

ATTACHMENT 9



MOSS OAKS SUBDIVISION
ARCHITECTURAL REVIEW BOARD
PO Box 433, Bluffton, South Carolina 29910
(843) 227-8615

February 17, 2026

Mr. and Mrs. Samuel Kopatic
1 Garfields Way
Bluffton, South Carolina 29910

RE: Kopatic Residence & Attached 2-Car Garage with Livable Bonus Space Above - ARB Approval

Dear Mr. and Mrs. Kopatic:

The ARB has approved the architectural plans and elevations of your proposed home and attached 2- Car garage with livable bonus space above located on Lot #1 – 1 Garfields Way, Bluffton, SC 29910 dated February 4, 2026, as prepared by Manuel Studio, LLC.

The color scheme of this home will be an off-white or cream-colored façade, Fascia & trim (BM Clay Beige) which will be clad with Hardie plank lap horizontal siding with “V” groove artisan shiplap horizontal siding accents at the front & rear gables. Casement windows with simulated checkrails & divided lights with off-white colored framing are proposed around the structure with BM grolive-colored operable standard louvered shutters, excluding at the ganged windows and at the porches. Wood brown French doors will be at the front & rear main entries, a single standard door with an upper glass lite will be at the rear of the garage and two wood brown overhead doors with horizontal panels and top section window lites are proposed on the front of the garage. The main house and garage gable roofs and dormer shed roof will be covered with light warm brown colored asphalt shingles and features a tabby stucco finished bishop’s arch chimney cap with brick accents just right of center of the main house roof and bronze colored standing seam metal roofing accents on the front porch shed roof and on the three 5:12 gable roofs. The 3’ raised foundation on the main portion of the house and front & back porches and 8” raised garage foundation will be finished with a tabby stucco finish. The right side and rear service yards will be completely concealed with a pressure-treated wood screen consisting of top & bottom horizontal supports with vertical 1x4 panel boards painted to match the structure.

Thank you for your support and cooperation with the Architectural Review Board. If you have any questions or comments, please do not hesitate to contact me at garmoss@yahoo.com or (843) 227-8615.

Sincerely,



Garfield Moss
Chair, ARB