

APPLICATION TO CONSTRUCT NEW CONSTRUCTION OR EXTERIOR ALTERATION

Date Received:

ROSE HILL PLANTATION ARB

Submit to:
Rose Hill Plantation POA - ARB
1 Rose Hill Way
Bluffton, SC 29910
Phone: (843)757-2450 Fax: (843)757-2451

- New Construction
- Sewage or Septic Tank available

Exterior Alteration:

- Repaint/ReStain/ReStucco
- Landscape Alteration/Addition
- Addition
- Outbuilding
- Swimming Pool
- ReRoof
- Patio/Porch Enclosure
- Other

- | | |
|---|-------|
| Submitted for: | Date: |
| <input type="checkbox"/> Conceptual Approval | _____ |
| <input type="checkbox"/> Preliminary Approval | _____ |
| <input type="checkbox"/> Final Approval | _____ |

FOR REVIEW BOARD USE ONLY:

- Stake Out
- Foundation
- Framing
- Driveway
- Landscaping
- Final

LOT:

Address of Construction:

OWNER INFORMATION:
Name: _____
Address: _____

Phone: _____ Fax: _____

ARCHITECT OR DESIGNER:
Name: _____
Address: _____

Phone: _____ Fax: _____

CONTRACTOR OR BUILDER:
Name: _____
Address: _____

Phone: _____ Fax: _____
Mobile: _____ Email: _____

AUTHORIZED REPRESENTATIVE:

The Authorized Signer and the Property Owner must read and comply with the Rose Hill ARB Guidelines. Signature of this application acknowledges said responsibility.

**APPLICATION TO CONSTRUCT IN ROSE HILL
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LOT # _____

STREET ADDRESS: _____

EXTERIOR MATERIALS AND COLORS

Color Samples, on actual materials, must accompany this application for preliminary or final approval on a color board no larger than 8” by 11”.

<u>ITEM:</u>	<u>MATERIAL</u>	<u>COLOR</u>	<u>MANUFACTURER/MODEL#/NAME</u>
Siding (Wood/HardiPlank)	_____	_____	_____
Siding (Masonry)	_____	_____	_____
Roofing (Weight _____)	_____	_____	_____
Fascia	_____	_____	Minimum 30 Year Warranty
Trim	_____	_____	No metal/vinyl allowed
Soffit	_____	_____	_____
Shutters	_____	_____	No metal/vinyl allowed
Front Door	_____	_____	_____
Exterior Doors	_____	_____	_____
Garage Doors	_____	_____	_____
Windows	_____	_____	_____
Chimney	_____	_____	_____
Driveways	_____	_____	_____
Swimming Pool/Spa	_____	_____	_____

Fireplace: Woodburning _____ Propane _____ (If propane, indicate location of tanks on floor plan)

**ENCLOSED DWELLING AREA (SQUARE FEET)
(Include unfinished dwelling areas and “bonus” rooms)**

First Floor _____ Second Floor _____ Bonus Room _____ Total Enclosed Area: _____

APPLICATION TO CONSTRUCT IN ROSE HILL

FEES FOR NEW CONSTRUCTION

Concept Review Only:

- ❑ No fee required. ARB opinion is non-binding

Preliminary Review:

- ❑ Review Fee of \$1000 (Non Refundable) must be paid at time of submission of application

Permitting:

- ❑ Inspection Fee of \$450 (Non Refundable)
- ❑ Completion Deposit: Owner: \$3500 / Builder: \$4500 (Refundable)

FEES FOR ALTERATION OF EXISTING HOMES

Concept Review Only:

- ❑ No fee required. ARB opinion is non-binding

Preliminary Review:

- ❑ Review Fee of \$250 (Non Refundable) must be paid at time of submission of application

Permitting:

- ❑ Docks or Bulkheads: Application Fee of \$1000 / Inspection Fee of \$100
Compliance Bond – Owner: \$100 / Builder \$2500
- ❑ Addition or Outbuilding: Application Fee of \$250 / Inspection Fee of \$450
Compliance Bond – Owner: \$250 / Builder \$2500
- ❑ Swimming Pools: Application Fee of \$250 / Inspection Fee of \$100
Compliance Bond – Owner: \$100 / Builder \$2500
- ❑ Porch or Deck Addition: Application Fee of \$250 / Inspection Fee of \$100
Compliance Bond –Owner: \$100 / Builder \$2500
- ❑ Porch or Deck Enclosure: Application Fee of \$250 / Inspection Fee of \$ 50
Compliance Bond –Owner: \$100 / Builder \$1000
- ❑ Fences: Application Fee of \$250 / Inspection Fee of \$100
Compliance Bond – Owner: \$100 / Builder \$1000
Fence Survey required.
- ❑ Re-Roofing: Inspection Fee of \$100
Compliance Bond – Owner \$100 / Builder \$1000
- ❑ Major Landscaping: Application required. Plans and plant schedule
must be provided. Fees and Deposits required.

Other Modifications-Please contact ARB Administrator.

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Date Received:

Lot# _____ Street _____
Address: _____

The owner warrants that all construction and landscaping will be completed in accordance with the approved plans, within 60 days of the issuance of the Certificate of Occupancy, or within one year of the date of the Rose Hill building permit, whichever comes first. However, no owner may occupy the newly constructed residence without having requested, in writing, a final inspection by the Architectural Review Board. Failure to comply with this request could result in fines that will be deducted from the refundable compliance deposit. Re-inspections caused by an owner or builder will be assessed at the rate of \$50 per inspection and will be deducted from the compliance deposit prior to refund.

_____ Initial

Application for a permit to construct or alter a single family residence at Rose Hill Plantation is made by the parties listed on page 5 with the full knowledge and understanding of the Recorded Covenants and Restrictions and of the Architectural Guidelines and Review Procedures published and enforced by the Architectural Review Board. The parties agree to adhere to these Covenants, Restrictions, and Guidelines and to all conditions set out in this application.

_____ Initial

The parties below understand that the Architectural Review Board and Rose Hill Plantation Property Owners' Association and their various affiliates have not part nor responsibility in the contractual relationship between the homeowner and building contractor (s). Also, the parties have no recourse to Rose Hill Plantation for any problems between the owner and the contractor in either the performance of the work under contract or the financial settlement of the contract. In addition, the ARB's function does not extend to taking responsibility for layout, dimensions, etc. ARB approval of the stake-out is only for orientation to the lot.

_____ Initial

The parties below understand that the house cannot be occupied until the Beaufort County Certificate of Occupancy has been received and the house has successfully passed a final inspection conducted by the Rose Hill ARB. **Waiver of this requirement must be requested in writing prior to occupancy.** Occupying the house prior to final ARB Inspection approval will result in a fine of \$100 per day until the inspection by the ARB has been completed

_____ Initial

HURRICANE PREPAREDNESS POLICY

Date Received:

In the event of a hurricane warning at the OP-CON III level established by Beaufort County, you must observe the following:

1. The Op Con Level will be published on the community bulletin board at the entrance to both the North and South sides of the Plantation just beyond the gates.
2. If a hurricane watch has been established, it is the builders' responsibility to monitor the status of the hurricane.
3. No construction will be allowed after the OP CON III level has been established.
4. All debris must be removed from the dumpsters and any materials must be secured. It is preferred, if time permits, to remove the dumpster from the job site. It must otherwise be secured.
5. The porttoilette must be removed from the jobsite. If there is not sufficient notice, the porttoilette must be secured to prevent it from causing any damage to adjacent properties.

The builder agrees to be aware of the status of any hurricane or tropical storm warning and comply with the above rules.

_____ _____ Initial

New Construction Checklist

Application Checklist

No work is to begin before the Rose Hill permit is issued unless arranged with the ARB Admin.

- 1. Property Bush Hogged
- 2. Property Staked & Strung
- 3. 2 Complete sets of plans shall accompany the final application
 - Site Plan
 - Landscape Plan
 - Floor Plan
 - Elevations
 - Details
 - Building Materials
- 4. Each sheet of drawings and first page of all documents must include the property lot number, street name, architect & dates of drawings
- 5. Drawings must be to scale
- 6. Beaufort County Building Permit must be received
- 7. Processing Fee \$1,000 (All fees and deposits are due before the Rose Hill permit is issued)
- 8. Inspection Fee \$450
- 9. Home Owner Compliance Deposit \$3,500
- 10. Builder Compliance Deposit \$4,500
- 11. Mailbox Fee \$130/150 (upon receiving final approval & before issuance of a building permit)
- 12. Silt fence needed after excavation
- 13. Shingle color at Final application
- 14. Exterior house colors before framing is complete (or at Final submittal)
- 15. Dumpster and portal toilet must be screened
- 16. The Foundation Survey and Elevation Certificate is needed before pouring the foundation