



I'On Design Committee
Architectural & Landscape Guidelines, Procedures, and
Policies

Approved by the I'On Design Committee (IDC) 2024

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The I'On Design Committee (IDC)

The I'On Design Committee (IDC) was formed to protect the property values of all Titleholders and to ensure the Architectural & Landscape Guidelines are followed and to protect the visual integrity of I'On, so it remains a cohesive neighborhood modeling quality Lowcountry Vernacular Architecture. The IDC is comprised of individuals who may, but need not be, Titleholders and may include professional architects, landscape architects, engineers, or similar professionals. The IDC receives and reviews all applications from Titleholders seeking approval for proposed new home construction and any proposed exterior architectural and/or landscape changes to existing property. The IDC also establishes the Architectural & Landscape Guidelines and review procedures and fees. Titleholders are advised to use the established Architectural & Landscape Guidelines and/or appropriate historic precedents as tools and resources for planning and seeking IDC approval. Please note that IDC deliberations are private; however, Titleholders and their design professionals are afforded the opportunity to briefly present their design proposals before the IDC. In addition, Titleholders requesting approval of new construction or structural changes and/or additions must meet in person with the Neighborhood Design Coordinator (NDC) at least 3 business days before the application is to be reviewed by the IDC. Likewise, the NDC is available to answer any Titleholder's questions about the application and review process.

In reviewing each application, the IDC's decisions are guided by the I'On Code, Principles of Lowcountry Vernacular Architecture, and the established Architectural & Landscape Guidelines. However, these are not the exclusive basis for IDC decisions. The IDC may consider any factors it deems relevant, including harmony of external design with surrounding structures and environment and consistency with the visual themes and established community patterns for I'On. IDC decisions may also be based purely on aesthetic considerations. Compliance with the I'On Code and/or the Architectural & Landscape Guidelines does not guarantee approval of any application. 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 attractiveness or desirability of individual improvements/changes.

Further, IDC denials shall not be arbitrary or capricious as measured against a reasonable reading of the Guidelines and Lowcountry Vernacular Architecture.

The IDC does not bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes or other governmental requirements, nor for ensuring that all dwellings are of comparable quality, value, and size. The I'On Assembly and IDC shall not be held liable for misrepresentation, conflict, or issues with any government and/or municipal rules, regulations, ordinances and/or their approved documents.

Additionally, The I'On Assembly and IDC shall not 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 or modifications. In all such matters, the Assembly will defend and indemnify the IDC and its members.

All Titleholders are provided with details of how the community functions (CC&R's, etc.) when they purchase their property, and these guidelines are available 24/7 on I'On's website under the IDC tab.

The I'On Code

The I'On Code was created by the I'On Company as a design guideline when I'On was first planned in the late 1990's and was approved by Mount Pleasant Town Council on March 11, 1997. The Code is part of the recorded charter for I'On and the Planned Development ordinance with the Town of Mount Pleasant (TOMP).

Because the I'On Code is part of the recorded charter, the Town of Mount Pleasant is the authority on determining certain building specifications and standards. In addition to the I'On Code, all Titleholders are bound by the provisions in the Declaration of Covenants, Conditions and Restrictions (CC&Rs) and the Bylaws of the I'On Assembly Inc.

The I'On Code provides:

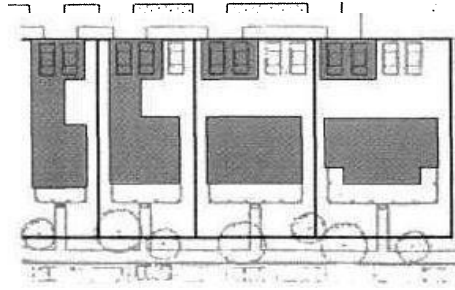
- The initial I'On Plan detailing the neighborhood's original boundaries and the lot layout, thoroughfares, and parks.
- Community Patterns: the requirement to submit building plans to the IDC for their conformity to the Code, the defining of yards and lot types, the role of porches, the guidelines for outbuildings, the height restrictions, and the initial parking requirements.
- Building Types: the lot width minimums and maximums, the build-to-zone, setbacks, and maximum buildable coverage percentages for the three building lot types: Rear-Yard, Side-Yard, and All-Yard.
- Thoroughfare Types: describes how I'On streets use Right-Of-Way, street trees, sidewalks, and curbing to help pedestrians feel comfortable and accommodate automobile movement.
- Original Architectural Standards: a simple guide to materials, configurations, and construction techniques that are appropriate for traditional Lowcountry Vernacular Architecture.
- Original Landscape Standards: define how trees are to be placed along thoroughfares, the recommended planting lists, and the requirement for a delineation of a frontage line, or linear element, for all Side-Yard lots and preferably for All-Yard lots.

The TOMP Community Planning & Zoning Division determines official building lot types and any variances to those building lot types must be approved in writing by the TOMP through the Board of Zoning Appeals.

On Building Lot Types: Setbacks and Building Coverage Allowance

All-Yard Building lot

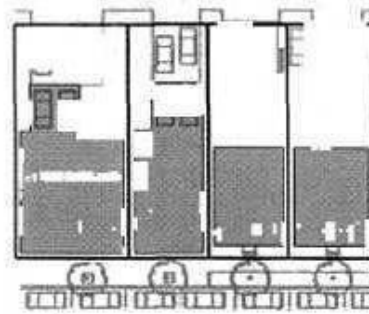
Lot Width 36 ft. min.
Build-to-Zone 0 ft. - 25 ft.
Side Setback 5 ft.
Rear Setback 0 ft.
Corner Setback 0 ft.
Building Coverage 40%



A building that stands near the center of the lot with substantial front and rear yards and smaller side yards. The house is built to within 12 feet to 25 feet of the frontage line with a covered porch that extends a minimum of 40% of the length of the street façade and a minimum depth of 8 feet. The street façade of a building on an All-Yard lot must have a minimum width of 30% of the lot frontage. A delineation of the frontage line is encouraged, but a frontage wall must not exceed the first story finished height.

Rear-Yard Building lot

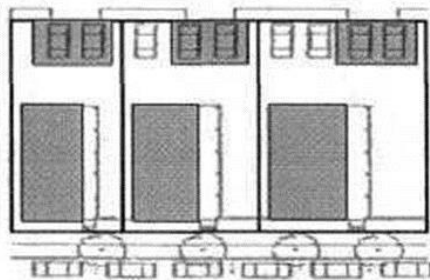
Lot Width 27 Ft. Min., 70 Ft. Max.
Build-to-Zone 0 ft to 12 Ft.
Side Setback 3 ft.
Rear Setback 0 ft.
Corner Setback 0 ft.
Building Coverage 60%



A building that occupies the front of its lot, leaving the rear portion as a private space for courtyards or parking. This building type may accommodate both shops and office spaces as well as residential. The house is built to within 12 feet of the frontage line. The front yard of the house, if any, is viewed as an extension of the porch or house and semi-public in nature. Rear yard lots are not required to have porches. Frontage walls must not exceed 42 inches in height.

Side-Yard Building lot

Lot Width 36 ft. min, 63 ft.
max. Build-to-Zone 0 ft. - 9 ft.
Side Setback 3 ft. - 8 ft.
Rear Setback 0 ft.
Corner Setback 0 ft.
Building Coverage 50%



A building that occupies one side of its lot with the primary open space on the other side. The house is built to within 9 feet of the frontage line and has a covered porch that must extend a minimum of 40% of the length of the home and with a minimum porch depth of 8 feet. The front yard of the house is semi-public in nature. Delineation of the frontage line is mandatory along the side yard of side yard lots. A frontage wall has a 6-foot maximum height for Side-Yard lots.

General IDC Information

<u>Office Address:</u> 159 Civitas Street, Suite 212 Mt. Pleasant, SC 29464	<u>Office Hours:</u> Monday – Wednesday, 9am – 5pm Thursday, 9am – 5pm
<u>Email Address:</u> IDC_ion@ravenelassociates.com	<u>Office Phone:</u> 843-606-6366
ioncommunity.com	

IDC meeting and deadline dates: The IDC meets on the first and third Tuesday of each month, unless otherwise noted. The complete hardcopy application package must be delivered to the IDC office by the submission deadline, which is noon on the Tuesday before an IDC meeting.

Design fees: Review and Deposit Fees are established and set by the I’On Assembly and the IDC. The I’On Assembly and IDC reserve the right to change or waive these fees from time to time. Specific fees will be listed on each application.

Use of Design Professionals: Plans for any new structures, structural changes, and major landscaping plans, shall be prepared by licensed professionals or otherwise qualified architects, designers, landscape architects, arborists, and/or engineers. It is highly recommended that a team of qualified professionals be used in the preparation of the plans.

Application submittal requirements: Please refer to the appropriate application submittal checklist, found on the I’On website under the IDC tab for a list of what is required to be submitted with an application for an IDC review.

Design Variances: The IDC may authorize variances from compliance with the I’On Code or any of its guidelines and procedures under certain circumstances.

No variance will be effective unless in writing nor will it bind the IDC to grant a future variance in other similar circumstances. The granting of a variance for one Titleholder will not set a precedent for any future variance nor apply to or transfer to any other IDC request. Variances can be granted only when deemed not to be contrary to the community interest and where, owing to special conditions, a literal enforcement of the provisions of the guidelines will, in an individual case, result in unnecessary hardship. Such variance may be granted in the case of unnecessary hardship upon a finding by the IDC that all four of the following conditions have been met:

1. A unique hardship described by the applicant exists preventing the design or construction of a residence and/or other improvement(s) on the subject property.
2. Extraordinary and exceptional conditions described by the applicant exist preventing the design or construction of a residence and/or other improvement(s) on the subject property.
3. Such hardship and conditions are peculiar to the particular piece of property; and
4. The requested relief, if granted:
 - a) would not cause substantial detriment to the I’On community nor to Titleholder of adjoining property,
 - b) would not impair the intent of the I’On Code and/or Architectural & Landscape Design Guidelines, and
 - c) shall not constitute a precedent.

Titleholders are strongly encouraged to share with adjoining Titleholders their proposed variance request(s).

The IDC must find in favor of the applicant on each of the above requirements and that, in its opinion, such finding constitutes a valid justification for granting the variance. No variance can be granted which does not comply with the codes, ordinances, rules, or regulations of any governing authority.

Final Inspections for Deposit Refunds: A Final inspection and Deposit Refund application, for all Major Landscape Changes, Structural Changes to Property & New Home Construction, must be submitted when the approved project is complete and/or by the approved project's 12month completion date. The completion date is 12 months from the original approval date. If a final inspection is not approved, the homeowner must rectify the unapproved items within 90 days and resubmit for another final inspection. If not rectified within the specified time frame, the project will be considered in violation and the HOA may begin to assess fines to the Titleholder.

Architectural and Landscape Design Guidelines

The I'On Architectural and Landscape Design Guidelines are a tool to help guide design decisions for proposed new structures, structural changes/modifications, Major & Minor landscape changes, and/or any minor exterior changes to a property.

Builder & Design Professional Requirements

1. Builders and contractors must be licensed and insured.
2. Plans for structures must be prepared by a licensed professional architect, landscape architect and/or qualified designer or engineer.

Tree and Plant Pruning: Construction, ROWs, I'On Assembly Property, Wetlands, and Marsh Trail or Construction and non-Titleholder Property

1. As required by the Town of Mount Pleasant, trees over 16 inches in diameter are to be pruned of dead wood, fertilized, and protected by temporary fencing and hardwood mulch at the base of the tree during construction.
2. A Titleholder must obtain written approval from the I'On Assembly to trim any tree in the Right-of-Way between the sidewalk and curb and any tree on I'On Assembly property unless a tree branch is encroaching over the property line.
3. A Titleholder must not trim any trees or plants/ shrubs that are within the wetlands buffer zone or adjacent to the Marsh Trail (excluding Titleholder property) unless a tree branch is encroaching over the property line, but only to the extent the limb does not exceed 6 inches in circumference when measured from the property line. Trimming of limbs over 6 inches requires IDC approval with certified arborist support. In such cases, the Titleholder may trim the encroaching limb only up to the property line.

General Building & Construction Guidelines

1. New construction must be harmonious in size, scale, massing, form, and roof type. New construction must also be harmonious to neighboring buildings on a specific street and/or block as well as the neighborhood/borough in which it is located.
2. New construction must adhere to the underlying I'On Code setback requirements for the lot. Buildings must be set on the lot relative to the build-to zones and setbacks specified for each lot type. Adjustments may be required if easements exist on the lot. Where the setbacks of structures on a block deviate from the underlying code, the setbacks will be determined by the existing streetscape, particularly the setbacks of structures on adjacent lots.
3. Re-grading or adding fill within platted lots of record may not change the elevation except to accommodate drainage. Any adjustments to the natural grade cannot negatively impact neighboring properties. A drainage plan is required.
4. All wood elements must be painted or stained. IPE or hardwoods must be sealed or left natural.
5. Stoops, chimneys, balconies, bay windows, and roof overhangs must comply with TOMP zoning codes.
6. As required by the Town of Mount Pleasant during construction, erosion control structures and tree barricades must remain throughout the duration of construction.

Easements

Town of Mount Pleasant or Utility Easements

Utility easements: No permanent structure or impervious hardscaping may be constructed or installed within a utility easement nor block the utility company's easement access.

Drainage easements: No permanent structure or impervious hardscaping may be constructed or installed within a drainage easement nor block the utility company's easement access.

Titleholders must obtain the Town and/or easement owner's approval to encroach upon a utility or drainage easement. Titleholders bear the risk of any future action by the easement holder.

Rights-of-Way Easement: There are 2 different Right-of-Way easements and each property in I'On has at least one Right-of -Way easement within its property:

1) *The strip between the sidewalk and curb on a curbed street.*

- A pre-approved chart of plant material that can be installed in the right-of-way strip between the sidewalk and curb can be found on page 25. Shrubs and/or trees are not allowed to be installed on the right-of-way strip between the sidewalk and curb. Ground cover plantings not on the pre-approved list may be considered upon IDC application submittal and review.

2) *The strip of land from the property line to the edge of pavement on curb-less streets.*

- The Rights-of-Way strip between the property lines and the edge of paving must be planted or sodded and maintained as part of the landscape by the owner of the adjacent property. Titleholders may not plant a tree in this area unless they have written permission from the TOMP via an "Encroachment Permit" as well as IDC approval to do so. Planting and maintenance of the entire Right-of-Way is the responsibility of the Titleholder.
- The I'On Assembly/IDC does not have any authority to grant Titleholders permission to install impervious material or install a structure in the Rights-of-Way easements. The Titleholder must have written permission from the TOMP via an "Encroachment Permit" as well as IDC approval to do so.

I'On Assembly Property Easements

- I'On Assembly owned property, other than easements, is maintained by the Assembly. Titleholders must have written permission from the I'On Assembly to install any structure, fence, and plants via a written encroachment agreement from the Assembly. The I'On Assembly alley easement extends 5 feet on each side of the paved 10-foot-wide alley.

Building Guidelines

Building Fronts: Per I'On Code, A building's front is considered the elevation facing the primary thoroughfare unless the building is adjacent to water or marsh in which case the front is the side of the building facing the water or marsh.

Square footage

1. The total maximum square footage is determined by the lot's allowable building coverage percentage and overall height to determine the number of stories.
2. Outbuildings must not exceed a maximum footprint of 625 square feet.
3. Detached Accessory Dwelling Units (ADU)s are limited to a 625 square foot "footprint". Footprint is defined by the measure along a building's eaves. The maximum size for all ADUs is limited to 850 square feet of conditioned space. Maximum height is 18 feet to eave from grade.

Building coverage percentage

Allowable building coverage percentage is determined by the building lot type. It is the maximum percentage of coverage of any built structures above grade level that is allowed on a lot. There are 3 building lot types in I'On, and each lot type has specific minimum setbacks, build-to zones, and a maximum buildable coverage percentage. The TOMP is the authority on determining building lot types and can identify the lot type through the TOMP's Planning department. The IDC does not determine lot types or existing or proposed building coverage maximum percentages.

Parking

1. The minimum size of any parking space is 9 feet by 18 feet within the Titleholder's property line.
2. Each property must have two off-street parking spaces on the property per principal dwelling, each measuring at least 9 feet by 18 feet within the Titleholder's property line.
3. One additional, separate parking space (not tandem to an existing space) on the property must be included if the property has an ADU.
4. Trucks, boats, campers, and trailers must be parked in rear yards and screened so as not to be visible from the public realm, for example from a Street, pathway, or alley.

Building Elevation Heights

1. Entry floors for homes must have a minimum elevation of 30 inches above grade or sidewalk level, whichever is higher.
2. Two story homes must have a minimum interior ceiling height of 9 feet on the first and second floor.
3. One and a half story homes must have a minimum interior ceiling height of 10 feet.
4. One-story homes must have a minimum interior ceiling height of 11 feet.
5. The maximum height to the eave for any main structure is 30 feet maximum as measured from average grade at the base of the structure and a total of 38 feet as measured from average grade at base to ridge.
6. Eave heights for attached additions, including garages and accessory dwelling units, can be as high as the existing home but cannot exceed it.
7. Eave heights for detached additions/outbuildings must not exceed 18 feet from grade to the bottom of the eave. Detached buildings greater than 150 feet must have a minimum height of 11 feet from grade to bottom of eave.

Foundation Walls & Foundation Piers

1. Foundation walls and piers may be constructed of brick, stucco over block or tabby. Artificial brick siding, stone, artificial stone, or brick veneer are not on the Approved Materials list.
2. No parging of block or slab is permitted.
3. Foundation height must be reflective of historic references with oversized foundation vents.
4. Foundation piers must align with columns.
5. Undercroft of decks and porches and the area between foundation piers must be enclosed. Horizontal and vertical-slat wood screens are appropriate treatments for these areas. Lattice screens must be custom built of wood with ¾-inch x ¾ -inch lattice thickness.
6. Elevated foundations beneath porch decks greater than 5 feet above grade must have period historic vent openings that must be sized and detailed as window openings on foundation wall beneath and behind deck/porch.
7. Foundation walls/structures may not be constructed on utility, drainage, or l'On Assembly easements.

Chimneys

1. Chimneys must be brick or stucco, extend to the ground and may encroach on the setback or build-to-zone.
2. Chimney caps must have a historic profile and be covered with chimney pots or metal shroud.
3. Proper flashing along shoulders of chimney should be added to minimize water intrusion.

Walls

Exterior Building Walls

1. Approved wall materials include wood clapboard with ½-inch butt, 4-to-8-inch exposure (painted or stained), Hardie Artisan plank or approved equal in thickness of a minimum of 5/8-inch, board and batten, brick, or cement stucco with sand or smooth troweled finish, white or tinted white mortar.

Masonry exterior walls

1. Brick must be a natural color or painted. Artificial brick siding, stone, artificial stone, or brick veneer are not allowed.
2. Masonry exterior walls must have projecting water tables to grade.
3. Window and door casings on masonry walls must be separated from the frieze by at least 6 inches.
4. Trim at openings must have historic brickmould profiles around doors and windows.
5. Stucco walls must be done with sand or smooth troweled finish.
6. Stucco and brick homes must have a minimum 10-inch frieze.
7. Patched, repaired, or additions in brick must match the original brick in color and texture as closely as possible.
8. When repairing mortar, use a mortar of the same consistency and composition, duplicate old mortar in joint size, method of application, and profile.
9. When necessary, repair or replace masonry details such as window arches, lintels, sills, and decorative corbelling using similar and matching materials.
10. Stucco repairs need to match the original as closely as possible or may be replaced with an alternative siding with IDC approval.

Non-masonry exterior walls

1. Siding may be wood clapboard, Hardie Artisan plank or approved equal in thickness of a minimum of 5/8-inch, board and batten, or cedar shake.
2. Wood clapboard or shingles should be applied 4-8 inches maximum exposure.
3. Wood walls must be flushed trimmed at corners with 4-8-inch trim at corners and opening.
4. Window and door casings must be separated from the frieze by at least 6 inches.
5. In-filled porch walls must be placed behind the plane of railings.
6. It is acceptable to replace horizontal wood siding with cementitious siding or similar (5/8-inch thickness minimum). Replacement siding must match the original in profile and reveal, as closely as possible. The installation must take care to protect and keep the original trim, including windowsills, corner boards, mitered edges, and existing details.
7. No vinyl, aluminum, or similar siding is permitted.
8. When repairing or making additions to the wood exterior, keep and protect the original wood weatherboards, wood shakes, and wood shingles that sheath walls. When necessary, replace individual pieces with wood to match the original in size, profile, and texture.
9. Wood detailing on a house, such as cornices, brackets, dentil molding, pediments, window hood molding, and the like if replaced or added on additions must match the original in size and detail as closely as possible.

One and a half story home

1. Must possess a permanent, finished stairway to a potentially habitable half story.
2. One and a half story homes must have a minimum interior ceiling height of 10 feet.

Roofs & Roof pitches

1. Roofs must be constructed with dimensional architectural asphalt, fiberglass shingles, standing seam, 5V-crimp or corrugated heavy gauge metal, copper, slate or artificial slate, wood shakes or Pantile with "S" profile.
2. Principle roofs must have a symmetrical gable or hip with slope 3:12 – 12:12. Ancillary roof(s) can be shed, hip or gable with a slope of 2:12 - 9:12.
3. Flat roofs are permitted if enclosed by a balustrade or parapet and as a habitable deck.
4. Roof penetrations, such as skylights or solar panels, etc. must be placed on rear roof and/or not seen from public realm.
5. Dormer windows minimum 2 feet from side walls and maximum eave depth of 12 inches. (See Dormer window guidelines, pg. 18)
6. Use the existing roofs in the neighborhood as a template when deciding on a roof color. Metal roofs are to be based on historical colors such as tinner's red, black, natural grey/silver, or patina green and evident in the district in some form. Shingle roofs must complement the structure they are on, and the color should already exist within the district.

Skylights

1. Skylights may have a maximum size of 24 x 48 inches, must be low profile and must be placed on the rear roof and/or not seen from the public realm.
2. For metal roofed homes less than 2 stories, skylights are only allowed on the rear with only one visible from any given vantage point.

Elevator Additions

1. Because many Titleholders would prefer to “age in place”, elevator additions will generally be approved so long as the exterior wall materials either match or complement the existing house exterior wall materials, in design, color, scale and profile, or they meet the requirements of Existing Building Walls set forth in these guidelines.
2. Elevator additions must be installed to minimize their exposure when viewed from the public realm.

Solar Energy Systems

1. Requests to install a solar energy system (panels, shingles, tiles, etc.) will be reviewed on a case-by-case basis.
2. Location: A roof-mounted solar device must be installed so as to minimize its exposure when viewed from the public realm. Solar panels may not be installed on the front façade except on a flat roof enclosed by a parapet or similar feature so long as it is not visible from the public realm. Installation of solar shingles/tiles on a front façade or elsewhere visible from the public realm will be considered for approval if their appearance sufficiently resembles traditional roofing materials.
3. All solar energy mounted fixtures, features, and equipment not located on the roof (for example attached to an outside wall or on the ground) must be maintained in accordance with the setbacks as required for the subject property and concealed from the neighboring view subject to review and approval by the IDC.
4. All solar devices must be low profile, non-rack mounted panels or shingles/tiles with embedded energy capture capabilities, consistently following the roofline, secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties, and must conform to local building codes.
5. In keeping with community aesthetics, the color of the system and exposed pipes, panels, and other apparatus must be approved by the IDC. The system framing system must be dark in color. No white or exposed aluminum frames will be approved. Wiring must be installed through the roof and routed inside the house or routed to the soffit nearest the home's electrical meter panel. All panel connectors, plumbing, electrical, and utility lines for the solar energy system must be concealed from view. Connections to the inverter from the soffit will be encased in PVC and be installed through exposed soffits, not around or following the contour of the soffit. Exposed conduit (PVC) must be painted to match the adjacent roof and siding color. In no case may wiring be exposed. Inverters and disconnects must be installed as close to the electrical meter panel as possible. Taller evergreen landscaping may be required for buffering in certain applications.
6. Mounting must be done so that there is no visible hardware, conduit, or piping; panels are limited and mounted parallel to roof slope. Solar shingles/tiles must sufficiently resemble traditional roofing materials.
7. Ground mounted solar panels are not allowed.

Columns, Piers, Posts & Arches

1. Arches must be at least 8 inches in depth.
2. Column shafts, piers, foundation walls and corner boards must be coplanar with a frieze above and below.
3. Columns must be constructed of wood, wood composite, fiberglass, or stone in classical round or square proportion.
4. Columns must be of historic proportion and size, of the Doric, Ionic, Corinthian or Tuscan orders and must taper.
5. Columns must be installed in equal or rhythmic spacing, be vertically proportioned and coplanar with a frieze above and below.
6. Column shafts and piers must be coplanar with a frieze above and below. [Continued on next page]

7. Columns must align with foundation piers.
8. Piers must be constructed of masonry such as brick, stone, or stucco.
9. Foundation piers must align with columns.
10. Masonry Piers to be no less than 12x12 inches and masonry piers visible from the public realm to be a minimum of 16x16 inches.
11. Piers and posts must be installed in equal or rhythmic spacing, be vertically proportioned and coplanar with frieze above and below.
12. Posts or balustrades must be constructed of wood or stone.
13. Wood posts must be a minimum of 6 x 6 inches.

Porches & Balconies

Porches

1. Side-Yard buildings shall have a covered porch a minimum of 8 feet in depth. Porch(es) must extend a minimum of 40% of the length of the home.
2. All-Yard buildings shall have a covered porch a minimum of 8 feet in depth. Porch(es) must extend a minimum of 40% of the street façade length.
3. Rear-Yard buildings are not required to have front porch(s).
4. Porch openings must be vertically proportioned with equal or rhythmic column spacing. Columns must be of historic proportions and size with equal spacing. (Reference Column guidelines and see Lowcountry Vernacular for suggestions).
5. Porch architrave/frieze height must be greater than or equal to column diameter. Architrave/frieze depth must equal the column diameter.
6. Void between porch foundation piers less than 5 feet must be infilled with wood trim and louvers.
 - a. If the space beneath porch(es) is greater than 5 feet above grade level, the space must have vents sized and detailed as window openings on the foundation wall beneath and behind deck/porch.
7. Porch top and bottom railings should be of custom design.
8. In general, cable railings are not harmonious with Lowcountry vernacular architecture and generally will not be approved. Cable railings will be reviewed on a case-by-case basis.
9. Lighted porch caps and similar modern porch details are inappropriate for structures within l'On.
10. Porch fans may be installed on any elevation. However, porch fans with attached light fixtures must not be visible from the public realm.
11. In-filled porch walls must be placed behind the plane of railings.
12. Screen porches must have the screen installed behind/inside of railings.
13. Black out or dark screening will not be approved by the IDC.
14. Screening of porches on the front/primary façade of porches is not permitted. Screening may be on side, rear, and marsh-facing facades. Screening must be installed behind the columns, balustrades, railings, and decorative detailing.
15. Bahama shutters may be installed on side and rear porches and on the sides of front porches. They may not be installed along the front/primary façade of porches, to include those facing the marsh.

Porch Enclosures

1. If enclosing an existing porch, any columns are to remain.
2. Windows must be proportionately spaced between columns and of vertical orientation and match the existing windows on the house in design, grid pattern, material, profile, and color.

Garages & Carports

1. Detached garages may have a maximum footprint of 625 feet. They cannot exceed a maximum height of 18 feet from grade to eaves. If their footprint is greater than 150 square feet, they must have a minimum height from grade to eave of 11 feet.
2. Garages that are connected by heated space to the main dwelling may be of any size (if it does not exceed the allowable building coverage percentage for the lot) and roof slope, but they are subjected to the property setback requirements.
3. Detached garages may be placed up to side setback provided their roof overhang does not encroach on neighboring yard.
4. The scale, height, mass, and location of garage must be appropriate for the primary structure it accompanies. It is inharmonious for garages to be taller than the primary structure.
5. Carports must be used for parking. If enclosing a carport for non-parking purposes, the property must maintain a minimum of 2 off-street parking spaces.
6. Exterior vehicle charging stations may not be visible from a Street.

Garage Doors

1. Garage doors must be constructed of wood or wood composite (painted or stained), or steel base with composite overlays; high-quality steel based with steel overlays is also an option. Stamped doors are not permitted.
2. Garage doors must have vertical design orientation instead of horizontal.
3. Window lites for garage doors are not required, but if used must be more vertical than horizontal and in equal size and proportions.
4. Garage door openings may have a maximum width of 9 feet.
5. Carriage style hardware is highly recommended on all garage doors.
6. Garage door approvals are on a case-by-case basis. Garage doors with a prominent view from public realm may be required to install a higher quality door than one that is not visible from public realm.
7. Cross braces must be designed to originate on the bottom hinge side and be directed towards the middle as they would be if the door is constructed of wood and needed such a cross brace to support its stability and lift.

Additions

General guidelines for additions

1. Buildings must be set on the lot relative to the build-to zones and setbacks specified for each lot type. Adjustments may be required if easements exist on the lot.
2. Design additions must complement the existing home. The additions must avoid visually or physically overwhelming the original building. It is inharmonious for additions to be taller or out of scale with the primary structure.
3. Additions should be positioned at the rear or on an inconspicuous side so that it does not destroy character-defining architectural features on the façade or on other prominent elevations of the existing structure. The elevation that faces Eastlake, Westlake, or the Marsh Trail are considered the front elevation of the house. Both the rear and front elevations on these houses are considered prominent.
4. Additions may not be aligned with the corners of the original portion of the structure. Additions must be joined to the existing structure in such a manner that illustrates that it is an addition and not part of the earlier construction.
5. The maximum building height for any structure is 38 feet from average grade to peak.

[General guidelines for additions continued]

6. The maximum height to the eave for any structure is 30 feet from average grade to base of structure.
7. Titleholders must consult with the TOMP to verify the lot coverage requirements allow for a garage, accessory dwelling unit, and/or outbuilding.
8. New siding material on additions must match the original material in reveal and dimensions and should complement the original materials.
9. Plan the addition so that if it were removed in the future, the original building would still be intact.

Attached Additions

1. For attached buildings the grade to eave height may be as high as existing house but must not exceed it.
2. Materials must match the existing structure.
3. Those that look like detached outbuildings but are, in fact, connected by heated space to the main dwelling may be of any size (if not exceeding the maximum build coverage) and roof slope but are subject to the property setback requirements.
4. All structures must meet all the TOMP's building code and zoning requirements.

Outbuildings/Detached Additions

1. Outbuildings must not exceed a maximum footprint of 625 square feet and a maximum height from average grade to eaves of 18 feet.
2. Outbuildings with a footprint greater than 150 square feet must have a minimum height from average grade to eave of 11 feet.
3. Outbuildings must be setback at least 3 feet from the property line.
4. Outbuildings are not required to have a roof pitch identical to the primary structure.
5. Materials must match the existing or proposed residence.
6. Those that look like detached outbuildings but are, in fact, connected by heated space to the main dwelling may be of any size and roof slope but are subject to a 3-foot side setback requirement.
7. The scale, height, mass, and location of garage and accessory buildings must be appropriate for the primary structure it accompanies. It is inharmonious for outbuildings to be taller than the primary structure that they accompany.
8. Design elements of outbuildings/garages, accessory buildings, etc. must take their cue from the primary structure. Roof forms and slopes must be complementary to the primary structure. When replacement of original features or materials is necessary, match the original in scale, detail, and design.
9. Structures must meet all the TOMP's building code and zoning requirements.

Accessory Dwelling Units (ADUs)

1. Outbuildings may be used as ADUs but must meet all the TOMP's building code and zoning requirements.
2. Unattached ADUs must not have a first-floor footprint exceeding 625 square feet. Exterior stairs of an ADU are included in the square foot totals.
3. The maximum size for all ADUs is limited to 850 square feet of conditioned space.
4. Materials must be complementary to the existing or proposed residence.
5. ADUs must have one more additional parking space on the property (with a minimum size of 9 feet by 18 feet) beyond the primary home's two required on-premises parking spaces and may not be tandem to either of the primary home's required spaces.
6. Dormers on accessory structures if present, must match the main residence in style and be scaled appropriately.
7. It is inharmonious for a detached ADU to be taller than the primary structure that it accompanies.

Entry Doors

1. Doors must be constructed of wood (painted or stained), composite, fiberglass, or steel. Doors must be consistent with buildings' character, style and setting.
2. Entry doors must have a vertical orientation.
3. Door openings may have a maximum width of 48 inches, not including sidelites.
4. Glazed/glass door lites must match or complement window lites. Leaded, frosted, etched, or large expanses of glass without divided lites generally are not permitted.
5. Full glass doors are not allowed. Three-quarters of an entry door may be glass but a fourth of the door must include a wood or similar panel at the bottom.
6. Storm doors are not allowed.
7. Flush glazed doors are typically not approved but are reviewed on a case-by-case basis and must have a profile depth.
8. The door casing must be separated from the frieze by a minimum of 6 inches.
9. Tripartite, Palladian or sidelite designed doorways are to have mullions of at least 4 inches in width.

Windows

1. Windows must be constructed with wood (painted) or anodized aluminum. Vinyl clad may be approved on a case-by-case basis.
2. Windows must be operable casement or sash of vertical orientation (Double hung, awning or casement). "No more squat, than square". Wall openings must be trimmed with casing and jamb trim above sills.
3. Windows should generally be of the same width in vertical secession and lined up directly above one another. Windows may be no closer than one window width, nor farther than two window widths from the corners of the building.
4. Windows should generally be tallest on the primary story and the same height at the same level throughout the story unless used as doors.
5. Window grid patterns must be equal with a vertical orientation and reflective of the house's architectural style and period.
6. Mullions must be true divided lites (TDL) or permanently affixed simulated divided lites (SDL) with 7/8-inch depth minimum and must be of the same angled profile as and coplanar with the sash.
7. Windows must use clear glazed glass with low-e permissible. Leaded, frosted, stained, green or color tinted, or reflective glass is not permitted.
8. All windows must match and be consistent in appearance throughout all structures on the property.
9. Window casing must be separated from the frieze by at least 6 inches. The sash style must be appropriate to that of the style of the house.
10. Multiple windows in the same opening must be separated by at least 4-inch-wide mullions.
11. Flush mounted windows are not permitted. Wood or masonry sills must project enough for drip shelf.
12. Stucco window and casing specifics must be inset a minimum of 1.5 inches.
13. Windows profiles/trim must have a historic profile and brick mould and/or casing width.
14. Masonry walls must have expressed lintels or jack arches above window opening.
15. When necessary, repair or replace deteriorated details using materials that match the original in appearance, texture, dimensions, scale and /or color. When replacing windows, windows should match the building's original windows in terms of style, detail, muntin (grids), profile and configurations as closely as possible.

Dormer windows

1. Must be sized to fill the dormer with a minimum of 2 feet from side walls and maximum eave depth of 12 inches. The dormer must be in scale and no wider than the window plus its trim.
2. The dormer must be scaled appropriately with minimal or no soffit and placed where the sill can be 6 to-8 inches above the roof line.
3. Dormers may be added to an existing building when the scale of the dormer, its roof shape, and its architectural detailing are appropriate to the scale and architectural style of the building. The new work must also be compatible with the building in terms of detailing, materials, placement, and balance. Windows must match existing windows.

Bay windows

1. To be reviewed on a case-by-case basis.
2. Titleholders should consult with the TOMP regarding window encroachment requirements.

Shutters

1. Shutters must be operable and constructed of wood (painted or stained) or composite (solid PVC). Metal shutters, if profile provides historic detail, will be considered on a case-by-case basis and a sample must be submitted.
2. Shutters should generally be paneled on the ground floor and louvered on the upper stories.
3. When closed, shutters must match window openings and cover the window completely without overlapping each other on the wall surface.
4. Shutters must be hung with hardware below the sash which can be locked in the closed position by lifting the bottom window sash from the interior of the house.
5. Louvered shutters must be installed with the louvers pointing in the same direction and louvers must point up when open and down when closed.
6. "Closed shutters" can be used to balance windows or break up a long wall with a false window.
7. Shutter dogs are required and must be installed below the shutter and not off to the side.
8. Bahama/Louvered shutters must not be installed on the front façade or front façade porches of the house. They are allowed on the sides of porches. Bahama shutters must be hung to close within and not on-top of the porch opening. They must be sized to match the opening.

Exterior Architecture Lighting

1. Exterior hardware and lighting to be constructed of non-plated metal.
2. Porch fans with attached light fixtures must not be visible from any right-of-way that is not an alley.
3. Exterior lights attached to building walls or roof eaves must be hooded and are only permitted in rear yards and mounted no higher than 14 feet from grade.
4. Exterior lighting, except for tree lighting, must be pointed down.
5. Exterior lighting should be respectful towards neighboring properties.
6. See landscape lighting, page 24 for specifics.

Exterior Utilities and Mechanical Equipment– Refer to placement and screening requirements of Exterior Utilities and Mechanical Equipment in landscaping guidelines, page 26.

1. Exterior utilities or mechanical equipment include but are not limited to HVAC, electrical meters or boxes, tankless water heaters, propane tanks, generators, and satellite dishes.
2. Mechanical equipment should be placed on the rear elevation. If it is necessary to place mechanical equipment where they may be seen, they must be screened by evergreen vegetation, or appropriate fencing of at least 4 feet in height.
3. Fence, masonry walls, hedges or other screening must not obstruct access to service workers to service to any mechanical equipment on your property and/or your neighbor's property.
4. Mechanical equipment must be accessible to service by the service workers. The homeowner is responsible for confirming this with their professional Architect, Landscape Architect and/or Design professional.
5. Electrical meters or boxes should be placed on the rear elevation and painted to match exterior paint color(s) or screened with evergreen vegetation to diminish visibility from public realm.
6. Satellite dishes should be placed in an inconspicuous space and screened to diminish visibility from the public realm.
7. No utilities or mechanical equipment may be placed in the Ocean and Coastal Resource Management (OCRM) buffer.
8. Additional screening of exterior utilities and mechanical equipment may be required; refer to Landscape Screening for additional information on screening with vegetation.

Exterior paint

1. All exterior paint colors must be submitted to the IDC for approval. The IDC references the Historic Colors of Charleston, by Sherwin Williams as a point of beginning when reviewing exterior colors, but equivalent colors from other manufactures will also be considered Not all the Historic Colors of Charleston are considered exterior colors. Some are interior colors and may not be approved for exteriors. In general, neighboring homes should not be painted identical colors.

Landscaping Guidelines

Appropriate landscaping is a critical component of the overall look and feel of I'On. One should approach the landscaping of a residential lot similar to that demonstrated in placement, design and detailing of the house. Landscape design should be ordered and well composed rather than random and scattered. Trees, shrubs, hedges, and ground cover should be massed together in appropriate groupings to make and frame outdoor living spaces and garden rooms, to reinforce the major entry, define the relationship/transition between public and private areas, and to enhance the design of the house, street and neighborhood. Emphasis should be placed on the creation of usable outdoor living space, rather than filling voids in the lot.

General Landscaping Guidelines

1. Titleholders are strongly encouraged to engage a landscape design professional.
2. All property areas must be landscaped, either sodded to street and/or lake, paved or mulched. All areas adjacent to rights-of-way must be landscaped, sodded, or mulched.
3. All landscape plans must be reviewed and approved, in writing, by the IDC prior to installation.
4. Drainage swales on streets without curbs may not be impeded by structures, driveways, walks or landscape features.
5. Any issues which affect any neighboring property, such as drainage, erosion, encroachment, or damage must be resolved/rectified by the Titleholder owning the property causing the issue.
6. Landscaping should be irrigated or receive enough irrigation until new plants are established, typically for the first 2 growing seasons, at minimum.
7. No excessive mulched areas may be left unplanted. In general, no areas greater than 8 by 8 feet may be left unplanted.
8. Large hardscaped areas must use varied materials, textures, colors, and scoring to minimize/break-up the visual mass.
9. Required evergreen hedges and foundation plants must be at least 36 inches high at planting and have a maximum foliage to foliage gap of 6-to-9 inches at planting.
10. Fences intended to screen utilities, propane tanks, trash/recycle bins must be at least 4 feet tall.
11. Fences intended to screen cars and boats must be at least 5 feet tall and high enough to screen the car/boat from the main thoroughfare.

Tree Removals - Reference the Tree Removal Policy - [ION-IDC-Revised-Tree-Policy-11.1.22.pdf](#) ([ioncommunity.com](#))

1. All tree removals over 6" DBH (19" in circumference) must have permission of the IDC before removal.
2. IDC reserves the right to deny any tree removal. However, the IDC will seriously consider the opinion of a certified arborist as to the condition of the subject tree.
3. Mitigation or payment to the I'On Tree Fund may be required on a case-by-case basis regardless of TOMP mitigation requirements. With IDC approval, The Titleholder may either plant a replacement tree on the property or make a payment into the I'On Tree Fund.
4. Lots may not be clear cut.

Linear Element

1. A linear element is a wall, fence, or hedge that is installed along all property lines bounding the public realm.
2. A linear element is mandatory for side yards of "Side Yard" and "Rear Yard" lots and is encouraged for "All-Yard" lots.
3. Reference Community Patterns for specific lot requirements. IDC will provide Community Patterns upon Titleholder(s) request.

Bed lines & Edging

1. Brick and/or natural pavers that match existing brick/natural pavers may be used to define bed lines.
2. Loose stone/shell must have a border sufficient to contain the loose material.
3. Metal edging may be used if detailed properly at corners to avoid sharp edges.
4. All other material will be reviewed on a case-by-case basis.

Foundation Plants

1. Required to be evergreen and must be at least 36 inches high at planting and have a maximum foliage to foliage gap of 6-to-9 inches at time of installation.

Hedges

1. Perimeter or property line screening to be minimum 48" in height at planting and planted with a maximum foliage gap of 6-to-9 inches at planting to maximize density and provide full coverage at the time of installation.
2. Hedges or shrubs intended to screen utilities, propane tanks, trash receptacles, etc. must be evergreen and a minimum of 48 inches in height at planting.
3. Hedges or shrubs may not be installed on the lot in a manner as to interfere with or obstruct access to utility meters or sewer cleanouts by any utility company or public works employees or agents. In the event of a violation, the utility or public works company affected is entitled to enter the lot and remove the hedge or fence or other obstruction and recover all costs incurred from the Titleholder.

Drainage, Gutters & Downspouts

1. Titleholders are responsible for ensuring that gutter and downspout stormwater does not drain onto neighboring property or HOA property. Any issues which affect neighboring properties must be resolved.
2. Gutters should have downspouts which tie into French drains which have pop-ups. This controls the direction of waterflow to the point of outfall and not on adjacent properties.
3. Gutters may be constructed of metal, aluminum, or copper and must appropriately complement the exterior of the property. They must be smooth square or ½ round. Downspouts must be smooth, square or ½ round without ridges.
4. K-style gutters and ridged downspouts are not permitted. Below is an example of K- style gutter and ridged downspouts not approved by the IDC. [Continued on next page]



K-Style gutter



Ridged downspouts

5. Downspouts should be located on secondary facades wherever possible. Screening of downspouts may be required.
6. Drainage swales on curb less streets may not be impeded by driveways, walks, or landscape features.
7. Titleholders are encouraged to install pervious hardscape materials for walkways, patios, and driveways.
8. Drainage plans will be required for any changes to grading.

Mulch Areas

1. Mulch must be organic and undyed materials such as pine needles, shredded pine bark, or pine bark chips. Dyed mulch is not permitted.
2. No large area of mulch (8 x 8 feet or larger) may be left unplanted.
3. Decorative stone material such as crushed slate or beach pebble may be used in limited quantities, subject to IDC review and approval.

Lawns

1. Lawns must be sodded, not seeded, per the l'On Code, and extended to the street curb or lake.

Artificial Turf

1. Artificial turf will be considered if not visible from the public realm.
2. It will be reviewed on a case-by-case basis and approved only with a variance.

Irrigation

1. Landscape should be irrigated or receive sufficient irrigation until plants are established, typically in the first 2 growing seasons.
2. New construction is required to have irrigation.
3. Dripline may not be visible and be covered completely with mulch or plant materials.

Shade Sails

1. Shade sails are only approved with a variance.

Landscape Lighting

1. Exterior hardware and lighting must be of non-plated metal.
2. Exterior downlights/flood lights are permitted in rear yard only and must be hooded, pointed down and no higher than 14 feet from grade.
3. Exterior lighting must be pointed down except tree lights, which may point up.
4. Bistro lights will be reviewed on a case-by-case basis and may not be left "ON" permanently.
5. Exterior lighting should be respectful towards neighboring properties.
6. Cutsheets must be submitted to IDC for review and approval.

Bollards

1. Bollards may be installed on streets/alleys that DO NOT have curbs and with an encroachment permit from the TOMP or the HOA if in an alley. Bollards may not be installed on streets that have curbs.
2. Bollards must not be installed in cemented footings pursuant to TOMP requirements.
3. Bollards must not exceed 30 inches in height and should be spaced 6 feet apart to adequately light a path.
4. Bollards are to be painted Charleston Green.

Play and Sports Equipment

1. Play structures, sports equipment, and/or sports courts must be effectively screened from the public view by fencing or evergreen plant material.
2. Large play structures must be aesthetically pleasing and match/coordinate with the color and material of the house.
3. Sports equipment, such as poles and nets, must not be affixed using concrete, bolts, screws or similar adherents to the ground or structures.
4. Large play structures should be anchored for hurricane winds.
5. Temporary play or sports equipment, those that are not affixed using concrete, bolts, screws, or similar adherents and can be readily removed, do not need to be submitted for IDC review and approval; however, they may not obstruct any street access or passage.

Right of Way Strips

Right-of-way between sidewalk and curb on curbed streets

1. Right of way strips between the sidewalk and curb can be planted without IDC approval only if plant material is used from the Right-of-Way Approved Planting Chart. Otherwise, it must be submitted for IDC review and approval.
2. Walkways through the Right-of-Way strip must be reviewed and approved by the IDC and installed in a pervious setting bed - not in concrete.
3. Any impervious walkway proposed for the Right-of-Way must have an encroachment permit from the TOMP. Bollards are not allowed on Right-of- Way strips between the sidewalk and curb.
4. Trees may not be planted in the Right-of-Way between the property line and edge of paving on curb-less streets unless the TOMP has given permission via an encroachment permit.

Right-of-way strip between the property line and edge of pavement on curb-less streets

1. The Right-of-Way between the property line and the edge of paving on curb-less streets must be planted or sodded as part of the landscape and maintained by the Titleholder of the adjacent property.
2. Any impervious walkway, bollards, or permanent structure/post proposed for the Right-of- Way on must have an encroachment permit from the TOMP.
3. Trees may not be planted in the Right-of-Way between the property line and edge of paving on curb-less streets unless the TOMP has given permission via an encroachment permit.

Right of Way Strip – Approved Planting Chart		
Common Name	Size	Remarks
Sod	Pallet	Southern Tolerant
Flax Lily	1 gallon	Variegated
Liriope	1 gallon	Big Blue, Super Blue, Evergreen Giant, or Variegated
Asiatic Jasmine	1 gallon	
Breeze Grass	1 gallon	
Holly Fern	1 gallon	
<i>Density 6-12 inches O.C. depending on plant material – Subject to IDC review and approval.</i>		

The approved planting list is not meant to be exhaustive, and other non-invasive species may be approved especially those that are native or indigenous to the Lowcountry.

Placement of Exterior Utilities or Mechanical Equipment

(Propane Tanks, Generators, A/C Units, & Tankless Water Heaters)

1. Exterior utilities or mechanical equipment include but are not limited to HVAC, electrical meters or boxes, tankless water heaters, propane tanks, generators, and satellite dishes.
2. Utilities or equipment are not permitted to be placed in the OCRM buffer. The gas line or utility line to service the equipment may not cross the OCRM buffer nor through the dripline of any tree.
3. Buried propane tanks must be placed a specified distance from any structure, as specified per the authorized regulatory agency.
4. Generators and propane tanks must be placed a specified distance from the property line, a window and/or a door, as specified per the manufacturer’s requirements and the authorized regulatory agency.
5. A permit from the TOMP is required to install a propane tank or generator (unless generator is portable).

Screening

1. Screening must be installed for building foundations, mechanical equipment, utilities, meters, trash and recycle bins, propane tanks, etc. Evergreen, masonry, or wood fencing structures can be used as screening material. Fence enclosures intended to screen are defined as fences and are not permitted in the front yard.

Property Element	Screening Requirement
Building Foundations	Screen with evergreen plants.
Mechanical Equipment and Utilities	Screen with evergreen plants or fencing.
Trash and Recycle Containers	
Propane tanks, tankless water heaters, & generators	
Clotheslines and satellite dishes	
Parked cars, boats, etc.	
<p>** Evergreen screening must be at least 36 inches in height when installed and have a maximum foliage gap of 6-to-9 inches at time of installation. The fence screen must be at least 4 feet in height. **</p>	

Approved Hedge Plants for Screening		
Common Name	Botanical Name	Size
Anise	Illicium parviflorum	15-30 gal.
Japanese Yew	Podocarpus macrophylla	15-30 gal.
Little Gem Magnolia	Magnolia "Little Gem"	15-30 gal.
Sweet Viburnum	Viburnum odoratissimum	15-30 gal.
Wax Myrtle	Myrica cerasifera	15-30 gal.
Yaupon Holly	Illex vomitoria	15-30 gal.
Camellia	Camellia japonica & sasanqua	15-30 gal.
Ligustrum	Ligustrum	15-30 gal.

The approved planting list is not meant to be exhaustive, and other non-invasive species may be approved especially those that are native or indigenous to the Lowcountry.

Hardscapes: Impervious & Pervious

1. Paved areas must use varied materials, textures, colors, and scoring to breakup/minimize visual mass. Pavers may be of stone such as Bluestone, Slate, Travertine, Coral Stone or of pre-cast concrete.
2. Asphalt and stamped concrete are not permitted.
3. Homeowners are encouraged to consider Best Management Practices (BMPs) and install pervious (rather than impervious) hardscape materials for walkways, patios, and driveways to encourage proper drainage.
4. IDC considers the impervious to pervious lot coverage ratio when reviewing plans. The IDC may require a hardscaping element be pervious to ensure adequate drainage on the Titleholder’s property. The IDC may require a drainage plan from a design professional.

Driveways

1. Homes must have two designated off-street parking spaces on their lots sized 9-feet by 18-feet per parking space. Accessory dwelling units must have an additional, separate (non-tandem) parking space of at least the same 9 foot by 18 foot minimum.
2. Design of driveways should be compatible with the examples which already exist in the neighborhood. Select a design that is harmonious in terms of pattern, relationship, and proportion to buildings and other paved areas and open space. Gravel, crushed shells, brick, and concrete are typical parking treatments as is gravel, brick, or concrete runners with a grassy median. Driveway shapes, locations, and orientations are reviewed on a case-by-case basis.
3. Asphalt and stamped concrete are not allowed.
4. Use brick or metal edging to contain loose paving materials.
5. Driveway entrances must have a minimum width of 9 feet. In some cases, 9 feet may also be the maximum width, per the Community Patterns specific to a lot. Driveway entrances may require an entry statement, per the Community Patterns specific to a lot.
6. Position parking areas with sensitivity to the surroundings and not within drainage, utility, or HOA easements.
7. Driveways should lead into the rear yard or side yard areas whenever possible.
8. Overwhelming hardscapes in the front yard are not compatible with the streetscape of l'On.

Walkways and Patios

1. Select a design that is harmonious in terms of pattern, relationship, and proportion to buildings and other paved areas on the property. Use varied materials, textures, colors, and scores to minimize/break-up the visual mass. Decorative but simple scoring patterns for concrete paved areas is encouraged.
2. Walkways can be of approved brick, stones, concrete, concrete tabby, gravel, crushed shells, decorative gravel, pavers, and mulch. Pervious walkways are encouraged.
3. Patios can be made of approved brick, stone, pavers, concrete, and concrete tabby.
4. No permanently affixed sports or play equipment is permitted on designated patio spaces.

Steel Edging

1. To be delineated on edge of aggregate, sod, plant beds.
2. For safety, cannot be a tripping hazard. No more than a ¼ inch above grade.
3. Minimum ¼ inch thickness
4. Brown, black, or silver edging will be approved.
5. End of runs should tie back.

Decks/Decking

1. Decks/decking must be built of wood that must be painted or stained with the exception of IPE or similar hardwoods. Non-wood decking will be reviewed on a case-by-case basis with a sample provided.
2. Decks are appropriate when their design, location and materials are harmonious with the primary structure and other examples in the neighborhood.
3. Like any other addition, decks should be joined to the existing building to avoid causing any damage to the existing building.
4. Cable railings will be reviewed on a case-by-case basis. Vinyl and aluminum cables are not permitted.
5. Must conform with TOMP code requirements.

Swimming Pools or Spas

1. Swimming pools or spas must be sited inconspicuously and predominately in rear yards. On certain lots with only the front or side property available for a pool, the pool may be approved and must be screened with fencing and evergreen plant material, so it is as inconspicuous as possible from the public realm.
2. A pool/spa plan with elevations and all elements labeled must be submitted. Label pool/spa elements on site plan as well.
3. Pool/spa lights cannot be multi-colored.
4. Pools/spas must have an entire surrounding fence at a minimum height of 48 inches with self-closing and self-latching gates or with an electronic cover that complies with the current local, state, and federal building codes. Pool fence design, as well as gate design, must be of vertical construction and may not be of horizontal construction.
5. Pool/spa equipment must be screened with a hardscape screen/wall/fence with plantings and not visible from the public realm. Location must be labeled on pool and landscape plans.

Outdoor Fireplaces/Firepits & Outdoor Kitchens

1. Outdoor fireplaces and kitchens should be of brick or stucco and materials must be in a style and color which matches the residence.
2. Fireplaces and firepits must have spark arrestors to be covered with metal screens or clay pots.
3. Kitchen countertop details must be submitted for IDC review and approval.
4. Fireplaces and firepits must comply with local, state, and federal codes.

Pergolas & Large Trellises

1. Pergolas, trellises, and arbors should be of proportional and harmonious design to the primary structure and other structures on the lot.
2. All structures must be structurally sound.
3. Aluminum, plastic, or vinyl structures will not be approved.

Fences & Masonry Walls

General guidelines for fence & masonry walls

1. Fences and masonry walls are reviewed on a case-by-case basis.
2. No double fencing is allowed along property lines.
3. Fences can be constructed with painted or stained wood pickets of custom design or custom designed wrought iron. (See Wood fencing specifics on pg. 30)
4. Fence sections must start and stop between posts. Posts must anchor the ends of fences.
5. Distance between fence posts/column or other break must be equally/proportionately spaced and no less than every 8-feet.
6. Other than fence posts or masonry wall piers, the tops of fences and walls must be level. They may be stepped up to accommodate grade changes but must remain level. Variations in topography must be accounted for at the base of the fence or wall.
7. If the fence will be tying into a neighbor's fence or if fence or fence footings will be encroaching within a neighboring property, permission, in writing, from the Titleholder(s), allowing the encroachment is required.
8. Fences must not be installed directly on the property line without permission, in writing, from the Titleholder(s) agreeing to allow a "Party fence". (See "Party fence" guidelines on pg.31)
9. Fences and walls must not be installed on Utility, Drainage or HOA easements. (i.e., fences backing up to an alley may not be carried to the alley pavement.)
10. No fence, wall, hedge, etc. may be constructed or installed in a location that interferes or obstructs access to HVACs, propane tanks, utility meters or sewer cleanouts by utility company, public works employees/agents and/or service workers. The Titleholder is responsible for confirming this with their professional Architect, Landscape Architect and/or Design professional.
11. Chain-link fencing, vinyl, plastic, and aluminum fencing are not appropriate in I'On and will not be approved.
12. Vehicular sight triangles must be respected at intersections and street corners. Consideration of the safety of pedestrians is important and should be considered when determining the height and positioning of a fence.
13. Fence enclosures intended to screen trash and/or recycling containers are defined as fences and may not be constructed in front of homes.
14. Except in locations where either fences or walls are being built/replaced and 3 or fewer existing plants are damaged or removed, a landscape plan will not be required if the plants are replaced with the same species and of comparable size.

Wood Fencing

1. Wood fences are to be 4-feet to 6-feet in height and must not exceed 6 feet.
2. A wood privacy fence over 6 feet in height requires IDC approval and is only approved with a variance in certain limited situations in which the scale and need for privacy make the taller fence appropriate. The maximum height of a wood fence approved with a variance is 8 feet.
3. Wood picket fences must not exceed 4 feet in height.
4. Paint color and stains should blend with surroundings. (such as Charleston Green, Black or White). Other colors and stains may be approved if the fence relates to an existing fence or another element on the house on a case-by-case basis.
5. The "good" side of the fence must face outward, toward the street, right-of-way, or neighbor.
6. Fence posts must be proportionally sized/scaled for fence height and for sound structural integrity.
7. Lighted fence posts caps are inappropriate for within I'On and will not be approved.

Masonry Walls & Piers

1. Brick walls must be capped.
2. Brick or stucco piers must be spaced no more than every 8 feet to break up the wall and should be of equal spacing or as otherwise recommended by a design professional or engineer.
3. Masonry wall piers must have a cap.
4. The stucco color or brick of masonry walls must match the stucco color/brick that already exists on the home.
5. A masonry base wall must be combined with wrought iron, wood pickets and/or brick details.
6. Masonry garden walls in the rear of the yard can be approved with a variance up to 8 feet in height if the lot is not a corner lot. Each request is reviewed on a case-by-case basis.
7. Low retaining walls of brick and/or stucco over concrete block may be approved if harmonious with the character of the neighborhood.
8. Retaining walls must complement the streetscape.

Party Fences: Party fences are fences that are installed directly on the property line and shared by two neighbors. Any installation of a new “party fence” or replacing/repairing of an existing “party fence” requires a signed written agreement from both Titleholders confirming that they understand that installation and maintenance of the fence is a shared expense. Also, if a Titleholder decides to sell their house and the property has an existing “Party fence”, the Titleholder must disclose this to the potential buyers with the sale of the house.

Living Fences

1. Living fences are to be 4 feet in height and must not exceed 6 feet. A living fence serving as a “Garden wall” (encircling/defining a portion of the rear yard) may be approved up to a 6 feet maximum height if the lot is not a corner lot and it must not continue/extend past the rear sides of the house.
2. Living fences must not extend beyond the primary wall façade of the principal structure (porches, stoops, and other appurtenances are not considered to be part of the primary wall façade).
3. Living fences must be painted or stained dark green and be fully landscaped with evergreen plant material. The spacing of evergreen vines for living fences must be planted with a minimum 3-gallon plant spaced no more than 12 inches apart at the time of planting and provide full/significant screening coverage within a year. Additional planting may be required to assure that there is sufficient screening.
4. Painted wood posts of 4-inches by 4-inches are allowable for these fences. Welded wire should be 2-inches by 4-inches, 2-inches by 2-inches, or 1-inch by 1-inch for vines or similar plant material

Frontage walls, fences, and/or hedges: Must be built along the lot’s frontage line or within 3 feet of the frontage line **according to the Community Patterns**. The frontage line is the portion of the lot’s boundary line that coincides with a thoroughfare or civic living space such as a Square.

1. Frontage walls can be made of masonry, wood, wrought iron, living fence or an evergreen hedge. Garden walls can also be formed by combining iron or wood fencing with a masonry base or combining evergreen hedges (from the approved hedge planting list) in combination with wood, or masonry piers.
2. Frontage fence, walls, and/or hedges must complement the house architecture and public realm and must adhere to specific heights for the specific lot type.
3. Frontage walls can consist of masonry, wood, wrought iron, evergreen hedge, or a combination thereof.

<u>Frontage Element</u>	<u>Height Requirement</u>
Masonry	Minimum – 18 inches
Wood/Wrought Iron	Minimum – 3 feet, Maximum – 4 feet
Hedge	Minimum – 24 inches at planting Max foliage spacing – 6-9 inches
Hedge with Masonry Pier/Wood Posts	Minimum from soil to tip – 36 inches at planting
IDC may request larger plants for hedge screening	

<u>Frontage Location</u>	<u>Requirements</u>
Fronting Eastlake, Westlake, and the Marsh	Must be 42 inches or lower in height and must not be solid.
Street fronting the side yard of a corner lot	Up to 48 inches from the rear sides of the lot and back to the rear property line, but otherwise shall not be taller than 42 inches.

<u>Building Lot Types</u>	<u>Requirements</u>
All-Yard Building Lot	Delineation of frontage line encouraged, but a frontage wall must not exceed the 1 st story finished height.
Side-Yard Building Lot	Delineation of the frontage line along the side yard is <u>mandatory</u> . The delineation may take the form of a hedge by itself or in combination with masonry columns or wood pickets and must not exceed 6-feet in height
Rear-yard Building Lot	Delineation of the frontage line is optional and must not exceed 42 inches in height. If on a corner lot, the max height for the side of the yard and back to rear corner on the street side is 48 inches.

Garden walls, fences, and/or hedges: Are located along rear and side property lines.

- Garden walls may be made of masonry, wood, wrought iron, living fence or an evergreen hedge. Garden walls may also be formed by combining iron or wood fencing with a masonry base or combining evergreen hedges (from the approved hedge planting list) in combination with wood, or masonry piers.
- Garden fences of either wood or wrought iron encircling or defining a portion of the rear yard may be up to a 6-foot maximum height when the lot is not a corner lot.
- Garden walls of masonry or of a masonry/masonry base combined with iron/wood or brick detail may have an 8' maximum height when the lot is not a corner lot or marsh front parcel.
- Garden walls using hedge shrubs or hedge shrubs in combination with masonry or wood piers must use evergreen hedges at least 36 inches at planting with a maximum foliage spacing of 6 to 9 inches at planting. The IDC reserves the right to require larger plants.

Fence and Wall Gates

- Gates may be made of wood, wrought iron, or a combination of the two. Aluminum gates are not permitted.
- Gates are to be no wider than 4 feet and have painted or stained wood posts matching the fence color, or brick/masonry piers.
- For masonry wall gates, provide brick/stucco piers with caps on each side of gate to break up the run of the wall.

Recommended Planting List			
Small Trees		Large Canopy Tree	
Chaste Tree	Vitex angus-castus	Pecan Tree	Carya illinoensis
Sweet Bay Magnolia	Magnolia virginiana	Chinese Elm*	Ulmus parvifolia
Windmill Palm	Trachycarpus fortunei	White Oak	Quercus alba
Crape Myrtle*	Lagerstroemia indica	Live Oak*	Quercus virginiana
Cabbage Palm	Sabal palmetto	Laurel Oak*	Quercus laurifolia
Dogwood*	Cornus florida	Southern Red Oak*	Quercus falcata
		Scarlet Oak*	Quercus coccinea
Fringe Tree	Chonanthus virginicus/retusus	Red Maple*	Acer rubrum
Redbud*	Cercis canadensis	Tulip Poplar*	Liriodendron tulipifera
Silver Bell	Halesia diptera	Ginkgo (male variety only) *	Ginkgo biloba
Japanese Maple	Acer palmatum	Southern Magnolia	Magnolia grandiflora
Serviceberry	Amelanchier x grandiflora	Willow Tree*	Quercus phellos
Medium Trees		London Planetree	Platanus acerifolia
Black Gum*	Nyssa sylvatica	Bald Cypress	Taxodium distichum
Southern Magnolia	Magnolia grandiflora	<i>*Appropriate for use as a street tree.</i>	
Eastern redcedar	Juniperus virginiana		
Saucer Magnolia	Magnolia soulangeana		
Yoshino Cherry	Prunus yedensis		
Winged Elm*	Ulmus alata		
Persimmon	Dyospiros virginiana		
Shrubs/Hedges			
Glossy Abelia	Abelia x grandiflora	American Holly	Ilex opaca
American beautyberry	Callicarpa americana	Anise	Illicium parviflorum
Azalea cultivars	Rhododendron spp.	Boxwood	Buxus microphylla var.
Yaupon holly	Ilex vomitoria	Cleyera	Cleyera japonica
Indian hawthorn	Rhaphiolepis indica	Hydrangea	Hydrangea macrophylla/paniculate
Inkberry	Ilex glabra	Gardenia	Gardenia
Oleander*	Nerium oleander spp.	Japanese	Pittosporum tiburum
Podocarpus*	Japanese Yew	Camellia*	Camellia japonica/sasanqua
Carolina Cherry Laurel*	Prunus caroliniana	Privet species*	Ligustrum spp.
Tea Olive*	Osmanthus fragrans	Viburnum	Odoratissimum /Suspensum
Wax Myrtle*	Myrica cerifera	<i>*Appropriate for use as a tall hedge.</i>	

The approved planting list is not meant to be exhaustive, and other non-invasive species may be approved especially those that are native or indigenous to the Lowcountry.

IDC Review Procedure Summary

- Applications may be found on the I'On website, www.ioncommunity.com . Applications and their requirements must be delivered to the IDC office, in one complete hardcopy application package by the submittal deadline and emailed in PDF format in one email for filing purposes. Incomplete submissions will not be reviewed. Late submissions will not be included on the upcoming IDC meeting agenda.
- The application submittal deadline is 12:00pm (noon) on the Tuesday a week prior to a scheduled IDC meeting. IDC meetings occur the 1st and 3rd Tuesday of each month unless otherwise noted. Please note that IDC deliberations are closed; however, the Titleholder may request to present their design concept to the IDC in person (and accompanied by their design professional if desired) before the IDC moves to private deliberations.
- All structure changes and new construction submittals must be discussed with the Neighborhood Design Coordinator a minimum of 3 business days before the following IDC meeting to be reviewed.
- Absent unforeseen circumstances, the IDC will notify an applicant of its review decision, in writing, within thirty (30) days of receiving both the completed hardcopy and digital application package.
- Once a submission has been reviewed, the review fee is non-refundable. This includes any reviewed application that has expired and/or any reviewed application withdrawn by a Titleholder after being reviewed.
- IDC approved projects must commence work within six (6) months from the original approval date. If work has not begun within six months from the original approval date, the approval on that project expires and the project is closed. Once an approval expires, if the Titleholder wants to move forward with that project, they must submit a new application with the appropriate fees for IDC review and approval.
- If IDC approval is not received after an IDC review, and additional items, revisions, information, and/or material samples are requested by the IDC, the requested revisions, information, items and/or materials must be submitted within 6 months from the original review date. If the requested items are not submitted within 6 months of the review date, the application expires. Once an application expires, if the Titleholder decides they want to move forward with the project, they must submit a new application with appropriate fees for IDC review and approval.
- If a Titleholder withdraws an application or asks for return of their compliance deposit on any approved or unapproved application, the application is closed. If the Titleholder decides they want to move forward with the project, they must submit a new application with appropriate fees for IDC review and approval.
- 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 an IDC designated agent(s) to discuss the plans and the IDC's reasons for denial.
- Once final written approval is given for a project and a signed copy of the Homeowner Agreement has been submitted, the Titleholder must retrieve the IDC Approval permit from the IDC office to display before work begins. The permit must be displayed where it can be seen from the street when the project begins and until completion.

- Approved projects must be completed within one (1) year of the original approval date or a shorter period, if specified by the IDC. However, Titleholders may request and may be granted a reasonable extension if warranted.
- Titleholders wishing to make any design, color, structural, or material changes to an already approved project, must submit it for review and approval by the IDC using the “Change to Approved Design” application before making the change. No work may start on any design change until it is reviewed and approved by the IDC.
- A “Final Inspection & Deposit Refund” application must be submitted by the Titleholder within 90 days from the project’s 12-month completion date or the deposit be forfeited. However, Titleholders may request and may be granted a reasonable extension if warranted. If a final inspection is not approved, the Titleholder must rectify the unapproved item(s) within 30 days and resubmit for another final inspection. If not rectified within the specific timeframe, the project will be considered in violation of the governing documents and the HOA may pursue its available remedies, including fines.
- If a Titleholder does not agree with an IDC review decision on their application request, the IDC will work with the Titleholder to try and reach a solution agreeable to both; however, if the Titleholder disagrees with the IDC’s final decision, the Titleholder may file a written appeal to the HOA Manager. Once the written appeal is received, the HOA Manager will schedule a hearing with the Board of Appeals. The Board of Appeals is a separate entity from the IDC and HOA Board. Its decisions are binding on the HOA Board.

Please Note:

- All architectural plans for new structures and additions to existing structures must be to scale and prepared by a qualified licensed professional. Hardcopies of architectural plans must be a minimum size of 11x17 inches but larger is preferred for a preliminary review.
- Prior to submitting to the IDC for review and approval on a new structure, addition, and/or enclosure, Titleholders must apply online with the Town of Mt. Pleasant (TOMP) for a Zoning letter identifying their lot type. The Titleholder will need a current survey, and a site plan overlaid on the with the existing and proposed building coverage percentage calculations indicated on the site plan. This is important to determine before an IDC review to make sure there is enough available buildable coverage to move forward with a proposed new structure, addition and/or enclosure on the lot.
- Some examples of structures that the TOMP calculates in determining the buildable coverage percentage are as follows: outbuildings such as garages, sheds, carports, additions, pools connected to a raised deck, pool houses, masonry walls, raised patios, decks and platforms for generators or propane tanks, decks, pergolas, trellises, arbors, large outdoor masonry fireplaces and outdoor kitchens, etc. Please refer to the TOMP for more information.
- Any improvement/enhancement to your property is subject to a “Single Family Site Improvement Permit” with the TOMP and some require a building permit or other permits. Please refer to the TOMP for more specific information.
- The TOMP requires one to obtain a building permit for installing generators and/or propane tanks on the property. Please contact the TOMP for more information.

IDC Policies

Construction Completion Deposit Policy

- A. A construction completion deposit is required for IDC applications for projects that involve new construction or changes to the property (as opposed to maintenance or repair involving no changes.) The amount of the Deposit shall be set by the IDC in its discretion.
- B. The Deposit must be paid by check to the Assembly and submitted along with the preliminary review application to the IDC. The Deposit will be held by the l'On Assembly in an Assembly bank account. No interest shall accrue to the applicant on the Deposit, and the Assembly is permitted to commingle all Deposits with other funds.
- C. Applicants must request a final inspection from the IDC no later than ninety (90) days after the completion of the project (the "Inspection Request Deadline").
- D. A Deposit will be refunded to the applicant if: (a) the project is constructed and completed according to the plans approved by the IDC, (b) the project is completed no later than twelve (12) months after the IDC issues final approval for the Approved Plans and (c) the project receives final inspection approval from the IDC. Absent unforeseen circumstances, refunds will be processed by the Assembly within fourteen (14) days after the issuance of the Final Inspection Approval.
- E. A Deposit will be deemed forfeited by the applicant to the Assembly if any one or more of the following occurs (each a "Deposit Default"):
 - 1. The project was not completed by the Required Completion Date.
 - 2. The applicant does not request a Final Inspection by the Inspection Request Deadline.
 - 3. IDC discovers at its Final Inspection deviations from, or other noncompliance with respect to, the Approved Plans (each a "Non-approved Item"), and such non-approved items are not remedied by the applicant to the IDC's satisfaction within the Final Inspection Cure Period (as described below.)
 - 4. Damage arises from the construction of the project to any Assembly property, road/street right-of way areas, or adjacent or nearby properties, including but not limited to damage to landscaping and/or trees.
 - 5. The Assembly incurs any road/street cleaning expenses because of activities related to the project.
 - 6. Any fines are levied for noncompliance with Approved Plans.
- F. If Nonapproved Items are discovered during the Final Inspection, then the applicant shall have thirty (30) days from the date the IDC informs the applicant of such Nonapproved Items to make the required corrections and re-submit for another Final Inspection (the "Final Inspection Cure Period"). During this thirty (30) day period, an applicant may request from the IDC an extension of the Final Inspection Cure Period, which extension request shall be in writing and state (a) the reason(s) applicant requires more time, (b) applicant's plan of action to correct the Nonapproved Items, and (c) applicant's requested time frame for the extension. However, the IDC is not required to extend the Final Inspection Cure Period and any extension of the Final Inspection Cure Period will be in the IDC's sole discretion. If the IDC extends the Final Inspection Cure Period, it will notify the applicant of the extended deadline for the Final Inspection Cure Period in writing.

- G. If a Deposit Default has not occurred, and upon written request of the applicant, the Assembly will refund Deposits if the applicant withdraws its application from the IDC prior to receiving IDC approval. However, notwithstanding the foregoing, the Deposit will be forfeited if the applicant does not submit a written request for a refund of the Deposit to either the IDC or the Assembly within twelve (12) months after the date the initial application was submitted to the IDC.
- H. If a Deposit Default has not occurred, and upon written request of the applicant, the Assembly will refund Deposits if the applicant abandons the project after receiving IDC approval but prior to commencing construction. However, notwithstanding the foregoing, the Deposit will be forfeited if the applicant does not submit a written request for a refund of the Deposit to either the IDC or the Assembly prior to the Construction Completion Date (12 months from original IDC approval date).

I'ON Construction Work Hours

Mon.-Fri.	7:30am-6:00pm
Saturday	8:30am-4:00pm
Sunday	1:00pm-4:00pm

- Interior work is permitted outside of these hours ONLY if all openings are closed and no noise is audible outside the home.
- All deliveries must be scheduled during construction hours.
- No work is permitted on Federal Holidays.
- Failure to comply with the above could jeopardize a builder's right to continue to work in I'On.
- Titleholders are responsible for informing anyone doing work on their property of these conditions.

Construction Site Conduct, Standards & Maintenance Regulations

To provide a compatible environment for residents during project construction, Titleholders are responsible, along with their builders, contractors, and sub-contractors, to maintain a safe, clean, orderly construction site by following these minimum guidelines/standards.

1. Silt fencing and tree protection barricades must be erect and maintained per TOMP and OCRM standards.
2. Sites must be organized and cleared of debris and trash every day. During storms and hurricane season, construction sites must be clear of loose trash and debris and all items must be secured.
3. Dumpsters are to be regularly emptied prior to overflowing. During storms and hurricane season, all trash and debris must be pushed down into the dumpster and secured.
4. All materials and equipment must be kept on the job site and may not be placed, stored, or staged in a street, service lane right of way or sidewalk.
5. Deliveries, dumpster pick-ups and porta-potty service must be staged from the rear of lots absent advance approval from the IDC.
6. Adequate space for parking and deliveries must be provided. If not possible, a parking and/or staging plan should be established by the builder and included in the design submittal for approval. Clear access to accommodate emergency vehicles to the site must always be maintained.
7. Construction material and construction vehicles may not block or inhibit neighbors from accessing or leaving driveways, streets, or alleys.
8. Fires are not permitted on construction sites.
9. All deliveries must be scheduled during construction hours.
10. Titleholders are responsible for informing anyone doing work on their property of the Site Conduct & Standards & Maintenance Regulations.
11. Titleholders should inform their immediate neighbors of upcoming projects.

I'On Assembly Tree-Trimming Policy for Street Right of Ways

Purpose: To inform the residents of the I'On community of the Assembly's policies regarding the maintenance of trees and branches located within the street right of ways throughout the I'On community.

Scheduled Maintenance by the Assembly

The Assembly maintains, at its expense, trees located within the street Right of Ways as follows:

1. Canopy Lifts: Every two (2) years, the Assembly engages a certified tree company to perform a Canopy Lift on all trees throughout the I'On community that are located in the Right-of-Ways. a. "Canopy Lift" is the dedicated removal of canopy branches, or portions thereof, located below thirteen (13) feet over the roadway portion of the Right-of-Way, and below eight (8) feet over the sidewalk portion of the Right-of-Way.

"Right-of-Ways" means the roadway right of way areas for the roadways in the I'On community, including but not limited to streets, roads, and alleyways, including the areas within such right of ways that extend into and/or through sidewalk areas.

2. Hazard Pruning: The Assembly engages a certified tree company to perform Hazard Pruning on all trees within the Right-of-Ways on a four (4) year area rotation throughout the I'On community.

"Hazard Pruning" means the removal of limbs, foliage, branches, or trees that could be hazardous or dangerous to persons or property in or in the vicinity of the Right-of-Way.

Hazard Pruning generally occurs during a one-week period in either January or February of each calendar year on as many trees as possible during such one-week period. The four-year area rotation begins with the front of the community, working toward the back of the community. Each year, the Hazard Pruning begins where it ended the previous year, with the rotation resulting in Hazard Pruning in each area of the neighborhood once every four years.

Interim Maintenance by Homeowners

1. Upon written request from a Titleholder, the Assembly will provide the dates for the next scheduled Canopy Lift or Hazard Pruning near such Titleholder's' property.
2. If prior to the next scheduled Canopy Lift or Hazard Pruning a Titleholder desires to have Hazard Pruning performed on trees that (a) are located wholly or partially within the Right of Way and (b) also extend into the boundary lines of the Titleholder's lot ("Interim Hazard Pruning"), such Titleholder shall be permitted to do so, subject however to the following conditions:
 - a. Prior to any Interim Hazard Pruning, the Titleholder shall seek and obtain any approvals and/or permits required by the Town of Mount Pleasant to conduct the Interim Hazard Pruning, because certain types of tree pruning/cutting are regulated by the Town throughout Mount Pleasant. Permission from the Assembly to conduct Interim Hazard Pruning shall not constitute approval by the Town, or a waiver of any approval and/or permits that may be required from the Town.

- b. Prior to any Interim Hazard Pruning, the Titleholder must seek and obtain approval from the Assembly, and shall provide the Assembly written notice of its intent to conduct Interim Hazard Pruning, which must contain: (a) the reasons for the Interim Hazard Pruning, (b) the quantity and location of the limbs, foliage or branches to be pruned, (c) the time period during which the Interim Hazard Pruning will be scheduled to occur, (d) the identity of the Certified Arborist or other tree company the Titleholder proposes to retain to perform the Interim Hazard Pruning, and a statement that the Titleholder has sought and received any approvals and/or permits required by the Town of Mount Pleasant.
- c. Only a Certified Arborist or other tree company reasonably acceptable to the Assembly shall conduct any Interim Hazard Pruning.
- d. All expenses for and related to Interim Hazard Pruning, including but not limited to any expenses related to obtaining any required approval and/or permits from the Town of Mount Pleasant, shall be the sole responsibility of and obligation of the Titleholder. The Assembly shall not have any obligation for expenses related to Interim Hazard Pruning.

Real Estate & Construction Signage Specifications

The following signage design and installation standards have been developed for all Real Estate and Construction signs for use in I'On.



All signs must be professionally produced.

Sign Material: ½" Exterior grade wood sign panel /painted all sides / color: Charleston Green.

Main sign panel size: 18" high by 22" wide. **Optional secondary panel size:** 5" high by 22" wide.

Support post: 4"x4" post with a chamfered top detail / painted all sides / color: Charleston Green.

Overall sign height: limited to 48" above grade.

Text and graphics: white on Charleston Green background.

Signage graphic materials: either die-cut vinyl lettering or full format vinyl print.

Sign Location: set back at least 5 feet from the front property line. If the front of the house is less than 5 feet from the front property line, the sign may be placed in line with the front of the house. **Quantity:** Only one sign is allowed per house.

Note: If I'On signage guidelines are followed, one does not need prior approval for installing a sign. If the sign guidelines are not followed, the property owner must remove the sign and replace it with one that does meet the above guidelines. Failure to do so could result in a fine for the Titleholder.

Board of Appeals Procedures

1. Consistent with the Declaration of Covenants, Conditions and Restrictions (the “CC&Rs”), the Bylaws of l’On Assembly (the “Bylaws”) and these Procedures, the Board of Appeals (the “BOA”) shall hear appeals from decisions of 1) the l’On Design Committee (the “IDC”); and 2) the Covenants Committee (the “Committee”).
2. To exercise a right of appeal, a Titleholder shall have 10 days from delivery of a decision of the IDC or the Committee to request an appeal. Such a request shall be in writing and delivered to the Community Manager. A tenant must have written authorization from the Titleholder-landlord to exercise any appeal.
3. In reviewing a decision of either the IDC or the Committee, the BOA may accept written statements and solicit testimony, as it deems appropriate. It shall not be required to conduct a full re-hearing of the matter heard by the IDC or the Committee unless, in the BOA’s discretion, it so chooses.
4. Immediately upon the conclusion of the hearing, if one is held, or as scheduled by the Chair, the BOA shall meet in executive session to review the matter and reach its decision. The BOA shall deliver its decision, in writing, to the Titleholder, Community Manager and President of the Board of Trustees within 10 days following conclusion of the hearing. If the decision is on appeal from the l’On Design Committee (the “IDC”), a copy shall also be sent to the Neighborhood Design Coordinator. The decision of the BOA shall be final and binding.
5. The date of “delivery” shall be the date an item is personally delivered to the recipient or sent to the recipient by United States mail, first class postage prepaid, whichever is earlier. In all instances where written documentation is required, email or other electronic documentation shall be acceptable.

IDC Applications Overview

1. Maintenance & Repair – Like for Like – *NO fees. The Neighborhood Design Coordinator may approve without an IDC review; however, an IDC permit is still required to be displayed in front of the building.*
 - For maintenance and repair to existing property with NO changes to structure, design, product, material, size, style, color, or location.
 - For trash and recycling screening that follows one that is listed on the Trash & Recycle pre-approved screening options/guidelines.
 - Emergency tree removal of a diseased/damaged tree that poses a threat to the property.

2. Minor Property Changes- *3 minor changes per application max. Review fee required/Deposit fee required/Final Inspection required.*
 - For minor property changes, 3 items of change are allowed on one application submittal. If there are more, one must submit the additional items on a separate Minor Property Change application.
 - For making any exterior changes to existing property, which include changing the design, product, material, size, style, color, or location of any one exterior element.
 - Multiple structural design changes to one or more elevation(s) and/or enclosing an existing porch will require submitting with the Structural Change less than 625 square feet application.

3. Landscaping Changes – For either Minor or Major landscape changes. Indicate the appropriate landscape change on the application and submit corresponding submittal items and fees.
 - Minor Landscape changes – *Review fee required/Deposit fee required/Final inspection is required. Two small items of change per application.* Examples of one small change item are as follows: changing out fewer than four plants in one small area of your entire yard, slightly enlarging one existing bed, extending an existing patio/walkway/driveway with the same material, adding a fountain, removing any trees with a 6 inch DBH or greater, adding a propane tank or generator, installing a trash and recycle fence screen that doesn't match an existing fence on your property or a hedge screen that uses hedge shrubs that are not listed on the pre-approved hedge screening list for trash/recycle, etc.
 - Major Landscape changes – *Review fee required /Completion deposit required/A Final inspection is required.* Use if you have more than two minor items of change, for fences and partial fences, landscape changes that involve four or more plants in one small area and/or involve plant changes in several areas of the property, driveways, hardscape changes, landscape structures, or any combination of landscape changes.

4. Conceptual: *Review fee not required/Deposit fee not required.*

- For a conceptual review on New Home construction, or Structural Changes and/or Major Landscape Changes to existing structures for IDC feedback before submitting for a formal preliminary review.

5. Exterior Structural Changes less than 625 square feet: *Review fee required /Completion deposit required/Contractor deposit required/A Final inspection is required.*

- For requesting a new pool, solar panels, skylights, and structural changes less than 625 square feet.
- Typically, a zoning letter from TOMP verifying lot type, a current “As built” survey done by a licensed professional surveyor/engineer, and a proposed site plan with the existing and proposed building coverage percentage indicated on the site plan must be included in the application package before the IDC can review the request. There are exceptions to these application requirements when requesting Solar panels only or an application for exterior structural/design changes to one or more elevation that does not change the existing structural footprint or if the total proposed building coverage is less than 40%.

A landscape plan must be submitted with a Preliminary Review for any new structures, additions, outbuildings, etc.

6. Exterior Structural Changes greater than 625 square feet: *Review fee required. /Completion deposit required/Contractor deposit required/A Final inspection is required.*

- For submitting for structural changes greater than 625 square feet.
- Typically, a zoning letter from TOMP verifying lot type, a current “As built” survey done by a licensed professional surveyor/engineer, and a proposed site plan with the existing and proposed building coverage percentage indicated on the site plan must be included in the application package before the IDC can review the request. There are exceptions to these application requirements if the proposed changes do not change the existing structural footprint or if the total proposed building coverage is less than 40%.

A comprehensive landscape plan must be submitted with a Final Review for any new structures, additions, outbuildings, etc.

7. New Home Preliminary Review: *Review fee required /Completion deposit required/Contractor deposit required/A Final inspection is required.*

Property owners will need to include a current survey, showing all trees, done by a licensed professional surveyor and a proposed site plan (overlaid on a survey) done by a licensed professional architect/designer. The proposed building coverage percentage must be indicated on the site plan and a zoning letter from the TOMP verifying lot type must be included in the application package before the request can be reviewed. A professional landscape plan overlaid on the proposed site plan must be submitted with a Preliminary Review.

8. New Home Final Review: *Review & Deposit fees must be previously paid. A Final inspection is required.* Preliminary reviews MUST have been approved by IDC in writing before submitting for final. All fees MUST have been paid. A comprehensive professional landscape plan overlaid on the site plan must be included in the Final Review along with all other requested and/or required items and/or clarifications requested from prior preliminary reviews.

9. New Home Landscape Review: *Review & Deposit fees must be paid previously.*

- A proposed landscape plan, done by a licensed professional landscape architect/designer and overlaid on the site plan, must be submitted with a New Home Preliminary Review. If walls, pools, pool house, decks or any other structure effecting buildable lot coverage percentage is included in the plan, then the entire proposed buildable coverage percentage must be provided on the landscape plan along with any community pattern elements. Include all other application submittal requirements listed on the New Home Landscape submittal checklist.

10. Change to Approved Design application: *Review fee required.*

11. Request for Final Inspections & Deposit Refund. *No fee for the first 2 inspections. A 3rd and any subsequent inspections will have an additional \$150.00 minimum fee.*

- A Design professional will conduct the final inspection on major landscape changes, structural changes, and New Home Construction.
- If a final inspection is not approved, the homeowner must rectify the unapproved item(s) within 30 days (or an approved extension period) and resubmit for another final inspection. If not rectified within the specific timeframe, the project will be considered in violation of the governing documents and the HOA can begin to assess fines.

**A Final inspection and Deposit Refund form for all Major Landscape Changes, Structural Changes to Property & New Home Construction, must be submitted when the approved project is complete and/or by the approved project's 12-month completion date. The completion date is 12 months from the original approval date.*

Work Which Can Typically Be Approved Quickly by the NDC

- Maintenance & Repairs that match the existing material, color, and design. Like for like.
- Window replacement – like for like.
- Roof replacement – like for like.
- Siding repairs- like for like.
- Exterior painting - like for like.
- Fencing repairs – like for like.
- Trash & Recycle Screening that exactly matches current fencing in size, color, material, design, etc. or uses the approved screening plant materials in the approved sizes from the pre-approved Trash & Recycle Plant Screening list.

Work That Does Not Require Approval

In general, the IDC has approval authority for any new construction, or any exterior alterations made to property within l'On. However, separate from Maintenance & Repair work, which may be approved by NDC, some selected work does not need to be approved. Such work as is follows:

- Installation of house numbers.
- Replacement of exterior lighting fixtures when not visible from the public right-of-way.
- Installation/ removal or change in location of mechanical equipment, such as heating and air conditioning units, if they are not visible from any right-of-way.
- Emergency installation of temporary features such as wood panels over windows or doors or sandbags in preparation for storms.
- Installation of temporary play equipment that is not affixed using concrete, bolts, screws, or similar adherents and can be readily removed (may not obstruct any street access or passage).
- Installation of plant material in the right-of-way strip between the sidewalk and street in front of the Titleholder's frontage if using plant material from the "Approved Right-of-Way Plant Chart".

Glossary

ADU: Accessory Dwelling Unit. An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone single-family home.

All Yard Building: All-Yard building lots are surrounded by yard on the front, side, and back. They have a build coverage limit of 40%, with a 36-foot minimum lot width.

Alteration: a change in the external architectural features of any structure in the Historic District Arbor - a shady garden alcove with sides and a roof formed by trees or climbing plants trained over a wooden framework.

Arcade: 1. a long, arched building or gallery. 2. An arched covered passageway or avenue.

Block: parcels on both sides on that portion of a street that lies between two intersecting streets. Houses on corner parcels stand on the block that the primary façade of the house faces; the other block is a secondary block for such buildings.

Best Management Practices (BMPs): Any human-made or natural structure, system, landscape feature, channel, or improvement designed, constructed, installed, and/or used to detain, retain, infiltrate, filter, or otherwise control stormwater runoff quality, rate, or quantity.

Bollards: A sturdy, short vertical post used to create protective perimeter or visual guide to mark boundaries and guide traffic.

Build to Zone: the range of allowable distance from the front property line where building's front face may be placed.

Building heights: the vertical distance at any point from natural ground level to the uppermost part of the building above that point (roof ridge, parapet, or wall)

Capping: a metal covering at a roof ridge

Casing: A moulding profile which frames a door or window (usually decorative) covering any space or gap between the drywall and frame.

Chimney Cap: a cap or cover for a chimney to improve the draft.

Craftsman: an early twentieth-century architectural style characterized by sheltering eaves, deep porches, exposed beams and rafters, and rustic materials

Cresting: ornamental work along a roof ridge; generally, a low metal railing

DBH: Diameter at breast height, or DBH, is a standard method of expressing the diameter of the trunk of a standing tree.

Dormer: a roofed structure often containing a window that projects vertically beyond the plane of the pitched roof.

Double-Hung Sash: a window with two moveable sashes

Elevation: one side or face of a building; the front elevation is also called the façade

Entry Statement: Pair of masonry piers (min. 16 inches x 16 inches) or wood columns/posts (minimum. 8 inches x 8 inches) placed no further apart than 14 feet and at least 6 feet tall.

Esplanade: a long, open level area, typically beside the sea along which people can walk for pleasure.

Façade: the front or main elevation of a building

Front Yard: that area of the parcel that lies in front of the house if lines were drawn from the front corners of the house to the side edges of the parcel. The front corners of the house include only enclosed spaces on the house and do not include porches or stoops.

Frontage line: a portion of the lot boundary line bordering with a thoroughfare or a civic space.

Frontage wall: a wall, fence or hedge built to within 3 feet of a lot's frontage line facing a public place.

Garden wall: Wall, fence, or hedge along rear and side property lines.

Green Space: a naturalistic, open space.

Greek Revival: an early to mid-nineteenth-century architectural style characterized by symmetrical facades, low-pitched gabled or hipped roofs, pedimented porticos or porches supported by Classical columns, and tall six-over-six double-hung sash windows.

IDC: I'On Design Committee – the group of professionals and neighbors who review plans for the adherence to I'On Architectural and Landscape Design Guidelines.

Impervious Surface: Any building, pavement, structure, or other material that impedes the natural infiltration of water into the ground.

Jamb: a side post or surface of a doorway, window, or fireplace.

Lane: A private access route.

Lite: individual pane of glass in a window or door

Linear Element: A frontage wall, fence, or continuous hedge installed along property line bounding the public realm.

Lintel: the horizontal structural element that supports the wall above a window or door opening. Lot Type: Side-Yard, All-Yard, or Rear-Yard as defined by lot width and setbacks in the I'On Code; determined by Town of Mount Pleasant.

Living fence: a type of fence that may serve as a garden wall composed of (minimum 4-inch x 4 inch) wood posts, welded wire fabric and sufficiently planted with vegetation to cover fully in 18 months.

Mitered Edge: corner formed when two obliquely cut members are joined.

Moulding: a defining, transitional or terminal element that contours or outlines the edges and surfaces on a projection or cavity such as a cornice, architrave, capital, arch, base, jamb.

Muntins: a narrow strip of wood or metal that divides the individual panes of glass in a traditional sash.

Mullions: A heavy vertical or horizontal member between adjoining window units.

NDC: Neighborhood Design Coordinator

Outbuildings: a building such as a shed or garage, on the same property but separate from the main house.

Parging: Thin slurry coat of stucco used over block or slab.

Park: Naturalistic open space.

Pediment: triangular section outlined by molding; used above doors and windows or to finish the gable- end of a building.

Pergola: an archway in a garden or park consisting of a framework covered with trained climbing or trailing plants.

Porch: an opened roofed structure supported by posts or columns attached to the residence and no less than 8 feet in depth.

Profile: the shape and dimension of molding in a side view. Often, the profile of molding on modern replacement windows is shallow and undefined; this is one of the ways in which new windows may not match the character of historic window details.

Quartersawn: Resawn: clapboards cut with a nearly vertical grain; more stable and less prone to warping than the alternative, flatsawn-resawn.

Rear Yard: that area of a parcel that lies behind the house if lines were drawn from the rear corners of the house to the side edges of the parcel. The rear corners of the house include only enclosed spaces on the house and do not include porches, decks, or stoops.

Rear-Yard Building: Rear-Yard building lots have buildings occupying the front of the lot & leaving the rear portion larger for private space, courtyards & parking. They have a build coverage limit of 60%. These lots have a 27-foot minimum lot width & 70-foot maximum lot width.

Reveal: a vertical measurement of the amount of siding exposed when each board is installed
Sawnwork: ornament made with a saw, rather than carved or turned; often curved, scrolled, or lacy trim or brackets seen on Victorian-era houses.

Road: Thoroughfare, rural in nature with open curbs and optional parking.

Setback: Minimum distance between building face & the lot boundary line. At corner lots, buildings may be built up to the front and side lot boundary lines.

Shake: a hand-split wood shingle

Side Yard: those areas of a parcel that are neither in the front yard nor the rear yard.

Side-Yard Building: Side-Yard building lots have buildings occupying the one side of the lot with the primary open space on the other side. They have a build coverage limit of 50%. These lots have a 36-foot minimum lot width & 63-foot maximum lot width.

Sidelites: narrow windows, generally with fixed lights, flanking a door or set of windows.

Simulated Divided Lites: false permanently affixed muntins on to a larger piece of glass.

Square: an open area surrounded by buildings in a town, village, or city.

Stoop: a porch, platform, entrance stairway at a house door.

Street: A thoroughfare with raised curbs, closed drainage, and wide sidewalks.

Street corners and corner lots: Corners or lots bounded on two sides by Streets.

Streetscape: The visible components within a street (or part of a street) including the private land between facing buildings, including the form of the building, treatment of setbacks, fencing, existing trees, landscaping, driveway and street layout and surfaces, utility services and street lighting.

Transom: a small window directly above a door or window

Trellis: a framework of light wooden or metal bars, chiefly used as a support for fruit trees or climbing plants.

True Divided Light: a window with individual panes that are held in place by muntins and a seal.

Vernacular: the common building style of a period or place

Woven Wire: panels of wire knotted or welded together used historically in fencing to contain or exclude animals. Woven-wire fencing, which was commonly used historically, is not the same as chain-link fencing.

Frequently Asked Questions

1. *My proposed job is simple, do I have to wait until the next IDC meeting for approval?*

Possibly not. If you are replacing “like for like” the Neighborhood Design Coordinator may be able to approve your project and prepare an IDC permit.

2. *Somebody else has what I want, doesn't that mean that I can have it too?*

While there is value in walking the neighborhood and taking pictures of elements you want to emulate, just because something was approved in the past does not guarantee it will still be acceptable. I'On is more than 20 years old which means it has gone through economic booms and busts, multiple members of the IDC, and the aging process on materials. For example, there are a few visible aluminum fences that are no longer allowed, and screening of porches must now be done on the inside of the railings and columns. Each application is reviewed on a case-by-case basis.

3. *What happens after the IDC reviews my project?*

If your request is approved, you will receive written notice within 30 days, from the date a complete application package was submitted, from the NDC via email and can come by the I'On Office to pick up your IDC permit. Preliminary review will not result in an approval for construction but advice for how the project can best return for formal review.

If your project was unapproved, you may make the required revisions and/or gather the requested information and resubmit for review and approval. If you do not agree with an IDC decision you may file an appeal.

If your project was given conditional approval, you will have a certain amount of time in which to meet the approval conditions. Once the approval conditions are met, written approval can be given to begin work.

4. *How long is an IDC approval valid?*

IDC review approvals are good for 6 months (plus any approved extensions) from the original approval date but will expire if the project has not started within 6 months (plus any approved extensions) from the approval date. If IDC approval is not given and additional items and/or revisions for review are requested from the IDC, the requested items and/or revisions must be submitted within 6 months (plus approved extensions) from the review date, or the application becomes expired.

5. *Are neighbors notified when an IDC application is filed?*

No. The IDC applications request photos of neighboring properties and considers how proposed projects impact the public streetscape, but it does not contact neighbors for their opinion. With the proximity of homes in I'On, the desire to be neighborly, and the recognition that neighbors can often offer an important perspective which may be missed by the property owner, applicants are encouraged to talk with neighbors during their planning and design process.

6. *What Information must be included with my application and proposal?*

Greater detail provides members of the IDC with the clarity necessary to thoroughly review proposals and make informed decisions without requests for additional information which may delay approvals. Thus, wherever applicable, surveys, detailed, and accurate Architectural drawings to scale, current site plans, product manufacturer spec sheets for materials, photographs, paint color chips, and samples are required. Please refer to the application checklists on the I'On website, under the IDC tab, for specific application requirements to submit with an application for an IDC review.

7. *Do I need to meet with the Neighborhood Design Coordinator before my application is submitted to the IDC?*

It is highly recommended that the Titleholder meets with the Neighborhood Design Coordinator when submitting any application.

Titleholders are, however, required to meet with the IDC for all Structure Change applications and New Construction applications a minimum of 3 business days before the IDC meeting to be added to the meeting agenda for review. Titleholders also have the option to present to the IDC for 10 minutes prior to the IDC's private deliberations.

Approved Materials List

New technology offers homeowners a constantly changing menu of materials. The Approved Materials List for each type of building feature may be updated periodically to allow Titleholders the opportunity to select the best and most appropriate materials for their homes. Applications for new materials to be added to the list may be made, depending upon the material and its use, by Titleholders and their agents. It is important that new materials be approved by the IDC before being installed. On occasion, the IDC may ask for samples of the materials to be used. Under such circumstances, applicants must provide samples prior to review.

Property Element	Pre-Approved Materials
Chimneys:	Brick/Stucco
Columns:	Wood/Fiberglass/Brick
Decks (Open and Covered):	Wood Composite IPE (case-by-case)
	Hardwood
Doors:	Wood/Fiberglass/Steel
Driveways:	Concrete (Brushed, standard, tabby, salt finished)
	Stone (Bluestone, Travertine, Slate, etc.)
	Concrete paver (PROVIDE SAMPLE)
	Brick
	Crushed stone lines with brick or other approved edging
Exterior Paint Colors:	Historic Colors of Charleston *Referenced as point of beginning for exterior color consideration
Fences:	Wood
	Wrought Iron
	Living fence with painted (Charleston Green) or stained (Dark Green) wooden posts and fully landscaped with evergreen vegetation.
House Foundation Walls:	Brick
	Stucco
Garage Doors:	Wood
	Steel base with composite overlay or with steel overlay
Gates:	Wood
	Cast/Wrought Iron
Handrails & Pickets:	Wood or Iron

Exterior Steps:	Wood/Brick
	Slate/Stone
Lattice:	Wood (3/4" by 3/4")
Landscape Paths:	Concrete/Oyster Shell/Loose Stone/Brick (same as driveway)
Masonry Walls:	Brick
	Stucco
Mulch:	Pine Needles/Straw Natural Hardwood Mulch (Dyed brown/black only)
Roofs:	Architectural asphalt shingles
	Architectural Fiberglass shingles
	Standing seam metal – High quality 5-V crimp
	Wood shakes/slate Clay Tile
Shutters:	Wood – painted or stained
	Composite (Solid PVC)
	Metal (on case-by-case basis) – must submit for IDC approval
Siding/Building Walls:	Wood
	Hardie Artisan Plank/ Tru-Exterior Boral
	Brick
	Stucco
	Cedar shake
Soffits:	Wood
	Vinyl
	Hardie Plank
	Aluminum
Windows: SDL/TDL with 7/8" muntins	Wood
	Anodized aluminum
	Solid Vinyl
	Clear glass

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