

ARCHITECTURAL GUIDELINES WEXFORD GARDEN HOMES

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PREFACE

THE GARDEN HOME CONCEPT WITHIN THE OVERALL THEME OF WEXFORD PLANTATION HOA AND THE NEED FOR STRINGENT ARCHITECTURAL CONTROLS.

The Wexford Garden Homes are being developed within Wexford Plantation HOA a private Yacht and Golf Community along the scenic banks of Broad Creek. The site of the development offers amenity views in all directions, with home sites overlooking quiet tidal creeks, sleepy lagoons and the vast expanse of the Broad Creek estuary. The Wexford Garden Homes are only a short walk from the Wexford Clubhouse Complex with its yachting, golf tennis and swimming facilities. A pedestrian/bike path connects the development with the Clubhouse Complex as well as all other areas within the Plantation HOA.

Residences within the Wexford Gardens Homes are being developed under the "Garden Home Concept." The Garden Home is a single family detached residence on a smaller than normal size lot; which, through careful architectural design and siting, maximizes and coordinates the use of indoor and outdoor living spaces to provide the homeowner with a private, easily maintained living environment.

Garden, or "Patio Homes" as they are referred to by many, are not a new housing concept. The central theme on which they are based dates back to early Greek and Roman times when the need for protection from hostile elements required the closer proximity of residences. Instead of opening outward to unprotected areas, the principal living spaces were opened onto one or more interior garden courtyards or "atriums." The garden home has gained new acceptance as a housing form as land and development costs have skyrocketed. In addition, the changing lifestyles of many individuals has dictated the need for a living environment with greatly reduced maintenance requirements, while still retaining and in many ways surpassing the privacy aspects of conventional single family detached dwellings. A properly designed garden home is tailor-made to satisfy these

needs. The flexibility of orienting selected rooms to take advantage of the many exceptional amenity views, while allowing other rooms to open onto secluded, lushly landscaped courtyards, will allow the residents of the Wexford Garden Homes the opportunity to enjoy a unique living environment exceptionally well suited to the Hilton Head lifestyle.

As is the case for all other residences within the Plantation HOA, the individual designs within the Wexford Garden Homes will require approval from the Wexford Architectural Standards Committee. The key to achieving the proper sense of community and continuity of design lies in the formulation and consistent application of stringent architectural guidelines. All residences within Wexford Plantation HOA are subject to the "Wexford Architectural Guidelines and Architectural Standards Committee Policies." Because garden homes present unique design alternatives, these Architectural Guidelines have been prepared as a supplement to the overall Architectural Guidelines to assist and guide the lot owner and architect toward achieving an overall design cohesiveness within the Wexford Garden Home; while still allowing each lot owner reasonable opportunity to tailor a home to meet their own individual needs. It is not the intent of this document to severely limit the design process, stifle creativity or curtail imaginative solutions to design problems. It is the express purpose of these Guidelines to serve as a logical starting point for the lot owner, architect and builder; and ultimately to provide the type of cohesive living environment, which will insure the maintenance of overall visual integrity while protecting the privacy and property values of each resident of the Wexford Garden Homes.

It must be noted that the contents of this document are "guidelines" and, in general, should be adhered to in the vast majority of cases. However, where it can be shown that the intent of specific guidelines can be achieved through other than the prescribed means, the Wexford Architectural Standards Committee may, at its sole discretion, grant a variance. In addition, as development proceeds and additional knowledge is gained with regard to alternative solutions to problems encountered, the

Architectural Standards Committee may amend these guidelines.

The major areas of design review to be undertaken by the Wexford Architectural Standards Committee shall consist of, but not be limited to: BUILDING SITING AND DRAINAGE, EXTERIOR ARCHITECTURAL DESIGN & DETAILING, AND SITE LIGHTING & LANDSCAPING. All exterior horizontal and vertical site and building improvements and alterations must be approved by the Wexford Architectural Standards Committee prior to the commencement of construction.

I. BUILDING SITING & DRAINAGE:

As stated in the preceding section, the goal of the Garden Home Concept is to provide a private, indoor/outdoor living environment on a relatively small lot. This goal can best be achieved through the total coordination of building architecture with the site by allowing key indoor areas to "flow" outward, such that the private outdoor areas become landscaped extensions of the enclosed living spaces. The starting point in the design of the Garden Home and the principal means of achieving the desired privacy is the designation of the side-yard "privacy wall" along one side property line (See Figure 1). The exterior side-yard Privacy Wall must be constructed parallel to but not closer than 3' to the designed Privacy Wall side lot line, and must be windowless (an exception to the requirement that this side-wall be windowless exists with lots D-1, D-2, H-2, M-2, R-2 & R-3, which do not have another residence side-yard adjacent to their Designated Privacy Wall side lot line). A limited number of windows may be permitted along the Designated Privacy Wall side lot line of the 6 lots noted above at the discretion of the Architectural Standards Committee. As shown in Figure 1 below, the windowless sidewall of House "B" insures the privacy of House "C". Conversely, the windowless sidewall of House "A" insures the privacy of House "B", and so on. To insure a greater degree of privacy, the windowless side-wall must be extended in the form of a solid wall toward both the front and rear of the Garden Home.



Windows Wall

Since Garden Home Lots are narrower than conventional lots, the greater building dimension of a Garden Home is normally from front to rear, as opposed to a conventional house, which would have its greatest dimension from side to side. The rooms from which a view of the amenity frontage (Broad Creek, lagoons, tidal creeks, etc.) is desired (normally the living room and master bedroom) are placed at the rear of the Garden Home. Other rooms, such as the dining room, kitchen, family room/den and additional bedrooms, are normally oriented toward the more private side-yard or the walled-in entry courtyard. In many cases, additional interior courtyards (or atriums) are used to bring added light and greenery into the interior of the Garden Home. The design options are endless, but it is still this primary emphasis on the Privacy Wall and the total coordination of building and site design that provides the uniquely private indoor/outdoor living environment associated with well thought-out Garden Homes. Residence designs submitted for approval by the Wexford Architectural Standards Committee must make active use of the side garden courtyard as an active outdoor living area with immediate access to indoor living spaces. Any "atrium" courtyards located along the lot's Designated Privacy Wall should be limited to relatively passive use, since such areas would be adjacent to the neighboring residence's outdoor living areas. Sketches have been included as Attachment "A" depicting a Typical Garden Home Site Plan, as well as various wall Sections and Elevations in order to clarify the text portions of these Guidelines. Each lot within the Garden Homes of Wexford has had one side lot line designated as the Privacy Wall Lot Line. The Privacy Wall is indicated on the Plat and Sales Maps by the placement of a small rectangular box along the designated side property line. Care has been taken in designating each lot's Privacy Wall to both insure each lot's internal privacy as well as to open the rear of the lot to the most advantageous amenity view. As also noted on the recorded plat, a maintenance easement is reserved along each Privacy Wall extending 9 feet into the adjoining lot (as measured from and extending parallel to the side lot line) to allow for reasonable repair and maintenance of the Garden Home's windowless sidewall.

In reviewing the Site/Drainage Plans for homes to be constructed within the Wexford Garden Homes, the Wexford Architectural Standards Committee will review requirements regarding Adherence To

Designated Privacy Wall Locations, Building Set-Back and Ground Converge Requirements, Tree Preservation & Site Drainage Requirements and On-Site Parking Requirements.

A. Adherence To Designated Privacy Wall Locations:

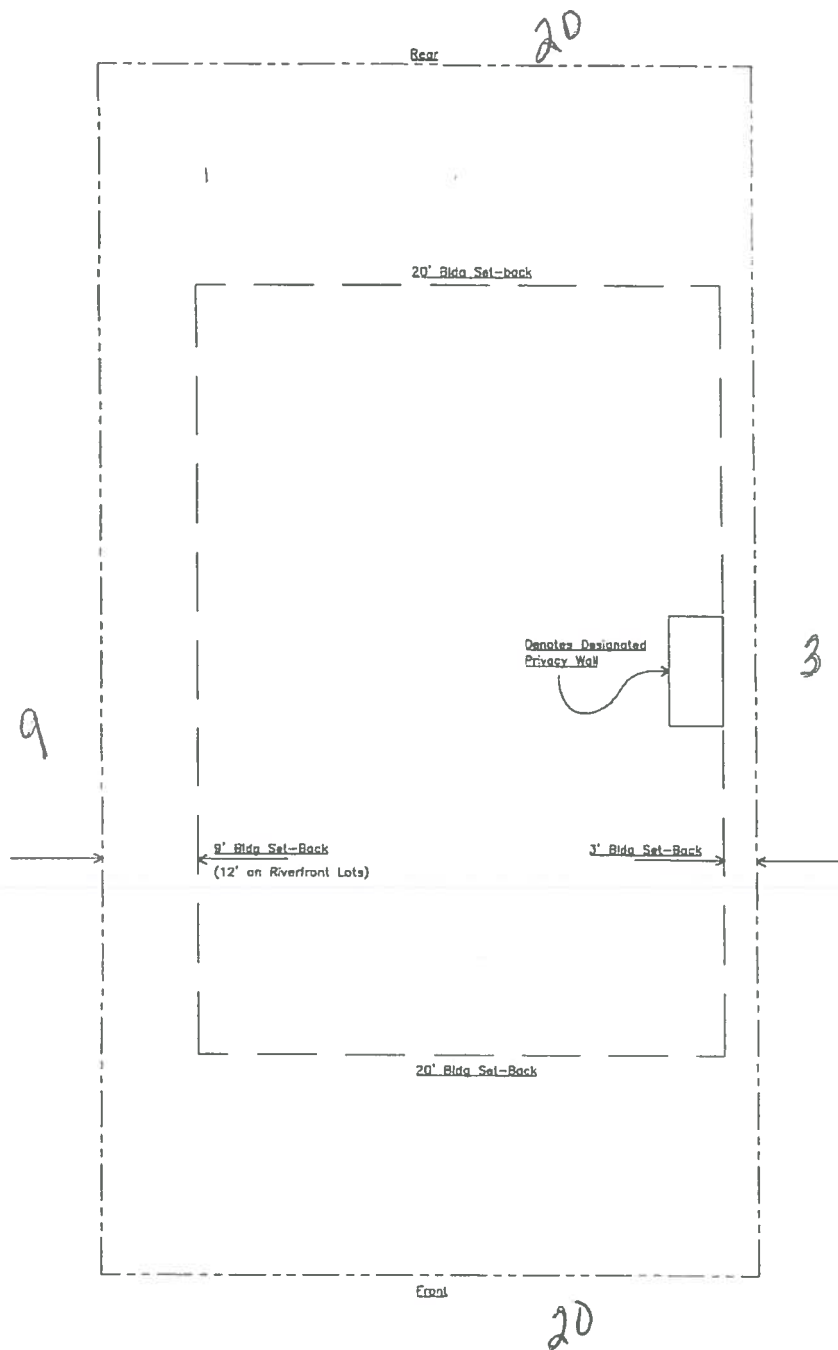
In order to insure the privacy of each residence and to maintain design continuity, all homes located within the Wexford Garden Homes must be designed using the Garden Home Concept described in these guidelines, with the windowless side-wall of the home constructed parallel to but not closer than 3' to the designated Privacy Wall property line. The windowless sidewall of the house should be extended as a privacy wall toward the front and rear of the lot, and as a courtyard wall across the front of the lot (except for a driveway opening (maximum width: 20') and a pedestrian entry gate (maximum width: 4')). The side-yard privacy wall shall be of solid construction and shall appear as an architectural extension of the windowless sidewall of the Garden Home; i.e., the side-yard privacy wall should utilize the same materials and architectural detailing used in the windowless sidewall of the Garden Home.

The design of the front-yard courtyard wall may be of a more flexible nature in terms of materials and appearance, with wrought iron perhaps giving a feeling of openness. However, if a more open material such as wrought iron is used, the landscape materials used should provide the denseness of screening required to maintain visual privacy between the street and front courtyard areas. Whether a solid or wrought iron front courtyard wall is proposed, the wall should utilize pilasters at regular intervals similar in character to those shown in the Sketches included as Attachment "A" to these Guidelines. In order to maximize sight and sound privacy on either side of the side-yard privacy wall, the height of the wall shall be minimums of 6'-8" above adjacent living and/ or deck/patio areas (8'-0" for interior atrium areas located along the designated Privacy Wall). The side-yard privacy wall extension toward the front and rear of the lot may be stepped down in conjunction with any decrease in elevation of adjacent deck/patio areas, except that the higher privacy wall height must be carried in minimum of 4' past the corresponding step in adjacent deck/patio height to minimize the possibility of visual intrusion into the

adjoining lot. The side-yard privacy wall should extend a minimum of 10' to the rear of the Garden Home to a point 10' from the rear property line. The side-yard privacy wall should also be extended past the front of the Garden Home, terminating at the front-yard courtyard wall. As noted above, the front-yard courtyard wall shall extend across the entire frontage of the lot (except for the driveway and pedestrian gate openings noted above). The front-yard courtyard wall shall be constructed no closer than 8' or no greater than 15' from the front property line. The purpose of the front-yard courtyard wall is to allow for the proper degree of screening of the front courtyard area in a more subtle and personal manner, as opposed to the more rigid architectural form taken by the side-yard privacy walls. While a certain degree of design continuity between the front-yard courtyard wall and the residence walls is required, a greater degree of design flexibility and allowance for personal taste may be accepted in the private front courtyard wall. Whatever form the actual design takes, the front-yard courtyard wall shall give the appearance of visual screen a minimum of 6' - 8" in height. In the case of front-yard courtyard walls, which are constructed with a degree of openness in the form of wrought iron between masonry pilasters, the required visual screening should be in the form of dense ornamental planting.

B. Building Set-Back and Ground Coverage Requirements:

In general, building setback requirements for homes constructed at the Wexford Garden Homes shall be as shown in Figure 2, below, and as described in the following text.



TYPICAL BUILDING SET-BACKS

(EXCEPT AS SPECIFICALLY NOTED ON RECORDED PLAT)

See text for privacy & Courtyard Wall set-back and height requirements

Figure 2

The front-yard building set-back shall be 20' for garage and carport structures and for habitable living space; except that for side-entry garage or carport structures associated with entry motor courts (see House "B". Figure 1), then the garage/carport setback may be reduced to 10' from the front property line. An additional exception exists in that for lots R-2, R-3, R-5 & R-14, the front-yard setback for habitable living space is reduced to 15'.

The rear-yard building set-back shall be 10' for any patio or deck areas; except that no patio/deck may be built within 4' of the end of the side-yard patio wall in order to prevent anyone standing on the corner of the patio/deck adjacent to the side-yard patio wall from visually intruding into the neighboring living space. The rear-yard building setback for habitable living space shall be 20'. It should be noted that on Lots D-17, D-19, R-3, R-5, R-7 & R-9, the rear-yard setbacks as defined above shall be measured from the South Carolina Coastal Council critical areas line as opposed to the actual rear property line. No alteration of areas beyond the Coastal Council critical areas line will be permitted.

The side-yard building setback from the adjoining lot's Designated Privacy Wall property line shall be 1' from patio/deck areas and 9' for habitable living space. An exception to the above exists with regard to Riverfront Lots (R-3, R-5, R-7, R-9, R-11, R-13 and R-15) on which the side-yard building setback for habitable living space from the adjoining lot's Designated Privacy Wall property line shall be increased to 12' (The purpose of this slight increase in side-yard is to reduce the impact of increased building height allowed on these lots). One other exception occurs with regard to lots D-3, D-11 and R-12; where a 15' Side-yard building setback from the adjoining lot's Designated Privacy Wall property line shall be required because of a necessary utility easement.

The side-yard building setback from the Designated Privacy Wall property line shall be 3' for all vertical construction. Roof/gutter overhangs are permitted within this 3' setback, but in no case shall any construction overhang or otherwise encroach onto an adjoining lot or open space area. An exception to the

above setback exists with regard to lots D-1, D-2 and R-2, where a 15' side-yard building setback shall be required from the Designated Privacy Wall property line.

in all cases, the required setbacks shall be measured from the outer surface of the deck/patio area or habitable building space wall to the applicable property line. In addition, it should be remembered that the owner of the windowless side-wall (and its privacy wall extensions) has a 9' easement on the lot (or open space area) adjoining the windowless wall for the reasonable maintenance of the residence wall and privacy wall extensions. With regard to ground coverage, the total ground floor area for habitable living space and garage/carport area shall not exceed 45% of the lot size. It should be noted that the areas encompassed by the above does not include decks, patios or other outdoor living areas.

C. Tree Preservation and Site Drainage Requirements:

In an effort to retain as much of the natural foliage as possible, lots within the Garden Homes of Wexford have been left at their natural grade. It is realized that not all trees can be saved and incorporated into the final site design; however, care should be taken to retain as many of the existing trees as possible. The Wexford Architectural Standards Committee may require extensive Site Plan revisions in order to save specimen trees. Care should be taken in the placement of fill materials or the cutting of swales with regard to the impact on nearby trees.

Proposed site grading should be indicated on the Site Plan and should direct storm water run-off toward the front and rear of the lot. In no case shall storm water run-off be directed onto an adjoining lot. Roofs adjacent to the Designated Privacy Wall should be pitched toward the front or rear of the lot if possible. If the house design requires that segments of the roof be pitched toward the Designated Privacy Wall property line, then gutters, downspouts and the necessary amount of drainpipe should be connected to insure that no storm water run-off is directed onto the adjacent lot. In order to minimize shoreline erosion, care should be taken in the routing of storm water run-off into adjacent lagoons and tidal areas (see Site

Landscape Requirements for additional information regarding lagoon shoreline maintenance planting).

D. On-Site Parking Requirements:

To reduce the likelihood of on-street overflow parking, each residential Site Plan submitted for review to the Architectural Standards Committee shall provide for a minimum of three (3) off-street parking spaces may be achieved through "stacking" of spaces; i.e., one car parked behind the other. As an example, by providing enough driveway length behind a two-car garage and the adjacent curb to safely park two cars side-by-side, a total of four off-street parking spaces would be provided. In no case shall the Architectural Standards Committee approve the conversion of a garage or carport into habitable living space unless the parking requirements noted above continue to be met. All driveway surfaces shall be of exposed aggregate concrete, brick pavers (stamped brick, such as "Bomanite", is acceptable) or other textured surface. Plain concrete or asphalt driveways are unacceptable.

11. EXTERIOR ARCHITECTURAL DESIGN & DETAILING:

The residences of the Garden Homes of Wexford shall be designed in accordance with the Garden Home Concept as outlined in previous sections. Additionally, in order to insure an aesthetically cohesive living environment, the design of homes will be limited to the style of architecture required in the rest of Wexford ~~Plantation~~ HOA. In this regard, lot owners and their architects should thoroughly review the Architectural Guidelines and Architectural Standards Committee Policies for Wexford ~~Plantation~~ HOA for requirements pertaining to design details, exterior finishes, roof materials, etc. In general, exterior-building materials should be of stucco with stained or painted wood trim. No unfinished exterior surfaces will be permitted. Concrete block must be covered with stucco, and flashing must be copper and all other exposed metal surfaces must be either anodized or painted.

Roofs for Garden Homes should have a form, material and color, which will contribute to the desired homogenous character of Wexford Plantation HOA. Gable and hip roofs with slopes of at least 7/12 are recommended. Slate, composition shingles, or standing seam metal are recommended roofing materials. Flat ceramic roofing tiles similar to slate and wood shingles with a bleaching oil stain are allowed. Roof overhangs should be minimal, to maintain the historical character of Wexford. Covered porches and other structures on the lot should have the same roofing material and roof color as the house. Some flat roof for porches, dormers and other architectural features will be considered on a limited basis.

Color used on houses is a dominant visual element and a major expression of an owner's preference. Sensitive, imaginative color selection will contribute to Wexford's harmonious and aesthetically pleasing ambiance. The brightness of some of the historical colors would be out of character in Wexford. Each house should not use more than three exterior finish colors. Colors for all buildings, outbuildings, trim, roof materials, screens and fences are to be shown on samples of actual materials to be used and submitted to the Architectural Standards Committee for approval. Color and material samples for the main body of the house must be submitted in samples not smaller than 12" x 12". Trim and other materials/colors may be submitted in 12" x 6" samples. Architectural plans must be appropriately coded to specifically and accurately illustrate the finished color of all materials.

The overall building appearance, when combined with the existing and proposed site landscape materials, should reflect and enhance the natural environment of Wexford Plantation HOA.

The minimum heated building area shall be 1,800 sq. ft. There shall be a one and one-half (1-1/2) story height limitation, with the second story limited to 60 % of the first floor area. If more than one story is provided, the minimum first floor area shall be 1,500 sq. ft. (heated). The sole exception to the height limitation is with regard to Riverfront Lots (R-3, R-5, R-7, R-9, R-11, R-13, and R-15), where two and one-half (2 1/2) story height limitation will be required. Extreme care shall be taken to minimize the massiveness

of the windowless (Privacy Wall) side of the residence, especially with structures greater than one story in height. In addition, no pipes, fixtures or vents shall be allowed on the windowless sidewall.

As previously stated in the Section of these Guidelines dealing with Building Siting, residence designs must make use of the side garden courtyard as an active outdoor living area with immediate access into adjacent indoor living spaces. "Atrium" courtyards located along the lot's Designated Privacy Wall must be limited to relatively passive usage, since such areas would be adjacent to the neighboring residence's active outdoor living areas.

Privacy is a major design criterion of the Garden Home Concept. How a particular set of Architectural and Site Plans deals with maintaining the privacy of the residence occupants as well as the privacy of neighboring residence will be a major consideration in the design review process. The Architectural Standards Committee will carefully review all submissions with regard to possible visual intrusions into neighboring indoor and outdoor living areas. Plan submissions may be turned down if, in the opinion of the Architectural Standards Committee, the construction of the residence in question as presented would invade the privacy of neighboring dwellings. The previously mentioned privacy wall extensions to the windowless sidewall along with the front-yard courtyard wall will go a long way toward providing a secluded living environment for first floor residence areas. However, care should be taken with regard to views from second story windows and decks and their possible infringement on the privacy of adjacent residences. Where necessary, wing walls or other architectural elements may be required to insure visual privacy. Skylights shall be of the flat plate type as opposed to the "bubble" variety. If they appear on the windowless side of the residence, they should be of translucent material.

Service yards shall not be located adjacent to the Designated Privacy Wall property line and shall be fenced from public view. All screening and privacy/courtyard wall shall be architecturally compatible with the principal structure in both materials and design. Mailboxes shall be in accordance with the overall Wexford Architectural Guidelines.

111. SITE LIGHTING & LANDSCAPING:

A. Site Lighting:

All exterior and site lighting shall be designed to reduce off-site intrusion of on-site generated lighting. In this regard, exterior building lighting should be either recessed under roof overhangs or generated from low-level light fixtures screened from direct view by site landscaping. Area-wide lighting should be of the low intensity, low level landscape highlighting variety. Use of high-level, area-wide lighting will not be permitted because of light intrusion onto off-site areas.

B. Site Landscaping:

As stated in previous sections, the success of the Garden Home Concept is predicated upon the extension of indoor living spaces into private outdoor areas. One of the keys to achieving this goal lies in the design and implementation of a Landscape Plan coordination small areas of intensely planted, low maintenance plant materials. The preservation of existing trees and other site foliage should be of major concern in the early stages of Site/Landscape design. In an effort to promote a reasonable degree of harmony with regard to conformity of landscape appearance, a list of acceptable plant materials is provided in Figure 3. Plant materials shall be sized for relatively immediate effect. The use of plant materials, which provide a seasonal change of color, is encouraged. Care should be taken in the placement of plant materials at curb cuts so as not to obstruct driver sight distance. All landscaped areas shall be irrigated.

As mentioned in a previous Section, possible lagoon shoreline erosion should be taken into consideration in the design and implementation of the Landscape Plan. The lagoon shoreline will be planted with an erosion

control plant material (*Eragrostis curvula* - Love Grass) as part of the overall landscaping of the Wexford Garden Homes. Landscape Plans should tie into this erosion control material where applicable.

With the above in mind, the Wexford Architectural Standards Committee shall give particular attention to the review of Landscape Plans throughout the review process.

Figure 3

WEXFORD GARDEN HOME SUGGESTED PLANT LIST

BOTANICAL NAME	COMMON NAME
TREES	
<i>Acer Palmatum</i>	Japanese Maple
<i>Acer rubrum</i>	Red Maple
<i>Cercis Canadensis</i>	Redbud
<i>Cornus florida</i>	Dogwood
<i>Eriobotrya Japonica</i>	Loquat
<i>Ilex cassine fosteri</i>	Foster Holly
<i>Ilex opaca</i> varieties	Savannah Holly
<i>Lagerstroemia indica</i>	Crepemyrtle
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Pinus taeda</i>	Loblolly Pine
<i>Quercus virginiana</i>	Live Oak
<i>Sabal palmetto</i>	Sabal palm
SHRUBS	
<i>Aucuba japonica</i>	Japanese Aucuba
<i>Aucuba japonica nana</i>	Dwarf Japanese Aucuba
<i>Azalea indica</i>	Indica Azalea
<i>Azalea kurume</i>	Kurume Azalea
<i>Camellia Sasanqua</i>	Camellia
<i>Camellia japonica</i>	Camellia
<i>Cleyera japonica</i>	Cleyera
<i>Cortaderia selloana</i>	Pampas Grass
<i>Ilex cornuta burfordi nana</i>	Dwarf Burford Holly
<i>Ilex cornuta rotunda</i>	Dwarf Chinese Holly
<i>Ilex vomitoria</i>	Yaupon Holly
<i>Ilex vomitoria nana</i>	Dwarf Yaupon Holly
<i>Juniperus conferta</i> "Blue Pacific"	Shore Juniper "Blue Pacific"
<i>Juniperus horizontalis plumosa</i>	Andorra Juniper
<i>Juniperus pfitzeriana</i> "Nicks Compact"	Dwarf Juniper
<i>Myrica cerifera</i>	Wax Myrtle
<i>Nerium oleander</i>	Oleander
<i>Pittosporum tobira</i>	Pittosporum
<i>Pittosporum tobira nana</i>	Dwarf Pittosporum

Photinia frazeri
Pyracantha koidzumi
Raphiolepis indica
Yucca aloifolia
Yucca filamentosa

GROUNDCOVERS

Hedera helix varieties
Hemerocallis species
Liriope varieties
Mondo japonicum
Trachelospermum jasminoides

LAWN GRASS

Eremochloa ophiuroides

LAGOON SLOPES

Mixture: Eragrostia curvula
Axonopus compressus
Approved Groundcover

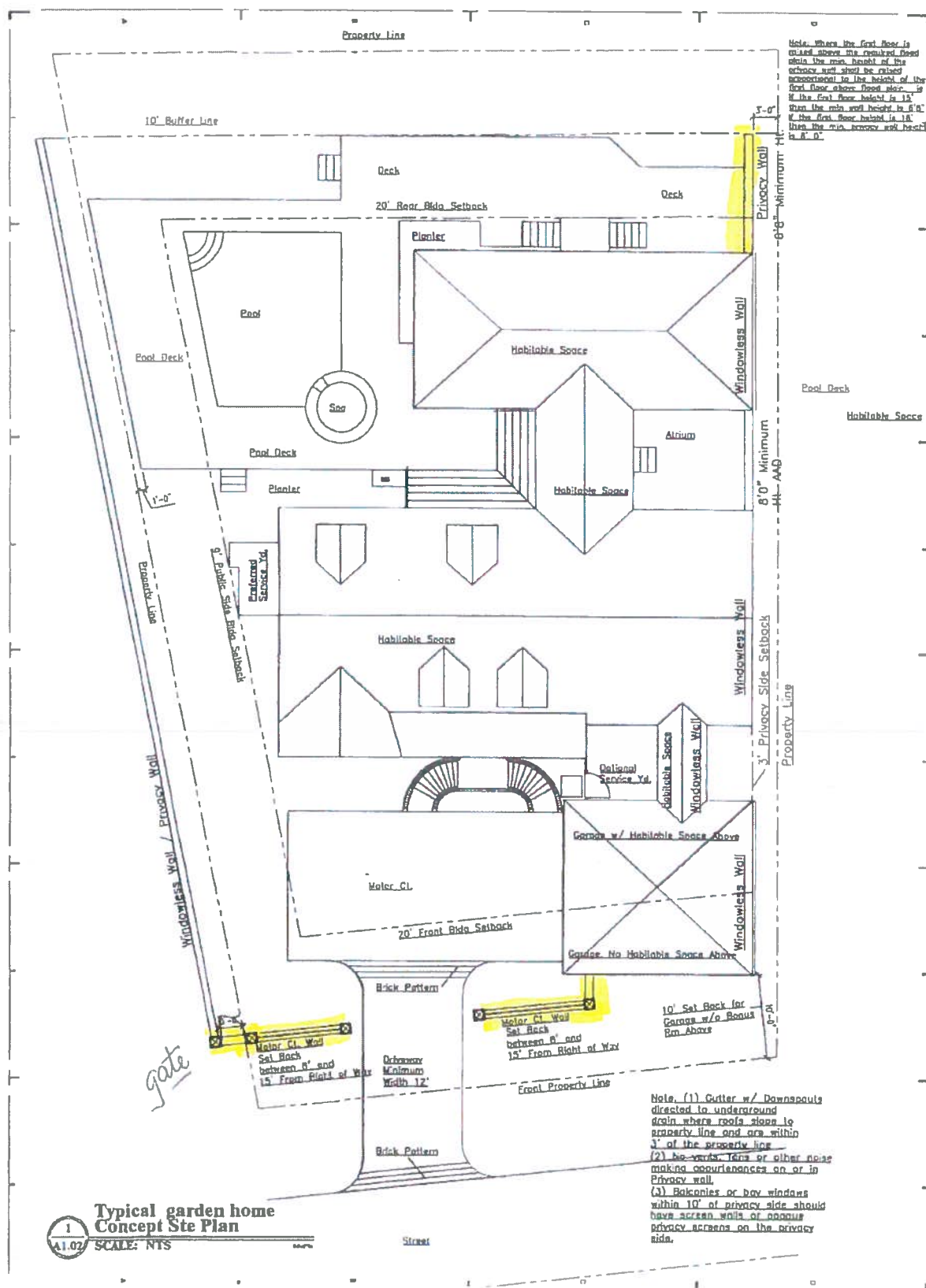
Red Tip Photinia
Formosa Pyracantha
India Raphiolepis
Spanish Dagger
Adamsneedle Yucca

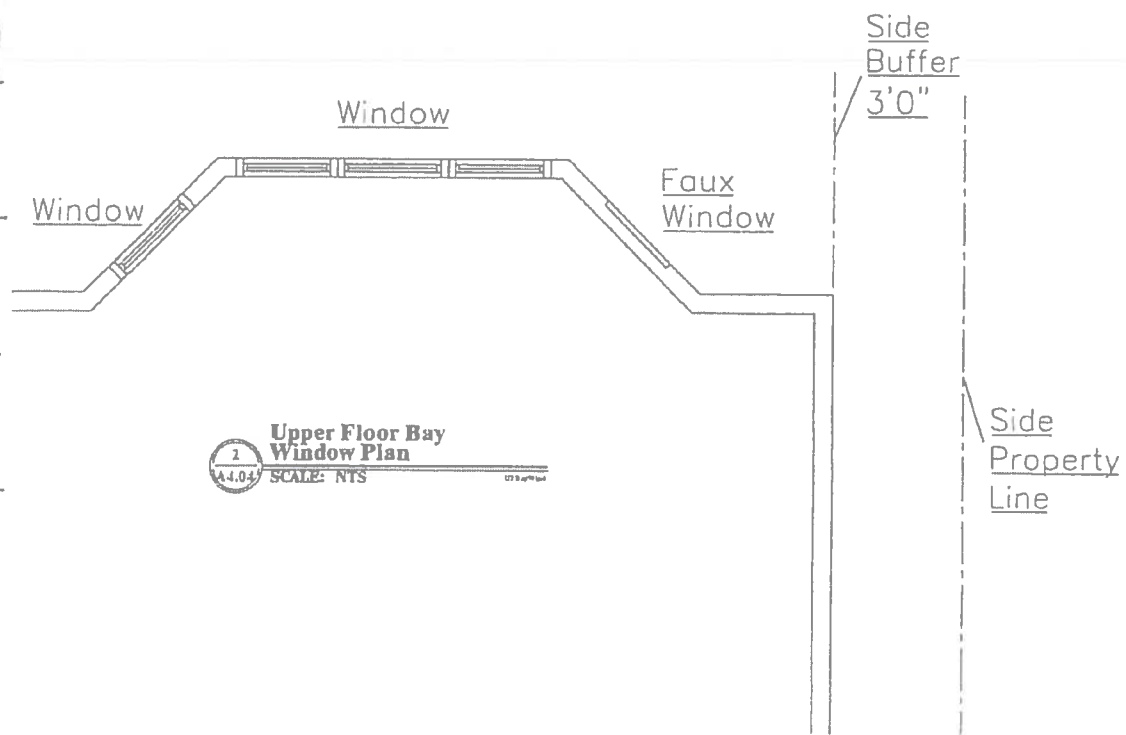
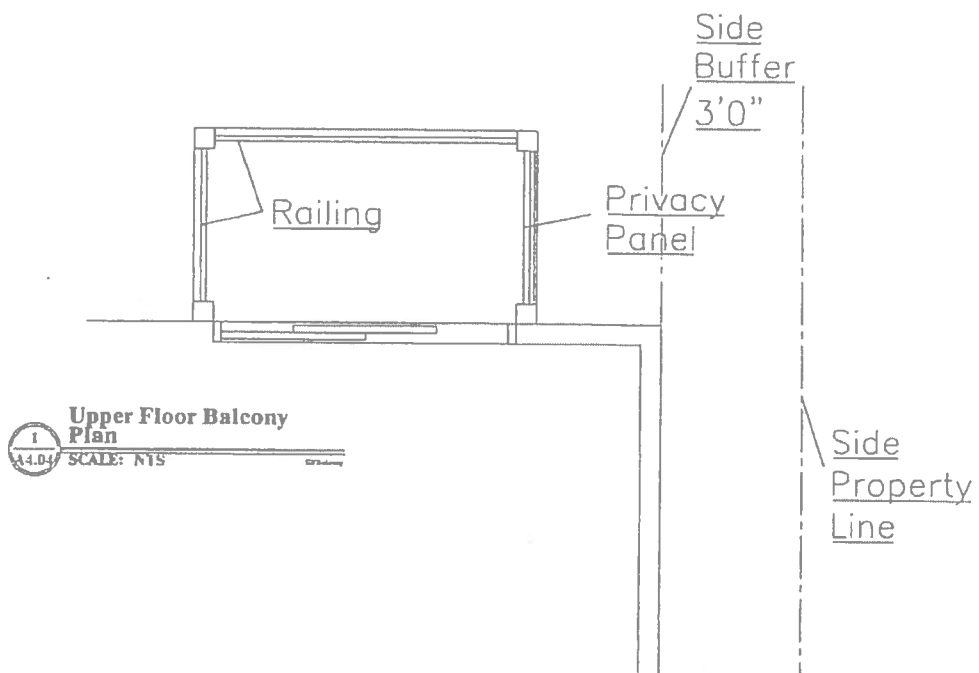
Ivy
Daylily
Liriope
Dwarf Lilyturi
Confederate Jasmine

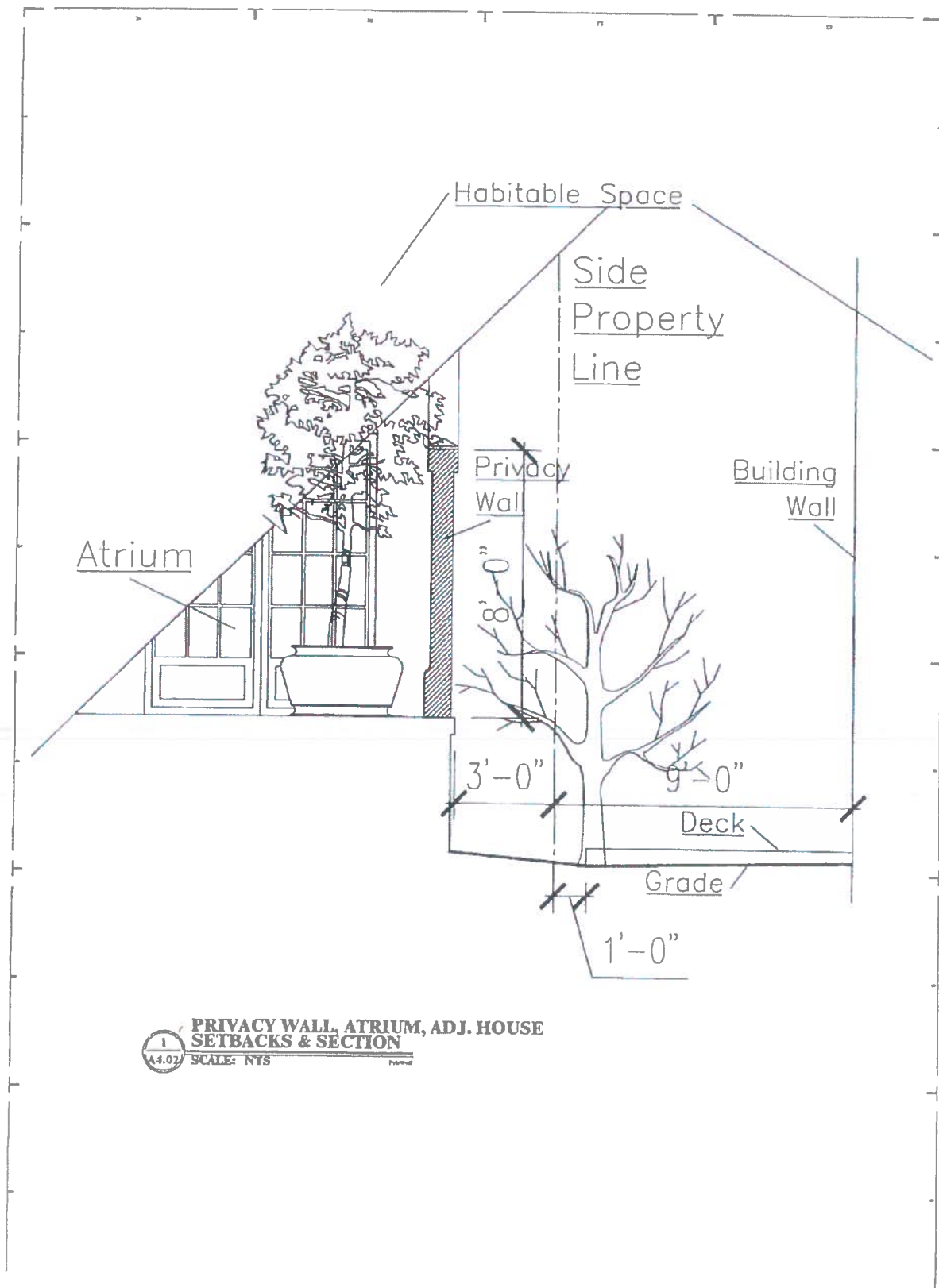
Centipede Grass

Weeping Lovegrass
Carpetgrass

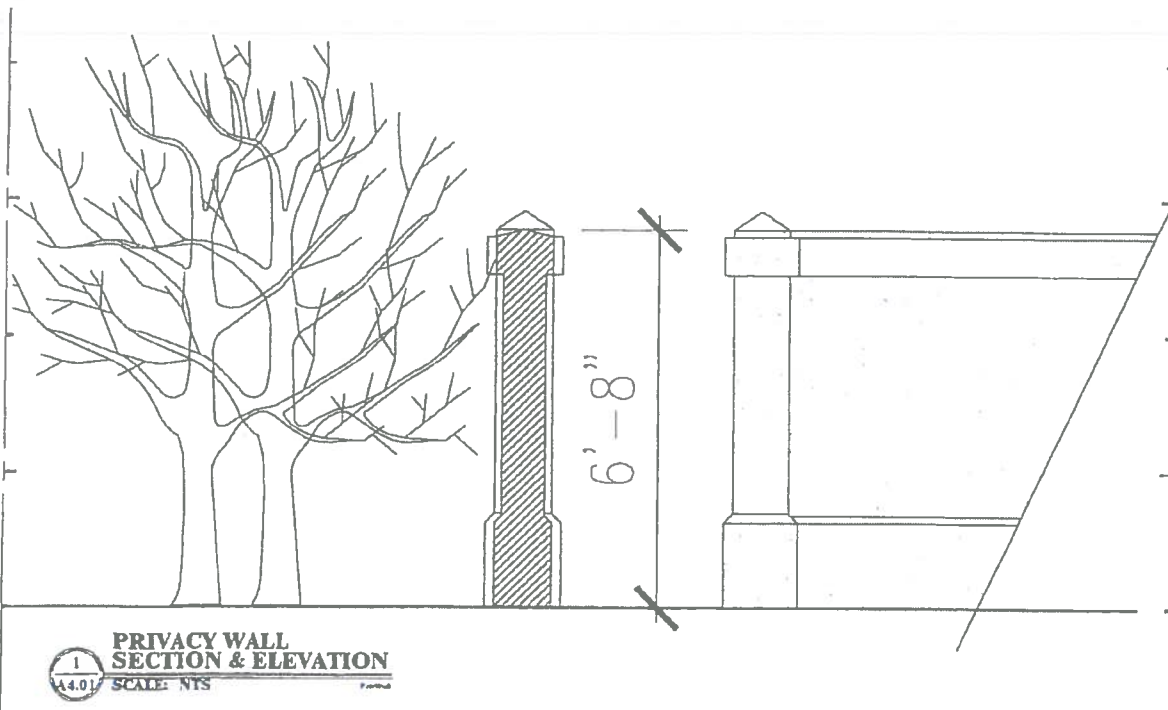
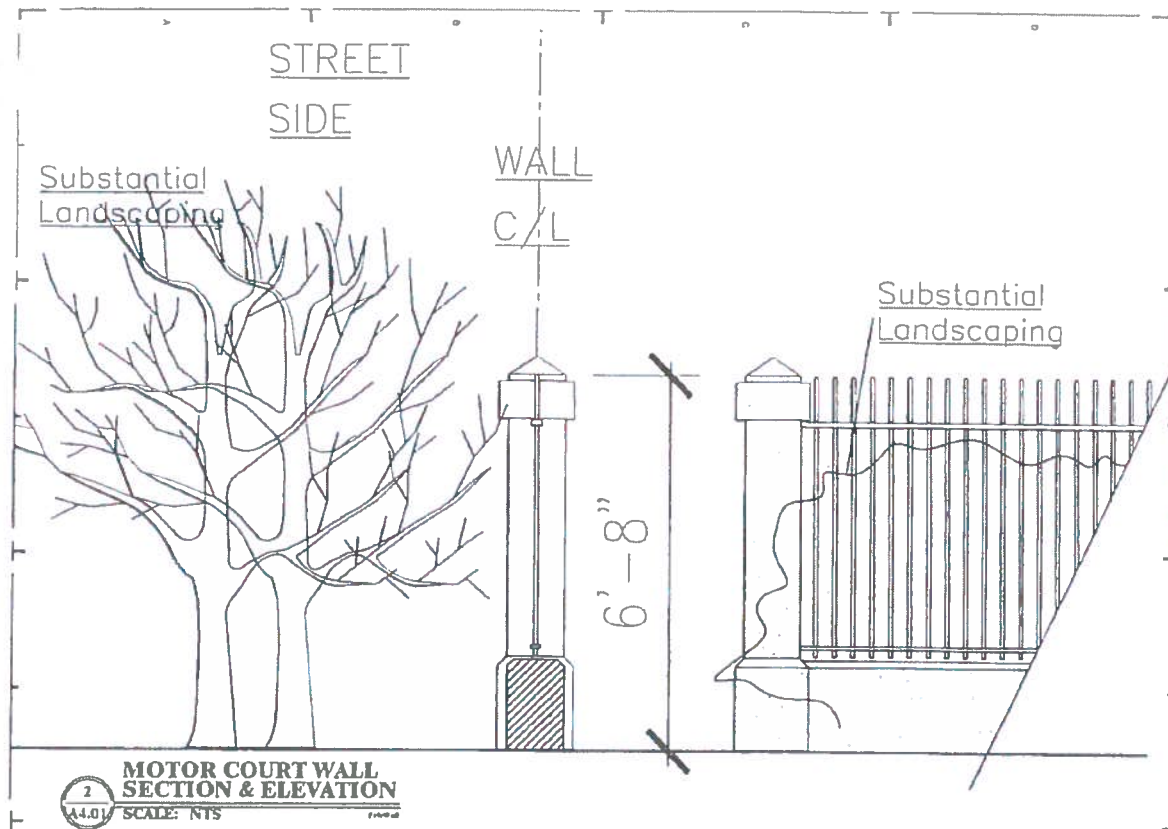
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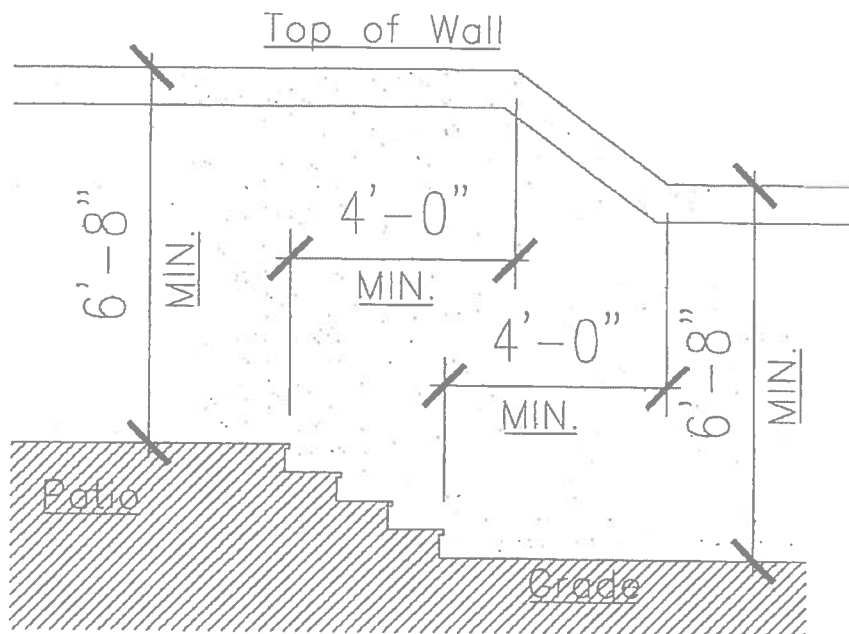




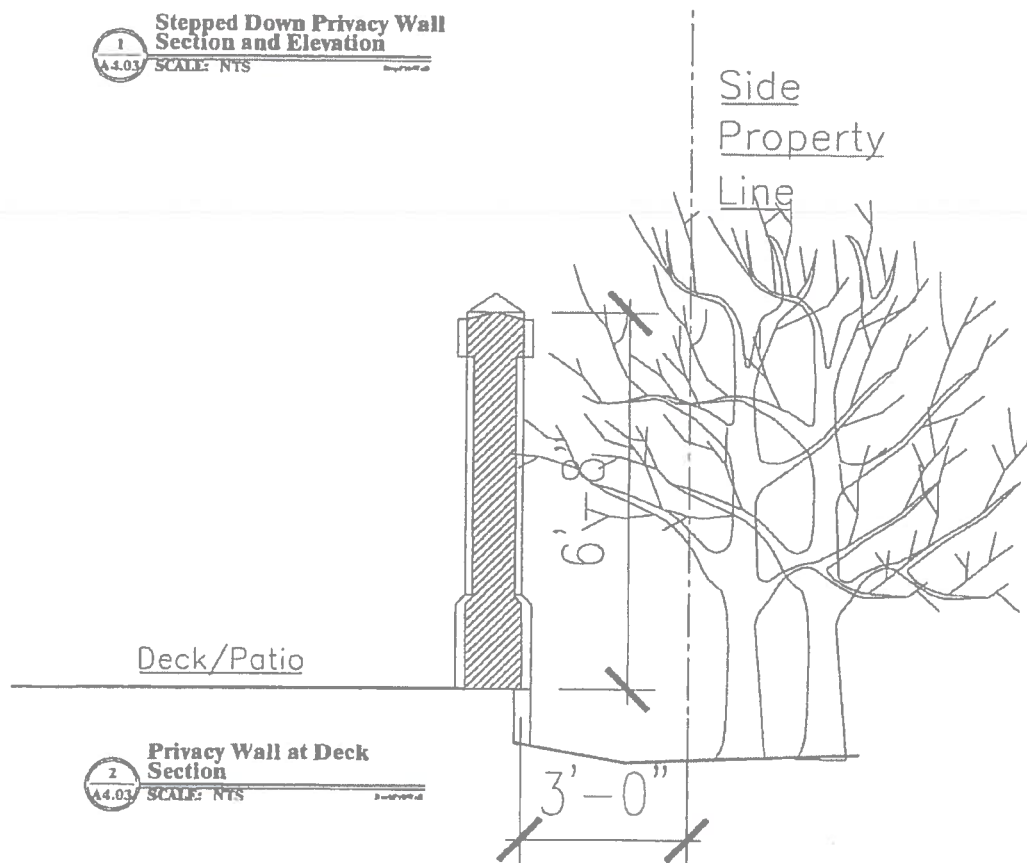


1 **PRIVACY WALL, ATRIUM, ADJ. HOUSE**
SETBACKS & SECTION
 A4.02 SCALE: NTS





1
A4.03
**Stepped Down Privacy Wall
Section and Elevation**
SCALE: NTS



2
A4.03
**Privacy Wall at Deck
Section**
SCALE: NTS