

I'On Assembly
Board of Trustees Meeting
Thursday, August 25, 2016
Executive Session 5:15 P.M.
Board Meeting 6:00 P.M.
Creek Club
44 Saturday Road
Mt. Pleasant, SC

AGENDA

- Homeowner Forum
- Call to Order
- Approval of Minutes:
 - July 28, 2016 Board Meeting Minutes
- President's Report
- Covenants Report
 - **DISCUSS** Proposed Pet Rule Change
 - **VOTE** approve recommended fines for Covenant Violations
 - **VOTE** approve appoint Duval Acker to Committee
- Infrastructure/Landscape Report
- Treasurer Report
- IDC Report
- I'On Trust –No Report
- Communications-No Report
- Amenities-No Report
- Board of Appeals-No Report
- Secretary Report-No Report
- Adjournment

I'On Assembly Board of Trustees Meeting

July 28, 2016

Members Present: Bruce Kinney, David Thompson, Paul Gillis, Tony Woody, Chad Besenfelder

Members Absent: Lori Feehan, Karen Dillard, Tom O'Brien

SCS: Mike Parades, Lesley Ramey

Guests: None

Homeowner Forum:

No comments

Call to Order: 6:04 pm by Bruce Kinney.

Approval of Minutes:

Motion to approve the May 26, 2016 I'On Assembly Meeting Minutes and June 14, 2016 Special Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.

Presidents Report:

Bruce Kinney highlighted discussion surrounding the Creek Club lease modifications. Bruce emailed The Assembly's Legal Counsel, Shawn Willis, regarding documenting the change in the Creek Club lease to accommodate the alterations from the proposed Waterfront Park. Mr. Willis had not returned the email at the time of the meeting but was working to make the agreed upon changes were consistent with the lease agreement.

Landscape and Infrastructure Committee Report:

Tony Woody informed the Board that a Change Order was needed for the Westlake Path project. During the construction of the path, it was discovered several drain lines were either damaged or did not connect to the bulkhead. It was also discovered some of the steel edging was corroded beyond further use. Due to the need for extended and new drainage, additional steel edging and additional plantation mix, the Change Order of \$4,207.83 was needed to

properly complete the project. Tony Woody also noted there was a question about using the original Westlake Path Plantation Mix on the marsh path. The mix pulled off of Westlake Path appeared to be more dirt than plantation mix. Chad Besenfelder had looked at the material pulled from the original path and felt the mix was appropriate for use on the Marsh Path. Tony Woody noted discussion would continue regarding what to do with the previous plantation mix.

Motion to confirm Change Order for \$4,207.83. Motion seconded. All in favor. Motion passed unanimously.

The Landscape & Infrastructure Committee has received two proposals regarding the potential dock expansion. Reid Surveying submitted a proposal for a hydrographic survey, essentially checking the topography of the bottom of the creek. JGT Associates submitted a proposal to create the structural design, initial permitting, and construction administration work for the dock expansion. Tony Woody works in the industry and feels these are adequate prices for the work. Bruce Kinney asked if the JGT Associates proposal was paid incrementally based on advancement of the project. Tony Woody confirmed the proposal's payment structure was incremental.

Tony Woody informed the Board the dock expansion would be considered a marina. There will be an O&M manual, and there will be a public notice, allowing for potential objections. This could bring attention to I'On and its efforts. Paul Gillis asked what the community would be getting with this expansion. Tony Woody replied it would add an additional float, adding 200ft of dockage. This would hopefully alleviate some of the issues at the docks regarding docking space and ramps. Mike Parades noted the existing dock is 200 ft. Tony stated the length of moorage being pushed over the 200 ft mark is why the expansion will be considered a marina. Bruce Kinney asked if the marina designation would mean fuel lines and a fuel dock were required. Tony Woody stated these were not required, and in the O&M manual there would be statements to clarify the lack of these items. Mike Parades noted JGT Associates is confident the permit will go through. Tony also informed the Board there would be a water quality issue, which is common, and neighborhoods up river would be able to object to the dock expansion. Work will be done to show there will not be contamination of the water, and that work will be reviewed by DHEC. Bruce Kinney stated during discussions with

Olde Park HOA earlier this year, the importance of unity between I'On and Olde Park to allow for the expansion of the dock was heavily emphasized.

Paul Gillis confirmed the authorized work being done on the Sports Court, Waterfront Park, and Dock Expansion was all spec work and was not indicative of approval of the whole project. Tony Woody confirmed. Bruce Kinney stated the Dock Permit was good for 10 years, so construction did not have to begin immediately. Mike Parades clarified the permit was good for 5 years initially and a request for a 5-year extension would need to be made. The request for extension is routinely granted. Chad Besenfelder was able to present the Board with what the dock could potentially look like based on a dock built by the Grahams in Beaufort, SC. Mike Parades informed the Board the language in the permitting documents called the dock expansion a second community dock, not a marina, citing the increased size of the community as a motive for adding the new dock. Mike Parades noted OCRM works to encourage community docks over individuals. Tony Woody stated the way the regulations about community docks was that lots that could have individual docks be given up to create the community dock. Tony appreciated the notion but recognized the difficulty of adding the community dock after most of the neighborhood had been built out. Bruce Kinney mentioned the internal restriction on individual docks meant that lots with potential individual docks had already been given up.

Tony Woody stated the community dock would be well received and add value to the community. Bruce Kinney agreed stating folks recognize the value of a boating dock in the Lowcountry.

Motion to approve additional survey work for \$1,980.00 needed for Dock Expansion Permitting to come from the Capital Project Fund and to approve signing the service proposal for Dock Expansion with JGT Associates for a total of all phases of \$12,500.00 to come from Capital Projects Fund. Motion seconded. All in favor. Motion passed unanimously.

Bruce Kinney commended the Board for their use of the transfer fee to add to the neighborhood. The original vision for the transfer fee was to have a portion go to the Reserves and a portion go to Capital Projects, to do new things. The Board is fulfilling the promise made when the transfer fee was introduced.

Tony Woody brought to the attention of the Board the furniture in Sophie's Park. At the Board meeting in May, Mike Parades presented the Board with two options for furniture: teak or composite. The Board voted on composite, but Tony would like to revisit the question. Tony believes the composite material is not in line with the vision of the community to make the infrastructure of the community high quality. Tony Woody believes the composite is a lesser material than what is already there. Mike Parades mentioned the furniture would also be installed at Hopetown Park as well. Paul Gillis asked what the difference in cost was. Mike Parades stated the teak furniture was approximately twice the price of the composite furniture. David Thompson noted the difficulty in maintaining teak furniture. Mike Parades has reached out to a community member that resides near Sophie's Park and is active in the community. Chad Besenfelter noted the community member had been responsible for picking furniture in the Square. The Community Member was okay with the composite furniture but recommended a dark color to prevent signs of wear from showing. Tony Woody reminded the Board for years the Board had been very cost conscious, but had recently refocused to maintaining and improving the community. Furniture is a part of that. Tony Woody prefers the teak.

Chad Besenfelter mentioned he had purchased composite Adirondack chairs and placed them in a pocket park on Duany's section of the marsh path. David Thompson informed the Board that the composite chairs on Duany looked good still. Chad Besenfelter stated he had thoroughly researched and purchased the chairs from a vendor in Mount Pleasant. Mike Parades was looking at the same vendor for the park furniture and noted the vendor guarantees his work. Mike noted he felt comfortable using the composite material in Sophie's Park and Hopetown Park due to the lack of visibility from the main arteries of the neighborhood. Bruce Kinney asked if composite furniture was being considered for the Waterfront Park. Tony Woody confirmed teak was the only furniture considered for that park. Mike Parades asked if the Board was comfortable moving forward with composite furniture, noting the fund would come from the Reserves. Paul Gillis inquired on the costs of the composite furniture. Mike Parades stated the furniture would be approximately \$2,000 for each park. The Board agreed to move forward with the composite furniture in Sophie's Park and Hopetown Park.

Bruce Kinney brought up the issue of the Right of Ways in the community. Bruce noted the homeowner is responsible for the planting and irrigating of these strips according to the governing documents. Bruce lamented on the state of these areas and how their poor maintenance reflected negatively on the overall image of the community. Mike Parades has investigated these right of ways and found that many simply were not irrigated. Mike Parades informed the Board the Greenery had developed a proposal of what to plant and how to maintain these areas. Mike will be informing the community of options for the strips with an emphasis on needing to irrigate that area.

Bruce Kinney solicited ideas on how to enforce this obligation. David Thompson noted it would be extensive to add irrigation underneath existing sidewalks. Mike Parades noted some homeowners had simply cut off the water to the right of ways, so not all homeowners would need to install irrigation. Paul Gillis noted it would be difficult to enforce this and not all owners would comply. Tony Woody reminded the Board that the right of ways were not the owner's property. Bruce Kinney informed the Board that homeowners agreed to plant and irrigate these areas when they purchased their home.

Bruce Kinney had discussed the question with Lori Feehan, chair of the Covenants Committee who was unable to attend this evening's Board meeting. Lori Feehan agreed it must be enforced and that it was a violation of the Covenants. Paul Gillis noted the bare right of ways were an eyesore and so was the landscaping in the Square. Paul was concerned about enforcing the maintenance of the strips when some portions of the neighbor not under homeowner responsibility do not look good. Tony Woody informed the Board the Landscape and Infrastructure Committee asked the Greenery to price out getting the front of the neighborhood redone with new ground cover and flowers as well as the area in front of the Rookery entrance in order to bring those areas up to the standards of the neighborhood. Tony Woody noted it was a priority of the Landscape and Infrastructure Committee to improve the less attractive areas of the community.

Paul Gillis reiterated his concern about the enforcement of right of way maintenance. David Thompson asked for confirmation that already built homes will be subject to letters from the Covenants Committee, not the IDC. Bruce Kinney confirmed, noting that it was continuing the Community's

efforts to enforce the covenants. Mike Parades read the Board the following passage from his General Manager Update scheduled to be sent out August, 1, 2016:

“In response to many inquiries, the Greenery has provided a number of options for plant materials that will survive in the median strips **IF** the strips are regularly irrigated. The cost of planting and irrigating is an owner cost. The HOA will perform the routine on-going maintenance that is needed. Please contact our office for further information. Please remember all plantings should be approved by the IDC before planting.”

Bruce Kinney reminded the Board enforcing right of ways was in line with efforts of improving the neighborhood. Mike Parades noted several residents had already reached out to him asking for solutions. There is also a watering truck the Greenery could use to irrigate. Bruce Kinney asked if the bill would be sent to owners who do not have irrigation. Mike Parades confirmed.

David Thompson asked for clarification on the tree situation in Latitude Ln. Mike Parades informed the Board a group of homeowners had sent a letter to the Landscape Committee requesting permission to remove the oaks and replace them with palms at their own costs. The Landscape Committee approved the measure. Mike Parades is concerned the trees planted do not match the number of palms of the opposite side and will confer with the homeowners on that issue. Tony Woody elaborated the homeowners were concerned the roots of the trees were causing the footing of their homes to crack. David Thompson asked if all the homeowners had approved of this decision. Mike Parades confirmed all affected homeowners had agreed to it.

Chad Besenfelder recommended creating an overall comprehensive plan of landscaping including budget, schedule, etc. Chad noted homeowners who did have a right of way were not subject to the same burdens as homeowners with right of ways and suggested a potential for a cost sharing program to address the issue. Bruce Kinney noted this would relieve the Homeowner of their duty outlined in the governing documents. Paul Gillis stated he felt the right of way strips were in essence common areas. Mike Parades stated he and his assistant would work to identify all right of ways strips and record their size in order to better understand the magnitude of the problem, so the Board could work to fully address the issue.

Covenants Committee:

Motion to approve the \$10 a day fine for 1 home in violation. Motion seconded All in favor. Motion passed unanimously.

Finance Report:

Paul Gillis informed the Board that the Assembly is ahead of budget. The Assembly will likely finish the year ahead of budget, but not as substantially as it appeared now. The 2016 budget had budgeted conservatively on insurance and the premium came in roughly \$10,000 less than expected adding extra cushion to the budget.

IDC Liaison Report:

David Thompson directed the Board's attention to the information regarding solar and artificial turf included in the Board Packet. The IDC has received increasing requests to install these items. The Committee has compiled pros and cons and developed a policy. Variances can be granted if appropriate. These variances are only granted if the material is totally out of view of the public realm. However, these items are considered not approved. Chad Besenfelder commended the IDC's stance. Tony Woody asked if these materials were specifically restricted in the governing documents. David Thompson informed the Board the governing documents allowed only for natural materials. Discussion continued around specific variances in the community. Paul Gillis asked for confirmation that there was consistency in the approvals and rejections. David Thompson confirmed the IDC was acting on a strict set of standards when these requests come to them. Mike Parades brought up the issue of legislation affecting the IDC's standards. David Thompson informed the Board the IDC was aware of the impact of legislation and would monitor developments. Tony Woody stated he wasn't sure solar panels would harm the housing values in the neighborhood. Bruce Kinney felt the large panels would, but there were products that blend with the roof would not have a negative impact. Chad Besenfelder reiterated his support of the IDC's decision, noting it was consistent with the position the IDC has traditionally taken. David Thompson noted the IDC wants to be fair to the community.

Bruce Kinney informed the Board he met with 3 of the past presidents still residing in I'On. During their lunch, Bruce introduced the IDC's stance on artificial turf and solar panels. The past presidents agreed with the IDC's position.

Manager's Report

Mike Parades brought to the Board's attention the question of mosquito control. The Board felt current efforts were sufficient.

Mike Parades informed the Board his General Manager report will be sent out on Monday, August 1. Paul Gillis asked if Mike would be addressing artificial turf and solar panels. David Thompson stated the IDC will be doing pieces in the newsletter to address these developments.

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:09 pm.

Respectfully submitted by_____

AUGUST 2016

PRESIDENT'S REPORT

Creek Club Litigation

There is nothing new to report.

Boating and Dock Usage Olde Park Residents

On August 22, I received correspondence from Joe Rice on behalf of GR LLC, the developer of Olde Park, and the Olde Park HOA. The same letter was sent to Tom Graham as one of the original I'On developers. It is in response to the nine item term sheet that I had sent to Les Neilson in June, proposing a direct agreement between Olde Park and the Assembly for use of the docks and boat launch ramp. This agreement would replace the 2009 Easement that we have with the I'On Club.

Mr. Rice has requested some information from us and is seeking a meeting between the three parties to resolve the issues of Olde Park's right to use the Creek Club, the proposed limit on the number of Olde Park residents who could register to use the boating facilities, and what should be done with a \$450,000 payment to the I'On Development Group as a contribution toward construction of the I'On Club and Creek Club facilities.

The letter has been sent to our outside counsel, Shawn Willis. Additional information will be provided as information becomes available.

Creek Club Lease Modification

Shawn Willis prepared a Lease Amendment that would pave the way for the various new recreational amenities that are contemplated for portions of Lot CV-6 that are not leased to 148 Civitas (Mike Russo, et al). I met with Mike this morning to discuss. He has some concerns that I intend to address before bringing the matter to the Board for approval.

Lot 275 Transfer

Lot 275 is the residential lot located next to the Creek Club. The Settlement Agreement between 148 Civitas and the Assembly when the Club was sold to us in 2014 provided that the Assembly has the first right of refusal if the Lot is ever sold, except to a wholly owned related entity. For estate planning purposes, 148 Civitas would like to convey the Lot to a new Trust with Mike's son named as the beneficiary. Mike plans to build and live in a house to be built on the Lots. If the Trust were to sell the Lot in the future, the Assembly would still have the first right of refusal.

I will check with counsel, but believe that the conveyance to a trust owned by Mike Russo's child qualifies as a sale to a related entity. I intend to make a motion to approved the sale, subject to counsel's concurrence.

Encroachment

As occurred earlier this year, a small fence encroachment into the Rookery common area was found when a survey was done in connection with the home's sale. I intend to recommend that our counsel prepare the necessary documents to be recorded that would permit the encroachment. The legal and recording costs would be paid by the former owner.

Bruce Kinney 8/23/2016

Report
Infrastructure & Landscape Committee
August 25, 2016

Attendees

1. Mike Parades
2. Tony Woody (Chair)
3. John Powers

Old Business

1. Alleys – The Reserve Study contemplates doing approximately 1/5th of the alleys each year. None have been done since the original reserve study was completed in 2011. A preliminary review has been completed to include adding turn radiuses where needed, making necessary repairs and then seal coating. **Repair work is complete. Seal coat work will be performed in September.**
2. Crosswalks – The crosswalk at the intersection of North Shellmore and Sowell Street is complete and approved by Town. The crosswalk at North Shellmore and Civitas was not constructed correctly and the Town has required that portions of the assessable ramp on the Square be removed and replaced, and that the stop sign post be removed and replaced with a break-away design similar to the crosswalk sign mounted nearby. The Assembly Manager is currently working with the contractor, and design professional to determine the limits of repair. **Repair work complete. Greenery will be planting the new median soon.**
3. Five Year Plan- Greenery prepared a five year plan to rejuvenate the various hardscape and landscape common areas throughout the neighborhood. See attached I'On Five Year Plan document.
 - a. **Marsh Path – The enhanced selective clearing for the marsh path behind Hopetown Road through Duany Road will be regulated by the Town's Critical Line Buffer Ordinance. Assembly Manager will be working with the Town to develop specifics for the clearing that will occur in 2017.**
4. West Lake Path – Work has begun on replacing the path and improving the drainage. The contractor encountered drainage lines from several homes that stopped underground, and was not extended to the lake. It also found that much of the steel edging was corroded and not reusable. To resolve these items it has requested a change order of \$4,207.83. The Committee found that the reasons for the request were unforeseen and recommend approval of the change order. **Work in progress.**
5. Sports Field – The design work is partially complete and the Sports Field Committee is evaluating the results, and working with the consultant. **No new information. Study in progress.**

6. **Perseverance Park** – Several sycamore trees are in decline and will be removed. This has been a continuing issue and will likely continue for several years. **Assembly Manager to request fee to remove several trees.**
7. **Waterfront Enhancement** – Design complete and being reviewed by Waterfront Committee.
8. **Dock Expansion** – The Boat Committee has had discussions with JGT Associates to work as the lead consultant for the design, permitting, and construction administration work for an expansion of the Pavilion Dock. Additionally, a hydrographic survey Hobcaw Creek west of the existing Pavilion Dock is necessary to accurately locate the new dock expansion. Reid Surveying submitted a fee proposal for the hydrographic survey and JGT presented a fee proposal for the Dock expansion. The Committee reviewed both and recommend approval of \$1,980 for Reid Surveying, and \$12,500 for JGT Associates. Funds for this work will be drawn from the Capital Projects Budget. **Work is ongoing.**

NEW BUSINESS

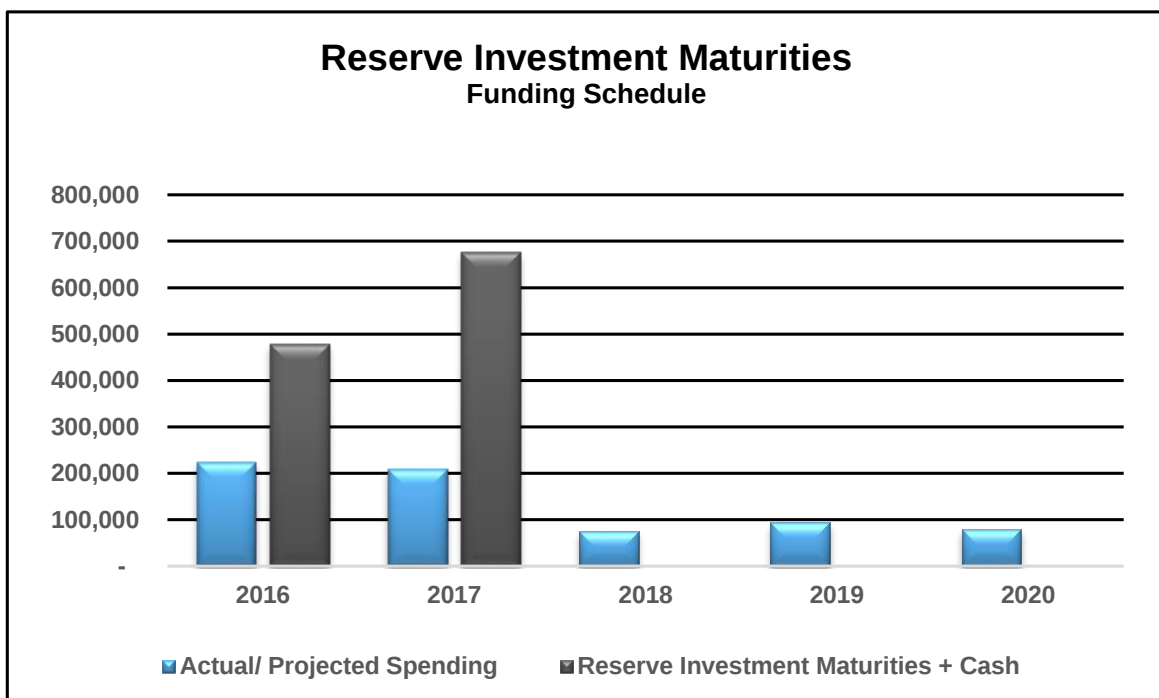
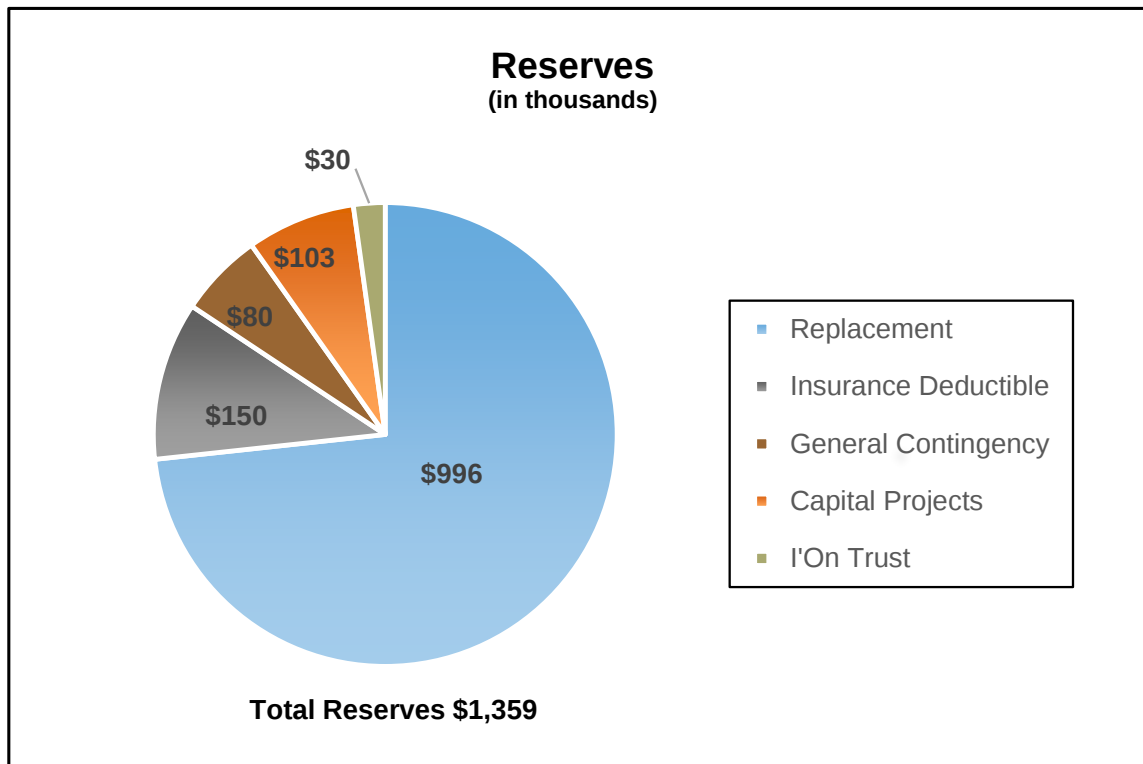
1. **Geese Control** – Assembly Manager to get price to treat grass so it is less appealing to geese.
2. **Live Oaks on Fernandina Side of Westland** – Trees are in poor health. Greenery provided a fee proposal of \$4,000 to treat trees. Assembly Manager to discuss with Charleston Tree and get fee to fertilize, etc...

Executive Dashboard 7-31-16.xlsx

Summary	Prior Years Actual		Annual	YTD	YTD
Income Statement	2014	2015	Budget 2016	Actual 2016	Budget 2016
Assessments	\$ 759,570	\$ 760,835	\$ 800,100	\$ 799,050	\$ 800,100
Delinquent Dues	(8,394)	(9,032)	(6,000)	(6,000)	(6,000)
ITC Revenue	27,350	22,650	15,000	13,350	9,750
Dock Closure Rev	-	21,700	24,500	11,900	13,650
Other (Incl On Club Pay)	20,050	10,498	6,600	19,501	1,700
Total Revenue	\$ 798,576	\$ 806,651	\$ 840,200	\$ 837,801	\$ 819,200
Administrative	\$ 218,943	\$ 232,471	\$ 266,596	\$ 151,431	\$ 155,665
Legal	80,209	37,297	25,000	22,470	14,581
Landscaping & Maintenance	351,455	379,963	348,200	190,624	217,205
Utilities and Ins	113,764	106,057	114,484	58,371	71,568
Reserve Contribution	27,500	39,000	39,000	39,000	39,000
Capital Projects	-	-	46,000	46,000	46,000
Total Expenses	\$ 791,871	\$ 794,788	\$ 839,280	\$ 507,896	\$ 544,019
Net Surplus	\$ 6,705	\$ 11,863	\$ 920	\$ 54,724	(1)

(1) Amount ahead of budget

Receivables				
Delinquent Dues	Dec-14	Dec-15	1/31/2016	7/31/2016
Dollar Amount as of	\$ 35,302	\$ 20,738	\$ 140,364	\$ 14,356
% of Assessments	4.6%	2.7%	17.6%	1.8%
# Past Due	33	12	125	7
# of liens filed	1	4	6	2
# in foreclosure	4	2	2	1
Operating Cash on Hand	\$ 398,318	\$ 494,766	\$ 723,862	\$ 423,137
Months in Reserve	6.0	7.5	10.9	6.1



August 25, 2016,

To: Mike Parades

From: David L. Thompson

RE: VP report IDC meetings July

Two IDC meetings, 8/2/16 and 8/16/16.

Meeting on August 2, 2016 (5 submissions)

Construction/ADU's - 1

New Homes - 0

Landscape - 0

Maintenance/Repairs - 4

Meeting on August 16, 2016 (15 submissions)

Construction/ADU's - 5

New Homes - 0

Landscape - 5

Maintenance/Repairs - 3

Solar Panel - 1

Artificial Turf - 1

No fines approved at July meetings

IDC Position on Artificial Turf and Solar Panels in I'On

Attached to this month's report are the NEW and IMPROVED IDC guidelines. These guidelines will be submitted with each new project. All titleholders will need to review and sign before starting projects. This should help to eliminate confusion and reduce appeals. I have also included the IDC submission to this month's I'On newsletter. Our IDC member, Cindy Cline of Wertimer & Associates made suggestions of what to plant in the strip between home and road.

IDC HOA REPORT AUGUST 2016

[illegible]

REPORT TO HOA – IDC FEES AND DEPOSITS

2016

	Fees	Deposits	
Jan	\$ 3,050.00	\$ 7,500.00	
Feb	\$ 1,200.00	\$ 2,200.00	
March	\$ 2,800.00	\$ 6,500.00	
April	\$ 1,450.00	\$ 2,150.00	Rev.
May	\$ 1,050.00	\$ 750.00	
June	\$ 2,100.00	\$ 1,650.00	
July	\$ 1,750.00	\$ 2,050.00	
Aug	\$ 1,050.00	\$ 1,700.00	
Sept	\$ -	\$ -	
Oct	\$ -	\$ -	
Nov	\$ -	\$ -	
Total	\$ 14,450.00	\$ 24,500.00	



IDC Review Guideline:

This is the guideline that the IDC uses to monitor the application process ensuring that we're following the correct procedures and helping the applicant reach a successful project completion that supports the established look of I'On.

Starting in September 2016, all applicants will receive an end user version of this guideline at the beginning of their application to guarantee that they understand the IDC's purpose, the review & approval process and what's required of them.

The homeowner or their representation (i.e. architect, builder, designer, etc.) will be required to submit a signed copy of the guideline as part of their initial application.

- 1. Did the applicant use the required I'On Design Guidelines as tools and resources for planning and developing their project? Click on titles for access to sections:*

[The I'On Code](#) is the guiding principle for the architectural design and appearance of our neighborhood intended to help the owner, architect and builder understand and appreciate the vernacular architecture of the Lowcountry.

[Principles of Lowcountry Vernacular Design](#) is a supplement to the I'On Code detailing specific materials, configurations and construction techniques appropriate for I'On homes.

[IDC Review Procedures Manual](#) summarizes the design review procedures and submission requirements.

[Additional Architectural, Landscape and ADU Information](#) provides updates to the I'On Code.

- 2. Were the plans for new structures and additions to existing structures, including landscape plans, prepared by architects, landscape architects, engineers or other qualified designers as outlined in the I'On Design Guidelines?*
- 3. Did the applicant provide the require documentation and was it submitted on time throughout the various stages of the review process?*
- 4. Was the applicant advised of any design discrepancies in writing?*
- 5. Did the IDC work with the applicant to help them understand what was needed to be done to correct any design discrepancies?*
- 6. Did the applicant respond to the IDC's requests and direction?*
- 7. Did the applicant build and complete their project in exact accordance with the IDC approved plans?*

IDC Review Guideline:

8. Was the work started without written IDC approval?
9. Does the applicant's request fit into its surroundings not only on its own design merits but also on its harmony with neighboring homes and the street environment?
10. Was the applicant advised of the Board of Appeals option?
11. Did the IDC exercise its duty as outlined in the I'On Code?

ARTICLE IV Architectural Standards

IDC decisions and actions are governed by ARTICLE IV of the I'On CC&R's. Here are highlighted sections of Article IV:

§4-101 (General)

(a) Approval Required. No Improvements shall be made, placed, constructed or installed on any Lot and no exterior modifications to existing Improvements shall be undertaken without prior approval of the I'On Design Committee.

§4-102 (I'On Design Committee)

(c) Powers and Duties.

In reviewing each application and related submissions, the Design Committee shall be guided by the I'On Code; however, the I'On Code shall not be the exclusive basis for its decisions and compliance with the I'On Code does not guarantee approval of any application. The Design Committee may consider any factors it deems relevant, including harmony of external design with surrounding structures and environment and consistency with the visual themes established for I'On. Its decisions may be based on purely aesthetic considerations.

Each Titleholder, by accepting a deed to Real Property in I'On, acknowledges that determinations as to such matters are subjective and opinions may vary as to the desirability or attractiveness of particular improvements.

The architectural standards and procedures established pursuant to this Article and the I'On Code are intended as a mechanism for maintaining and enhancing the overall aesthetics of I'On and shall not create any duty to any person. The Committee shall not bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes and other governmental requirements, nor for ensuring that all dwellings are of comparable quality, value or size or of similar design.

IDC Review Guideline:

Neither the Founder, the Assembly, nor the Design Committee shall be held liable for soil conditions, drainage or other general site work; any defects in plans revised or approved hereunder; or any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications. In all such matters, the Assembly shall defend and indemnify the l'On Design Committee and its members.

Having problems growing grass in the landscape strip in front of your home?

have

Many of ~~you~~ are having problems growing grass in the landscape strip between your sidewalk and the curb due to tree roots and lack of sun. Your I'On Design Committee (IDC) has been looking into easy care ground cover recommendations for areas where turf grass won't grow. Cindy Cline, one of your IDC committee members and a certified Landscape Architect, has ~~some great ideas~~ ^{Reviewed solutions}:

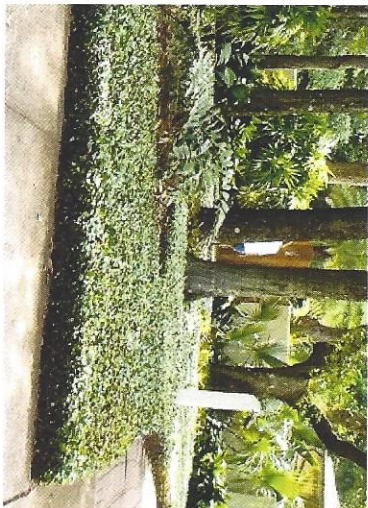
They're all tough plants, evergreen, good in partial or full shade and drought tolerant once established. Confederate & Asiatic Jasmine will also tolerate full sun. None will hold up to foot traffic, so consider using pavers or stepping stones in areas where you need access to the road. As with any plantings in our area, regular watering is essential to establishing growth and helping ground cover survive our summer heat.



Ardisia Japonica



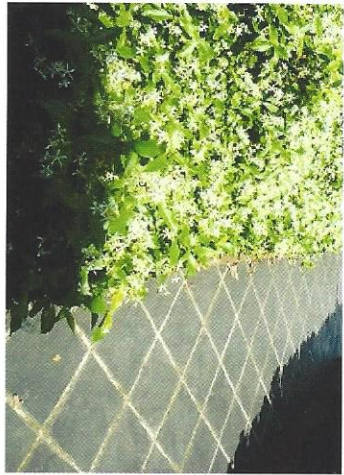
Cast Iron Plant



Asiatic Jasmine



Linope Liviope



Confederate Jasmine

The IDC meets on September 6th & 20th.
Questions...contact Pam Gabriel, your Neighborhood Design Coordinator, at (843) 606-6366 or pdgabriel@yahoo.com

I'On Design Committee...Preserving the Look of I'On