

**APPLICATION TO CONSTRUCT  
NEW CONSTRUCTION OR EXTERIOR ALTERATION  
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

**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: \_\_\_\_\_

\_\_\_\_\_ New Construction

Exterior Alteration:

\_\_\_\_\_ Repaint/ReStain/ReStucco

\_\_\_\_\_ Landscape Alteration/Addition

\_\_\_\_\_ Addition

\_\_\_\_\_ Outbuilding

\_\_\_\_\_ Swimming Pool

\_\_\_\_\_ ReRoof

\_\_\_\_\_ Patio/Porch Enclosure

\_\_\_\_\_ Other

Submitted for: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Conceptual Approval \_\_\_\_\_

\_\_\_\_\_ Preliminary Approval \_\_\_\_\_

\_\_\_\_\_ Final Approval \_\_\_\_\_

FOR REVIEW BOARD USE ONLY:

\_\_\_\_\_ Stake Out

\_\_\_\_\_ Foundation

\_\_\_\_\_ Framing

\_\_\_\_\_ Driveway

\_\_\_\_\_ Landscaping

\_\_\_\_\_ Final

**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.*

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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: \_\_\_\_\_

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**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 (Requires Application Fee of \$250)

- ❑ Addition or Outbuilding: Inspection Fee of \$450  
Compliance Bond – Owner: \$250 / Builder \$2500
- ❑ Swimming Pools: Inspection Fee of \$100  
Compliance Bond – Owner: \$100 / Builder \$2500
- ❑ Porch or Deck Addition: Inspection Fee of \$100  
Compliance Bond –Owner: \$100 / Builder \$2500
- ❑ Porch or Deck Enclosure: Inspection Fee of \$ 100  
Compliance Bond –Owner: \$100 / Builder \$1000
- ❑ Fences: Inspection Fee of \$100  
Compliance Bond – Owner: \$100 / Builder \$2500  
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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**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**

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 portopilette must be removed from the jobsite. If there is not sufficient notice, the portopilette 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