



**DESIGN REVIEW BOARD GUIDELINES
FOR
POPLAR GROVE PHASE 1-D**

The purpose of the Poplar Grove design review process is to encourage and protect community design standards and also to protect property values of Poplar Grove on a best effort basis. The Design Review Board (DRB) will make every effort to assist owners, design professionals and contractors with this process. All binding rulings of the DRB will be in writing. Oral representatives of any DRB decisions, advice or suggestions shall be non-binding. Prior to initial submittal to the DRB, any and all fees owed to The Poplar Grove Property Owners Association (PGPOA) must be remitted.

The creation of the DRB is required by Article 3 of the Poplar Grove Declaration of Covenants, Restrictions and Limitations dated November 11, 2004 as Filed in Charleston County, South Carolina (PGDCRL). The Poplar Grove Property Owners Association (PGPOA) and/or the Design Review Board (DRB) are not responsible for the workmanship, quality or conformity with the contractual specifications of any construction. This is a matter between the owner and their contractor. No warranty or representation is made to or should be implied by any individual owner that the actions of the DRB in issuance of permits, inspections, and approval of the construction or otherwise is intended as tacit approval of the quality, safety, desirability or suitability of such design or construction.

Each prospective builder in Phase 1-D Poplar Grove must be approved as a Preferred Builder by the Declarant under the PGDCRL or the Design Review Board prior to receiving a construction permit for residential work in the community. To apply for approval, a builder must meet all program requirements and provide DRB access to a minimum of 3 built projects for quality review. Approval shall be withdrawn upon failure to meet any program requirements.

Preferred Builder Program Requirements:

1. Maintain a South Carolina builder's license
2. Meet Charleston County and Town of Hollywood builder's requirements
3. Adhere to published DRB construction guidelines
4. Adhere to any additional requirements of the Declarant, which now exist or are hereinafter provided.

No structures or things (including docks) shall be placed, erected, or installed upon any site except those in compliance with Article 3 of the Poplar Grove Declaration of Covenants, Restrictions, and Limitations and this document. Any work done on site will also be in compliance with these documents. Clearing and construction can only commence when the applicant receives the written approval of the Poplar Grove DRB or Declarant and they have all other permits required by the Town of Hollywood and Charleston County. If, for some reason, Charleston County or Town of Hollywood does not accept Poplar Grove DRB approved plans, it will be the responsibility of the applicant to make changes based on the County review and submit those changed plans to the DRB for its final review. During construction all permits must be displayed in an enclosed permit box on the back of the standard approved community construction sign.

Design Review Board Submission Requirements

Conceptual Design Review

The conceptual submittal requirements include the following:

- Completed Conceptual Review Application
- An electronic set of floor plans and elevations.
- Floor plans (1/8"=1'-0"). Schematic floor plans must show square footage calculations as measured from the outside face of stud wall for all heated, screened and covered areas.
- Exterior Elevations (1/8" = 1'-0"). Drawings must include all sides of the proposed structure or structures; exterior materials must be labeled; show height of roof ridge and interior floor elevations with relationship to FEMA.
- Drawings may be hand sketched.

Final Design Review

The final submittal requirements include the following:

- Completed Review Application
- An electronic set of plans including:
 - a. Preliminary stake out of lot by licensed surveyor that shows location of house, additional structures, decks, stairs, raised planters and driveway. Trees to be removed should be "flagged" with orange surveyor's ribbon.
 - b. Dimensioned Site Plan (1" = 10' - 0"). The site plan (1"=10') is to be based on a Tree and Topography survey prepared by a licensed surveyor showing existing property lines, easements, wetlands limits, topography and trees (6) inches or larger. The tree and topography date of survey to be done within the last 12 months prior to submittal. The site plan must show the dimensions from the building or buildings to the building setback; dimensioned setbacks and easements; driveways, guest parking, garage backup areas and walkways must be dimensioned to the building setback lines; the service yard, HVAC and electric meter must be located. Put an "X" to identify trees to be removed that are (6) inches in diameter or greater (at breast height) as they must have approval by the DRB. It is intended that "Grand Trees" (in excess of 24 inches in diameter at breast height) are to be protected and in some instances would require Charleston County approval. Refer to Charleston County Tree Protection guidelines. Trees to remain will require tree protection.
 - c. Floor Plans (1/4" = 1'-0"). Revised floor plans previously submitted for Conceptual Review with all changes and recommendations reflected on the plans. Floor plans must represent the layout for all levels of the proposed building; the location of the HVAC enclosure/stand; provide the square footage calculations as measured from the outside face of the stud walls for the heated, screened and covered areas of each floor.
 - d. Elevations (1/4" = 1'-0"). Revised elevation previously submitted for Conceptual Review with all changes and recommendations reflected on the plans. Include the roof pitches; exterior finishes shall be accurately depicted and labeled. Show gutter and downspouts if proposed.
 - e. Proposed Grading and Drainage Plan (1" = 10'). Use the original Tree & Topo survey as a base to prepare the proposed grading and drainage plan. Include the roof plan; dimensioned setbacks; proposed grading that demonstrates the drainage flow will not adversely affect adjoining property or roadside drainage swales; show that remaining trees and vegetation will not to be damaged by fill dirt. The plan must include spot elevations at all building corners,

the base of the stairs, the garage door, all corners of the driveways; garage slab elevation and first floor elevation; clearing limits; the areas where existing vegetation is to be preserved and the areas where the existing site will be disturbed. Show tree protection fencing; silt fencing; location of the construction drive, dumpster, temporary toilet and job material storage.

- f. Foundation Plan, Roof Plan and Framing Plan
 - g. Building Sections
 - h. Electrical and Mechanical Plans, including scaled exterior light fixtures on elevations.
 - i. Building Details
 - j. Written Specifications – on the plans or specification manual
 - k. Preliminary Landscaping Plan – schematic or bubble (1" = 10') with graphic scale. Must show location of the house, driveway and walks with proposed landscaping concepts including bed locations and preserved areas; must indicate proposed budget for landscape, landscape lighting and irrigation
- Color/Material Samples. Must have **proposed** colors of all exterior material including siding, trim, windows, shutters, brick, mortar, roofing, stucco and lattice and shall be submitted on a 6' x 3' color sample board.
 - DRB Non-refundable Review Processing Fee \$1250 (Payable to Poplar Grove POA). This fee is waived for Preferred Builders owning more than one lot in the subdivision. Such Preferred Builders shall pay the Professional Architect and Landscape Architect an hourly fee for all time spent reviewing plans and applications.

Construction Permit Poplar Grove POA

The requirements to pull the construction permit include the following:

- Completed Construction Permit Application
- Scaled site plan for approval stamp.
- Refundable Construction Deposit of \$3,000 from the Builder and \$3,000 from the Property Owner (payable to: Poplar Grove POA). Deposit is returned upon completion of construction and final inspection.
 - Preferred Builder Exception: In the event a Preferred Builder owns and is, or will be, seeking Construction Permits for more than two (2) lots, such Preferred Builder may opt to make a one-time Construction Deposit of \$10,000 in lieu of the per lot deposits listed above. However, if the DRB or Declarant are forced to use all, or a portion of, the Construction Deposit, then the Preferred Builder shall be required to immediately replenish the deficiency, and no Construction Permits shall be issued to the Preferred Builder until the Construction Deposit is fully replenished.

Final Color Approval. The contractor must provide a color board, a mock up of exterior materials and finishes/colors, on site for final DRB color approval. The color board must include roofing, fascia, soffit, trim, siding, bandboard and foundation materials. Place as close to the home as feasible. The contractor may not proceed with finishes until receiving DRB approval.

Plan Approval. Approvals of plans are good for three years from the date of approval and may be used for multiple lots. Once construction begins, construction must be completed within 18 months.

Landscape Plan: The final landscaping plan and landscape lighting plan must be submitted and approved by the DRB (60) days prior to the Certificate of Compliance being issued by the DRB and Certificate of Occupancy by Charleston County and/or Town of Hollywood. Must include a graphic scale, a planting

legend with plant names, sizes, and plant counts, and proposed grading contours. All landscape lighting must be low voltage. All exterior lighting should follow the guidelines of the Dark Sky Initiative. Landscaping should be soft and informal. Use of native plants and indigenous species is encouraged. See Attachment "A" for the Master Plant List.

Contractor Responsibilities

- Clearing and construction can only commence when the applicant receives written approval of the Poplar Grove DRB and when they have all other permits required by the Town of Hollywood and Charleston County.
- Construction activity can occur from 7 a.m. to 6 p.m. on weekdays with quiet work allowed from 6 p.m. to 7 p.m. and 9 a.m. to 5 p.m. on Saturday. No construction work may occur on Sundays or major holidays. Deliveries and large equipment must use the Construction Entrance. The Construction Entrance is open from 8 a.m. to 5 p.m. on weekdays only.
- Prepare site. Set tree protection fencing, silt fencing, dumpster and temporary toilet per plan.
- Install construction drive. Base material to be crushed stone 12' wide and 15' long. Construction drive will protect the swale and natural ditches at the street, aid in keeping the street clean and provide a solid surface for delivery trucks.
- Install the standard construction sign, which will be placed on the property so as visible from the right-of-way. Sign specifications are available from designated vendors of the DRB.
- Debris and trash removal per Charleston County requirements.
- Enclosed document box for permits on back of the approved job sign.
- Contractor responsible for all damage to common property caused by their subcontractors and suppliers.
- Site to be kept clean and all material stacked and covered.
- Temporary toilet must be screened with lattice panels and door should not be visible from adjacent properties or the street.
- A 6' x 3' Job Site Color Board for DRB final color approval must be erected on each lot.

Access Apron Construction: Modification to the grading between the road right of way and a particular home lot is prohibited in order to maintain the drainage patterns as constructed by the Declarant. The Builder is responsible for keeping a free and clear drive. Should it be necessary, the Declarant can assess the Builder for corrective work required by the County or Town.

Building Square Footage: Currently the minimum heated square feet allowable in the "Main House" is 2,000 sq. ft. for a single story home and 2,400 sq. ft. for a two story home with at least 1,600 sq. ft. on the main level. The maximum heated square feet allowable in the "Main House" is 7,500 sq ft. excluding basement, porches, etc.

Setbacks: The approved plat and lot layout for this section of Poplar Grove has three types of lots.

- Rear Access Lots – Lots with a rear alley that prescribe entry into a garage from the rear and have a minimum width of 40ft. The setbacks for these lots are:
 - Front Setback: 15' from the property line
 - Rear Setback: The greater of 5' from the property line or 20' from the curb.
 - Side Setback:
 - Dwelling: 7.5' from the property line
 - Garage or Accessory Structure: 5' from the property line

- Marsh – 35' (25' plus 10' OCRM buffer)
- Front Access Lots - Front loaded lots without rear alley access that prescribe entry via driveways on the sides of the homes and garages located in the rear of the lot. These lots have a minimum width of 40ft.
 - Front Setback: 15' from the property line
 - Rear Setback: The greater of 5' from the property line or 20' from the curb.
 - Side Setback:
 - Dwelling: 7.5' from the property line
 - Garage or Accessory Structure: 5' from the property line
 - Marsh – 35' (25' plus 10' OCRM buffer)
- Townhome Lots – Lots with a maximum width of 30ft. The general guidelines for these lots are below. However, these setbacks are subject to change by Declarant, in Declarant's sole discretion.
 - Front Setback: 5' from the property line
 - Rear Setback: 8' from the property line.
 - Side Setback: 0' from the property line.
 - Marsh – 35' (25' plus 10' OCRM buffer)

Approved Exterior Materials

- Roof: Architectural shingles, copper standing seam, slate, metal 5V crimp, cedar shake. Painted metal roofs to be low sheen with traditional colors.
- Siding: Cementitious composite shingle and siding, red cedar shake, board & batten. No aluminum or sheet vinyl siding, soffit or fascia (PVC products may be used).
- Foundations: Brick, tabby or stucco, or synthetic stucco (Dryvit or equal). No stone in vertical applications.
- Lattice: Woven brick, 1x horizontal wood slats or Azek (PVC synthetic approved equal).
- Decking: Brick or Wood allowed on front and rear porches; composite decking at rear only.
- Shutters: Shutters must appear operable (raised with shutter dogs) and made of wood or synthetic. No metal roll down hurricane shutters. Drawings must show that shutters are to meet hurricane protection requirements.
- No ridge vents on roof. Venting to be in the gables
- No Skylights.
- Solar panels, fans, or tiles must be low profile, may not be visible from the street, and must be screened from neighboring properties.
- Chimney must be masonry or stucco - no siding. Must have a wind screen or chimney pot. Wind screen to be copper or painted metal to coordinate with the roofing material.
- Entry Door. Solid wood doors or wood doors with clear glass. No metal doors, no beveled glass or stained glass, and no vinyl doors.
- Windows: Vinyl clad or aluminum clad wood windows. May be SDL or TDL. No snap in grids.
- No glass block.
- Columns need to have architecturally correct proportions based on their spacing and height.
- Porch Depths: 8' minimum in the front; 10' minimum in the back
- Driveway. Surface may be concrete, oyster shell or salt cured concrete or asphalt. Any surfaces such as gravel, sand shell, oyster shell, granite screenings or plantation mix will require a solid surface apron at the street and must have wooden, steel or masonry edging.
- Front porch foundations must be expressed as brick or stucco piers.
- The first floor level must be a minimum of 30 inches above adjacent grade.

- Gutters and downspouts must match the color of the adjacent material. Terminations may not impact adjacent property. Downspouts should be located on interior corners of porches whenever possible.

Boat Docks: The DRB and the Corps of Engineers must approve all boat dock submissions. There is a separate DRB submission package for boat docks, which shows the type of dock, and materials that will be allowed. The dock must be consistent with the Master Dock Plan.

Variances to DRB Guidelines: Variances may be issued by the DRB, in writing, when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations, or when design merit warrants. No variance shall be effective unless it is in writing, be contrary to the Covenants, Restrictions, and Limitations, or keep the DRB from denying any future variances. The inability to obtain approval of any governmental agency, the issuance of any permit, or the terms of any financing shall not be considered a hardship warranting a variance.

DRB fees and Construction Deposit: A non-refundable application review fee of \$1250 shall be submitted with the preliminary design review package. However, Preferred Builders owning more than one lot in the subdivision shall pay the Professional Architect and Landscape Architect an hourly fee for all time spent reviewing plans and applications in lieu of the review fee. Prior to actual construction or clearing of the property, a \$3,000 refundable construction deposit from the builder and \$3,000 from the owner shall be placed with the Poplar Grove Property Owners Association. This deposit is to provide security against any violations or any damage to Common Property and other portions of Poplar Grove and may be in addition to any other fines or damages. If there are no violations and no damage, the deposit will be returned at the project completion. Any damage to common property, road rights-of-way, and driveway culverts must be corrected prior to the final inspection. In the event a Preferred Builder owns and is, or will be, seeking Construction Permits for more than two (2) lots, such Preferred Builder may opt to make a one-time Construction Deposit of \$10,000 in lieu of the per lot deposits listed above. However, if the DRB or Declarant is forced to use all, or a portion of, the Construction Deposit, then the Preferred Builder shall be required to immediately replenish the deficiency and no Construction Permits shall be issued to the Preferred Builder until the Construction Deposit is fully replenished.

Inspections, Construction Sites and Fines: The DRB will make an inspection of the initial site, random site inspections of construction sites during construction, and one scheduled site inspection at the time a final Certificate of Compliance is requested. Erosion control devices, tree protection, portable toilet, dumpster, and electrical and water service must be provided and maintained at each construction site in an inconspicuous location. Sites must also be kept in a clean and organized manner, and construction activity and parking should not interfere with or damage any adjacent properties, sidewalks, paths, landscaping or roadways. Any dirt, sand or mud deposited on adjacent roadways, sidewalks, paths or walking trails must be cleaned up at the end of each work day. No burning is allowed on construction sites at any time. All personnel on a construction site must conduct themselves in a courteous manner and not unreasonably disturb community residents. The DRB at its discretion may impose fines on construction sites for various reasons. Examples of those fines and when they would occur is available from the DRB.

Lot Under Brushing Permits: Lot under brushing is limited to the building setback envelope and proposed driveway. This is the only clearing that can be done prior to the building permit being issued and only after the plans have been approved by the DRB. The preservation of the existing understory plant material is encouraged. In no case will any tree larger than 6 inches in diameter at breast level, other

than those approved by the DRB, be removed. Removal of native ornamental trees or shrubs such as dogwood, redbud, holly etc. is prohibited regardless of size. The DRB and on-site naturalist will review the under brushing request and the DRB is responsible for issuing the permit.

Final Certificate of Compliance: Upon request of the applicant stating that all improvements are in compliance with the submitted plans and applicable requirements of the design guidelines and application package, the DRB will conduct a final inspection of the property. As a condition of the final inspection of a new home project, an as-built survey (prepared by a registered surveyor) must be submitted within fifteen (15) months of start of construction or within ninety (90) days of receipt of a Certificate of Occupancy, whichever occurs first, showing all improvements including structure, walks, decks, patios, walls, fences, topography etc. If a request for Certificate of Compliance of a new home project including an as-built survey is not received within the required time frame, the DRB will draw upon the Construction Deposit to acquire an as-built survey for the property. For modifications to an existing home, a signed Affidavit from the owner and contractor may be submitted in lieu of an as-built survey provided it is received the DRB within ninety (90) days of receipt of Town of Hollywood inspection approval.

After a thorough inspection by the DRB, any required corrections must be addressed within ninety (90) days of notice or be subject to remedy as provided within the Covenants, Restrictions and Limitations and the Construction Application signed by the owner and contractor. Upon the issuance of the Certificate of Compliance, all or part of the construction deposit will be returned in accordance with the Covenants, Restrictions and Limitations.

Dispute Resolution: In the event there is a dispute between the Builder or Owner and the DRB or PGPOA, the Declarant will be entitled to make a final determination that is binding on all parties.

Miscellaneous Requirements:

- Home businesses are allowed in Poplar Grove as long as they do not create any extraordinary traffic within the Poplar Grove Development. No signs advertising the business will be visible to the neighbors or residents. No equipment peculiar to a business will be visible to neighbors or residents. There will be no excessive deliveries or shipments by package services.
- Any structure shall have no more than two habitable floors.
- Garage: Must be located on the rear of the lot and doors are not to face the front unless approved by DRB. If approved, should be 25 feet from front of the main structure. Use of two (2) single doors in lieu of one (1) double door is preferred. Parking underneath primary structures is not permitted except where the site requires and is subject to approval by the Declarant and DRB.
- Fences are allowed but must be approved by the DRB. Fences must be aesthetically pleasing and made from approved materials. Picket fences or wire fence with wood posts are acceptable. Underground fencing is acceptable; however the small flags denoting the area must be removed within 90 days. Fences can be no higher than 48 inches above adjacent grade on alley lots, but may be up to 60 inches high on perimeter lots. Fences should be of an open design and placed no closer than 3 feet from front and rear property lines. Side yard property line fences are permissible. No shadow box or stockade fences. Fences may not be allowed adjoining river or walking trails.
- Basketball Goals – must be portable or installed in areas where they are not visible from any street. If portable, goals must be removed from view of streets when not in use.

- A maximum of three household pets can be kept on any one site. Dog runs must be in the rear of the property, within the building setbacks, made of materials consistent with the residence, and not visible from the street. No dog run can be within 200 feet of a walking trail.
- Signs. Other than the approved construction sign, no signs of any kind are allowed. Refer to page 18 paragraph "D" of the Declaration of Covenants, Restrictions & Limitations.
- Swing sets and other outdoor children's play equipment must be of a natural color and material as approved by the DRB.
- Freestanding Flag Poles are prohibited. Flag poles may be attached to the house at a 15 to 30 degree angle if 4 feet by 3 feet or smaller.
- Storage Buildings – Must be approved by the DRB and be of the same materials and architectural design as the main dwelling. No pre-manufactured buildings are permitted. Storage buildings must be placed within the building setbacks.
- Standard Mailbox – Poplar Grove has a standard mailbox that is available from the Poplar Grove POA. See separate form for details of Mail Box.
- Driveways –Surface may be concrete, oyster shell or salt cured concrete, asphalt. Any surfaces such as gravel, sand shell, oyster shell, granite screenings or plantation mix will require a solid surface apron at the street and must have wooden, metal or masonry edging.
- Trails – Only non-motorized vehicles will be permitted on the trails. Golf Carts, motorcycles and go-karts are strictly prohibited except for the golf cart utilized for the Poplar Grove Sales Team.

Poplar Grove Property Owners Association --- December 10, 2004

Revised --- November 12, 2014

Revised --- December 3, 2015

Attachment "A"
Poplar Grove Master Plant List
February 16, 2017

Deciduous Trees – 4 to 5 inch caliper minimum

Acer rubrum - Red Maple
Betula nigra - Riverbirch
Carya ovata - Pecan
Liquidambar styraciflua - Sweet Gum
Liriodendron tulipifera - Tulip Poplar
Nyssa sylvatica - Black Tupelo
Quercus alba - White Oak
Quercus falcate - Southern Red Oak
Quercus phellos - Willow Oak
Taxodium disticum - Bald Cypress

Evergreen Trees – 4 to 5 inch caliper minimum

Ilex opaca - American Holly
Magnolia grandiflora - Southern Magnolia
Juniperous virginiana - Eastern Red Cedar
Pinus palustris - Longleaf Pine
Pinus taeda - Loblolly Pine
Prunus caroliniana - Carolina Cherry Laurel
Quercus virginiana - Live Oak
Sabal palmetto - Cabbage Palm

Small Deciduous & Flowering Trees – 45 gallon minimum

Amelancier arborea - Serviceberry
Carpinus caroliniana - Musclewood
Cercis canadensis - Redbud
Chionanthus virginicus - Fringe Tree
Cornus florida - Dogwood
Diospyros virginiana - Persimmon
Halesia carolina - Carolina Silverbell
Hamamelis virginiana - Witch Hazel
Lagerstroemia indica - Crepe Myrtle
Sassafras albidum - Sassafras

Small Evergreen Trees – 12 feet in height

Chamaerops humilus - European Fan Palm
Gordonia lasianthus - Loblolly Bay
Ilex vomitoria - Yaupon Holly
Magnolia virginiana - Sweetbay Magnolia
Myrica cerifera - Wax Myrtle
Osmanthus americana - American Tea Olive

Persia borbonia - Red Bay
Trachycarpus Fortunei - Windmill Palm

Deciduous Shrubs – 7 gallon minimum

Aesculus pavia - Red Buckeye
Buddleia davidii - Butterfly Bush
Callicarpa americana - Beautyberry
Calycanthus floridus - Sweetshrub
Cephalanthus occidentalis - Buttonbush
Hybiscus moscheutos - Rose Mallow
Hydrangea quercifolia - Oakleaf Hydrangea
Ilex verticillato - Winterberry
Illicium floridanum - Florida Anise
Itea virginica - Sweetspire
Rhododendron nudiflorum - Pinxter Azalea
Rhus copallina - Winged Sumac
Vaccinium arboretum - Sparkleberry
Viburnum dentatum - Southern Arrow-wood

Evergreen Shrubs – 7 gallon minimum

Azalea indica - Indica Azaleas
Baccharis halmifolia - Groundsel
Camellia japonica - Japanese Camellia
Camellia sasanqua - Sasanqua
Cycas revoluta - Sago Palm
Gardenianis jasminoids - Gardinea
Ilex cassine - Dahoon Holly
Ilex glabre - Inkberry
Ilex vomitoria - Yaupon Holly
Leucothoe axillaries - Fetterbush
Leucothoe populifolia - Florida Leucothe
Myrica cericifera - Wax Myrtle
Nerium oleander - Oleander
Osmanthus x fortunei - Fragrant Tea Olive
Raphiolepis India - Indian Hawthorne
Rhododendron - Rhododendron hybrid
Rhapidophyllum hystrix - Needle Palm
Sabal minor - Dwarf Palmetto
Serenoa repens - Saw Palmetto
Simplocos tinctoria - Horse Sugar
Viburnum suspensum - Sandwanka Viburnum
Yucca gloriosa-Mound - Lily Yucca

Grasses and Perennials – 3 gallon minimum

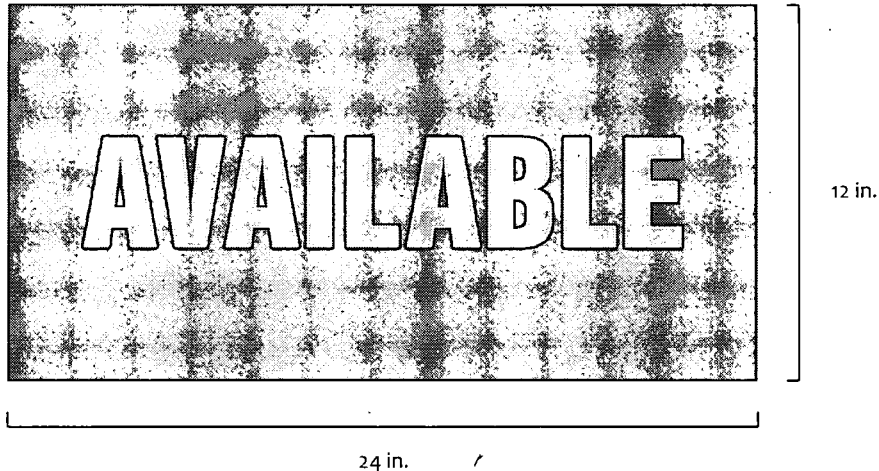
**Poplar Grove Design Review Board (DRB)
Approved Real Estate Sign Specifications**

Revised November 2014

Article III, Paragraph 3.11 (d) of the Declaration of Covenants, Restrictions, and Limitations and Provisions for Membership in the Poplar Grove Property Owners Association:

d. Signs. No commercial signs, including "for rent" or "for sale" and other similar signs, shall be erected or maintained (inside or outside a structure) on said Site by anyone, including but not limited to, the Owner, a real estate agent, a contractor or subcontract, except with the written permission of the Design Review Board, or except as may be required by legal proceedings. If such permission is granted the Design Review Board reserves the right to restrict size, color and content of such signs...

In accordance with the above restriction applicable to all lots in the Poplar Grove community, the Design Review Board (DRB) shall permit real estate marketing signs to be posted within the following regulations:

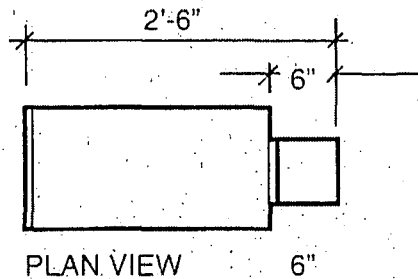


Sign Specifications

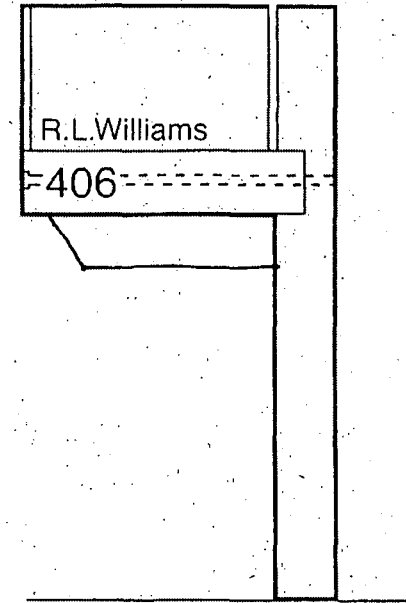
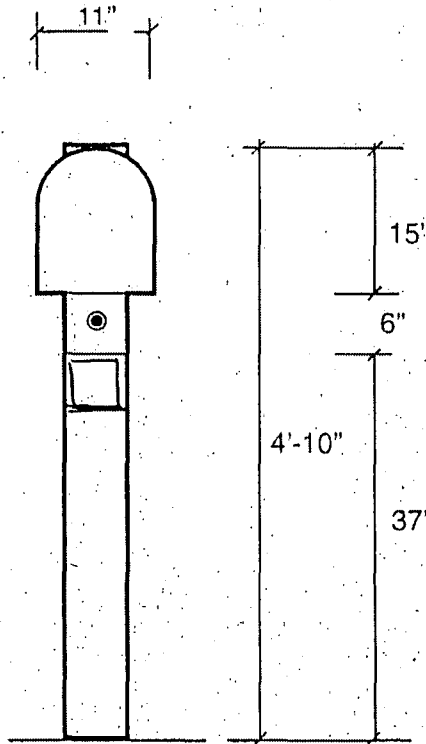
1. Sign must be made of ½ in. thick MDO or similar material with 'Charleston green' background. Dimensions of the sign must be 12 in. in height and 24 in. in width.
2. Background must be 'Charleston green.' Text must be 'beige' and is limited to "AVAILABLE" only. Additional text is not permitted. (Note: Please contact Deborah Wingard at deborah.wingard@southeastern.company or at 843-405-7060 to ensure current information is available for your listing.)
3. Sign must be mounted on a 4 in. by 4 in. wood post 4 ft. in length and painted 'Charleston green.' Post must not exceed 4 ft. in length so as to remain visible but not obtrusive.
4. Sign must be designed and installed in accordance with the above template and these specifications.
5. Only one (1) sign may be posted per lot.
6. Up to one (1) info tube or flyer sleeve may be mounted to the back of the sign.

Approved "AVAILABLE" signs may be purchased from Sign It Quick (843-552-2626). Signs may also be purchased from manufacturer of choice as long as all above specifications are met.

GRAPHIC CONTROLS



SCALE: 3/4" = 1'0"



SPECIFICATIONS AND NOTES:

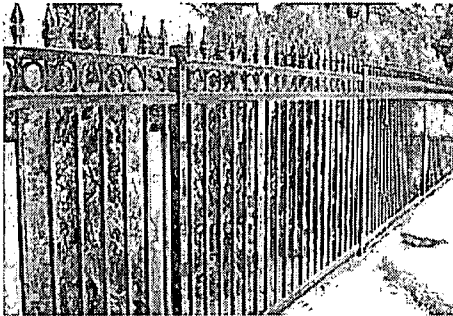
- A. A mailbox is required for use at all residences. Its purpose is to give emergency service personnel and visitors a consistent device for locating names and addresses.
- B. The mailbox shall be #2 standard rural size. Material for the post and arm is 6" X 6" treated Yellow Pine per the above drawing. A thru bolt is required in the connection of the arms to the post.
- C. The graphics for the mailboxes are applied with 2" white letters (Helvetica Medium). Residence name may appear on both sides of the mailbox. The graphics on the arm are flat, black, 3" hand routed numerals (Helvetica Medium).
- D. The mailbox shall be Black. The post and arms shall be stained Cabot's Semisolid Stain Spanish Moss.
- E. Care should be taken to properly treat post to prevent decay or attack from termites.
- F. Single-family homes shall be identified only by the graphics included on the mailbox as specified above.

6403-73868 QUART A91W253
 COLORTOG SA DEEP
 1.00 @ 8.02
 Color: C003 56 SPANISH MOSS
 BAC Blend-a-Color 02 32 64 120
 B1 Black - 37 - 1
 H1 Raw Umber - 14 - -
 R2 Maroon - 5 1 -
 Y3 Deep Gold - 22 1 1
 Custom Sher-Color Formula Match

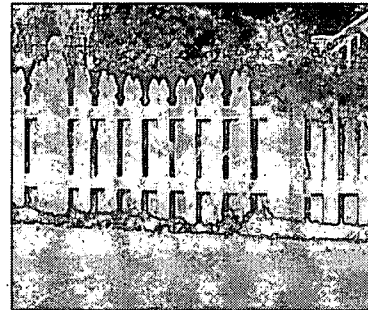
LANDSCAPE PATTERNS

Fencing and Walls for The Landing Lots

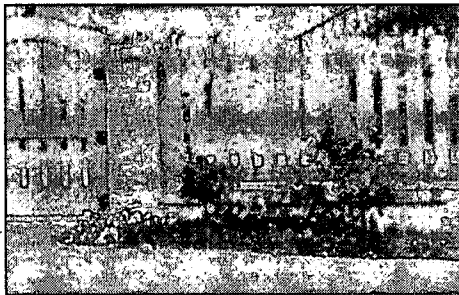
Rev 1/10/2018



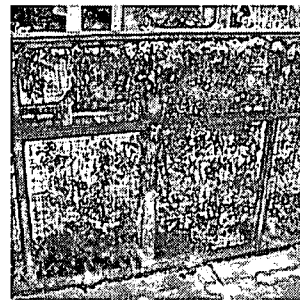
Wrought Iron Fence



Wooden Picket Fence (style only)



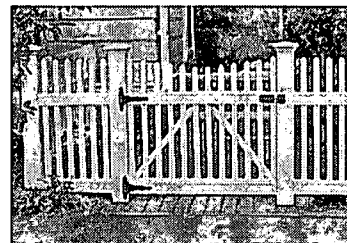
Picket Fence with Gate and Brick Pier



Living Fence



Aluminum Fence



Pedestrian Gate (style only)

Fencing

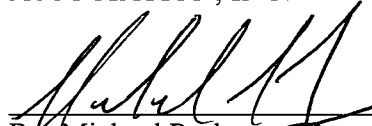
- Fencing must compliment the style of the home and be designed in an unobtrusive manner.
- Fencing at the front of the home may be used to define or frame the entrance. Front yard fences are not appropriate for homes facing Open Areas of the neighborhood.
- Piers may be used at pedestrian entrances only. Pedestrian gates should be understated and compliment the fence design.
- Fence height should be a maximum of 4 feet above finished grade for alley lots and may be up to 5 feet on perimeter lots.
- Fences must be of dark coloration, or of natural wood.
- Acceptable Materials: wrought iron, wood picket, or aluminum. Fully landscaped 'living fences' may be used provided that the posts are capped, the posts and rails are painted, and the plant screening achieves 50% coverage at the time of installation.

Walls

- Landscape walls may be used as planters or seat walls.
- Garden walls and planters should be a maximum of 3 feet above finished grade.
- Acceptable Materials: masonry, tabby concrete, or stucco to match the home's foundation.

I certify that the foregoing revised Design Review Board Guidelines for Poplar Grove Phase 1-D constitutes the original revised Design Review Board Guidelines for Poplar Grove Phase 1-D as approved by the Design Review Board, and have executed the within certification as an original this 28th day of December, 2018.

POPLAR GROVE OWNERS
ASSOCIATION, INC.



By: Michael Rodgers

Its: President

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