

## **Boardwalk on the Waterway**

Addendum to the Guidelines Dated July 10, 2012

March 31, 2016

In accordance with Article VIII of the Boardwalk on the Waterway Declaration of Protective Covenants... hereinafter called the CCRs, the Architectural Review Committee (ARC) shall have exclusive jurisdiction over all construction on any portion of the Properties. It shall also promulgate detailed standards and procedures. These are identified in the Architectural Guidelines which are being amended as follows:

Item 1: Article III A is deleted in full and is herein replaced by the following:

A. Protection of the Field of View.

Each owner of an ICW or Waterfront lot has the expectation of enjoyment of the view of that feature even if not fully across their property. For this reason the ARC has established criteria for protecting the Field of View as follows:

1. Given an angle of 125 degrees off the back corner of any existing or projected home on any lot, no structure or tall landscape element may be placed on an adjacent lot within that view.
2. When there is any conflict with this criteria, the management of the field of view requirement will be evaluated and a decision rendered as determined in its sole discretion by the ARC.

Item 2: Article III C is deleted in full and replaced by the following:

C. Criteria for establishing Site Finished Grade, Building Heated Square Footage (SF) and Building Height measurements:

1. Existing topographic grade elevations shall be determined by a surveyor's measurement of the site, and shall be provided to the ARC on the site plan with the initial drawing submittal.
2. The surveyor shall establish a benchmark at the intersection of a straight line projection of the right side property line with the street curb at the point it intersects with the asphalt. The benchmark shall be indicated by a nail head set flush with the asphalt at that point.
3. The plans for construction shall use the site plan information to set the proposed finished grade. This should be named on the architectural site plan, the site survey or the first floor plan.
4. The first floor elevation (FFE) of the home shall be a plane at least 24 inches higher than the highest point on the site for the proposed finished grade within five feet of the proposed exterior walls of the home.
5. Slab on Grade construction is not consistent with the aesthetic standards of a Charleston/Low Country design and is not permitted. Therefore, any space not elevated a minimum of 24 inches above the highest point of the finished grade on the site shall not be counted as part of the minimum required heated square footage of the home.
6. All homes are required to be a minimum of two stories and a maximum of three stories.
7. The minimum heated square footage of all floor areas meeting or exceeding the FFE minimums shall be 2400 for lots along the ICW and 1800 SF on all other lots. (Heated SF does not include porches, decks or garages as determined by the ARC in its sole discretion)

8. No structure within Phases I and II-A in the Boardwalk on the Waterway community shall exceed a total height of forty-five feet (45'). The maximum building height for Phase II-B, Phase III and Phase IV shall be thirty-five feet (35'). This dimension shall be measured from the Finished grade elevation adjacent to any wall to the highest ridge line of any roof element.

END OF ADDENDUM