



ARCHITECTURAL GUIDELINES AND STANDARDS
FOR
THE ESTATES AT OAKLAND PLANTATION

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These guidelines have been created to establish minimum design standards for all construction within The Estates at Oakland Plantation. Their purpose is to ensure the quality and design consistency in the homes constructed within the community. It is not our intent to inhibit or in any way restrict design creativity. The goal is to achieve a variety of unique designs blended to create a harmonious streetscape.

EXTERNAL BUILDING MATERIALS

1. Exterior Walls of the following materials are permitted
 - a. Wood, painted or stained
 - b. Brick
 - c. Stone
Stone Veneer shall either terminate at a perpendicular wall finish or return at the corner until it can terminate at a perpendicular wall
 - d. Wood Shingles
 - e. Stucco
 - f. Hardy Plank

2. Chimneys shall be of:
 - a. Masonry
 - b. Stucco
 - c. Brick
 - d. Stone
 - e. Hardy Plank - only when the exterior wall material is primarily that of hardy plank
 - f. Metal or prefab chimneys must have all flue pipes installed and enclosed. Chimneys must have caps/bonnets. Chimney dimensions shall be compatible in scale to the structure.

3. Roof Materials - Acceptable roof materials shall not be less than 300 pound and include
 - a. Asphalt
 - b. Fiberglass
 - c. Cedar shakes
 - d. Shingles

Connecting roofs, i.e., garage to main structure or free-standing garages or sheds shall have a roof with material the same as, or compatible with, the main structure. Gutters and roof flashing shall be cooper, painted galvanized or pre-finished and should be compatible with roof and gutter material (to prevent electrolysis).

Mechanical and plumbing vents will be located behind ridge lines and shall be painted to match the roof color.

4. Windows and Doors - Acceptable materials shall include
 - a. Painted Wood
 - b. Vinyl Clad
 - c. Metal/Steel with baked enamel finish

Windows shall be of traditional Southern Plantation design, be fixed, single or double hung with divided lights or the appearance of true divided lights. Window shall have sills that extend beyond trim. Beveled board, panel and louvered shutters are acceptable. All shutters must be sized to fit window opening. All colors to be pre-approved by ARC.

Front doors shall be recessed panels and or louvered, or half glass of traditional Southern Plantation style

5. Front Stoops and Porches shall be finished with a material compatible to the finished materials on the building. Acceptable materials will include:
 - a. Wood
 - b. Brick
 - c. Stone
 - d. Stucco

ARCHITECTURAL FEATURES AND DETAIL

1. All ceilings on first floor shall be a minimum of 9'
2. The elevation of the finished first floor shall be a minimum of 32" above finished grade at any point around the perimeter of the residence.

Exception: At the discretion of the ARC, a variance may be granted on certain sloping lots, allowing the 32" rule to be reduced to 24" minimum, providing that at least 50% of the perimeter of the dwelling achieves a finished floor height of 32" or more above finished grade.

3. All chimneys on elevations shall extend to grade. On rear elevations, the chimney may terminate into a permanent deck. Chimney caps shall be terminated with a decorative sheet metal shroud to conceal metal flue and factory finished in a color acceptable to the ARC.
4. All roof pitches visible from the street shall be a minimum of 8:12 unless specially approved by the ARC. Flat roofs shall not be permitted.
5. Bay window caps shall be cooper, pre-finished steel, or pre-finished aluminum sheet metal. Field painted galvanized sheet metal caps shall not be permitted.

All bay window projections facing the street and exceed a horizontal projection of 12 inches shall extend to finish grade. Projections less than 12 inches will be permitted conditionally subject to the final design treatment of the projection. The use of corbels, brackets, ledges trim etc. is required to terminate all projections.

6. All fascia boards shall be 1 x 8 minimum with 1 x 2 trim at top (under middle edge drip). Rake boards shall be a minimum 1 x 8 with rake molding or other approved trim on the face of the board.
7. Frieze boards beneath the eaves shall be a minimum of 1 x 10 with 5" minimum crown molding, decorative milled dentil blocks or other approved trim. Frieze boards shall extend a minimum of 12 inches below the bottom of the fascia line and shall terminate with base cap, panel molding or other approved trim. Frieze boards located on street facing gable end shall be a minimum of 1 x 10 with three (3) inches minimum crown molding or other approved trim. At overhangs exposed soffit should be a minimum of 12"
8. Minimum 2-car garage. All garages will be sided entry or courtyard entry. Garage doors facing the street will not be permitted. In the case of a corner lots, the garage may not face the secondary street unless approved by the ARC.
9. Accessory Buildings shall not be less than 10' x 12' and not greater than 20' x 30'. Building shall be constructed of material complimentary to the main dwelling and shall be in keeping with the architectural design of the main dwelling. Location and positioning of the accessory building must be pre-approved by ARC.

LANDSCAPE GUIDELINES

1. All front yards must be fully sodded. Sod shall be rolled both ways within 48 hours of installation. Stagger joints and lay sod parallel with the slope.
2. Sod shall be Centipede, St. Augustine or Zoysia.
3. Planting around foundation is required. Preferred foundation plant materials are:

- SHRUBS

- Boxwood
- Dwarf Yaupon Holly
- Dwarf Indian Hawthorn
- Wheeler's Dwarf Pittosporum
- Tea Olive
- Cape Jasmine/Gardenia
- Common Camellia
- Nandina/Heavenly Bamboo
- Southern Indian Azalea
- Japanese Cleyera
- Dwarf Abelia
- Sasanqua/Fall-Blooming Camellia-espaliered
- Japanese Loquat-espaliered
- Bigleaf Hydrangea

- TREES

- Crape Myrtle
- Japanese Red Maple
- Southern Wax Myrtle
- Chaste Tree
- Okame Cherry
- Eastern Redbud
- Star Magnolia
- Flowering Dogwood
- Red Maple

- GROUNDCOVERS

- Mondo Grass-Dwarf and Regular spaced a minimum of 8"
- Monkey Grass/Liriope spaced a minimum of 12"
- Asian Star Jasmine/Asiatic Jasmine spaced a min. of 12"
- English Ivy spaced a minimum of 12"

Daylillies spaced a minimum of 24"
Holly Fern spaced a minimum of 3'
Hosta spaced a minimum of 3'

○ VINES

Confederate Jasmine
Carolina Yellow Jasmine
Armand Clematis
Climbing Fig
Lady Banks Rose

4. Screening is required at condensing units-either with a wall, fence or evergreen
Plant materials must be sufficient height to 'hide' unit(s).
5. All trees shall be a minimum of 15 gallon
6. All shrubs shall be a minimum of 3 gallon
7. All groundcovers shall be less than a pint
8. All vines shall be a minimum of 1 gallon
9. Submit a plant list, which shall include size, container, spacing, color, variety and total quantity for each plant material including sod.
10. Mulch is required for all trees and beds.
11. Mulch shall be pine straw. Trees shall be mulched 4"; all other plant materials shall be mulched to a depth of 3".
12. Make every effort to save substantial/pertinent trees on the site and preserve as much natural area as possible.
13. Minimum of 50 s.f. of seasonal color is required.
14. All trees shall be staked plumb.
15. The final landscape plan shall be submitted a minimum of 30 days prior to issuance of certificate of occupancy. Submit Two (2) prints. One (1) will be returned to the Applicant.
16. Substantial/pertinent trees to remain shall have tree protection installed prior to commencing any site work.

SITE PLAN GUIDELINES

1. Mandatory setback of home is 200'
2. Side setback must be a minimum of 15' from property line
3. Sitting of the home shall work with the existing natural grade as much as possible. Avoid 'topo by earth mover' appearance.
4. Driveways shall be 12'wide with a flare at curb.
5. Driveways and turnarounds/back ups shall be a minimum of 3' off property lines.
6. If a turnaround/back up occurs adjacent to a retaining wall, allow a minimum of 4' for a landscape bed.
7. Minimize the use of retaining walls on the site.
8. Retaining walls shall be faced with either brick or stacked stone. Designate on the site plan the material to be used.
9. A site plan shall be submitted at a scale of 1" = 20' showing the location of the proposed residence, outbuildings, driveway, walks, HVAC units, septic tanks and drain field and prelim copies of plans. One (1) will be returned to Applicant.
10. Drainage shall not adversely impact any adjacent properties.
11. Swimming pools shall be aligned with sides of the house.
12. Above ground pools will not be permitted.
13. Swimming pools shall be fenced and set back a minimum of 20' from the property line.
14. Vinyl liner pools must be surrounded by concert deck no less than 4' wide.
15. No fence shall be higher than 4'.

16. Fencing shall be aluminum with an anodized color finish or wrought iron immediately adjacent to house and at front driveway entrance. Dark colored chain link fencing may be used around kennels, side and rear property lines. No metal finish chain link fencing is allowed.