

DEL WEBB'S
SUN CITY HILTON HEAD
CUSTOM HOME
DESIGN GUIDELINES
for
RIVERBEND

PART II
LANDSCAPING

1.0 LANDSCAPE GUIDELINES

1.1 Introduction

In the first section of the Design Guidelines for Riverbend, the purpose of the Architectural Review Board (ARB) is explained for those who are not familiar with the procedure. Please review Design Guidelines Part I, Section 1.1.

The landscaping requirements in this development are much different than surrounding communities. To avoid a review denial, it would be best to read these requirements, keeping in mind that when building in Riverbend, the Sun City Hilton Head Design Guidelines must be adhered to as well. Supply this guideline to your landscape designer so he/she is aware of the requirements. In new construction, at the time of trim carpentry, the landscape plans should be submitted so they may be reviewed and changed, if necessary, before occupancy. In all cases, landscaping is to be completed no later than 30 days after occupancy.

One of the primary goals of the Riverbend community is to minimize disturbance of the existing ecological systems and to preserve the site's unique vegetation. Landscape design for Custom Homes requires sensitivity to the architecture, site, natural features, and screening from adjacent Custom Home lots. While the Sun City Hilton Head Design Guidelines establish the broad goals and objectives for landscape in the Community, the following landscape Custom Home Design Guidelines are intended to provide additional standards for the Riverbend Custom Home lots.

1.2 Landscape Planning Concepts

Landscape is the most significant single component of Riverbend's identity because it establishes a "common thread" of strong visual and ecological environments throughout the entire community. Therefore, Riverbend's emphasis is on maintaining and enhancing open space and wildlife habitat, and reducing visual impact of new construction. This concept must be carried out on each Custom Home lot.

Around the edges of lagoons, a natural buffer zone in the 20' maintenance area should be developed to filter run-off from fertilizers and provide protection for wildlife. Invasive irises and water hyacinths should not be introduced to lagoons. Downspouts are not to empty into lagoons or salt marshes. When the Custom Lot is on the salt marsh, the natural buffer zone, native grasses and vegetation must remain to protect the delicate nature of estuary. See the OCRM critical line Section 2.1, Part I of this document.

The preservation of existing trees and other native vegetation in the Natural Area of each Custom Home lot is mandatory and strictly enforced. Homeowners should also be aware that the location of existing trees, configuration of the Custom Home lot, and related site grading may impede or prevent construction of future improvements, especially swimming pools and other enhancements that require access by heavy equipment.

1.3 Planting Requirements

The Custom Home lots of the community include three major landscape zones: Natural Areas, Transitional Areas, and Private Areas, as described in Section 2.2, "Custom Home Lot Zones" Part I. **All trees over 6" in caliper, including native pine trees, must be marked approved by the Reviewing Body before removal.**

- a. The Natural Areas are the areas outside the Building Envelope. These areas shall remain undisturbed or shall be re-vegetated into their natural state. No statues, sculptures, depictions or artifacts will be permitted in the Natural or Transitional Areas.

- b. The Transitional Areas, adjacent to natural edges, should be limited to selected native specimen trees, shrubs and ground covers to harmonize with the existing forest materials and to stabilize the soil for control erosion.
- c. The Private Areas around the Custom Home shall include plant materials selected from the Approved Plant List. Seasonal annual beds are only acceptable for use within enclosed Private Areas. This includes courtyards but does not include Transitional Areas that are not enclosed. Seasonal annuals may also be used within pots or containers. Exception: native annual species indicated on the Approved Plant List are acceptable for use in Transitional Areas. The addition of any plants not found in the Approved Plant List requires Reviewing Body prior approval for plant type and proposed location. Removal of plants and other landscaping on any Custom Home lot is subject to the review by the Reviewing Body.
- d. Matching to existing plantings and using sod areas in the swale, between established lots, is one of the biggest differences between Riverbend and similar developments. If the Custom Lot is being finished adjacent to existing homes, match the plantings common to swale, utility, and wooded sections, where practical.
- e. Mulches are to be of natural colored materials. Red dyed barks, white gravel, concrete edging and colored decorative stones are not in keeping with the natural look of the Lowcountry and are not permitted. Pine straw, natural colored barks, and peat moss are permitted and encouraged to protect plants from loss of moisture.
- f. Because of our sensitivity to impervious surfaces and run-off, artificial turf is not allowed. Plastic or artificial plants and flowers are not allowed except in patio and porch areas.
- g. As mentioned in the original construction guidelines, there are no sea walls, platforms, private docks, or boat storage to be constructed on the lagoons, salt marshes or natural wetlands. Please see Custom Home Design Guidelines, Part 1, Section 2.3.1 for further clarification.

These Custom Home Design Guidelines include the Approved Plant List, as noted in the Sun City Hilton Head Residential Design Guidelines that incorporates listings of recommended native species. Because it is difficult to list every acceptable plant material, the Reviewing Body will consider other plant materials upon request. The Reviewing Body reserves the right to refuse any plant material that, in its discretion, will not be compatible with the Riverbend community image or is not beneficial to the environment.

The Custom Home Owner shall be responsible for providing full landscaping in all areas within a period of 30 days from completion of home construction (Certificate of Occupancy). Landscape plans must be submitted and approved. All landscaping and landscaping plans shall comply with these and the Sun City Hilton Head Residential Design Guidelines and also include the following:

- a. Minimum Plant Size/Type Ratios as follows:
 - i) Trees: Existing trees, in excess of six inches (6") total caliper, remaining on the Lot by Declarant at closing may be considered to satisfy the minimum standards listed below.
 - Large Trees – 30-gallon size (shade, screening, and seasonal interest): 1 in front and 2 in back.
 - Small Trees – 15-gallon size (screening, flower, and seasonal interest): 1 in front and 1 in back.
- In addition to the guidelines stated above, all corner Lots shall have an additional two (2) trees, each 30 gallon. The front, rear and side yards of a corner Lot shall

each contain a minimum of a 15-gallon and a 30-gallon tree. (Side yard facing the street.)

ii) Shrubs:

Large or Accent Shrubs – 7 or 5-gallon size (vertical accent, screening): one shrub per 400 square feet or overall Lot area.

Medium Shrubs – 5 or 3-gallon size (foundation planting, seasonal interest): one shrub per 225 square feet of overall Lot area.

Low Shrubs and Ground covers (low covering): one plant per 400 square feet of overall Lot area.

- b. A registered Landscape Architect shall prepare all landscape plans unless a qualified Landscape Designer is approved by the Reviewing Body prior to the submittal.
- c. Due to existing natural vegetation on custom lots, it is not required that sodded area be 50%, but rather each Lot shall be judged on an individual basis.
- d. Owners are responsible for replacing failed plant materials, in a timely manner, at their own expense.

1.4 Irrigation

All elements of irrigation systems should be designed to minimize water usage through xeriscape practices.

- a. All landscape plantings shall be maintained by a fully automatic underground watering system that includes a rain sensor to shut off the system during periods of wet weather.
- b. When using sprinklers, care should be taken to avoid over spray on patios, sidewalks, streets and driveways (“hardscape”), structures, windows, and adjacent properties.
- c. Native vegetation does not require additional water. Therefore, irrigation of Natural Areas is not permitted (unless needed to establish restored areas as approved by the Reviewing Body). Irrigating these areas can lead to disease and death of the native plants, and aid in the spread of undesirable plant species or weeds.
- d. Mature trees that have been transplanted require irrigation for three to five years or until established. The irrigation watering schedule must be decreased over a two to three year period to condition the plant to a naturally occurring watering schedule.
- e. Other small native plant materials may be irrigated for a year or until established.
- f. It is critical that irrigation systems be monitored to avoid over-watering.
- g. A qualified Landscape Architect or horticulturist should assist with seasonal requirements for the plant materials and provide an irrigation schedule.
- h. Irrigation plans must be included in the landscape plan submitted to the Reviewing Body.
- i. It is encouraged that landscape irrigation installation be completed on the same schedule as home construction.

1.5 Walls and Fences

Walls and fences shall be compatible with the Custom Home architecture. All walls and fences shall comply with the Sun City Hilton Head Residential Design Guidelines including the following:

- a. No alterations, changes or additions to walls shall be allowed without the prior written approval of the Reviewing Body.
- b. No courtyard wall (wall attached to home) shall be greater than 42" above finished grade elevation and must be contained within the Building Envelope.

- c. Freestanding walls shall not exceed thirty (30") inches in height and must be contained within the Building Envelope. Height is measured from finished grade along the exterior side (street side) of the enclosure.
- d. Wall surfaces shall be masonry, stucco, or stone.
- f. Masonry must be compatible with the existing masonry of the home.
- g. Walls shall be stuccoed and painted with a sand finished texture or a texture that matches that of the home.
- h. Stucco applied to wall surfaces shall completely cover all masonry joints and CMU block. A minimum of two (2) coat applications are required.
- i. Wrought iron must match existing wrought iron style of the home (color powder coat finish only).

1.6 Utilities & Trash

Garbage and trash must be stored in covered containers in the garage and/or service yard. Trash and recycling containers may only be stored in the garage and shall be removed from the trash pick-up area on the same day that trash pick-up service is provided. Trash containers are subject to restriction in the initial Declaration.

All electrical transformers, cable TV junction boxes, telephone equipment, water connection boxes, and other related fixtures shall be properly screened and/or attractively landscaped with low walls, or shrub plantings. Firewood piles, mechanical equipment, and other outdoor maintenance and service facilities must be animal proof and properly screened from view from outside the Custom Home lot. Screening designs are subject to Reviewing Body approval. Firewood piles may not be covered with canvas or plastic tarps, or other such material. Clotheslines and all other types of outdoor clothes drying facilities are prohibited.

1.7 Barbecues, Fire Pits and Exterior Fireplaces

Permanent outdoor kitchens, barbecues, fire pits, and fireplaces are allowed if located within the Private Area of the Custom Lot. They are to be contained within the patio, a courtyard, or naturally landscaped area inside of the Building Envelope. Chimney elements shall be taller than six (6) feet. Application must include a complete drawing, a list, and sample with colors of the material used. If any electrical or plumbing elements are desired, they must be indicated along with their source and drainage arrangements. All required lines must be buried and in compliance with local codes. If these areas are lit, that lighting shall not constitute a nuisance to adjoining properties.

1.8 Pools, Spas, and Lanais

Privacy for the owner and neighbors is of primary concern and importance to pool and spa area design. Pools and spas must be contained within the Building Envelope. Pool equipment shall be screened as noted above.

All swimming pools and pool/spas shall be of the in-ground type. All swimming pools and pool/spas shall meet all governing authority requirements. Pool and spa drains must connect to the sanitary sewer system. No pools can be drained onto open space or any other property. Discharge to the sewer shall not exceed Beaufort County and the Beaufort Jasper Water & Sewer Authority Guidelines. Discharges within Private Area shall not be conveyed outside the building envelope.

Front yard pools and spas are prohibited. Pools and spas may be located within enclosed courtyards and rear yards only. The design of the pool should avoid an excessive amount of clearing and disturbance to the existing vegetation.

Diving boards and slides are not allowed.

All screened lanais should be constructed in a manner that is architecturally pleasing and complimentary to the house. Pitched roofing is preferred to flat. The maximum height cannot exceed that of the roof and cannot be lower than exterior soffit. The lanai must conform to ARB setback guidelines and is to be done in bronze with bronze aluminum tubing, which is less invasive to this natural setting.

1.9 Fountains, Water Features, and Decorative Ponds

These water features may be installed in Private Areas only. Fountains shall be limited in height to 4 1/2' above the finished grade in the front yard and 6' in the rear yard of the Private Area and must be compatible with the architectural character of the community.

Decorative ponds may have a maximum depth of 1'6". The mechanics of these features are to be hidden from view by appropriate landscaping. Careful planning should result in the enhancement of the total design rather than the addition of artificial features, which must be limited in each of the Custom Lots. While fish are an interesting addition to the water features, do be aware that there is an abundance of natural wildlife in Riverbend that will prove to be a threat.

1.10 Statues/Sculptures/Lawn Ornaments/Artifacts

Style and placement of ornaments such as statues, artifacts, landscape features and birdhouses/feeders shall be submitted to the Reviewing Body and will be reviewed on an individual basis to be consistent with the overall aesthetic scheme of the neighborhood. No ground-mounted landscape feature shall be in excess of three feet in height and no landscape feature (flower pots) mounted on columns shall be in excess of 1 1/2 feet (18 inches) in height.

Homeowners should use discretion in the placement of ornaments and birdhouses/feeders on their property. No statues, sculptures, depictions or artifacts will be permitted in the Natural or Transitional Areas. Five (5) ornaments and three (3) birdhouses/feeders is the quantity limit. Birdhouses/feeders must be placed in rear yard only.

Pots, containers, raised planters and hanging baskets may be used within Private Areas. In situations where the front yard is not enclosed or there is not a courtyard, pots may be placed **immediately adjacent to the front entry**.

1.11 Yard Furniture

Yard Furniture is generally permitted only in the rear yards. Yard furniture will be permitted in front yards only if it meets the standards for formal decorative furniture as determined by the Reviewing Body.

When the property backs up to a common area or is seen from across a lagoon, care should be taken so any furniture, fire pits, pool accessories, or items mentioned in Section 2.10 are not a distraction to the natural setting. Items in these areas should then be in natural coloration, non-reflective, and landscaped as to not impose a visual distraction.

1.12 Signage

All signs, including Custom Home lot address, shall comply with the requirements of the Sun City Hilton Head Residential Design Guidelines.

1.13 Lighting

All exterior lighting shall comply with the requirements of the Sun City Hilton Head Residential Design Guidelines, the Beaufort County Ordinance, and all other applicable laws.

The design and location of all exterior lighting shall be indicated on the submitted landscape plan. Building perimeter lights must be installed to insure the source of light is not visible from adjacent properties. Landscape lighting should also be subdued (low voltage/low wattage). If up-lighting and down-lighting is used, it should be subtle and the source hidden from view with no light shining to adjacent properties. All exterior floods are to be on motion sensors. "Nuisance" lighting that is in conflict with other residents and nature is strictly prohibited. Colored lighting is not allowed with the exception of temporary holiday lighting (see Section 1.17 below).

Shrubs shall be used to conceal landscape lighting fixtures. Junction boxes must be placed below grade to minimize daytime visibility of the hardware.

1.14 Holiday Decorations

Temporary statues, artifacts, and other holiday decorative landscaping items are allowed within a reasonable period of time prior to, during, and after a holiday season. Decorations shall not cause audio or visual nuisances to their neighbors. Owner must comply with Community Association requirements.

1.15 Flagpoles

Freestanding flagpoles are not allowed in residential areas. Homeowners may use approved brackets mounted on the front elevation of the Custom Home to display flags. No flag may extend so that the end protrudes more than four (4) feet from the exterior wall of a home to which it is attached.

1.16 Recreational Vehicle Storage

Recreational vehicle storage is regulated by the Declarant and is prohibited on individual Custom Home lots except within enclosed garages and for temporary loading and unloading.

1.17 Recreational Facilities

Permanent basketball hoops and/or courts are not permitted in Custom Lots.

Riverbend has a private community dock that is shared with all Sun City residents. All residents use it for fishing, crabbing, shrimping, kayaking, and observation. There is no long term docking of any recreational boats or PWC's, as the fishing facility must be available at all times and space is limited. This is a ticketed offense. There is no overnight docking. When using this facility, do follow the posted rules and procedure for cleaning the dock after fishing.

1.18 Animal Enclosures

Dog runs and animal pens are prohibited. Owners are required to have their pets leashed at all times when outside and comply with all the Beaufort County Animal Regulations and are encouraged to use the Sun City Dog Park and to install invisible fencing. Farm animals and pens for small animals are prohibited.

APPLICATION FOR LANDSCAPE PLAN REVIEW
Review Process Summary & Checklist

Please Note:

- It is strongly recommended that landscape plans be submitted for review **at time of trim carpentry** so that they may be reviewed and changed, if necessary, before occupancy.
- Landscaping is to be completed no later than 30 days after occupancy.

Date of Application: _____

Lot Number: _____

Owner Information:

Landscaper Information:

OWNER'S NAME

NAME OF LANDSCAPER

PHONE NUMBER

PHONE NUMBER

MAILING ADDRESS

LANDSCAPER MAILING ADDRESS

CITY STATE ZIP

CITY STATE ZIP

E-MAIL ADDRESS

E-MAIL ADDRESS

Landscape Submittal:

- Γ Complete landscape plans (2 sets)
- Γ Grading and drainage plans
- Γ Plans for walls, fences, exterior fireplaces, or any further exterior construction
- Γ Plans for pools and/or lanais, if any
- Γ Water features
- Γ Lighting plans

Submit Applications to:

Architectural Review Board
Community Standards Office
853 Red Dam Road
Bluffton, SC 29909