

## **Battery Shores Building Requirements and Covenants 02-21-2024**

The following restrictive covenants, conditions and easements, and Battery Shores Property Owners Guidelines Shall be followed on an ongoing basis going forward.

The Restrictive covenants, conditions, and easements for ALL Battery Shores property owners are in one of the following documents, which are active upon the purchase of a property in Battery Shores and are the duty of the owner(s) to ensure they are maintained in good faith.

They are 1992, 1993, 1994, 1996, and 1999 being assigned to The Battery Shores POA to administer as of April 22, 2015, from the Community Developers, and must be followed.

The Battery Shores Board of Directors has formed and assigned a committee (ARC) to administer and oversee that proper procedures are followed for successful outcomes to occur with new construction and other improvements in our community.

Summary of additional Architectural Review Committee (ARC) Norms and Guidelines to be understood, presented, and followed when a new home build is being petitioned for Approval.

### **Windows**

White, Dark Brown, or Black Windows are acceptable.

White exterior trim is preferred, but exceptions can be considered.

Window shutters will be painted or stained wood only. Standard or Bahama style is acceptable. Shutters can be operable, semi-operable, or surface-mounted. Black is acceptable.

Vinyl or Metal shutters will not be approved.

### **Exterior Veneer**

Hardieplank or wood siding. House body color and trim will need to be approved.

Brick veneer is allowed, but not Stone

Gable vents to be made of wood. Vents will be painted to match the primary trim color. Vinyl or metal gable vents will not be approved.

## **Roof**

12" overhangs for eaves and gable ends (rakes) extended from the exterior face of the veneer

The soffit and fascia will be Hardieplank brand or wood.

30 Year Architectural Grade shingles acceptable. Will need a shingle color sample. Darker colors are preferred.

12" standing seam metal or 5V galvanized metal roof material is acceptable. Standing seam metal roof color will need to be approved.

## **Exterior Colors**

The owner will need to submit color samples for the main body of the house, trim, front door, garage door, and shutters (if applicable). A roof material sample is also needed. Bright colors will not be approved.

## **Driveways**

Driveways to be concrete or approved pavers. Brick edging is acceptable, and a pea gravel application can be discussed and possibly approved by ARB in conjunction with a concrete driveway entrance of at least 30 feet from the road.

Asphalt driveways will not be approved.

## **Fencing**

Acceptable Types Listed

6-foot high, painted, or stained wood fencing is acceptable. Color or stain will need to be approved by ARB.

5-foot high, black powder-coated fencing is acceptable.

Vinyl fencing will not be approved.

Chain link fencing will not be approved.

## **Sheds**

Sheds will need to be approved by the ARB before being erected or delivered. A wood exterior veneer is acceptable. T1-11 plywood siding is acceptable, but the color of the siding and trim will need to match the colors of the primary residence. The preferred roof material and color should

match the primary residence, but a metal roof is acceptable if the color matches the primary residence roof color. The shed will need to be at least 4 feet from adjacent property lines.

### **Mailboxes**

Mailboxes will match the Battery Shores Design. The pedestal is built from 6x6 treated material. Mailbox size to be approved dimension. The Battery Shoes POA can help owners purchase and install.

### **Front Building Setbacks**

The front property setback at 30 feet or more. Written exception requests can be considered.

### **Required Drawings from the Property Owner**

Two Sets of complete Architectural House Plans

An Official Plat with All buildings shown on or within property setbacks & critical lines.

A TOPO having the City of Beaufort, existence, and subsequent tree removals approved.

### **City of Beaufort Architectural Design guidelines District Development Standards section 6.6 9/14/2012**

"It is the intent of this section to encourage architecture that is unobtrusive and of a design, material, and color that blend harmoniously with natural surroundings and form and scale of neighboring architecture, provided that the latter conforms with the intent of this section. These guidelines are not meant to stifle innovative design or diversity but to safeguard property values and long-term economic assets through quality design and development. The Design Review Board has the authority to approve designs and materials that vary from the requirements of this section if the board deems that the proposal has architectural merit, is appropriate to the design theme of the development, and is otherwise in keeping with the purpose of this article"

**We would also suggest that the owner present preliminary designs (floor plans, site plan, and elevations) BEFORE they commit to a complete set of expensive construction docs.**