

DESIGN GUIDELINES

for

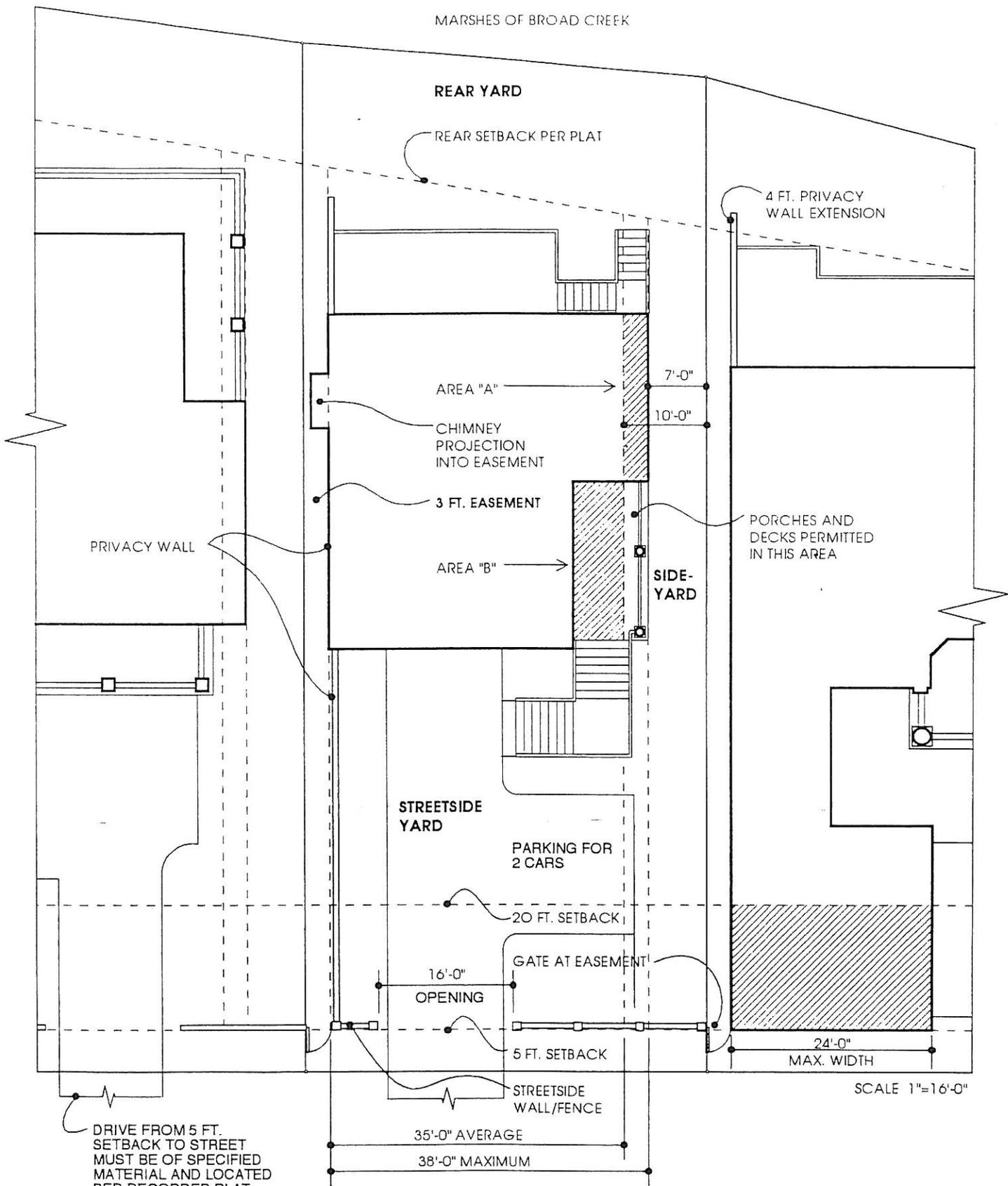
WEXFORD COMMONS

"Interesting architectural ties had early been established between Barbados and the Carolina colony in North America as a result of the involvement of Barbadian planters in establishing the settlement of Charles Towne, later Charleston. . . The most prevalent example of the Barbadian influence, however, was the "single house" design that was brought to Carolina. . . few of these single houses remain in Barbados; Charleston, South Carolina is full of them.

A. GENERAL

1. It is the intent of Wexford Commons to encourage the elegant simplicity of the "Charleston Single House" living concepts including:
 - a. Two story side porches, extra-large windows and raised first floor vital for collecting breezes and reducing heat and humidity.
 - b. Exterior landscape elements such as courtyards, entry yards, fences, gates, walls and semi-formal planting.
2. A "Charleston Single-House" refers to an individually designed, multi-story, single family dwelling unit built along one property line utilizing a "Privacy Wall" to provide one large usable side yard, as exemplified by many single houses in Charleston, South Carolina.
3. Each house in Wexford Commons will be a "Charleston Single House".
4. All proposed house plans must be submitted to and approved by the Wexford Architectural Standards Committee. Wexford Commons homes are also governed by the Wexford on the Green Architectural Guidelines. In the event of a conflict between these guidelines, the Architectural Standards Committee will determine which standard will apply.

Edward E. Crain, *Historic Architecture In the Caribbean Islands* (Univ. Press of Florida. 1994) p. 105



DRIVE FROM 5 FT. SETBACK TO STREET MUST BE OF SPECIFIED MATERIAL AND LOCATED PER RECORDED PLAT.

PER THE LAW OF AVERAGES-AREA "A" MUST BE LESS THAN OR EQUAL TO AREA "B"

DESIGN GUIDELINES FOR WEXFORD COMMONS

FIGURE 1

B. SIZE AND HEIGHT RESTRICTIONS

1. Wexford Commons homes will fall under the same size and height restrictions as Wexford on the Green Townhomes.
2. Homes exceeding a total of 4,000 square feet of heated area or containing more than 2,500 square feet per habitable floor will require a variance from the Wexford Architectural Standards Committee.
3. Combining lots will require Architectural Standards Committee approval. The setback requirements may be increased at the determination of the Architectural Standards Committee. Combining lots is encouraged when construction will take place on one lot leaving the other open for such elements as a garden or a pool.
4. Chimneys located within the three (3) foot easement are required to be three (3) feet higher than the maximum allowable height in order to avoid any potential conflict with the adjoining property.

C. PLACEMENT OF HOMES AND ENCLOSURES (see Figure 1)

1. A "House" must be built three (3) feet inside the lot and parallel to the "Privacy Wall" lot line; Fireplace projections and roof overhangs may encroach into this three feet. In no case may any portion of the overhang (including gutters) be any closer than four inches (4") to the property line.
2. From the property line opposite the "Privacy Wall" lot line, a ten (10) foot building setback is to be maintained (the "Sideyard"). Portions of the house may encroach into the setback depending on the design of the dwelling (See The Rule of Averages below). In no case shall this encroachment violate the privacy of the adjoining lot.
3. The street setback for building construction shall be a minimum of five (5) feet from the property line.
 - a. Driveways shall be constructed as shown on the recorded plat and of approved materials. The material from the road edge to the five (5) foot setback must be wholly of the approved brick.
 - b. This five (5) foot area is to be heavily landscaped by each lot owner. The material, when planted will be of mature size and achieve the final desired effect upon installation.
 - c. The entire street frontage of a lot, except at the driveway entrance at this setback line is to be defined by building façade wall, fence, gates or any combination thereof. The distance between the building façade wall or fence on each side of the driveway will be sixteen (16) feet (see Figure 1).

- d. The maximum width of the building facade between the five (5) setback and twenty (20) from the property line will be twenty four (24) feet.
- e. Garage doors, when facing the street shall be no closer than ten (10) feet from the front property line.
- f. The streetside wall/fence is to be between three (3) and seven (7) feet in height. Columns, posts and gates are permitted to be proportionately taller but not exceeding two (2) feet in height above the wall/fence height. Stucco, brick, wrought iron and, in some cases, wood are considered acceptable materials for the fence, columns, posts and gates.
- g. When a Wexford Commons home is set back farther than the five (5) feet, the streetside wall/fence must provide for an eventual continuous street yard enclosure by returning to the house along the Privacy Wall lot line and to the Privacy Wall of the adjacent home.

A gate, three (3) feet wide, will be installed at the end of the streetside wall/fence (in the adjacent property owner's three (3) foot easement) and attached to the adjacent property owner's Privacy Wall. This gate is the responsibility of the owner of the street yard wall/fence and is to be used by the owner of the adjacent property owner for the purpose of access to the three (3) foot easement.

Where no home on the adjacent property exists, the gate may be installed no later than ninety (90) days after the substantial completion of the adjacent home.

- h. The Architectural Standards Committee will permit no two houses to be located so that the front facades align.
4. The minimum rear setback for building construction above eighteen (18) inches must be no less than 20 feet from the South Carolina Coastal Council Critical Line or as shown on the recorded plat, whichever is the greater distance from the marsh. Horizontal construction may extend to within ten (10) feet of the rear property line, however, care must be used to avoid violating a neighbor's privacy or blocking a neighbor's view.
 5. Porches, decks, courtyards, pools, steps and walks may encroach into the Right Side (Sideyard) Setback. In no case shall this encroachment if more than 18" in height be closer than seven (7) feet from the Sideyard property line or violate the privacy of the adjoining lot. Roof overhangs may encroach into this seven (7) foot setback.
 6. The Charleston Single House is to be designed to its site. When reviewing a house, the Architectural Standards Committee will consider the location of existing and future adjacent homes.
 7. Rule of Averages for the Right Side (Sideyard) Setback: For every increase in the

specified average building width of thirty five (35) feet there shall be a corresponding opposite and equal decrease. In no case shall a Wexford Commons home be wider than thirty eight (38) feet.

For example, if a setback encroachment is permitted for 120 square feet, then a 120 square feet increase in that setback must also be provided.

This increase in setback must be applied to the house itself and not a portion of the streetside or rear yards. This procedure is intended to encourage design variety and the preservation of natural site features.

The Architectural Standards Committee is to encourage the application of the Rule of Averages.

D. LOCATION OF "PRIVACY WALL"

1. The "Privacy Wall" is to be constructed simultaneously with the home. A "Privacy Wall" is to be located so the exterior face of the wall is three (3) feet inside of and parallel to the "Privacy Wall" lot line on the recorded subdivision plat.
2. There is a three (3) foot easement between the exterior face of the "Privacy Wall" and the property line for the use and enjoyment of the adjacent lot owner. This three (3) foot easement area and the exterior face of the wall may be used by an adjacent lot owner to plant shrubbery and other plantings, providing this activity does not interfere with the structural integrity of the wall and/or dwelling unit. No vines are to be planted on the face of an adjacent property owner's wall.
WARNING: Any plantings in this easement prior to the construction of the adjacent privacy wall may be damaged during the construction of the wall. Damage to plants during construction are the responsibility of the adjacent property owner, not the owner of the home under construction. (see Figure 1)
3. The three (3) foot "Privacy Wall" easement is intended for the construction, maintenance and repair of the "Privacy Wall" and/or dwelling unit. The user of this easement area by a lot owner is not to exceed a total of sixty (60) calendar days during construction, and not to exceed a period of thirty (30) days in any 365 day period for essential maintenance. Any shrubbery or planting in the easement area that is removed or damaged during maintenance or repair of property, shall be repaired or replaced at the expense of the lot owner causing such damages. Additions to the initial construction shall be considered maintenance or repair for the purpose of this section.

E. CHARACTER OF THE PRIVACY WALL

1. Windows or other openings of any other type are permitted in the "Privacy Wall" only provided they do not permit a view into the adjacent property. This wall will be designed to have sufficient detail to visually relieve this large expanse of wall.
2. The portion of the "Privacy Wall" that extends beyond the body of the house must form an integral part of the end wall of the house. This portion must not be merely a "fence" but a wall. A long wall that ends abruptly without a pillar or end statement

will not be permitted.

F. EXTENT OF THE PRIVACY WALL

1. To provide visual and acoustical privacy between homes, the height of the Privacy Wall that extends beyond the front façade of the house to meet the streetside wall/fence (see figure 1) must be a minimum of six (6) feet and a maximum of (8) feet above the finished ground floor elevation. This wall must be constructed predominantly of the same materials as that portion of the Privacy Wall that is the exterior of the house. The Privacy Wall must extend at least (4) feet beyond the rear façade of the house. The streetside wall/fence is required and may be a minimum of (4) feet in height.
2. Outdoor living areas adjacent to the "Privacy Wall" lot line must be bordered by the "Privacy Wall". Openings in this wall may be permitted only when the Architectural Standards Committee receives written agreement between the affected lot owners.
3. Once a wall turns, it is permissible to introduce another height, material or type of screen, provided it is submitted in detail and approved by the Architectural Standards Committee. Turns may not be used to circumvent the "Privacy Wall" standards.
4. **INTERMEDIATE PRIVACY WALL:** If a neighboring lot is vacant and privacy is desired, an aesthetic fence erected along the property line will be permitted, subject to approval of the Architectural Standards Committee. This fence shall be removed when the adjacent lot is improved in accordance with Article C (Placement of Homes and Enclosures).

G. USE OF YARDS IN WEXFORD COMMONS LOTS

1. **STREETSIDE YARD:** May be used for a terrace, entrance courtyard and motor court, and may include an enclosed utility court.
 - a. HVAC and any other utility items must be placed underneath the house or in an approved "utility court".
 - b. Two open parking spaces are required within the lot area.
2. **SIDEYARD:** In keeping with the concept of a Charleston home, the side yard is to be designed as an outdoor extension of the house itself, and may be used for outdoor living area, a pool, a motor court or an enclosed utility court.
3. **REAR YARD:** The rear yard is to be landscaped from the edge of any vertical construction to the edge of the South Carolina Coastal Critical Line. This landscaping should be semi-formal in nature. Pinestraw, pine bark or other similar mulching

materials shall only be permitted in planting beds and not used as ground cover.

Driveways, walks, patios and other hardscape elements should be of brick, stone, decorative finish "stamped concrete" or similar material. Plain concrete is not acceptable.

H. MAINTENANCE OF PRIVACY WALL

1. To facilitate privacy for a neighboring home, dwelling units must be constructed so that the "Privacy Wall" side of the unit provides no view openings looking into or over-viewing the adjacent lot and provides no access way or entry way into said adjacent lot except as may be specifically agreed to in writing by adjoining lot owners.
2. Viewing into the indoor/outdoor living area of the adjoining lot from the "Privacy Wall" side of a house, is not permitted. In the event that a view into the adjoining lot becomes apparent after construction, the A.S.C. may, at its discretion, require an extension of the wall at any time.

I. DRAINAGE

1. Storm water run-off should be directed to the front and rear of the lot. In no case shall storm water run-off be directed onto an adjacent lot. Roofs pitched towards the "Privacy Wall" property line will employ gutters and downspouts to direct the water onto the house side of the "Privacy Wall" and then to the front or rear of the property.

BROAD CREEK

