

DESIGN GUIDELINES

VILLAGE SQUARE

FEBRUARY 17, 2026



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INTRODUCTION TO VILLAGE SQUARE



THE STORY

The Site

Village Square is a Planned Development located on US Hwy 52 (SC DOT Public Right-of-Way), within the jurisdictions of either Moncks Corner or Berkeley County, South Carolina. Currently, the site is comprised of undeveloped and unimproved natural spaces. There is a mix of trees with varying levels of size, health & significance. There are wetlands on site.

The concept for Village Square is an innovative Planned Development incorporating Traditional Neighborhood Development (TND) practices into a vibrant, human-scaled, pedestrian friendly community. This will be achieved by incorporating “Light Imprint” New Urbanist principles of considerate infrastructure design in combining appropriately scaled neighborhood commercial services with thoughtfully crafted detached residential homes.

The homes will be detached residential units accessed via a mix of streets and alleyways. Right-of-Ways will be Private in the legal aspect yet will be built to Public Standards from an Engineering standpoint. Village Square will set the example as a signature Planned Development, transforming neglected and underutilized natural resources into a beautiful neighborhood village that will serve the needs of Moncks Corner with residential housing, retail, service, and recreational opportunities.

The genesis of the entire development gravitates around human-centered design principles yielding a beautiful, naturally situated, safe & sociable environment.

Creating a Community

Village Square is a neighborhood that encourages a sense of community through it’s architecture, landscape, open spaces, connection to nature and easily accessible amenities. Many steps have been taken to create the vision of Village Square including this document - **The Village Square Design Guidelines** - in order to preserve the character and best practices desired by the Village Square HOA.





VISION & THEMES

Open Spaces / A Tie to Nature

Throughout the development, publicly accessible open space will serve as the linking element of community, providing an array of outdoor experiences of preserved wetlands, water features, community parks & recreational spaces, and protected woodlands. Open Spaces will be linked with sidewalks and multi-use pathways, complimenting the street network with safe and accessible means of multi-modal transit.

Features

Village Square will feature numerous ways for residents to connect with nature, with amenities that include city parks, sport fields, outdoor seating, ponds and wetlands, walking and biking trails, and preserved trees.

Village Square will be comprised of three distinct districts:

- “The Market Village”
- “The Civic Park”
- “The Cottage District”





USE OF GUIDELINES

Site Selection

The first step to a new home is choosing the appropriate lot and lot type. Different lots have different requirements that will help narrow down what is the right fit for a homeowner. This document defines the various lot types and explains what is required to achieve a successful design.

Form & Function

Mass and Proportion will determine the location and configuration of all elements found on the site. The Site Principal Section of this document provides information on what is expected for a design to be approved at Village Square.

Interior Program

Interior Layout is critical to the functionality of the home and has a direct affect on the exterior character displayed most importantly on door, window, and garage placement. Though most standards in this document refer to the exterior, great care should be taken in creating an efficient and desirable interior program that is appropriate for the quality levels expected at Village Square.

Outdoor Living

Porch Design is an important aspect of any home design but strikes a cord with respect to regional design. Porches influence interaction amongst community members and enhance the sense of neighborhood.



Fit & Finish

Exterior Materials are an extremely important factor when designing a home. Selected materials should relate to the style of the home as well as the adjacent properties. The Architectural Design Section describes what is required for approval.

Landscape & Hardscape

Support and enhancement of existing vegetation is encouraged while also presenting a clean and manicured look. Landscape elements including walls, fences, and plants are highly valued in achieving a consistent look throughout Village Square. Please refer to the Landscape Design Section for further information.

ARB Review

Detached single family homes, and all commercial buildings and associated sites shall be subject to the Town of Moncks Corner design standards and review procedures.

Submittals & Approvals

The submittal and approval process is an incredibly important part of this document to help homeowners and their team of professionals create documents in an accurate and timely fashion. The following chapters in the Village Square Residential and Commercial Design Guidelines help layout what is expected in all documents and various items that will be focused on during the review for approval. If care is taken during the process to adhere to the standards of Village Square and submit documents in the provided timeline, the approval process is likely to be expedient. All documents submitted to the Architectural Review Board (ARB) should be prepared by a qualified professional, licensed professionals are encouraged and required where applicable.

Any items not specifically addressed in this document will be referred to the Declaration of Covenants, Conditions, Easements and Restrictions for Village Square.





SITE DEVELOPMENT

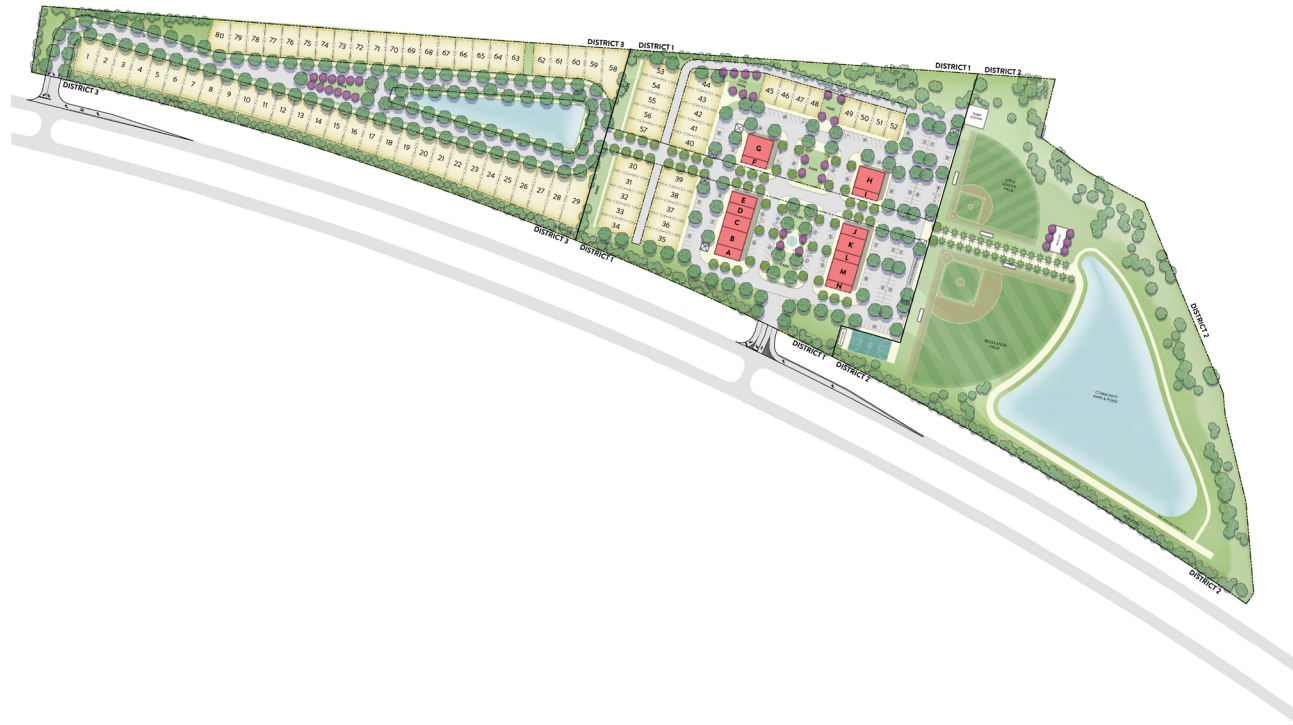


NEIGHBORHOOD CHARACTER

All elements found on each lot should strive for a collective quality and style definitive of Village Square that encourages consistency but also applauds individuality that will enrich the neighborhood character. The items discussed in this section help provide the groundwork required for each lot type.

Phase 1- Residential

There are two (2) home types provided that will create unique but unified areas within Village Square.



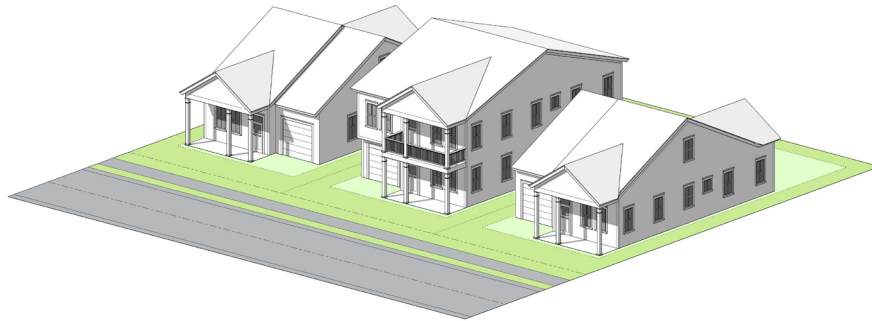
* Site Plan subject to change without notice.



HEIGHT, SCALE, AND MASS: RESIDENTIAL

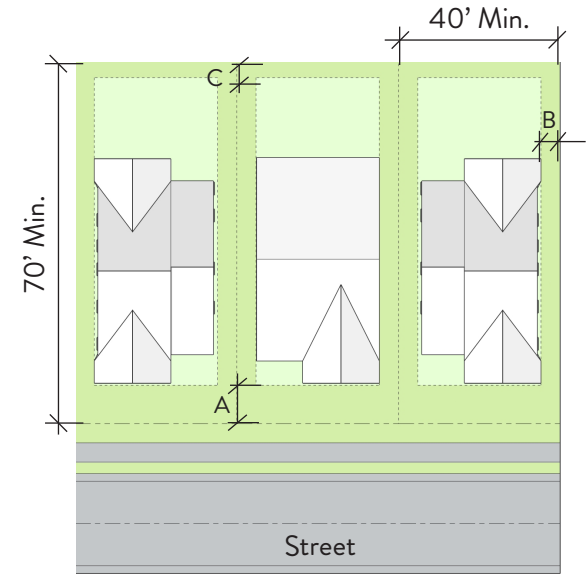
Section 1: 40' Street-Load Homes (SFD)

40' Street-Load Homes minimum lot dimensions are 40 feet wide and 70 feet deep. Lot sizes are a minimum of 3,000 square feet. Houses constructed on 40' Street-Load Lots will follow the 35', 3-Story maximum height restriction. Front facing garages are required to be set a minimum of 1'-6" behind the front face of the main body of the structure.



3D 40' Street-Load SFD Lot Type Example

40 x 70 = 2800 ft²
lot



40' Street-Load SFD Lot Plan

Minimum Primary Building Setback & Lot Zones

A	Front Yard Setback	5'
B	Side Yard Setback	3'
C	Rear Yard Setback	5'
	Primary Building Envelope	30'x64'

Driveways?
Parking?

HEIGHT, SCALE, AND MASS: RESIDENTIAL

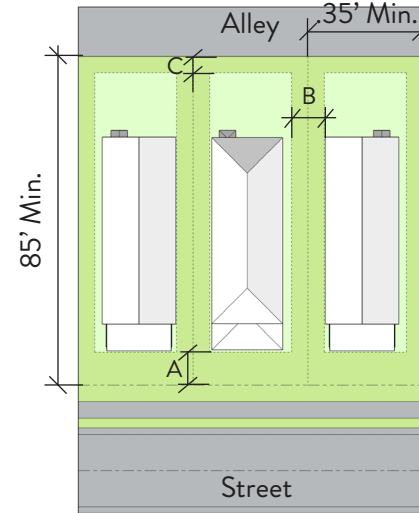
Section 2: 35' Alley-Load Homes (SFD)

35' Alley-Load Homes minimum lot dimensions are 35 feet wide and 85 feet deep. Lot sizes are a minimum of 2,000 square feet. Houses constructed on 35' Alley-Load Lots will follow the 35', 3-Story maximum height restriction.



3D Alley-Load SFD Lot Type Example

2,000 ft² lots?



35' Alley-Load SFD Lot Plan

Minimum Primary Building Setback & Lot Zones

A	Front Yard Setback	0'
B	Side Yard Setback	3'
C	Rear Yard Setback	5'
	Primary Building Envelope	30'x79'





HEIGHT, SCALE, & MASS: RESIDENTIAL

Home Height

Residential buildings shall be a maximum height of 35 feet, per the Village Square Planned Development Zoning Standards.





HEIGHT, SCALE, & MASS: RESIDENTIAL

Proportion & Massing

Proportion and Massing are essential elements of good home design. The building should be carefully planned so that the final building form is appropriate for the specific home site.

Though proportion and massing will vary between different architectural styles, the following principles are recommended:

- The main mass of the house should be visible and obvious. Additional massing should appear secondary and still relate to the main mass.
- Proportions should strive to be vertical in nature. Individual elements of the house should be taller than they are wide.
- Large houses should be designed to avoid long facades; instead, the design should incorporate smaller elements to break down overall massing.
- Building shapes should provide interest and be compatible with neighboring structures. No one residence, structure or other improvement should stand apart in siting, design or construction as to detract from the overall appearance of Village Square.

- Porches are not considered part of the main body of the structure.
- Particular attention should be paid to the first floor elevation, as determined by the Federal flood regulations of the Town of Moncks Corner & FEMA.
- Front facing garages are required to be set a minimum of 1'-6" behind the front face of the main body of the structure.
- Garages may be incorporated within the structure or as an accessory structure. Side access garages are encouraged, exceptions based on site restrictions to be submitted for approval by ARB. Drive under style homes are encouraged to have recessed garages 6'-8' behind the front massing of the home. Additional information on Garage Design can be found on **page 31** of this document.

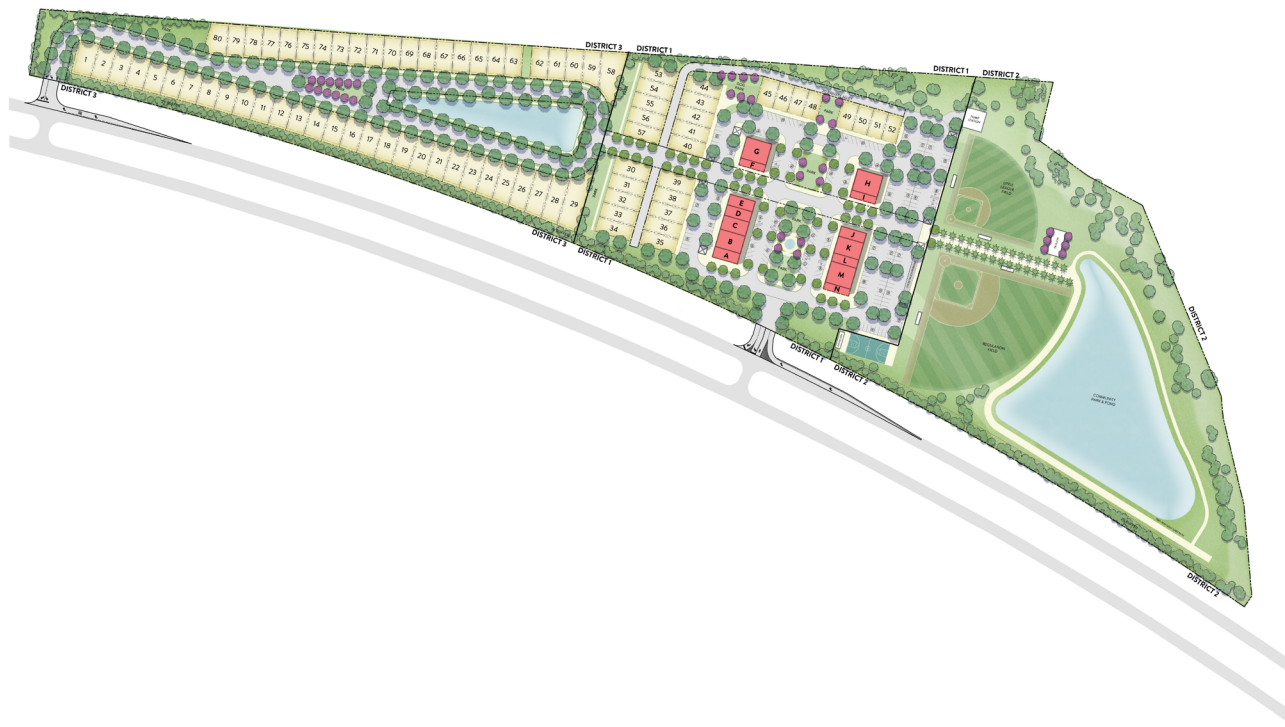




HEIGHT, SCALE, & MASS: COMMERCIAL

Phase 2: Commercial Building Height

Commercial buildings shall be a maximum height of 50 feet, per the Village Square Planned Development Zoning Standards.



* Site Plan subject to change without notice.



HEIGHT, SCALE, & MASS: COMMERCIAL & RECREATIONAL

Proportion & Massing

Proportion and Massing are essential elements of good building design. The building should be carefully planned so that the final building form is appropriate for the specific home site.

Though proportion and massing will vary between different architectural styles, the following principles are recommended:

- The main mass of the structure should be visible and obvious. Additional massing should appear secondary and still relate to the main mass.
- Proportions should strive to be vertical in nature. Individual elements of the building should be taller than they are wide.
- Commercial buildings with long facades should incorporate smaller elements to break down overall massing.

- Building shapes should provide interest and be compatible with neighboring structures. No one building, structure or other improvement should stand apart in siting, design or construction as to detract from the overall appearance of Village Square.
- Structures should generally be one to three stories tall. Buildings shall be a maximum height of 50', per the Village Square Planned Development Zoning Standards.
- Particular attention should be paid to the first floor elevation, as determined by the Federal flood regulations of the Town of Moncks Corner & FEMA.

↑
What does this mean /
what is the purpose?





SITE ANALYSIS

A thorough site analysis will be encouraged for each new home site. This process will yield an existing inventory of the trees, vegetation and natural characteristics, specific to each lot. Other factors to consider are topography, view corridors, solar angles, and prevailing wind patterns for ideal home orientation.

SITE DESIGN

Lot Siting

- A primary design goal for the Village Square Architect is to carefully observe the natural environment. It is important that the Architect:
- Analyze the physical environment of the specific home site, consider site orientation and climatic considerations for passive and active cooling systems, cross ventilation, etc.
- Consider views and other unique site features.
- Create designs that reflect sensitivity to adjacent neighbors in finish materials, scale, and form.
- Carefully compose the arrangement of elements on the site for efficiency and functionality.
- Minimize unsightly elements by appropriate placement or if necessary, utilize vegetative screening or fencing.



SETBACKS

Residential Setbacks:

Residential lots will follow the following guidelines for setbacks:

The Market Village: ←

Off-street parking
concern w/ such small
setbacks

- 5' Front Setback
- 3' Front Corner Setback
- 3' Side Setback
- 5' Rear Setback

The Cottage District:

- 5' Front Porch Setback
- 10' Front Home Mass Setback
- 3' Front Corner Setback
- 3' Side Setback ←
- 5' Rear Setback

Fire code?

Commercial Setbacks

Commercial lots will follow the following guidelines for setbacks:

The Market Village:

- 5' Front Setback
- 5' Front Corner Setback
- 5' Side Setback
- 0' Side Attached Setback
- 10' Rear Setback



ARCHITECTURAL DESIGN





ARCHITECTURAL ELEMENTS: COMMERCIAL & RECREATIONAL

Materials & Colors

The fenestration must be compatible with the architectural style of the home. The colors for all exterior finishes should represent sensitivity to the precedent of the Lowcountry and should complement the natural environment.

- Colors which are soft, subtle and considered complementary of the natural environment are recommended. The use of overly bright and/or garish colors is expressly prohibited.
- Trim color should not contrast strongly with the exterior wall color.
- Color samples for new construction and re-staining of existing buildings shall be presented to the ARB in the form of color samples on-site for approval, and shall be submitted in advance of painting and staining.
- Village Square requires selecting paint colors from the Sherwin Williams “Colors of Historic Charleston” palette.
- Please see the **pg. 33** for table of minimum thickness of weather coverings.

Window Construction

Windows should be selected and located to provide views, light, privacy, and natural ventilation.

Window Materials

- Windows should be selected and located to provide views, light, privacy, and natural ventilation.
- Storefront window systems are required.
- Windows should comply with all local and national building codes at the time of their installation.
- Low E and thermal glazed or clear glass ONLY.
- Windows required on all sides and to be scaled and placed in a manner that compliments the architectural style.

Dumpster Design

- Dumpsters shall not be placed in the right-of-way where they might block or impede the passage of vehicular or pedestrian traffic. Dumpster placement shall not impede vehicular parking.
- Dumpsters shall not be placed in a way that impedes or prevents access to any public or utility easement.
- Dumpsters shall be kept clear of all graffiti or other written or drawn material. Dumpsters shall also remain clear of any posters or flyers.
- Dumpsters shall be marked with reflective material approved by the South Carolina Department of Transportation.
- All dumpster enclosure designs must be approved by Village Square ARB.

Dumpsters shall be erected behind the front building line and appropriately screened



ARCHITECTURAL ELEMENTS: COMMERCIAL & RECREATIONAL

Exterior Walls

Building facades should be varied and articulated to provide visual interest to pedestrians. Building entries, primary windows and key decorative elements should face the street or the main side yard.

Exterior Wall Materials

Metal Panel:

- Contemporary design is encouraged. Take care to avoid systems that look too agricultural or industrial.

Cement Fiberboard (smooth) Siding:

- Texture: smooth, beaded edge, board & batten.
- Scalloped edge.
- Finish: painted. ← Integral to material not painted on

Stucco:

- Stucco should be a maximum of 25% of the total materials used.
- Traditional or synthetic stucco is allowed.
- Epoxy and/or cementious control joints should relate to facade elements.
- Non-decorative CMU should be painted or covered with a stucco application.

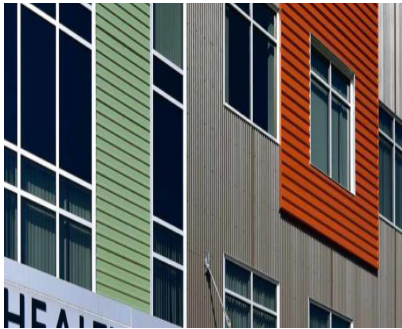
Masonry:

- Stack bonds are strictly prohibited
- Soldier courses at story changes, use of water table, belt course and shaped brick are encouraged where appropriate.
- Oversized brick are prohibited; nothing greater than a queen size brick shall be permitted.
- Raked mortar joints, maximum 1/2" width.
- Finish: traditional southern colors in the brown and gray families.
- Brick samples must be approved by the ARB.

Stone:

- Natural or synthetic stone is allowed.

Who defines southern colors



Metal Panel



Fiber Cement Board



Board & Batten



Brick

NO METAL SIDED BUILDINGS







ARCHITECTURAL ELEMENTS: RESIDENTIAL

Materials & Colors

The fenestration must be compatible with the architectural style of the home. The colors for all exterior finishes should represent sensitivity to the precedent of the Lowcountry and should complement the natural environment.

- Colors which are soft, subtle and considered complementary of the natural environment are required. The use of overly bright and/or garish colors is expressly prohibited.
- Trim color should not contrast strongly with the exterior wall color.
- Color samples for new construction and re-staining of existing buildings shall be presented to the ARB in the form of color samples on-site for approval, and shall be submitted in advance of painting and staining.
- Village Square requires selecting paint colors from the Sherwin Williams “Colors of Historic Charleston” palette.
- Please see the **pg. 33** for table of minimum thickness of weather coverings.

Foundations

Slab-on-grade Foundations: Allowed where appropriate.

Foundation Masonry Piers: Minimum of 16”x16” and must support required finished floor elevation as specified by local, state and federal regulations.

- Foundation screens must be complimentary to the design of the house and subject to ARB approval. Horizontal and vertical louvers are encouraged, but premanufactured lattice is expressly prohibited.

Continuous Foundations: Where required by FEMA, hydrostatic vents will be installed to meet all local, state and federal building codes.

- Foundation vents should be complimentary to the house, aligning architecturally and are subject to ARB approval.
- Pierced brick patterns may be used where appropriate and subject to ARB approval.

FOUNDATION CONSTRUCTION:

- Infill panels between piers must be recessed a minimum of 2” from the outside face of the pier.

FOUNDATIONS - NOTES:

- Approved materials include: Brick, Smooth or Scored Stucco, and Tabby Stucco. All materials, colors and stains are subject to ARB approval prior to on-site installation and application.



ARCHITECTURAL ELEMENTS: RESIDENTIAL

Exterior Walls

Building facades should be varied and articulated to provide visual interest to pedestrians. Building entries, primary windows and key decorative elements should face the street or the main side yard.

EXTERIOR WALL MATERIALS:

- Shake:
 - 5" to 8" exposure.
 - Staggered butt, even butt.
 - Finish: stained or painted.
 - Cedar or Fiber Cement Board.
- Lap Siding:
 - Exposure to be approved by ARB.
 - Horizontal siding, clapboard, rabbited, simple channel, shiplap joint, board & batten.
 - Finish: factory pre-finished, stained or painted, matte finish.
- Cement Fiberboard (smooth) Siding:
 - Texture: smooth, beaded edge, board & batten, scalloped edge. Painted finish. ← Integral to material not painted
- Masonry:
 - Stack bonds are strictly prohibited.
 - Soldier courses at story changes, use of water table, belt course and shaped brick are encouraged where appropriate.
 - Oversized brick are prohibited; nothing greater than a queen size brick shall be permitted.
 - Raked mortar joints, maximum 1/2" width.
 - Finish: traditional southern colors in the brown and gray families.
 - Brick samples must be approved by the ARB.
- Stone:
 - Natural or synthetic stone is allowed.
- Stucco:
 - Traditional or synthetic stucco is allowed.
 - Epoxy and/or cementitious control joints should relate to facade elements.
 - Non-decorative CMU should be painted or covered with a stucco application.



Shake Siding



Lap Siding



Board & Batten



Brick

ARCHITECTURAL ELEMENTS: RESIDENTIAL

Accessory Buildings

- An accessory building is defined as a structure detached from the main house, such as a garage, guest house, pool house, studio, conservatory or workshop.
- Accessory buildings are allowed, and subject to the same design standards and review as primary structures.
- Accessory buildings must be submitted to the ARB for review.

Garages: Single Family Detached Homes

- Every house may have a garage, but for not less than one (1) vehicle. Front facing garages are required to be set a minimum of 1'-6" behind the front face of the main body of the structure.
- Garage doors are to be metal, wood, or fiberglass. Garage door details and materials must be submitted to the ARB for review.
- Garages should have a minimum depth of 25' from the back of the sidewalk. Sidewalks are not to be blocked by vehicles at any time.
- Garages may have ornamental metal brackets.
- Garages may have a top row of windows to help with natural illumination of the interior.



How could you have less than one vehicle in a garage



Shall have a top row of windows





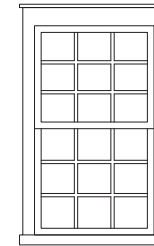
ARCHITECTURAL ELEMENTS: RESIDENTIAL

Windows

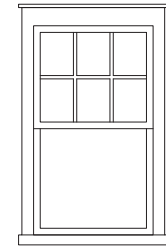
Windows should be selected and located to provide views, light, privacy and natural ventilation.

WINDOW MATERIALS:

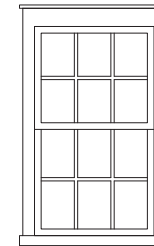
- Low E and thermal glazed or clear glass ONLY.
- Windows must comply with all local and national building codes at the time of their installation.
- Insulated, true divided light or simulated divided light; no interior removable muntins.
- Windows may be wood, aluminum or vinyl if a wood trim and sill are utilized.
- Window light patterns should be in keeping with the architectural style of the home. Recommended divided light sashes: 9:9, 6:6, 6:1, 4:4, 4:2, 2:2, 2:1, 3:1
- Decorative glass for windows is discouraged; however, traditional leaded glass windows are allowed subject to ARB approval.
- The ARB reserves the right to require window samples to be submitted for review.
- Flange windows are discouraged, but may be used if the trim is applied to represent a projecting sill and apron.
- Windows required on all sides and must be scaled and placed in a manner that compliments the architectural style.
- Window protection system shall be reviewed by ARB and shall not detract from the architectural integrity of the house.



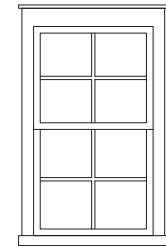
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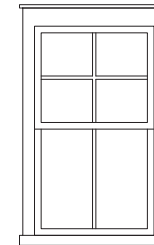
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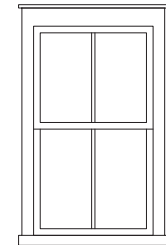
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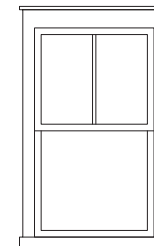
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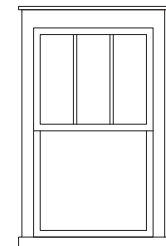
4:2



2:2



2:1



3:1

Windows Examples

ARCHITECTURAL ELEMENTS: RESIDENTIAL

Additional Architectural Regulations

- Television, radio antennas, and satellite dishes are not permitted on front and side roofs and should be installed on rear roofs. Locations must be approved by the Village Square ARB prior to installation.
- HVAC platforms will be screened appropriately in a style matching the architecture at the ARB's discretion.
- All vents, mini-split units, tank-less water heaters, etc. are not allowed along the front elevation unless otherwise approved by the ARB.
- Flood lights are only permitted along the side and rear elevations.
- Vinyl siding is disallowed as a siding material.

Minimum Thickness of Weather Coverings

Minimum Thickness (Inches)	Covering Type
0.25	Adhered masonry veneer
0.019	Aluminum siding
	Anchored masonry veneer
2	Stone (natural)
2.5	Architectural cast stone
2	Other
0.0216 nominal	Cold-rolled copper
0.0162 nominal	Copper shingles
0.313	Exterior plywood (with sheathing)
See Section 2304.6	Exterior plywood (without sheathing)
0.25	Fiber cement lap siding
0.25	Fiber cement panel siding
0.5	Fiberboard siding
0.375	Glass-fiber reinforced concrete panels
0.25	Hardboard siding
0.0162 nominal	High-yield copper
0.0216 nominal	Lead-coated copper
0.0162 nominal	Lead-coated high-yield copper
1	Marble slabs
See Section 2304.6	Particleboard (with sheathing)
See Section 2304.6	Particleboard (without sheathing)
0.125 nominal	Porcelain tile
0.0149	Steel (approved corrosion resistant)
0.344	Structural glass
	Stucco or exterior cement plaster
	Three-coat work over:
0.875	Metal plaster base
0.625	Unit Masonry
0.625	Cast-in-place or precast concrete
	Two-coat work over:
0.5	Unit masonry
0.375	Cast-in-place or precast concrete
1	Terra cotta (anchored)
0.25	Terra cotta (adhered)
0.375	Wood Shingles

Table 1404.2





LANDSCAPE DESIGN



LANDSCAPE ELEMENTS

General Landscape Requirements

Village Square has been planned to maximize the use of natural elements. Various hardwoods and pine trees are plentiful within the community, and it is the ARB's intent to maintain this landscape integrity. Landscape design should always complement and account for the architecture and location of the residence.

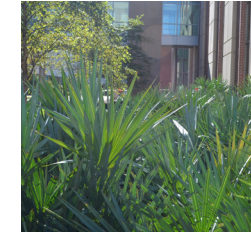
A fundamental design criterion is the need for gardens and lawns to harmonize with the native vegetation, terrain and natural beauty of the community. A landscape plan must be submitted to the ARB with the following implemented:

Objectives - Planting Approach

- Frame and enhance views
- Create outdoor living spaces
- Accentuate architecture & integrate building within site
- Screen utility areas
- Soften the foundation of the building
- Buffer driveways & parking areas along property lines
- Protect areas disturbed during construction from erosion
- Protect all existing natural areas

Additional Information

Regardless of approval pertaining to any and all Architecture or Landscape Documents by the ARB, the Developer holds the right to revoke or deny approval of any individual elements, drawings, or sets in their entirety at any time throughout the submittal process as they see fit to maintain the integrity of the design principals and aesthetics of Village Square.





LANDSCAPE ELEMENTS

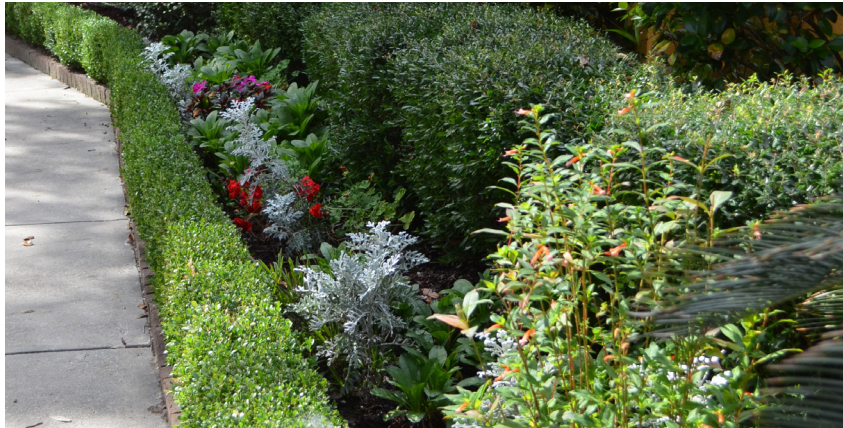
VEGETATION

Site Clearing, Grading, & Drainage

- The Contractor shall be responsible for providing positive drainage at two percent (2%) minimum in all planted areas where possible.
- It is strongly advised to utilize any existing natural vegetation on site. Removal of existing material 3 inches in caliber or 5 feet tall requires approval from the ARB. Clearing small, invasive, or unsightly vegetation and enhancing the understory is encouraged.
- Tree removal should be in conformance with **Article III, Chapter 16** of the Town of Moncks Corner Code of Ordinances.

Shrubs & Groundcovers

- Seasonal color and groundcovers are to be planted in sufficient quantity so that no exposed areas of pine straw or mulch are greater than 20 sf once the plants have reached average maturity in the front yard and 1/4 of the side yard. In the interim, no areas of open pine straw greater than 100 SF will be permitted w/out ARB approval. Irregular pine straw beds are encouraged around existing trees in the side and rear yards. All mulch materials must be in natural colors.



Layered Massing

Hedges

- Hedges need not be formal, clipped vertical planes requiring constant shearing and clipping but can be massed as a dense thicket.
- Buffer edges planted at the front build-to line and extending along the side property lines to the rear property line are encouraged but not required. Evergreen plants are recommended for such screening.
- When deciduous plant material is used along property lines, consideration should be given to the plants' flowering characteristics and structural appearance in the winter.
- The Landscape Design should transition from groundcovers and progress to larger shrubs closer to the house, mixing textures and colors.

Lawns

- Adjoining lawns should be viewed as large, flowing open spaces.
- A uniform turf grass of St. Augustine, Centipede or Empire Zoysia shall be approved. Other high-quality turf grass varieties may be considered by the ARB for special circumstances on a case-by-case basis.

SFD is required to have plantings per ZO

LANDSCAPE ELEMENTS

Plant Selection

Refer to the recommended plant list.

- Selected plant palette should carefully mix textures and colors.
- The plant palette should complement native species and be compatible with existing environmental and ecological conditions.
- Hardiness, drought tolerance and non-invasive characteristics should be considered.
- Deer resistant plants and shrubs are recommended.
- Plants for screening should be of sufficient and appropriate size and spacing to ensure an adequate buffer within a short period of time.
- Foundation plantings should screen any crawlspaces under houses and decks seen from the street.

Cutting / Vegetable Gardens

- Cutting / Vegetable Gardens are permitted as long as they are located in rear yards. Proposed size and location must be submitted and are subject to ARB approval.
- In the interest of preventing nuisance pests from becoming a problem, simple, attractive, well maintained post and wire garden fencing is strongly encouraged.
- No garden may be located within 10 feet of side property lines or within 20 feet of rear property lines and shall be screened from the street.



Sabal Palmetto



Southern Magnolia



Lobed Leaf Oak



River Birch Bark





LANDSCAPE ELEMENTS

VEGETATION

Tree Planting

- All proposed trees to be planted in grass areas and all existing trees located in grass areas shall be mulched at the base with a minimum 4'-0" diameter circle of pine straw or shredded hardwood mulch.
- The addition of small flowering trees grouped in clusters should be considered in the Landscape Plan to enhance a potentially sparse understory.
- All trees shall be properly guyed and staked. Guy wires shall be encased in hose to prevent direct contact with the bark of the tree and shall be placed around the trunk in a single loop. Cloth strapping may also be used.
- All mulch must be in natural colors only.

Irrigation

- Irrigation and properly maintaining plants is a requirement. Irrigation plans must be submitted with the landscape plans. Hoses and sprinklers to be used for interim period only to establish lawn and plantings or repair damaged areas. Irrigation in commercial areas is required.
- Rainwater collection and drip irrigation are encouraged. Barrels, etc. to be screened.
- Shallow wells will be considered pending approval from ARB and Developer.

Tree Removal

- Tree preservation is strongly encouraged. Tree removal is allowed for necessary lot clearing and grading for the proposed house footprint. Vista enhancement will also be taken into consideration. A tree removal plan shall be submitted to the ARB. Removals cannot commence without ARB and Town of Moncks Corner approval.
- The cutting of forest canopy above 8" caliper is prohibited, except for removal of dead branches, sub-standard sized saplings and straggly material for maintenance.
- Tree protective barricades shall be placed around all trees in or near development areas.
- All cutting is subject to regulations found in **Article III, Chapter 16** of the Town of Moncks Corner Code of Ordinances.
- Tree removal shall require mitigation in forms of replacement or through the tree fund as described in **Article III, Chapter 16** of the Town of Moncks Corner Code of Ordinances.



MINIMUM PLANTING REQUIREMENTS

Minimum Planting Requirements

- The Minimum Planting Requirements follow the most recent Town of Moncks Corner Zoning Ordinance.

Residential Design Requirements

- The natural landscape character shall be preserved in every reasonable instance. Existing trees shall be incorporated into the landscaping plan where feasible.
- Materials shall be planted at regular intervals along the front and both sides of new residential units. Other natural or newly planted landscaping material shall be planted in various areas of the property to create a visual aesthetic.
- At least one canopy tree shall be planted or preserved in the front yard of a residential lot, with a maximum distance of 50 feet between trees.



LANDSCAPE ELEMENTS

Recommended Plant Palette

The plant palette for all properties should strive to support and enhance the existing natural vegetation on the site while taking into account the adjacent properties planting schemes. The use of native plantings is encouraged along with non-native planting that is appropriate to the area. Invasive plantings are prohibited. Please refer to the recommended plant list. Additional plantings (not shown on the recommended plant list) can be suggested to the ARB and should be clearly indicated on all submitted planting plans and plant lists for review and approval.



Climbing Fig on Stairs



Adagio Maiden Grass



Liriope



LANDSCAPE ELEMENTS

Driveway

Driveways and walkways are an extension of the home. Both should be purposefully designed to remain in unison with the architectural style and materials of the home.

Guidelines

- Driveways should be located to avoid entering tree root zones (under canopy drip lines).
- Driveways and walkways should be curved where practical between existing trees to avoid unnecessary cutting.
- Driveways must be a maximum of 10' wide at the street and apron (unless a strip driveway is approved by the ARB) and should meet the street with a 10'-0" radius at the corners. The driveway should not surpass the width of the house with concrete.
- Driveways should be a minimum of 20' deep from the back of the sidewalk.
- Semi-circular driveways and motor courts will be considered on an individual basis and shall only be allowed with ARB/ Town of Moncks Corner approval (per pertinent use type). Motor courts and semi-circular driveways may be allowed if they reduce hardscape and encourage the promotion of increased open space and decreased impervious surfaces.
- Strip Driveways will be allowed with maintenance assurance. Strip driveways should have a minimum of 3' of width for tire tracks, and 3' of width for a planter or paver strip.

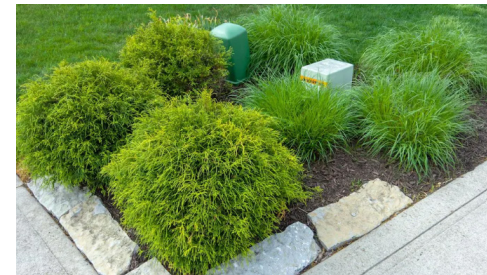
HVAC Equipment

- No air conditioning or heating apparatus shall be installed on the ground in front of or attached to any front wall of any residence on any Lot.

Fencing / Site Walls

Fences and walls can offer visual permeability while also contributing to a street front community, establishing territory, and providing privacy in a side or rear yard. All fence and site walls must be functional (i.e. to create privacy, enclose a service area or HVAC unit, etc.). For further information, please reference the Village Square Declaration of Covenants, Conditions, Easements, and Restrictions.

- Fences and walls should never enclose an entire yard.
- Chain link and vinyl fences are expressly prohibited.
- Fences should be 36-48" for front / side / and rear yard picket fencing, and 72-84" for side and rear yard privacy fencing.





LANDSCAPE ELEMENTS

Play Equipment / Pet Enclosures

Elements of a planned park or playground, swing sets and similar outdoor play areas, structures and equipment should be located where they will have minimal impact on adjacent Lots and where they will best be screened from general public view. The types of materials allowed are subject to the approval of the ARB.

Pools / Therapy Pools / Spas

- The size, shape and setting of pools must be carefully designed to achieve a feeling of compatibility with the surrounding natural and manmade environment. Pool designs will be accepted on a case-by-case basis. The location of swimming pools, therapy pools and spas should consider the following:
 1. Indoor / outdoor relationships
 2. Setbacks
 3. Views both to and from the pool area
 4. Wind
 5. Sun angles
 6. Terrain (grading and excavation)
 7. Fencing and privacy screening
 8. Building materials
- Pool and pool equipment enclosures must be architecturally related to the residence and to other structures within their visual field.
- Any pool-related area is considered disturbed area and cannot occur within setbacks, buffers, or easements.
- Above grade pools (not built into a structure/deck) and inflatable bubble covers are prohibited.
- Pool slides are prohibited unless they are low in vertical profile and approved by the ARB in writing.

LANDSCAPE ELEMENTS

Additional Landscape Regulations

- Every home must have an enclosed service area suitable for garbage, recycling etc. that must be screened from view by methods and with materials approved by the ARB if stored outside.
- All transformers/generators, if located on side of house, must be screened from view by methods and with materials approved by the ARB. Builders must consult with applicable service or utility providers prior to planning near or around the transformers.
- No accessory vehicular, mobile home, boat, trailer, tent, barn or other similar out-building, or structure shall be placed on any lot at any time.
- Equestrian facilities are not allowed.
- Any vehicles or equipment that cannot be stored in a garage structure or discretely screened are required to be stored off-site at the Owner's expense.
- CATV coaxial cables may not run on exposed exterior surfaces.
- Clotheslines are prohibited.

PLANT LIST

RECOMMENDED PLANT PALETTE

← Require to use not recommend

Large Deciduous Trees (Native)

CARYA species	Hickory
CARYA illinoensis	Pecan
FAGUS grandifolia	American Beech
FRAXINUS americana	White Ash
LIRIODENDRON tulipifera	Tulip Poplar
MAGNOLIA acuminata var. subcordata	Cucumber tree
NYSSA sylvatica	Black Tupelo
QUERCUS falcata	Southern Red Oak
QUERCUS michauxii	Swamp Chestnut Oak
QUERCUS shumardii	Shumard Oak

Large Evergreen Trees (Native)

x CUPRESSOCYPARIS leylandii	Leyland Cypress
GORDONIA lasianthus	Loblolly Bay
ILEX opaca	American Holly
JUNIPERUS virginiana	Eastern Red Cedar
MAGNOLIA grandiflora	Southern Magnolia
MAGNOLIA virginiana	Sweetbay Magnolia
PINUS palustris	Long-Leaf Pine
PINUS glabra	Spruce Pine
PRUNUS caroliniana	Carolina Cherry Laurel
QUERCUS virginiana	Live Oak
SABAL palmetto	Cabbage Palm





Small Ornamental, Flowering, & Fruiting Trees (Native)

AMELANCHIER arborea	Downy Serviceberry
CARPINUS caroliniana	American Hornbeam
CRATAEGUS marshalii	Parsley Hawthorn
CRATAEGUS species	Hawthorns
DIOSPYROS virginiana	Easter Persimmon
HALESIA diptera	Yellow SnowDrop
HAMAMELIS virginiana	Witchhazel
ILEX vomitoria	Yaupon Holly
RHUS copallina	Winged Sumac
SASSAFRAS albidum	Sassafras

Small Ornamental, Flowering, & Fruiting Trees (Non-Native)

ACER palmatum	Japanese Maple
CORNUS kousa	Japanese or Korean Dogwood
LAGERSTROEMIA indica	Crape Myrtle
MAGNOLIA soulangeana	Saucer Magnolia
MAGNOLIA stellata	Star Magnolia
STEWARTIA pseudocamellia	Japanese Stewartia
STYRAX species	Snowbell



PLANT LIST

RECOMMENDED PLANT PALETTE (CONTINUED)

Deciduous, Flowering, & Fruiting Shrubs (Native)

AESCULUS parvifolia	Bottlebrush Buckeye
ALNUS serrulata	Smooth Alder
ARONIA arbutifolia	Red Chokeberry
BACCHARIS halimifolia	Groundsel Tree
CALLICARPA Americana	American Beautyberry
CALYCANTHUS floridus	Carolina Allspice
HYDRANGEA quercifolia	Oak-leaf Hydrangea
AMOPHA fruticosa	False Indigo
ILEX species	Hollies
ITEA virginica	Virginia Sweet Spire
VIBURNUM species	Viburnums
SAMBUCUS Canadensis	American Elder
RHUS species	Sumacs
STYRAX Americana	American Snowbell

Deciduous, Flowering, & Fruiting Shrubs (Non-Native)

BUDDLEIA davidii	Butterfly Bush
CHAENOMELES speciosa	Flowering Quince
COTONEASTER species	Cotoneaster
FORSYTHIA x intermedia	Yellow Bells
PHILADELPHUS coronaries	Sweet Mock Orange
VIBURNUM species	Viburnums
FOTHERGILLA species	Fothergilla



Evergreen Shrubs (Native)

ILEX species	Hollies
LEUCOTHOE populifolia	Florida Leucothoe
MYRICA cerifera	Wax Myrtle
OSMANTHUS Americana	American Tea Olive

Evergreen Shrubs (Non-Native)

BUXUS species	Boxwoods
CAMELLIA japonica	Japanese Camellia
CAMELLIA sasanqua	Sasanqua Camellia
CHAMAEROPS humilis	Mediterranean Fan Palm
ILEX species	Chinese and Japanese Hollies
LIGUSTRUM japonicum	Japanese privet
MAHONIA species	Mahonia
NERIUM oleander	Oleander
OSMANTHUS species	Osmanthus
SARCOCOCCA ruscifolia	Sweet Box
SKIMMIA species	Skimmia
YUCCA gloriosa	Mound Lily



PLANT LIST

RECOMMENDED PLANT PALETTE (CONTINUED)

Groundcovers (Native)

AJUGA reptans	Bugleweed
GELSEMIUM sempervirens	Yellow Jessamine
JUNIPERUS species	Junipers
LIRIOPE species	Lilyturf
OPHIOPOGON japonicus	Mondo-Grass
SERENOA repens	Saw Palmetto
TRACHELOSPERMUM asiaticum	Asian Jasmine
VINCA minor	Common Periwinkle
VINCA major	Bigleaf Periwinkle

RECOMMENDED REFERENCE LIST

BOOKS AND JOURNALS

- 1) Calloway, Stephen, Alan Powers, & Elizabeth Cromley. "The Elements of Style: An Encyclopedia of Domestic Architectural Detail" - Most Recent Edition.
- 2) Cusato, Marianne & Ben Pentreath. "Get Your House Right: Architectural Elements to Use & Avoid". 2011.
- 3) McAlester, Virginia & Lee McAlester. "A Field Guide to American Houses".

ELECTRONIC RESOURCES

- 1) *Horiculture Website*. <http://www.monrovia.com>



DESIGN REVIEW PROCESS



ARCHITECTURAL REVIEW BOARD (ARB)

The ARB exists to review all new construction, renovations, remodeling, alterations and additions at Village Square. The ARB has been established by the Developer of Village Square for the purpose of guiding and enhancing all development within Village Square. These measures are implemented as a means of protection of home values for all homeowners.

Review and approval by the ARB is the first step in the necessary approvals for any new building, renovation, remodel, or alteration. Documents approved by the ARB must be used in following all the normal procedures administered by Town of Moncks Corner for obtaining building permits.

All Commercial projects must also be submitted to the Town of Moncks Corner for approval.

DESIGN REVIEW ADMINISTRATOR (DRA)

Limitations of Responsibilities

The primary goal of the DRA is to review the application, plans, specifications, materials, and samples submitted to determine if the proposed development conforms in appearance and construction criteria with the standards and the policy as set forth by the Guidelines. The DRA, ARB, and Developer does not assume responsibility for the following:

- The structural adequacy, capacity or safety features of the proposed improvement of structure or satisfaction of flood elevation/flood design.
- Soil erosion, soil conditions or site/drainage elevations.
- Compliance with any or all building codes, safety requirements, governmental laws, regulations and ordinances.
- Performance or quality of work of any contractor.



Functions of the Administrator

The DRA will evaluate the site plans, architectural plans and landscape plans for Village Square based on adherence to the design criteria and performance and quality set forth in these Guidelines. The DRA may also evaluate designs based upon criteria that the DRA deems important to the community. If conflicts arise in meeting these standards, the DRA will review. A has the right to grant variances from the Guidelines.

Applicants will be responsible for any fees related to filing variances with local governmental or other reviewing agencies.

The DRA may monitor the construction process in order to ensure conformance with the approved documents and the standards set forth in the Guidelines. It is, however, the responsibility of the Owner, assisted by his/her Architect and Builder to ensure that what is actually built is consistent with plans approved by the DRA.

The DRA will review all plans. Unapproved or incomplete submissions shall be returned to the Owner for revision and may be resubmitted for review. The response of the DRA will be given as expeditiously as possible, normally within 15 calendar days after all required plans, specifications or other documents referred to in the Guidelines have been submitted to the DRA. One copy of all documentation submitted to the DRA shall be retained for permanent record, and the other copy, bearing the approval of the DRA, will be returned to the Applicant. The approved documents will in no way relieve the builder of his responsibility and liability for adherence to all applicable ordinances and building codes.

QUALIFIED DESIGN PROFESSIONALS

To ensure that Village Square maintains a high quality of architectural designs, all plans for the constructions of dwellings and other buildings or significant structures at Village Square must be designed, drawn, and certified by a South Carolina Registered Architect who has significant experience in residential design and construction.

How do we enforce this?

All landscape plans for the New Landscape and sitework of dwellings, other buildings or significant structures must be designed, drawn and certified by an experienced South Carolina Registered Landscape Architect. Small renovations and additions will not require stamped drawings, however, must be submitted for review.

DESIGN REVIEW PROCESS

General Requirements

There shall be an emphasis on:

- Thoughtful site planning that respects and preserves the natural settings.
- Architecture and Landscape Architecture that fit well with their natural and built surroundings.
- The use of traditional Lowcountry building design concepts and details.
- Only professionals qualified in the fields of architecture, landscape architecture, engineering, surveying, and construction shall be used.

Application Format

Application forms and submittal checklists will be available from the DRA. An application fee will be assessed. Please refer to **Reference Section** for all Application Forms.



DESIGN REVIEW PROCESS

Design Review Procedure

Written permission by the DRA is required prior to undertaking any site improvements, construction, or installation including site clearing or grading.

Submissions to the DRA may be disapproved upon grounds consistent with the objectives of the Design Guidelines, including purely aesthetic considerations.

The following sequence has been established to provide a systematic review process of all proposed designs, plans and construction. These steps represent the necessary procedures in the review process of all proposed designs, plans and construction.

1. Pre-Design & Site Analysis Conference
2. Preliminary Design Submittal
3. Final Design Submittal
4. Stake-out & Tree Barrier Inspection
5. Certificate of Compliance – Final Review

THE FOLLOWING IS AN OUTLINE OF EACH PHASE OF THE DESIGN REVIEW PROCESS AND THE SUBMITTAL REQUIREMENTS FOR EACH PHASE:

1. PRE-DESIGN & SITE ANALYSIS CONFERENCE

A Pre-Design Conference is recommended. It is recommended that the Conference is scheduled prior to commencing extensive site design. The Pre-Design & Site Analysis Conference precedes extensive plan development and is intended to avoid costly redesign and delays during the design and submittal stages by establishing a common ground for the development of the site.

- This item is waived for the Developer and their subsidiary companies.

A Pre-Design Conference can be set up by appointment. The property owner and/or his Architect and Landscape Architect are welcome to meet with the DRA to discuss general design objectives, the characteristics of the particular site and the submittal requirements for ARB review.

To facilitate a productive meeting, the Owner is encouraged to bring the following information:

- **Tree and Topographical Survey**
- **Conceptual Site Plan** showing the following:
 - Anticipated number and location of buildings to be developed on the site.
 - Approximate square footage, orientation, height, and foot-print size of the building(s).
 - Trees to be removed.
 - Relationship of the site to setbacks, buffers, easements and adjoining wetlands & existing homes.
 - Conceptual layout for parking, driveways, porches, terraces, decks, swimming pools, walls and fences.
 - A general concept addressing methods of handling site drainage.
- **Architectural Review Fee:** Fee includes review of architecture, landscape architecture (Refer to Schedule of Fees).



Additionally, design professionals are required to visit Village Square, if possible, for an on-site tour prior to beginning preliminary design plans. The design team can then creatively design the residence in a manner compatible with the overall goals of Village Square. Visiting the site and observing the other homes in Village Square will provide valuable information relative to the site, site placement, existing site parameters, trees of significance and the design process.

2. PRELIMINARY DESIGN SUBMITTAL

The Preliminary Design Submittal is required. A complete Preliminary Design Submittal will include appropriate forms and two complete sets of the following:

- **Architectural Review Fee** includes review of architecture, landscape architecture (Refer to Schedule of Fees).
- **Survey** at a minimum scale of 1"=20'-0" showing boundaries, trees and topography and indicating property boundaries, easements, existing site features, adjacent property development and topography at a one (1) foot contour interval. Show adjacent wetlands if applicable.
- **Tree Survey** at a minimum scale of 1"=10'-0" showing all trees eight inches (8") and above in caliper for all areas proposed for disturbance.

- **Site Plan** at a minimum scale 1" = 10'-0" showing the following:

- Site Location Map.
- Preliminary Tree Removal and Protection Plan.
- Building(s), driveways, walkways and parking locations (overall dimensions, setback lines, square footage).
- Landscape features such as terraces, decks, swimming pools, walls, fences, walks, and service yards.

- **Conceptual Landscape Plan** at a minimum scale of 1" = 10'-0" showing the following:

- Areas to be grassed, plant bed lines, shrub massing and proposed trees.

- **Preliminary Plans** at a minimum scale of 1/8" = 1'-0" showing the following:

- Floor Plans.
- Sections (Wall sections and Lateral/Transverse Sections).
- Two Primary Elevations indicating proposed.



DESIGN REVIEW PROCESS

3. FINAL DESIGN SUBMITTAL

The Final Design Submittal is required. A complete Final Design Submittal will include appropriate forms and two complete sets of the following:

- **Architectural Review Fee** includes review of architecture, landscape architecture (Refer to Schedule of Fees).
- **Site Plan** at a minimum scale of 1" = 10'-0" showing the following:
 - Property lines.
 - Building footprints(s).
 - Existing contours.
 - All easements, right of ways, and setbacks.
- **Utility Plan*** at a minimum scale of 1" = 10'-0" showing the following:
 - Site drainage, catch basins, easements, etc.
 - Sanitary sewer lines.
 - Water lines and meter locations.
 - Electric, telephone, cable, gas lines including meter locations, exterior lighting plan.
 - Location of A/C units and service areas.
- **Grading and Drainage Plan*** at a minimum scale of 1" = 10'-0" showing the following:
 - Existing and Proposed Contours, Spot Grades.
 - Finished Floor Elevations and Drainage Patterns.
- **Conceptual Landscape Plan** at a minimum scale of 1" = 10'-0" showing the following:
 - Landscape Plan showing II new planting and existing vegetation to be saved.
 - Quantities and Sizes of plant materials (noted).
 - Irrigation Plans will be submitted as part of the landscape plans and specifications. Irrigation Plans may consist of an outline of areas to be irrigated and a specification for coverage and shall indicate which areas are irrigated by sprinkler heads and which are irrigated by drip lines.
- **Building Plans** at a minimum scale of 1/4" = 1'-0" & Construction Details at a minimum scale of 1" = 1'-0".
- **Final Plans** for all proposed structures showing the following:
 - Floor Plans at a minimum scale of 1/8" = 1'-0".
 - Wall Sections at a minimum scale of 1/4" = 1'-0".
 - Longitudinal & Transverse Sections at a minimum scale of 1/4" = 1'-0".

- All Elevations at a minimum scale of 1/8" = 1'-0".

- Details at a minimum scale of 1" = 1'-0".

- **Materials and Color Sample Mock-up ON-SITE:** the Owner shall provide Cut Sheets of roof, siding, trim and windows.
- **Specifications** outlining all divisions of work including site work, landscape, architectural, mechanical, and electrical systems.
- **Schedule** to show time frame of construction. If after Final Design approval by the DRA, final construction plans change during the permitting phase, the Owner will submit a set of the revised permitted construction documents to the DRA for approval.

*This information may be included on the Site Plan in lieu of a separate Utility Plan and Grading and Drainage Plan if the information is presented clearly and legibly.

4. STAKE-OUT INSPECTION

The DRA will require the Owner/Contractor to stake the location of the house, decks and other proposed Improvements. The staking shall consist of stakes driven at each major corner of the Improvement, connected with string or colored tape to clearly indicate the Improvement location. Prior to the start of construction, the contractor's final stakeout must be approved by the DRA.

The DRA will require the Owner/Contractor to stake the location of the house, decks and other proposed Improvements. The staking shall consist of stakes driven at each major corner of the Improvement, connected with string or colored tape to clearly indicate the Improvement location. Prior to the start of construction, the contractor's final stakeout must be approved by the DRA.

5. MINOR CHANGES DURING CONSTRUCTION

The DRA can approve minor changes in the field during construction that do not significantly alter the exterior elevations. The Construction Change Application (available from the DRA) shall be completed by the Owner's representative and approved by the DRA for more significant changes. The DRA will determine distinction between minor and major changes. Major changes require submittal to the DRA for review and approval.





DESIGN REVIEW PROCESS

6. CERTIFICATE OF COMPLIANCE- FINAL REVIEW

Architectural Review Fee: Fee includes final review of architecture, landscape architecture (Refer to Schedule of Fees).

A written Certificate of Compliance is the Final Review for development at Village Square. This certificate is issued to an Owner at the completion of construction as assurance by the DRA that all of the requirements of the protective covenants have been satisfied and that the buildings have been built in accordance with the plans approved by the DRA. The Owner must submit his request in writing to the DRA for review at least two (2) weeks prior to substantial completion of the project. The building will not be occupied until a Certificate of Compliance has been issued by the DRA.

Nothing in this review process or this manual removes the Owner or his design consultants from the responsibility to comply with all local, state, and federal regulations that apply to the development of the site and the construction of the buildings. Neither the DRA nor any agent thereof will be responsible to review any plans or specifications submitted for compliance with applicable codes.

Any variations or discrepancies found during the Final Review will be listed in a report by the DRA and provided to the Owner, Architect & Builder. Where corrective action is required, a date will be provided by which time the correction must be completed. Failure to request a Final Review or to correct noted discrepancies may result in forfeiture of the Construction Escrow Deposit.

7. FUTURE IMPROVEMENT REVIEW

It is anticipated that Owners may wish to make improvements or modifications to the exterior of their home or property at some future date. No modifications of existing exterior improvements may be undertaken on any property without prior review and written approval of the DRA.

A request for review of proposed improvements or modifications to the DRA must contain:

- a) Letter of intent with description and purpose of improvements.
- b) Site plan of proposed location of improvements.
- c) Building plans and elevations as applicable.
- d) Materials and color sample boards.

8. GENERAL GUIDELINES

The DRA is required to yield a timely response to all submittals within seven (14) working days. If the DRA does not respond within such time, the application is considered denied.

Final design approval shall be active for six (6) months from date of notification letter. Home construction is expected to begin within this period; failure to comply will result in resubmittal and loss of current retainer.

Any items not specifically addressed in this document will be referred to the Declaration of Covenants, Conditions, Easements and Restrictions for Village Square.

CONSTRUCTION GUIDELINES

General Requirements

In the interest of maintaining safety as well as an appealing image for residents and visitors, the construction process must be regulated. After receiving DRA Final Approval and obtaining all the necessary permits, the Owner's selected Contractor must submit a Construction Application Form and Construction Escrow Deposit before delivery of materials and start of construction. The Contractor's Construction Escrow Deposit is required for any necessary site maintenance, to ensure compliance with the approved plans and to correct any damage to streets, road shoulders and common areas.

Approved plans will be valid for nine (9) months, including all building improvements and landscaping. Absent extenuating circumstances, all construction should be completed within twelve (12) months of the actual initiation of construction. Contact the DRA for authorization prior to commencing work. The Owner's Contractor shall meet all requirements of the Village Square Construction Regulations. Approved landscaping must be in place before occupancy or completion of construction of the building.

Our building plan approvals will expire before then



Construction Escrow Deposit Fee

Construction Escrow Deposit Fee: Refer to Schedule of Fees.

The Construction Escrow Deposit Fee shall be determined by the ARB as of the date the Final Plans are submitted. The Deposit is payable by check to the Village Square ARB. The fee shall be paid by the Contractor. In the event that the Contractor fails to do so, the Owner will be responsible for the fee.

The Construction Escrow Deposit shall be deposited by the ARB in a construction escrow account. The Construction Escrow Deposit may be used by the ARB for any of the following purposes:

- To pay for the cost to repair any damage to the roadways, roadside curbs, sidewalks or Common Areas caused by Owner or Owner's Contractor or Subcontractors not repaired by the responsible Owner, such Owner's Contractor or Subcontractors.
- To complete any landscaping shown on the Final Plans for a Lot that has not been completed within three months of the completion of the residence on such Lot.
- To pay for the cost of completing any Improvements so that they are in accordance with the approved Final Plans if the Owner fails to complete such Improvements.
- To pay for the cost of restoring or replacing any trees, other vegetation, grades or other natural features improperly removed, altered or destroyed by the Owner, the Owner's Contractors or Subcontractors in violation of the Guidelines.
- To reimburse the Developer for the Owner's share of street cleaning costs during construction. If Owner does not pay such amounts to the Developer in a timely manner as specified in the Construction Rules.
- To pay for the cost of performing any of the Owner's other obligations under the Guidelines.





CONSTRUCTION GUIDELINES

Except for the reimbursements listed above, the ARB shall give an Owner prior notice that it intends to use the Owner's Construction Escrow Deposit for a particular purpose. The Owner shall thereafter have five days from the date of the notice to repair the damage, complete the landscaping or Improvements, or otherwise perform the work for which the ARB intended to use the Owner's Construction Escrow Deposit, or, if the work cannot be completed during that time, to begin the work and thereafter diligently pursue it to completion. If the Owner, upon receipt of the notice, shall fail to perform the work within the five-day timeframe, then the ARB shall thereafter be free to perform it and to use the Owner's Construction Escrow Deposit to pay for the cost thereof. Upon the completion of Improvements and when all work has been completed by either the responsible Owner or the ARB, the ARB shall return to the Owner any unused portion of the Owner's Construction Escrow Deposit.

Any and all interest earned to the Construction Escrow Deposit shall be credited to and retained by the Village Square ARB for its sole use and benefit.

The Deposit will be held and used as a deposit and will be refunded to either the Builder or the Owner at the issuance of the CERTIFICATE OF COMPLIANCE – FINAL REVIEW.

Site Regulations

- All reasonable means shall be taken during construction to protect and preserve all existing vegetation.
- Boards or other materials shall not be nailed to trees during construction. Open trash piles are prohibited.
- Construction debris should be placed in dumpsters.
- Storage should occur within driveway and parking limits of the site.
- Small construction trailers must be approved by the DRA.
- All structures, plantings, fixtures, fencing and landscaping—including streets, trees, lawns, sidewalks, and common areas—which are damaged during or after construction by the property Owner's or the Contractor's or Subcontractor's vehicles, or any other cause related to construction shall be repaired or replaced by the Owner.
- The Owner shall be responsible for the Contractor's actions during construction.
- Any clearing, grading or building done without approval by the DRA will result in suspension of work.
- Fines will be issued to Contractors who do not comply with rules regarding silt-fencing and debris.
- CONTRACTOR will be found liable if the Storm Water Pollution Prevention Plan (SWPPP) is violated in any fashion.



Construction Regulations

While construction is in progress, inspections may be conducted by the DRA to ensure conformance with the approved drawings. The Owner assumes full liability for failure of construction to comply with approved documents. Any changes made during construction must receive approval by the DRA prior to change. Major changes may constitute resubmitting for final approval. Final inspection will be made after the Contractor has completed construction including all site work and landscaping, cleaned the site of debris and removed any Contractor signage, temporary utilities and/or alterations to the construction site. The cost of any aforementioned work which is not completed and must be completed by Village Square will be deducted from the Construction Escrow Deposit.

Contractor Regulations

- Contractors are responsible for the actions of their employees while in Village Square.
- All Contractors and Contractor personnel are asked to abide by all Rules and Regulations.
- All construction vehicles must comply with applicable state laws in regards to inspections, licensing and authorization for operation.
- The Contractor must provide toilet facilities for the workers on the job site in a discreet location.
- Contractors must be licensed in the State of South Carolina and permits must be posted and protected from the weather.
- Any Contractor found to be in obvious non-conformance with the Contractor Regulations will be denied access, and work will be suspended.

Construction Signage

- Construction permit boxes similar to a standard document box shall be allowed. These shall in no way be marketing signs of any nature.



REFERENCE



SCHEDULE OF HOMEOWNERS ASSOCIATION FEES*

OCTOBER 2027

FINAL plan approval

New Construction

ARCHITECTURAL REVIEW FEE \$500.00

LANDSCAPE REVIEW FEE \$250.00

Alterations / Renovations

ARCHITECTURAL REVIEW FEE \$250.00

LANDSCAPE REVIEW FEE \$125.00

H.O.A. ADMIN. REVIEW FEE \$1,000.00

RESUBMITTAL / REVIEW FEE \$100-\$250

CERTIFICATE of compliance / final review

New Construction

ARCHITECTURAL REVIEW FEE \$250.00

Alterations / Renovations

ARCHITECTURAL REVIEW FEE \$125.00

MARKETING FEE

The greater of \$5,000.00 or 1.5% of the sales price of the home.

The \$5,000.00 shall be payable at the initial closing on the lot and the remaining balance, if any, shall be payable upon retail sale and/or occupancy of the home. The fee shall be made payable to Village Square Homeowners Association, Inc.

* Subject to change without notice.



CONTACT INFORMATION

DESIGN REVIEW ADMINISTRATOR (DRA) ON BEHALF OF THE ARB

Synchronicity

69 Morris Street, Suite 101

Charleston, SC 29403

843.203.4766

info@synchronicity.design

www.synchronicity.design

DEVELOPER

STYO Development, LLC

334 Rhum Retreat

Mount Pleasant, SC 29464

Village Square HOMEOWNERS ASSOCIATION

HOA

The HOA will be administered by the developer until the appropriate time for transition.



Table 1404.2

Minimum Thickness of Weather Coverings

Minimum Thickness (Inches)	Covering Type
0.25	Adhered masonry veneer
0.019	Aluminum siding
	Anchored masonry veneer
2	Stone (natural)
2.5	Architectural cast stone
2	Other
0.0216 nominal	Cold-rolled copper
0.0162 nominal	Copper shingles
0.313	Exterior plywood (with sheathing)
See Section 2304.6	Exterior plywood (without sheathing)
0.25	Fiber cement lap siding
0.25	Fiber cement panel siding
0.5	Fiberboard siding
0.375	Glass-fiber reinforced concrete panels
0.25	Hardboard siding
0.0162 nominal	High-yield copper
0.0216 nominal	Lead-coated copper
0.0162 nominal	Lead-coated high-yield copper
1	Marble slabs
See Section 2304.6	Particleboard (with sheathing)
See Section 2304.6	Particleboard (without sheathing)
0.125 nominal	Porcelain tile
0.0149	Steel (approved corrosion resistant)
0.344	Structural glass
	Stucco or exterior cement plaster
	Three-coat work over:
0.875	Metal plaster base
0.625	Unit Masonry
0.625	Cast-in-place or precast concrete
	Two-coat work over:
0.5	Unit masonry
0.375	Cast-in-place or precast concrete
1	Terra cotta (anchored)
0.25	Terra cotta (adhered)
0.375	Wood Shingles

