

I'ON ASSEMBLY

I'ON DESIGN COMMITTEE CHARTER

PURPOSE

I'On is built in the great tradition of Lowcountry urban and architectural design. Its neighborhoods, streetscapes and houses are intended to be timeless, classic and built for generations to come. In order to facilitate the design and architecture and to protect the visual integrity of I'On, the *Declaration of Covenants, Conditions and Restrictions* (the Governing Documents) established the I'On Design Committee (the IDC). The IDC administers the landscape and architectural review for all new construction and proposed additions or modifications to existing structures in accordance with established design guidelines. In many ways the IDC is patterned after similar bodies created to preserve and protect traditional neighborhoods such as the Charleston Peninsula and Boston's historic Beacon Hill.

DESIGN GUIDELINES

The design of all new and subsequent alterations of residential properties within I'On is to be guided by *The I'On Code*, the *Principles of Lowcountry Vernacular Design* and the *IDC Review Procedures Manual* (Design Documents). Additional lot specific guidelines are contained in Community Patterns for each I'On neighborhood. These documents were developed by the founder of I'On as guidelines, and are meant to rekindle an appreciation for an architectural and building philosophy rarely practiced today.

All property owners are bound by the provisions in the Governing Documents and are advised to use the Design Documents and/or appropriate historic precedents as tools and resources for planning and seeking design review approval. The Design Documents may be found on the I'On website, *ioncommunity.com*, and are available in the IDC office located at 159 Civitas Street.

While the Design Documents serve as a guide, they are not the exclusive basis for IDC decisions. The Committee may also consider other factors such as harmony of external design with surrounding structures and environment, and established visual neighborhood patterns. A design variance or building materials approved for one I'On residence does not necessarily mean that they would be approved for any other residence.

STRUCTURE AND MEMBERSHIP OF THE COMMITTEE

The IDC is comprised of three to five persons appointed by the I'On Board of Trustees. Members may, but need not be, I'On Titleholders, and typically include architects, engineers or

similar professionals. In addition to the Committee members, the IDC employs a Neighborhood Design Coordinator to act as a liaison between homeowners and the IDC. The Design Coordinator's office is located at 159 Civitas St in I'On.

SUBMISSION REQUIREMENTS

The IDC reserves the right to review the plans, specifications, materials and samples submitted to it by the applicant, to verify that the proposed structures and/or alterations to existing structures conform to the Design Documents, and to approve aesthetics of the proposed structure or landscaping and its appropriateness to the surrounding neighborhood and the configuration of each lot.

Applications are broken down into five distinct categories:

- New Home Construction
- Additions/ADUs/Garages/Improvements greater than 625 sq.ft.
- Additions/ADUs/Garages/Improvements less than 625 sq.ft.
- Minor New Improvements (fences, paint color change, sidewalks, etc.)
- Minor Improvements with no changes (repairs and maintenance)

Application forms and document requirements, as well as the review fee or deposit requirement for each category can be found on the I'On web site and are available at the IDC office.

DESIGN REVIEW PROEDURES

The Design Committee meets on the first and third Tuesday of each month. All plans for new structures and additions to existing structures should be prepared by qualified licensed professionals, and submitted one week prior to the meeting along with the any required review fee and deposit. Applicants for design review are encouraged to contact the IDC for clarification of the Design Documents and/or assistance in completing the correct form.

Homeowners will be notified of the IDC's determination within 30 days after receipt of the fully completed application, and all required deposits, documents and/or supporting material. The application may be (i) approved, with or without conditions, (ii) partially approved, or (iii) disapproved. In the case of disapproval, the Committee will endeavor to specify the reasons for any objections and/or offer suggestions for curing the objections.

If an application for design approval has been denied, or the approval issued by the IDC is subject to considerations which the applicant feels are unacceptable, the applicant may request a meeting with the IDC designated agents to discuss the plans and the IDC's reasons for denial. Additionally, the applicant may appeal the decision of the IDC to the I'On Board of Appeals in

accordance with the procedures established by the Board of Appeals. To exercise this right, a written notice of appeal must be received by the Assembly's manager, president, or secretary within 10 days after notice of denial.

IMPORTANT CONSIDERATIONS

If construction has not commenced on an approved project within six months after the date of approval, such approval shall be considered withdrawn. Once construction has started, it must be diligently pursued to be completed within one year or such other period specified by the IDC. Applicants should notify the Neighborhood Design Coordinator when construction is completed to obtain a refund of any deposit and to insure compliance with the approved design.

Any work started prior to receiving written IDC approval and the issuance of a blue "Work Approved" sign will result in double the specified design review fee. Additionally, work started before written approval is subject to remedies and sanctions imposed by the Assembly Board of Directors. Sanctions may include, but are not limited to, monetary fines, suspension of the right to vote and use of the Commons, and requiring the removal of unauthorized construction.

The IDC may recommend amendments to this charter at any time, subject to approval by the Board of Trustees. The Board may amend or repeal this charter at any time.