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STANDARD AND GUIDELINES OF

Charles Towne Place Homeowners Association

The undersigned, Amber Neale*, Community Manager for Charles Towne Place Homeowners Association ("Association"), does hereby certify that the attached document constitutes the current Standards and Guidelines of the Association and are being recorded in the Register of Deeds Office for Charleston County, South Carolina, in accordance with the requirements of Section 27-30-130, Code of Laws South Carolina, 1976, as amended.

WITNESS my hand and seal this 7th day of January, 2019.

 (Seal)

Amber Neale, Community Manager*
Reliable Property Managers, LLC

The Charles Towne Place Owners Association Standards & Guidelines



No exterior or common area changes may be made to any Charles Towne Place (CTP) unit or by a unit owner, without written permission from the Charles Towne Place Homeowners Association Architectural Review Committee and, when applicable, the Seabrook Island Property Owners Association Architectural Review Board. We encourage you to review these standards as well as the SIPOA ARB guidelines available online at sipoa.org.

Grills: Gas, electric, and charcoal grills are prohibited from use on any deck or area within 10 feet of the structure. Grill, tank, and miscellaneous loose items must be stored out of front sight and within building footprint.

Beach Gear: All beach chairs, toys, and beach towels must be stored out of sight. Towels or other items must not be hung on any porch or stair railing.

Roof: No changes of type / style / color to the roofs are allowed. Gutters, leaf guards, and rain guards need prior written permission and approval from the ARC, with possible involvement by the ARB.

Paint: Color changes are not permitted. Current standards are:

- ❖ Shutters, Outer Porch Doors, and Wood Porch Floors: Sherwin Williams Super Paint Semi-Gloss - *Original Charleston Green*
- ❖ Inside Exterior Doors: Sherwin Williams Super Paint Semi-Gloss - *Original Charleston Green* or *Cattail Pond*
- ❖ Trim: Sherwin Williams Super Paint Gloss - *Seabrook Island White* (creamy white)
- ❖ TreadFlex Porch Floors (floor enamel skid proof): Satin Eggshell Finish - *Original Charleston Green*

CTP has approved the following as standards concerning individualization:

Siding: Please see attached document outlining the Standard for Replacing Siding with Alternate Material.

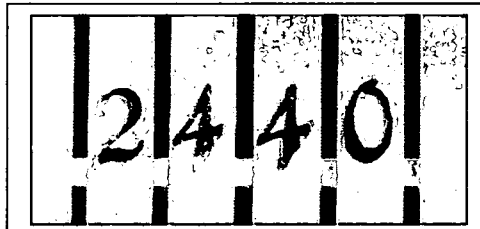
Doors: Exterior porch doors should be six-paneled. Colors for the house doors are limited to either Sherwin-Williams Cattail Pond or for the outer porch, Sherwin-Williams Charleston Green. Lower level door(s) to the rear entrance and door colors must be approved individually as long as they confirm have six panels.



Hardware: Door handles must be of the handleset type, in either brass or stainless steel finish. Kick plate finish should match the door handle.

Door Knockers: Door knockers have traditionally been tailored to the individual tastes of the homeowners. Replacement door knockers must have a brass finish and must be approved by the CTP ARC.

House Numbers: Units must have only the house numbers installed and maintained by the regime.

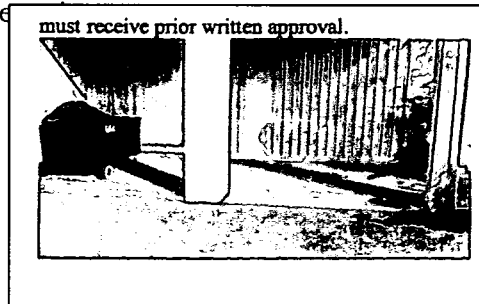


Lighting: Exterior Lighting must comply with the Association's standards. The approved exterior lighting is the Altair Lighting Wall Lantern, Model # AL-2163.

Satellite Dishes: The placement of satellite dishes must be approved prior to installation. Dishes must be mounted on the backside of the roof and not mounted on the ground or common property.

Flags: An American flag or seasonal banner may be hung as allowed by the SIPOA ARB guidelines. Seasonal banners may only be hung during the season and are not to exceed 4' x 6'.

Patio Floor: A rear patio floor can be a solid or wood surface (for runoff) and must remain within the drip line of the



Hanging Plants / Potted Plants / Flower Boxes: The Regime limits all plants to those that are indigenous and kept in good condition. The plants should complement the surrounding area and not detract from it.

Plantings in the front of the homes are permitted, but must be indigenous and maintained by the owner.

Addition of border material is not permitted unless approved by the ARC. Border material is currently limited to pine straw for uniformity.

Outdoor Art: Outdoor art may include statuary item(s) of tasteful weatherproof material no larger than 2' x 3'. Stepping stones may be allowed if pre-approved by the ARC. Approved materials are stone or cement. Art colors may be natural or verde green.



No birdfeeders will be allowed on any common property. One birdfeeder will be allowed in the rear of each unit, provided the owner keeps the area clean.

Screens: Screens on windows are allowed. Floor-to-ceiling screening of the back porch(s) is allowed with written approval by the ARC. Exterior porch screening needs to be moved inside the rails, with the exception of the three (3) units on the marsh:

Blinds are permitted as long as they can be retracted.



Awnings: Installation of awnings is not permitted.

This document is not exhaustive and is meant to give a standard for exterior appearances of the Association in conjunction with the Seabrook Island Property Owners Association guidelines. Any exterior change requires approval even when following the approved guidelines outlined as part of this document. Deviation from this document is not permitted without a complete submission of plans for consideration.

Updated February 9, 2018

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Filed By:

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