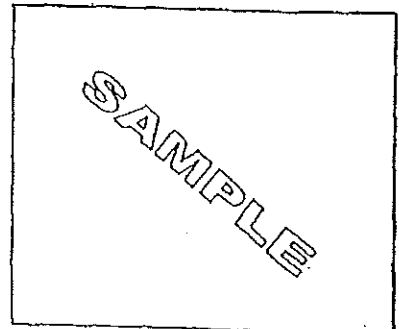
Shutter Color _____

Manufacturer _____



Windows _____

Manufacturer _____



Ext. Doors _____

Manufacturer _____

HAMPTON HALL ARB Submittal checklist

The following is a brief synopsis of the review process at Hampton Hall. It is intended only as a guide thru the design approval process, In may not be inclusive. Refer to the full Guidelines for more specific details.

Lot No; _____

CHECK OFF	DESCRIPTION	ARB CHECK
	OBTAINING FINAL DESIGN APPROVAL:	
	Submit the following:	
_____	1 Complete application	_____
_____	2 Applicable fees (see FEE SCHEDULE, page 24)	_____
_____	3 Sign NPDES Co-Permittee Agreement	_____
_____	4 Drawings to be included:	_____
_____	a. Tree and topo survey	_____
_____	b. Site plan	_____
_____	c. Drainage plan	_____
_____	d. Floor plans	_____
_____	e. Roof plans	_____
_____	f. Building elevations	_____
_____	g. Wall sections	_____
_____	h. Details	_____
_____	i. Electrical plan	_____
_____	j. Final Landscape plan to be submitted at framing	_____
_____	5 Color board	_____
	OBTAINING AN ARB BUILDING PERMIT:	
_____	1 Recelve Final Design Approval Letter	_____
_____	2 Put up Stringline	_____
_____	3 Recelve Stringline Approval Letter and ARB Building Permit	_____
	OBTAINING FINAL INSPECTION / RETURN of DEPOSITES:	
_____	1 Complete construction	_____
_____	2 Complete landscaping	_____
_____	3 Provide Beaufort County CO	_____
_____	4 Provide Foundation Survey / Elevation Certificate	_____
_____	5 As-built survey	_____
_____	6 Photo	_____

This completed form must be submitted with application.