

TOWN OF KIAWAH ISLAND

## Ordinance 2025-XX

**“AN ORDINANCE TO AMEND CHAPTER 12 - LAND USE PLANNING AND ZONING ORDINANCE PURSUANT TO EXISTING ORDINANCE 2023-23 REMOVING THE 2013 AMENDED AND RESTATED DEVELOPMENT AGREEMENT FROM THE ZONING CODE AS AN APPENDIX AND CLARIFYING THE SETBACK STANDARDS.”**

**WHEREAS**, the Town of Kiawah Island Municipal Code currently contains *Chapter 12 - Land Use Planning and Zoning*; and

**WHEREAS**, on or about December 3, 2013, the Town entered into an Amended and Restated Development Agreement by and between Kiawah Resort Associates and the Town of Kiawah Island pursuant to Ordinance 2013-16; and

**WHEREAS**, on or about December 3, 2013, the Town also adopted Ordinance 2013-15, which, among other things, adopted the Amended and Restated Development Agreement as an appendix to Article 12 of the Town’s Land Use Planning and Zoning Regulations; and

**WHEREAS**, the Town and Property Owner agreed to amend the 2013 Amended and Restated Development Agreement to set a termination date of December 4, 2023 and;

**WHEREAS**, the Town of Kiawah Island now finds that, upon further review, it is in the public interest to amend the *Town of Kiawah Island Land Use Planning and Zoning Ordinance* to remove the Amended and Restated Development Agreement as an appendix of the *Town of Kiawah Island Land Use Planning and Zoning Ordinance*; and

**WHEREAS**, in order to retain the existing setback standards of platted and developed properties prior to December 4, 2023, this amendment affirms the setback standards for these properties as listed and identified by Exhibit B “Kiawah Island Property Setback Requirements Appendix” attached thereto; and

**WHEREAS**, subject properties not listed and identified in Exhibit B “Kiawah Island Property Setback Requirements Appendix” and developed subsequent to December 4, 2023 or previously subject to the 2013 Amended and Restated Development Agreement, would be subject to the setback standards pursuant to the setback standards of the respective base zoning district set forth in the Town of Kiawah Island Land Use Planning and Zoning Ordinance as amended; and

**WHEREAS**, this amendment would retain the zoning standards adopted by Ordinance 2013-014 for Freshfields Retail Village Planned Development; and

**WHEREAS**, this amendment would rezone and establish designated future land categories for properties identified within the 2013 Amended and Restated Development Agreement, Exhibit 13.2 to be consistent with the purposes and intent of the adopted Comprehensive Plan and would not be detrimental to the public health, safety, and welfare of the Town of Kiawah Island; and

**WHEREAS**, the Planning Commission provided a recommendation on October 4, 2023 and October 19, 2023, at which time a presentation was made by staff, and an opportunity was given for the public to comment on the amendment request; and

**WHEREAS**, Town Council held a Public Hearing on October 24, 2023, providing the public an opportunity to comment on the proposed amendment.

**WHEREAS**, the Planning Commission provided a recommendation on June 4, 2025 at which time a presentation was made by staff, and an opportunity was given for the public to comment on the amendment request; and

**WHEREAS**, Town Council held a Public Hearing on July 1, 2025, providing the public an opportunity to comment on the proposed amendment.

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NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF KIAWAH ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY THE AUTHORITY OF SAID COUNCIL.

**Section 1**                      **Purpose**

The purpose of this Ordinance is to amend the Land Use Planning and Zoning Ordinance to remove the 2013 Amended and Restated Development Agreement from the Zoning Code as an appendix and clarify the setback standards for developed and undeveloped properties prior to December 4, 2023.

**Section 2**                      **Ordinance**

- (a) The Town hereby adopts the future land use map and zoning map attached hereto and incorporated herein by reference as Exhibit “A.”
- (b) The Town hereby removes the 2013 Amended and Restated Development Agreement as an appendix from Chapter 12- Land Use Planning and Zoning Ordinance, but keeps in place the Kiawah Island Property Setback Standards Appendix for listed and identified properties as attached hereto and incorporated herein by reference as Exhibit “B.”
- (c) In removing the Amended and Restated Development Agreement as an appendix to Chapter 12- Land Use Planning and Zoning Ordinance, the Town confirms that it is retaining the Freshfields Retail Village Planned Development attached hereto and incorporated herein by reference as Exhibit “C.” that was adopted by Ordinance 2013-14.

**Section 3**                      **Severability**

If any part of this Ordinance is held to be unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such unconstitutional provision, and the remainder of said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons, property, kind property, circumstances or set of circumstances, such holding shall not affect the circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property, or circumstances.

**Section 4**                      **Effective Date and Duration**

This Ordinance shall be effective upon its enactment by Town Council for the Town of Kiawah Island.

**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2025.**

\_\_\_\_\_  
**Bradley D Belt, Mayor**

**ATTEST:**

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

**Petra Reynolds, Town Clerk**

1<sup>st</sup> Reading:

2<sup>nd</sup> Reading:

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"EXHIBIT A"

# Future Land Use Map

## Future Land Use Map

### Categories

- ACTIVE REC AND OPEN SPACE
- CIVIC AND INSTITUTIONAL
- COMMERCIAL
- CONSERVATION
- HIGH DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE
- RESORT
- RIGHT-OF-WAY
- Water
- Marsh

# Town of Kiawah Island Future Land Use Map

Adopted October 5, 2010  
As Amended



THIS MAP HAS BEEN PREPARED BY THE TOWN OF KIAWAH ISLAND AND OTHERS AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE TOWN OF KIAWAH ISLAND. THE TOWN OF KIAWAH ISLAND IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP.



"EXHIBIT A"

### Zoning Map Legend

|                         |                    |                            |                |                |           |               |                     |                        |                         |
|-------------------------|--------------------|----------------------------|----------------|----------------|-----------|---------------|---------------------|------------------------|-------------------------|
| <b>Zoning Districts</b> | Yellow             | R-1                        | Orange         | R-3/Commercial | Red       | Commercial    | Diagonal lines      | R-2-O Overlay District |                         |
| Green                   | Conservation       | Light Yellow               | R-2            | Pink           | RST-1     | Olive Green   | Planned Development | Diagonal lines         | Resort Overlay District |
| Light Green             | Parks & Recreation | Orange                     | R-3            | Magenta        | RST-2     | Purple        | Community Support   | Light Blue             | Marsh                   |
| Light Blue              | PR-Ocean Course    | Yellow with diagonal lines | R-2/Commercial | Pink           | RST-1/R-3 | Dark Purple   | Community Support-2 | Dark Blue              | Water                   |
|                         |                    |                            |                |                |           | White outline | Rights-of-Ways      |                        |                         |



## Town of Kiawah Island Zoning Map

Adopted October 5, 2010  
As Amended



TOWN OF RESIDENTIAL OVERLAY ZONING DISTRICT ADOPTED 10/04/2011

PLANNING DEPARTMENT  
1111 SOUTH CAROLINA SHORES BLVD. SUITE 1000  
PO BOX 210000  
KIWAH ISLAND, SOUTH CAROLINA 29556-0000  
TEL: 843.686.2000  
FAX: 843.686.2001  
WWW.KIWAHISLAND.COM

# KIAWAH ISLAND PROPERTY SETBACK REQUIREMENTS APPENDIX

The setbacks provided herein shall apply for all listed and identified properties. All other lots not listed, which are developed subsequent to December 4, 2023, shall be subject to the Town of Kiawah Island's Land Use Planning and Zoning Ordinance Development Regulations. Prior to any development the applicant shall confirm with the Planning Department the subject property's setback standards.

**PROPERTIES FOR EXHIBIT INCLUSION**

**Setbacks R-1 without graphics**

| <b>Name</b>  | <b>Page</b> | <b>Lots</b>  |
|--|-------------|--|
| Airy Hall (Developed Lands)                            | 2           | 1 - 27   |
| Amaranth Rd-Patio Lots(Developed Lands)                | 3           | 402 - 420  |
| Angler Hall (Developed Lands)                          | 3           | 1 - 15   |
| Anhinga Court (Sparrow Pond)(Developed Lands)          | 3           | 1040 -1046   |
| Arrowhead Hall(Developed Lands)                        | 3&4         | 16 - 25  |
| Atlantic Beach Court(Developed Lands)                  | 4           | 1 - 41   |
| Augusta National (Developed Lands)                     | 5           | 135 - 235  |
| Avocet lane(Developed Lands)                           | 5           | 1 - 15   |
| Bally Bunion(Developed Lands)                          | 6           | 181 - 198  |
| Baldpate Court (Night Heron Cottages)(Developed Lands) | 7           | 80 - 87  |
| Bank Swallow(Night Heron Cottages)                     | 7           | 49 - 89  |
| Bass Creek Lane(See Graphics Also)(Undeveloped Lands)  | 7&8         | 91 - 101   |
| Belmeade Hall (Inlet Cove)(Developed Lands)            | 8&9         | 63 - 108   |
| Belted Kingfisher Rd(Developed Lands)                  | 9           | 182 - 200  |
| Berkshire Hall (Developed Lands)                       | 9           | 26 - 38  |
| Bittern Court (Developed Lands)                        | 10          | 77 - 85  |
| Black Duck Court (Developed Lands)                     | 10          | 555 - 558  |
| Bluebill Court (Developed Lands)                       | 10          | 156 - 169  |
| Blue Heron Pond Rd (Undeveloped Lands)                 | 11          | <b>See Graphics</b>  |
| Broomsedge Lane (Developed Lands)(Patio Lots)          | 11          | 138 - 147, 148 -155  |
| Bufflehead Drive (Developed Lands)                     | 11          | 1 - 32, 86-89, 110-130, 155, 500-547,<br>552-554, 559, 564-565 |
| Bulrush Lane (Night Heron Cottages) (Developed Lands)  | 13          | 26 - 43  |
| Burroughs Hall (Developed Lands)                       | 13          | 28 - 55  |

|   |       |  |
|---|-------|--|
| Catbriar Court (Developed Lands)                      | 14    | 327-335  |
| Cedar Wax Wing (Undeveloped Lands)                    | 14    | <b>See Graphics</b>  |
| Clay Hall (Developed Lands)                           | 14    | 56 - 73  |
| Cormorant Island (Undeveloped Lands)                  | 14&15 | 21 - 31  |
| Conifer Lane (Developed Lands)                        | 15    | 120 - 137  |
| Cordgrass Court (Developed Lands)                     | 15    | 255 - 260  |
| Cotton Hall (Developed Lands)                         | 15&16 | 39 - 55  |
| Crested Flycatcher (Developed Lands)                  | 16    | 43 - 51  |
| Curlew Court (Developed Lands)                        | 16&17 | 761 - 767  |
| Diodia Court (Sparrow Pond) (Developed Lands)         | 17    | 1093 - 1096  |
| Doral Open (Developed Lands)                          | 17    | 259 -281   |
| Duneside Rd (Sparrow Pond Cottages) (Developed Lands) | 17    | 1090 - 1092  |
| Dungannon Hall (Developed Lands)                      | 17&18 | 74 - 87  |
| Eugenia Avenue (Developed Lands)                      | 18&19 | 1A-1B & 2-17, 19 & 21 - 41, 43A, 43B,<br>44A & 44B, 45 -60, 61A&B, 63A&B, 65, 67, 69, 71, 73, 75, & 77 |
| Evening Bend (Inlet cove) (Developed Lands)           | 19    | 14 -18   |
| Falcon Point (Undeveloped Lands)                      | 19&20 | 1 -19, 20A&B, 65 - 67  |
| Fiddlers Reach (Oceanwoods)(Developed Lands)          | 20    | 468 - 486  |
| Fish Hawk Lane(Developed Lands)                       | 20    | 220 - 225, & 229 - 240   |
| Fletcher Hall (Developed Lands)                       | 20&21 | 56 - 72  |
| Flying Squirrel Court (Greenslake)(Developed Lands)   | 21    | 1201 - 1216  |
| Flyway Drive (Developed Lands)                        | 21-23 | 18 - 21 & 100 - 114, 120 - 173   |
| Flyway Drive (Developed Lands)                        | 24    | 174 - 180  |
| Forestay Court (Developed Lands)                      | 24    | 66 - 81  |
| Friendfield Hall (Developed Lands)                    | 24&25 | 88 - 91 & 96 & 97  |
| Gladwall Lane (Developed Lands)                       | 25    | 131 - 134 & 154  |
| Gallinule Court (Sparrow Pond Cottages) (Developed )  | 25    | 1060 - 1071  |
| Glen Abbey (Developed Lands)                          | 25&26 | 173 - 189, 200 - 217, 229 - 254  |

|  |       |  |
|--|-------|--|
| Glen Eagle (Developed Lands)                         | 27    | 312 - 328  |
| Glossy Ibis Lane (Developed Lands)                   | 27    | 700 - 719, 741- 760 & 768  |
| Goldeneye Drive (Undeveloped Lands)                  | 27&28 | 90 - 109   |
| Goldenrod Court (Developed Lands)                    | 28    | 50 - 59  |
| Governor's Drive (Developed Lands)                   | 28&29 | 1 - 8, 45 - 49, 60, 61, 72 - 76, 96 - 98<br>108 - 114, 131 - 136, 154 - 160, 170 - 178 |
| Governor's Drive (Developed Lands)                   | 30    | 179, 191 - 195, 250, 251 - 268,<br>281 - 285, 331 - 351, 387 - 390                     |
| Green Meadow Lane (Undeveloped Lands)                | 31    | <b>See Graphics</b>  |
| Green Winged Teal Rd (Developed Lands)               | 31    | 375 - 401  |
| Greensward Rd (Developed Lands)                      | 31&32 | 1 - 31, 39 - 42, 52  |
| Grey Widgeon Court                                   | 32    | <b>See Graphics</b>  |
| Hooded Merganser (Developed Lands)                   | 32    | 136 - 147  |
| Horned Grebe Court (Developed Lands)                 | 32    | 201 - 207  |
| Jackstay Court (Developed Lands)                     | 32&33 | 82 - 99  |
| Kiawah Beach Drive(Greenslake) (Developed Lands)     | 33    | 1230 - 1237  |
| Kiawah Island Club Drive (Undeveloped Lands)         | 33    | <b>See Graphics</b>  |
| Kill-Dee Court (Developed Lands)                     | 34    | 225 - 228  |
| Kings Island (Developed Lands)                       | 34    | 219 - 228  |
| Low Oak Woods Rd (Developed Lands)                   | 34    | 325, 326, 336 - 353, 373, 374  |
| Marsh Cottage Lane (See Graphics)(Undeveloped Lands) | 35    | 20 - 31  |
| Marsh Cove Rd (See Graphics)(Undeveloped Lands)      | 35    | 285 - 303  |
| Marsh Edge Lane (Developed Lands)                    | 36    | 22 - 40  |
| Marsh Elder Court (Developed Lands)                  | 36    | 98 - 108   |
| Marsh Hawk Lane - Patio Lots (Developed Lands)       | 37    | 160 - 185  |
| Marsh Island Drive (Developed Lands)                 | 37    | 161, 168 - 174 & 190   |
| Marsh Island Drive - Patio Lots - Wall on Left       | 37    | 162-167  |
| Marsh Island Drive - Patio Lots - Wall on Right      | 37    | 175 - 189  |
| Marsh Wren Court (See Graphics)(Undeveloped Lands)   | 38    | 21 - 27  |

|   |       |                                 |
|---|-------|---------------------------------|
| Masters Court (Developed Lands)                           | 38    | 282 - 293                       |
| Muirfield Lane (Village at Turtle Beach)(Developed Lands) | 38    | 42 - 48                         |
| Needlerush Court (Developed Lands)                        | 39    | 202 - 204 - 205                 |
| New Settlement (See Graphics)(Undeveloped Lands)          | 39    | 62 - 69, 73 - 79                |
| Nicklaus Lane (Developed Lands)                           | 39&40 | 1 - 4, 5 - 13                   |
| Ocean Course Drive (Undeveloped Lands)                    | 40&41 | 0 - 65                          |
| Ocean Green Phase I (Undeveloped Lands)                   | 41&42 | 1 - 13                          |
| Ocean Green Phase I(Developed Lands)                      | 42    | 14 - 26                         |
| Ocean Green Phase II (Undeveloped Lands)                  | 42    | 1 - 18                          |
| Ocean Marsh Rd (See Graphics)(Undeveloped Lands)          | 43    | 212 - 214, 221- 223             |
| Ocean Oaks (Undeveloped Lands)                            | 43&44 | 300 - 312, 400 - 405 + 5 others |
| Old Dock Rd (Developed Lands)                             | 44    | 487 - 506                       |
| Osprey Cottage Lane (See Graphics)(Undeveloped Lands)     | 45    | 800 - 805                       |
| Osprey Point Lane (Developed Lands)                       | 45    | 115 - -119, 124                 |
| Otter Island Rd (See Graphics)(Undeveloped Lands)         | 45&46 | 65 - 79, 88 - 90                |
| Oyster Rake (Developed Lands)                             | 46    | 530 - 597                       |
| Oyster Shell Rd (Undeveloped Lands)                       | 46    | <b>See Graphics</b>             |
| Painted Bunting Lane (Developed Lands)                    | 47    | 32 - 38                         |
| Palm Warbler Rd (Developed Lands)                         | 47    | 303 - 324                       |
| Pepper Vine (Developed Lands)                             | 47    | 70 - 77                         |
| Persimmon Court (Developed Lands)                         | 48    | 62 - 71                         |
| Pine Sicken Court (Developed Lands)                       | 48    | 1220 - 128                      |
| Piping Plover (See Graphics)(Undeveloped Lands)           | 48    | 586 - -603                      |
| Pleasant Valley (Developed Lands)                         | 48&49 | 100 - 117                       |
| Red Bay Rd- Patio Lots (Developed Lands)                  | 49    | 354 - 372                       |
| Red Center Lane (Developed Lands)                         | 49&50 | 137 - 153                       |
| Rett's Bluff Rd (Undeveloped Lands)                       | 50&51 | 7 - 35, 95 - 99                 |
| River Marsh Lane (See Graphics)(Undeveloped Lands)        | 51    | 41 - 61, 80 - 82                |

|  |        |  |
|--|--------|--|
| Royal Beach Drive (Developed Lands)                | 51&52  | 1 - 17   |
| Ruddy Duck Court (Developed Lands)                 | 52     | 560 - 563  |
| Ruddy Turnstone (Developed Lots)                   | 52     | 289 - 291, 507 - 523   |
| Ryder Cup Lane (Developed Lands)                   | 52&53  | 190 - 199  |
| Salt Cedar Lane (Undeveloped Lands)                | 53     | 28 - 64  |
| Saltgrass Court (Developed Lands)                  | 53     | 243 - 248  |
| Salt Meadow Cove (Developed Lands)                 | 53/&54 | 277 - 280, 286, 292 - 302  |
| Sanderling Court (Developed Lands)                 | 54     | 189 - 197  |
| Sand Fiddler Court (Undeveloped Lands)             | 54&55  | 200 - 211  |
| Sandwedge Court - Patio Lots (Developed Lands)     | 55     | 186 - 194  |
| Savanna Point (See Graphics)(Undeveloped Lands)    | 55     | 80, 87, 82 - 86  |
| Scaup Court ( Sparrow Pond) (Developed Lands)      | 55     | 1020 - 1029  |
| Sea Marsh Drive - Patio Lots(Developed Lands)      | 55&56  | 156 - 159  |
| Sea Marsh Drive - Not Patio Lots(Developed Lands)  | 56     | 201, 207 - 223, 227 - 229,<br>239 - 242, 250, 252 - 254, 261 - 264 |
| Sea Marsh Drive (Developed Lands)                  | 56     | 249, 251, 260, 265 - 268, 287 - 288                                |
| Sea Myrtle Court (Developed Lands)                 | 56     | 224 - 226  |
| Sea Lavender Court (Ocean Woods) (Developed Lands) | 56&57  | 424 - 439  |
| Sea Rocket Court (Ocean Woods) (Developed Lands)   | 57     | 440 - 454  |
| Schoolbred Court (Undeveloped Lands)               | 57     | 36 - 40, 100, 101  |
| Shoveler Court (Sparrow Pond) (Developed Lands)    | 57     | 1050 - 1057  |
| Skimmer Court (Undeveloped Lands)                  | 57     | 548 - 551  |
| Snowy Egret Lane (Undeveloped Lands)               | 57&58  | 400 - 438  |
| Sparrow Hawk Rd (Developed Lands)                  | 58     | 230 - 238  |
| Spartian Court (Developed Lands)                   | 58     | 115 - 130  |
| Spotted Sandpiper Court (Developed Lands)          | 59     | 70 - 76  |
| Summer Duck Way (Night Heron) (Developed Lands)    | 59&60  | 1 - 25, 44 - 48, 59 - 76   |
| Summer Islands Lane (Undeveloped Lands)            | 60&61  | 1 - 20   |
| Summer Tanager Court (Developed Lands)             | 61     | 269 - 276  |

|  |       |   |
|--|-------|---|
| Sunlet Bend (Inlet Cove) (Developed Lands)               | 61&62 | 19 - 62                                       |
| Sundown Bend (Inlet Cove) (Developed Lands)              | 62    | 1 - 13  |
| Surfscoter Lane - Patio Lots (Developed Lands)           | 62    | 1A, B, 2, 3, 86 - 119                         |
| Surfsong Rd (Developed Lands)                            | 63-65 | 1 - 38, 39 - 97                               |
| Surfsong Rd (Developed Lands)                            | 66&67 | 98, 99, 161-172,<br>255-258, 294-308, 336-345 |
| Surfwatch Drive (Developed Lands)                        | 67    | 53 - 69                                       |
| Sweetgrass Lane (Developed Lands)                        | 67    | 9 - 21  |
| Tollow Tree Lane (Developed Lands)                       | 68    | 269 - 280                                     |
| Terrapin Court (Sparrow Pond Cottages) (Developed Lands) | 68    | 1080 - 1085                                   |
| Terrapin Island (See Graphics) (Undeveloped Lands)       | 68    | 1 - 15  |
| Thrasher Court (Sparrow Pond) (Developed Lands)          | 69    | 1001 - 1016                                   |
| Treeduck Court (Developed Lands)                         | 69    | 148 - 153                                     |
| Trumpet Creeper (Developed Lands)                        | 69    | 41 - 44                                       |
| Turnberry Lane (Developed Lands)                         | 69&70 | 118-134                                       |
| Turtle Beach Lane (Developed Lands)                      | 70    | 1 - 18  |
| Vetch Court (Oceanwoods) (Developed Lands)               | 70    | 456 - 467                                     |
| Virginia Rail Rd (Developed Lands)                       | 70&71 | 720 - 735, 736A,B,C, 737 - 740                |
| Walker Cup Lane (See Graphics) (Undeveloped Lands)       | 71    | 346 - 350                                     |
| Warbler Court (Sparrow Pond Cottages) (Developed Lands)  | 71    | 1030 - 1039                                   |
| Wax Myrtle Court - Patio Lots (Developed Lands)          | 71&72 | 77 - 95                                       |
| Whimbrell Rd (Undeveloped Lands)                         | 72    | 566 - 585                                     |
| Winged Foot (Developed Lands)                            | 72    | 329 - 335                                     |
| Woodcock Court (Developed Lands)                         | 72&73 | 281 - 285                                     |
| Yellow Throat Lane (Developed Lands)                     | 73    | 180,181, 208 - 219                            |

**AIRY HALL (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>   | <u>Side</u>                                  | <u>Rear</u>                      |
|------------|----------------|--|----------------------------------|
| 1          | 25 (Airy Hall) | 25 (Airy Hall)<br>15 (lot 2)                 | 25 (Gov. Dr.)                    |
| 2          | 25 (Airy Hall) | 15   | 25 (Gov. Dr.)                    |
| 3          | 25 (Airy Hall) | 15 (lot 2)<br>25 (Airy Hall)                 | 20 (lot 4)                       |
| 4          | 25 (Airy Hall) | 15   | 25 (Gov. Dr.)<br>20 (lot 2)      |
| 5          | 25 (Airy Hall) | 15   | 25 (Gov. Dr.)                    |
| 6          | 20 (lot 5)     | 25 (Gov. Dr.)<br>15 (lot 7)                  | 20 (open space)                  |
| 7          | 20 (lot 6)     | 15   | 20 (open space)                  |
| 8-9        | 25 (Airy Hall) | 15   | 20 (open space)                  |
| 10         | 25 (Airy Hall) | 15 (lot 9)<br>20 (open space)<br>15 (lot 11) | 30 (marsh)                       |
| 11-18      | 25 (Airy Hall) | 15   | 30 (marsh)                       |
| 19         | 25 (Airy Hall) | 15 (lot 18)<br>30 (marsh)<br>15 (lot 20)     | 30 (marsh)                       |
| 20         | 20 (lot 19)    | 30 (marsh)<br>15 (lot 21)                    | 30 (marsh)                       |
| 21         | 20 (lot 20)    | 15   | 30 (marsh)                       |
| 22         | 25 (Airy Hall) | 15 (lot 21)<br>30 (marsh)<br>15 (lot 23)     | 30 (marsh)                       |
| 23         | 25 (Airy Hall) | 15   | 30 (marsh)                       |
| 24         | 25 (Airy Hall) | 15   | 30 (marsh)                       |
| 25         | 25 (Airy Hall) | 15 (lot 24)<br>30 (marsh)<br>15 (lot 26)     | 20 (open space)                  |
| 26         | 20 (lot 25)    | 20 (open space)<br>15 (lot 27)               | 20 (open space)<br>25 (Gov. Dr.) |
| 27         | 25 (Airy Hall) | 15   | 25 (Gov. Dr.)                    |

**AMARANTH RD - PATIO LOTS (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>  | <u>Side</u>                               | <u>Rear</u>      |
|------------|---------------|---|------------------|
| 402        | 20 (Amaranth) | 5.5 (r. side w/wall)<br>20 (Green Winged) | 10 (lagoon)      |
| 403-419    | 20            | 3 (r. side w/wall)<br>7 (l. side)         | 10 (lagoon/open) |
| 420        | 20            | 3 (r. side w/wall)<br>20 (Green Winged)   | 10 (open space)  |

**ANGLER HALL (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                     | <u>Rear</u>     |
|------------|------------------|---------------------------------|-----------------|
| 1          | 25 (Angler Hall) | 25 (Surfsong Rd)<br>15 (lot 2)  | 20 (open space) |
| 2-5        | 25 (Angler Hall) | 15 (lots)                       | 20 (open space) |
| 6          | 25 (Angler Hall) | 15 (lot 5)<br>15 (open space)   | 20 (open space) |
| 7          | 25 (Angler Hall) | 15 (lot 8)<br>15 (open space)   | 30 (golf)       |
| 8-14       | 25 (Angler Hall) | 15 (lots)                       | 30 (golf)       |
| 15         | 25 (Angler Hall) | 15 (lot 14)<br>25 (Surfsong Rd) | 30 (golf)       |

**ANHINGA COURT (SPARROW POND) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1040-1042  | 15           | *           | 10          |
| 1043       | 25           | 15          | 20          |
| 1044-1046  | 15           | *           | 10          |

\*Zero lot line homes may be build with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**ARROWHEAD HALL (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>        | <u>Side</u>                     | <u>Rear</u>              |
|------------|---------------------|---------------------------------|--------------------------|
| 16         | 25 (Arrowhead Hall) | 25 (Surfsong Rd)<br>15 (lot 17) | 30 (golf)                |
| 17-20      | 25 (Arrowhead Hall) | 15 (lots)                       | 30 (golf)                |
| 21         | 25 (Arrowhead Hall) | 15                              | 30 (golf)<br>30 (lagoon) |
| 22         | 25 (Arrowhead Hall) | 15                              | 30 (lagoon)              |

**ARROWHEAD HALL (DEVELOPED LANDS) cont.**

|    |                     |   |                 |
|----|---------------------|---|-----------------|
| 23 | 25 (Arrowhead Hall) | 15  | 20 (open space) |
| 24 | 25 (Arrowhead Hall) | 15 (lot 23)<br>20 (open space)<br>15 (lot 25) | 20 (open space) |
| 25 | 25 (Arrowhead Hall) | 15 (lot 24)<br>30 (lagoon)                    | 20 (open space) |

**ATLANTIC BEACH COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                       | <u>Rear</u> |
|------------|--------------|-----------------------------------|-------------|
| 1          | 20           | 7                                 | 15          |
| 2          | 15           | *                                 | 10          |
| 3-4        | 20           | 7                                 | 15          |
| 5-8        | 15           | *                                 | 10          |
| 9-11       | 25           | 15                                | 20          |
| 12         | 20           | 7                                 | 15          |
| 13         | 20           | 7                                 | 15          |
| 14-19      | 25           | 15                                | 20          |
| 20         | 20           | 7                                 | 15          |
| 21         | 15           | *                                 | 10          |
| 22         | 20           | 7                                 | 16          |
| 23         | 25           | 15                                | 20          |
| 24-26      | 15           | *                                 | 10          |
| 27         | 20           | 7                                 | 15          |
| 28-31      | 15           | *                                 | 10          |
| 32         | 20           | 5 (lot 33)<br>10 (Turtle Beach 1) | 30          |
| 33         | 20           | 10                                | 30          |
| 34-39      | 20           | 15                                | 30          |
| 40         | 20           | 15                                | 50          |
| 41         | 20           | 10                                | 50          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**AUGUSTA NATIONAL (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                      | <u>Side</u>                          | <u>Rear</u>                       |
|------------|-----------------------------------|--------------------------------------|-----------------------------------|
| 135-141    | 25 (Augusta Nat.)                 | 15 (lots)                            | 30 (golf)                         |
| 142        | 25 (Augusta Nat.)<br>20 (lot 143) | 15                                   | 30 (golf)                         |
| 143        | 20 (lot 144)                      | 15 (lot 142)<br>30 (lagoon)          | 30 (golf)                         |
| 144        | 25 (Augusta Nat.)                 | 15                                   | 30 (lagoon)                       |
| 145-150    | 25 (Augusta Nat.)                 | 15                                   | 30 (lagoon)<br>30 (golf)          |
| 151        | 25 (Augusta Nat.)                 | 15                                   | 30 (lagoon)                       |
| 152        | 25 (Augusta Nat.)                 | 15                                   | 20 (lots 155, 156)<br>30 (lagoon) |
| 153        | 25 (Augusta Nat.)                 | 15 (lots 152, 154)                   | N/A                               |
| 154        | 25 (Augusta Nat.)                 | 15 (lots 153, 155)                   | N/A                               |
| 155        | 25 (Augusta Nat.)                 | 15                                   | 20 (lots 152, 153)                |
| 156        | 25 (Augusta Nat.)                 | 15                                   | 30 (lagoon)<br>20 (lot 152)       |
| 157        | 25 (Augusta Nat.)                 | 15                                   | 20 (lot 158)<br>30 (lagoon)       |
| 158        | 20 (lot 157)                      | 15 (lots 157, 159)                   | 30 (golf)                         |
| 159        | 25                                | 15 (lot 235)<br>15 (lot 158)         | 20 (lagoon)<br>30 (golf)          |
| 235        | 25 (Glen Abbey)                   | 25 (Augusta National)<br>30 (Lagoon) | 20 (Lot 159)                      |

**AVOCET LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                   | <u>Rear</u>              |
|------------|--------------|-------------------------------|--------------------------|
| 1          | 30 (Avocet)  | 25 (Lot 2)<br>30 (Bufflehead) | 30 (lagoon)              |
| 2          | 30 (Avocet)  | 25                            | 30 (lagoon)              |
| 3          | 30 (Avocet)  | 25                            | 30 (lagoon)<br>30 (golf) |
| 4-8        | 30 (Avocet)  | 25                            | 30 (golf)                |
| 9          | 30 (Avocet)  | 25                            | 30 (golf)<br>30 (lagoon) |
| 10-15      | 30 (Avocet)  | 25                            | 30 (lagoon)              |

**BALLY BUNION (DEVELOPED LANDS)**

| <u>Lot</u>        | <u>Front</u> | <u>Side</u>                  | <u>Rear</u>  |
|-------------------|--------------|------------------------------|--------------|
| 181 (*)           | 50           | 25 (lot 198)<br>15 (lot 196) | 120          |
| 182               | 70           | 25 (lot 181)<br>15 (lot 183) | 50           |
| 183               | 70           | 15 (lot 182)<br>25 (lot 184) | 50           |
| 184               | 50           | 32 (lot 183)<br>15 (lot 185) | 120          |
| 185               | 50           | 15 (lot 184)<br>32 (lot 186) | 120          |
| 186 *             | 70           | 25 (lot 185)<br>15 (lot 187) | 50           |
| 187               | 70           | 15 (lot 186)<br>25 (lot 188) | 50           |
| 188               | 50           | 32 (lot 187)<br>15 (lot 189) | 120          |
| 189 (UNDEVELOPED) | 50           | 15 (lot 188)<br>32 (lot 190) | 120          |
| 190               | 50           | 30 (lot 189)<br>10 (lot 191) | 50           |
| 191               | 50           | 20 (lot 190)<br>20           | 50           |
| 192               | 50           | 20 (lagoon)<br>15 (lot 193)  | 30 (lot 193) |
| 193               | 30 (lot 192) | 20 (lot 194)<br>30 (Flyway)  | 50 (Gov. Dr) |
| 194               | See Plat     | 15 (lot 193)<br>15 (lot 195) | 50           |
| 195               | 50           | 15                           | 50           |
| 196 (*)           | 50           | 15 (lot 181)<br>25 (lot 182) | 120          |
| 198 (*)           | 50           | 15 (Lot 180)<br>25 (Lot 181) | 50           |

(\*) = Setbacks not graphically depicted.

**BALDPATE COURT (NIGHT HERON COTTAGES) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 80-82      | 25           | 15          | 20          |
| 83         | 20           | 7           | 15          |
| 84         | 25           | 15          | 20          |
| 85         | 20           | 7           | 15          |
| 86         | 15           | *           | 10          |
| 87         | 25           | 15          | 20          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**BANK SWALLOW (NIGHT HERON COTTAGES)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 49         | 25           | 15          | 20          |
| 50-51      | 20           | 7           | 15          |
| 52-53      | 25           | 15          | 20          |
| 54-58      | 20           | 7           | 10          |
| 59         |              |             |             |
| 77-78      | 15           | *           | 10          |
| 79         | 20           | 7           | 15          |
| 88         | 20           | 7           | 15          |
| 89         | 25           | 15          | 20          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**BASS CREEK LANE (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>      | <u>Side</u>                             | <u>Rear</u>              |
|------------|-------------------|---|--------------------------|
| 91         | N/A (See Graphic) | 30 (marsh)<br>30 (marsh)<br>20 (lot 92) | 30 (marsh)               |
| 92         | 25                | 20 (lot's 91 & 93)                      | 20 (marsh)               |
| 93         | 25                | 20                                      | 20 (See Graphic)         |
| 94         | See Graphic       | 20                                      | See Graphic              |
| 95         | 50 (See Graphic)  | 20                                      | 30 (marsh)               |
| 96         | 50                | 20                                      | 30 (marsh) (not defined) |

**BASS CREEK LANE (UNDEVELOPED LANDS) cont.**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                                  | <u>Rear</u>              |
|------------|--------------|--|--------------------------|
| 97         | See Graphic  | 20   | 30 (marsh) (not defined) |
| 98         | See Graphic  | 20 (lot 97)<br>30 (marsh)<br>20 (lot 99/100) | 30 (rear) (See Graphic)  |
| 99         | See Graphic  | See Graphic                                  | See Graphic              |
| 100        | 25           | 20 (Property Line)<br>20 (lot 101)           | 20 (See Graphic)         |
| 101        | See Graphic  | See Graphic                                  | See Graphic              |

**BELMEADE HALL (INLET COVE) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 63-64      | 25           | 15          | 20          |
| 65         | 20           | 7           | 15          |
| 66         | 15           | *           | 10          |
| 67-68      | 20           | 7           | 15          |
| 69         | 25           | 15          | 20          |
| 78         | 25           | 15          | 20          |
| 79         | 15           | *           | 10          |
| 80-81      | 25           | 15          | 20          |
| 82         | 20           | 7           | 15          |
| 83         | 25           | 15          | 20          |
| 84         | 20           | 7           | 15          |
| 85         | 25           | 15          | 20          |
| 86         | 20           | 7           | 15          |
| 87         | 15           | *           | 10          |
| 88-91      | 20           | 7           | 15          |
| 92-98      | 15           | *           | 10          |
| 99         | 20           | 7           | 15          |
| 100        | 25           | 15          | 20          |

**BELMEADE HALL (INLET COVE) (DEVELOPED LANDS) cont.**

101-108                      20                      7                      15

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**BELTED KINGFISHER ROAD (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                          | <u>Side</u>  | <u>Rear</u> |
|------------|---------------------------------------|--|-------------|
| 182        | 25 (Belted King)                      | 25 (Yellow Throat)<br>15 (lot 183)                 | 30 (golf)   |
| 183-187    | 25 (Belted King)                      | 15   | 30 (golf)   |
| 188        | 25 (Belted King)                      | 15 (lot 187)<br>25 (Sanderling Ct)<br>15 (lot 189) | 30 (golf)   |
| 198-199    | 25 (Belted King)                      | 15   | 30 (lagoon) |
| 200        | 25 (Belted King)<br>25 (Horned Grebe) | 15   | 30 (lagoon) |

**BERKSHIRE HALL (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                       | <u>Side</u>                                       | <u>Rear</u>                    |
|------------|------------------------------------|---|--------------------------------|
| 26         | 25 (Berkshire Hall)                | 20 (open space)<br>15 (lot 27)                    | 20 (open space)                |
| 27         | 25 (Berkshire Hall)                | 15  | 20 (open space)<br>30 (lagoon) |
| 28-29      | 25 (Berkshire Hall)                | 15  | 30 (lagoon)                    |
| 30         | 25 (Berkshire Hall)                | 15 (lot 29)<br>30 (lagoon)<br>25 (Berkshire Hall) | 20 (open space)                |
| 31         | 30 (lagoon)                        | 30 (lagoon)<br>15 (lot 32)                        | 30 (golf)                      |
| 32         | 25 (Berkshire Hall)<br>15 (lot 31) | 15  | 30 (golf)                      |
| 33         | 25 (Berkshire Hall)                | 15  | 30 (golf)                      |
| 34         | 25 (Berkshire Hall)                | 15  | 30 (golf)<br>30 (lagoon)       |
| 35-36      | 25 (Berkshire Hall)                | 15  | 30 (lagoon)                    |
| 37         | 15 (lot 36)                        | 15 (lot 38)<br>20 (open space)                    | 30 (lagoon)                    |
| 38         | 25 (Berkshire Hall)<br>15 (lot 37) | 15 (lot 37)<br>20 (open space)                    | 20 (open space)                |

**BITTERN COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                   | <u>Rear</u> |
|------------|--------------|-------------------------------|-------------|
| 77         | 25 (Bittern) | 25 (Surfwatch)<br>15 (lot 78) | 30 (lagoon) |
| 78         | 25 (Bittern) | 15                            | 30 (lagoon) |
| 79-84      | 25 (Bittern) | 15                            | 30 (lagoon) |
| 85         | 25 (Bittern) | 15 (lot 78)<br>25 (Surfwatch) | 30 (lagoon) |

**BLACK DUCK COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                       | <u>Side</u> | <u>Rear</u> |
|------------|------------------------------------|-------------|-------------|
| 555        | 25 (Black Duck)<br>25 (Bufflehead) | 15          | 30 (lagoon) |
| 556        | 25 (Black Duck)                    | 15          | 30 (lagoon) |
| 557        | 25 (Black Duck)                    | 15          | 30 (lagoon) |
| 558        | 25 (Black Duck)<br>25 (Bufflehead) | 15          | 30 (lagoon) |

**BLUEBILL COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                                  | <u>Rear</u>     |
|------------|-----------------|--|-----------------|
| 156        | 25 (Bluebill)   | 25 (Bluebill)<br>15 (lot 157)                | 25 (Flyway)     |
| 157-158    | 25 (Bluebill)   | 15 (lots)                                    | 25 (Flyway)     |
| 159        | 25 (Bluebill)   | 15 (lot 158)<br>15 (lot 160)<br>30 (lagoons) | 25 (Flyway)     |
| 160-161    | 25 (Bluebill)   | 15 (lots)                                    | 30 (lagoon)     |
| 162-167    | 25 (Bluebill)   | 15 (lots)                                    | 30 (golf)       |
| 168        | 20 (open space) | 20 (open space)<br>15 (lot 167)              | 30 (golf)       |
| 169        | 25 (Bluebill)   | 25 (Flyway)<br>15 (lot 168)                  | 20 (open space) |

**BLUE HERON POND ROAD (UNDEVELOPED LANDS)**

Because of the limited buildable areas, preservation zones, and selective vista clearing zones associated with these lots, please see the graphics.

**BROOMSEDGE LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                     | <u>Rear</u>  |
|------------|-----------------|---------------------------------|--------------|
| 138        | 25 (Broomsedge) | 30 (lagoon)<br>15 (lot 139)     | 20 (lot 139) |
| 139        | 20 (lot 138)    | 30 (golf)<br>15 (lot 140)       | 30 (golf)    |
| 140        | 20 (lot 141)    | 15                              | 30 (golf)    |
| 141        | 25 (Broomsedge) | 15                              | 20 (lot 140) |
| 142        | 25 (Broomsedge) | 15                              | 20 (lot 143) |
| 143        | 20 (lot 142)    | 15                              | 30 (golf)    |
| 144        | 20 (lot 145)    | 15                              | 30 (golf)    |
| 145        | 25 (Broomsedge) | 15                              | 20 (lot 144) |
| 146        | 20 (lot 147)    | 15                              | 30 (golf)    |
| 147        | 25 (Broomsedge) | 15 (lot 145)<br>25 (Broomsedge) | 20 (lot 146) |

**Patio Lots**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                       | <u>Rear</u> |
|------------|-----------------|-----------------------------------|-------------|
| 148-155    | 20 (Broomsedge) | 3 (r. side w/wall)<br>7 (l. side) | 30 (golf)   |

**BUFFLEHEAD DRIVE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>   | <u>Rear</u> |
|------------|-----------------|---|-------------|
| 1          | 25 (Bufflehead) | 25 (Flyway)<br>15 (lot 2)                                 | 30 (lagoon) |
| 2-27       | 25 (Bufflehead) | 15 (lots)   | 30 (lagoon) |
| 28         | 25 (Bufflehead) | 15 (lot 27)<br>15 (cart path)                             | 30 (lagoon) |
| 29         | 30 (Bufflehead) | 25 (lot 30)   | 30 (lagoon) |
| 30-32      | 30 (Bufflehead) | 25 (lots)   | 30 (lagoon) |
| 86         | 30 (Bufflehead) | 25 (lot 87)<br>Lagoon - see plat<br>Bufflehead - see plat | 30 (lagoon) |
| 87-89      | 30 (Bufflehead) | 25 (lots)   | 30 (lagoon) |

**BUFFLEHEAD DRIVE (DEVELOPED LANDS) cont.**

|         |                                     |                                 |                          |
|---------|-------------------------------------|---------------------------------|--------------------------|
| 110     | 25 (Bufflehead)                     | 30 (golf)<br>15 (lot 111)       | 30 (golf)<br>30 (lagoon) |
| 111-113 | 25 (Bufflehead)                     | 15                              | 30 (lagoon)              |
| 114-126 | 25 (Bufflehead)                     | 15                              | 30 (golf)                |
| 127-129 | 25 (Bufflehead)                     | 15                              | 30 (lagoon)              |
| 130     | 25 (Bufflehead)<br>See Gadwell Lane | 25 (golf)<br>15 (lot 129)       | 30 (lot 131)             |
| 155     | 25 (Bufflehead)                     | 25 (Flyway Dr)<br>15 (lot 154)  | 20 (lots 151, 152)       |
| 500     | 25 (Bufflehead)                     | 15 (lot 501)<br>30 (lagoon)     | 30 (lagoon)              |
| 501     | 25 (Bufflehead)                     | 15 (lots 500, 502)<br>30 (golf) | 30 (lagoon)              |
| 502     | 25 (Bufflehead)                     | 15 (lot 501)<br>15 (cart path)  | 30 (golf)                |
| 503     | 25 (Bufflehead)                     | 15 (lot 504)<br>15 (cart path)  | 30 (lagoon)              |
| 504-530 | 25 (Bufflehead)                     | 15 (lots)                       | 30 (lagoon)              |
| 531     | 25 (Bufflehead)                     | 15 (lot 530)<br>15 (cart path)  | 30 (lagoon)              |
| 532     | 25 (Bufflehead)                     | 15 (lot 533)<br>15 (cart path)  | 30 (lagoon)              |
| 533     | 25 (Bufflehead)                     | 25 (Gov. Dr)<br>15 (lot 532)    | 30 (lagoon)              |
| 534     | 25 (Bufflehead)                     | 15 (lot 535)<br>25 (Gov. Dr)    | 30 (lagoon)              |
| 535-536 | 25 (Bufflehead)                     | 15 (lots)                       | 30 (lagoon)              |
| 537     | 25 (Bufflehead)                     | 15 (lot 536)<br>15 (cart path)  | 30 (lagoon)              |
| 538     | 25 (Bufflehead)                     | 15 (cart path)<br>15 (lot 539)  | 30 (golf)                |
| 539-547 | 25 (Bufflehead)                     | 15 (lots)                       | 30 (lagoon)              |
| 552-554 | 25 (Bufflehead)                     | 15 (lots)                       | 30 (lagoon)              |
| 559     | 25 (Bufflehead)                     | 15                              | 30 (lagoon)              |
| 564-565 | 25 (Bufflehead)                     | 15 (lots)                       | 30 (golf)                |

**BULRUSH LANE (NIGHT HERON COTTAGES) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 26         | 25           | 15          | 20          |
| 27-30      | 20           | 7           | 15          |
| 31         | 25           | 15          | 20          |
| 32-33      | 20           | 7           | 15          |
| 34         | 15           | *           | 10          |
| 35-36      | 20           | 7           | 15          |
| 37-38      | 25           | 15          | 20          |
| 39-43      | 20           | 7           | 15          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**BURROUGHS HALL (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>        | <u>Side</u>                        | <u>Rear</u>   |
|------------|---------------------|------------------------------------|---------------|
| 28         | 25 (Burroughs Hall) | 15 (lot 29)                        | 25 (Gov. Dr.) |
| 29-30      | 25 (Burroughs Hall) | 15                                 | 25 (Gov. Dr.) |
| 31         | 25 (Burroughs Hall) | 15 (lot 30)                        | 15 (lot 32)   |
| 32         | 25 (Burroughs Hall) | 15 (lot 30-34)                     | 25 (Gov. Dr.) |
| 33         | 25 (Burroughs Hall) | 15 (open space)                    | 25 (Gov. Dr.) |
| 34         | 25 (Burroughs Hall) | 15 (lot 33, 35 open space)         | 30 (marsh)    |
| 35-46      | 25 (Burroughs Hall) | 15                                 | 30 (marsh)    |
| 47-48      | 25 (Burroughs Hall) | 15                                 | 15            |
| 49         | 25 (Burroughs Hall) | 15 (open space)<br>15 (lot 48, 50) | 25 (Gov. Dr.) |
| 50-51      | 25 (Burroughs Hall) | 15                                 | 25 (Gov. Dr.) |
| 52         | 25 (Burroughs Hall) | 20 (lot 55)<br>15 (lot 51, 53)     | 25 (Gov. Dr.) |
| 53         | 25 (Burroughs Hall) | 20 (lot 54)                        | 15 (lot 54)   |
| 54         | 25 (Burroughs Hall) | 20 (lot 53)<br>25 (Burroughs Hall) | 15 (lot 55)   |
| 55         | 25 (Burroughs Hall) | 15 (lot 54)<br>25 (Gov. Dr)        | 20 (lot 52)   |

**CATBRIAR COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>  | <u>Side</u>                  | <u>Rear</u>                  |
|------------|---------------|------------------------------|------------------------------|
| 327        | 25 (Catbriar) | 15 (lot 328)<br>25 (Low Oak) | 20 (lot 326)<br>20 (lot 326) |
| 328-334    | 25 (Catbriar) | 15                           | 30 (golf/lagoon)             |
| 335        | 25 (Catbriar) | 15 (lot 334)<br>25 (Low Oak) | 20 (lot 336)                 |

**CEDAR WAX WING (UNDEVELOPED LANDS)**

Because of the limited buildable areas, preservation zones, and selective vista clearing zones associated with these lots, please see the graphics.

**CLAY HALL (DEVELOPED LANDS)**

| <u>Lot</u>           | <u>Front</u>                  | <u>Side</u>                    | <u>Rear</u>     |
|----------------------|-------------------------------|--------------------------------|-----------------|
| 56                   | 20 (Clay Hall)                | 20 (Clay Hall)<br>10 (lot 57)  | 25 (Gov. Dr)    |
| 57                   | 20 (Clay Hall)                | 10                             | 25 (Gov. Dr)    |
| 58                   | 20 (Clay Hall)                | 10                             | 25 (Gov. Dr)    |
| 59/60 (combined lot) | 20 (Clay Hall)<br>20 (lot 58) | 10 (lot 61)<br>25 (Gov. Dr)    | 15 (open space) |
| 61-62                | 20 (Clay Hall)                | 10                             | 15 (open space) |
| 63                   | 15 (lot 62)                   | 15 (open space)<br>10 (lot 64) | 30 (marsh)      |
| 64-68                | 20 (Clay Hall)                | 10                             | 30 (marsh)      |
| 69                   | 15 (lot 70)                   | 10 (lot 68)<br>15 (open space) | 30 (marsh)      |
| 70-72                | 20 (Clay Hall)                | 10                             | 15 (open space) |
| 73                   | 20 (Clay Hall)                | 10 (lot 72)<br>25 (Gov. Dr)    | 15 (open space) |

**CORMORANT ISLAND (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>        | <u>Side</u>                 | <u>Rear</u>  |
|------------|---------------------|-----------------------------|--------------|
| 21         | See Graphics        | See Graphics                | See Graphics |
| 22         | 30 (Cormorant Isl.) | 25 (lot 21)<br>See Graphics | See Graphics |
| 23         | 30 (Cormorant Isl.) | 25 (lot 24)<br>See Graphics | 30 (SCCCL)   |
| 24         | 50 (Cormorant Isl.) | 20 (lot 25)<br>25 (lot 23)  | See Graphics |
| 25         | 50 (Cormorant Isl.) | 25 (lot 24)                 | 30 (SCCCL)   |

**CORMORANT ISLAND (UNDEVELOPED LANDS ) cont.**

| <u>Lot</u> | <u>Front</u>        | <u>Side</u>                                 | <u>Rear</u>  |
|------------|---------------------|---|--------------|
| 26         | 30 (Cormorant Isl.) | 20 (easement & See Graphics)<br>25 (lot 27) | 30 (SCCCL)   |
| 27         | 30 (Cormorant Isl.) | 25 (lots)                                   | 30 (SCCCL)   |
| 28         | 30 (Cormorant Isl.) | 25 (lots)                                   | 30 (SCCCL)   |
| 29         | 30 (Cormorant Isl.) | 25 (lot 30)<br>See Graphics                 | See Graphics |
| 30         | 30 (Cormorant Isl.) | 25 (lots)                                   | 30 (SCCCL)   |
| 31         | See Graphics        | See Graphics                                | See Graphics |

**CONIFER LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                     | <u>Rear</u>     |
|------------|--------------|---------------------------------|-----------------|
| 120        | 25 (Conifer) | 15 (lot 121)                    | 30 (golf)       |
| 121-124    | 25 (Conifer) | 15                              | 30 (golf)       |
| 125        | N/A          | 15                              | 30 (golf)       |
| 126        | 20 (lot 127) | 15                              | 30 (golf)       |
| 127        | 25 (Conifer) | 15                              | 20 (lot 126)    |
| 128        | 25 (Conifer) | 15                              | 20 (lot 129)    |
| 129        | 20 (lot 128) | 15                              | 30 (golf)       |
| 130-131    | 25 (Conifer) | 15                              | 30 (golf)       |
| 132        | 20 (lot 137) | 25 (K.I. Pkwy.)<br>15 (lot 131) | 30 (golf)       |
| 133-137    | 25 (Conifer) | 15                              | 50 (Check Plat) |

**CORDGRASS COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u> | <u>Rear</u>  |
|------------|-----------------|-------------|--------------|
| 255        | 25 (Cordgrass)  | 15          | 20 (lot 251) |
| 256        | 20 (open space) | 15          | 30 (marsh)   |
| 257-258    | 25 (Cordgrass)  | 15          | 30 (marsh)   |
| 259        | 20 (lot 260)    | 15          | 30 (marsh)   |
| 260        | 25 (Sea Marsh)  | 15          | 20 (lot 489) |

**COTTON HALL (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                    | <u>Rear</u> |
|------------|------------------|--------------------------------|-------------|
| 39         | 25 (Cotton Hall) | 20 (open space)<br>15 (lot 40) | 30 (lagoon) |
| 40-42      | 25 (Cotton Hall) | 15                             | 30 (lagoon) |

**COTTON HALL (DEVELOPED LANDS) cont.**

|       |                  |                                |                                       |
|-------|------------------|--------------------------------|---------------------------------------|
| 43    | 25 (Cotton Hall) | 15                             | 30 (lagoon)<br>30 (golf)<br>30 (golf) |
| 44-47 | 25 (Cotton Hall) | 15                             |                                       |
| 48    | 25 (Cotton Hall) | 15 (lot 47)<br>30 (golf)       | 30 (golf)                             |
| 49    | 25 (Cotton Hall) | 30 (golf)<br>15 (lot 50)       | 30 (golf)                             |
| 50-53 | 25 (Cotton Hall) | 15 (lots)                      | 30 (golf)                             |
| 54    | 25 (Cotton Hall) | 15                             | 30 (golf)<br>20 (open space)          |
| 55    | 25 (Cotton Hall) | 15 (lot 54)<br>20 (open space) | 20 (open space)                       |

**CRESTED FLYCATCHER (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                     | <u>Side</u>                    | <u>Rear</u>     |
|------------|----------------------------------|--------------------------------|-----------------|
| 43         | 25 (Crested Fly.)                | 15 (lot 44)<br>25 (Greensward) | 30 (lagoon)     |
| 44         | 25 (Crested Fly.)                | 15                             | 30 (lagoon)     |
| 45         | 20 (lot 44)                      | 15 (lot 46)<br>30 (lagoon)     | 30 (golf)       |
| 46-47      | 25 (Crested Fly.)                | 15                             | 30 (golf)       |
| 48         | 20 (lot 49)                      | 15 (lot 47)<br>30 (lagoon)     | 30 (golf)       |
| 49         | 25 (Crested Fly.)<br>20 (lot 48) | 15 (lot 50)<br>20 (open space) | N/A             |
| 50         | 25 (Crested Fly.)                | 15                             | N/A             |
| 51         | 25 (Crested Fly.)                | 15 (lot 50)<br>25 (Greensward) | 20 (open space) |

**CURLEW COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>  | <u>Rear</u> |
|------------|--------------|--|-------------|
| 761        | 25 (Curlew)  | 15 (open space)<br>15 (lots)                                     | 30 (golf)   |
| 762        | 25 (Curlew)  | 15   | 30 (golf)   |
| 763        | 25 (Curlew)  | 15 (lot 762)<br>15 (access easement)<br>40 (lagoon)<br>30 (golf) | 30 (golf)   |
| 764        | 25 (Curlew)  | 15   | 40 (lagoon) |

**CURLEW COURT (DEVELOPED LANDS) cont.**

|         |             |    |              |
|---------|-------------|----|--------------|
| 765     | 25 (Curlew) | 15 | 50 (Gov. Dr) |
| 766-767 | 25 (Curlew) | 25 | 50 (Gov. Dr) |

**DIODIA COURT (SPARROW POND) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1093       | 25           | 15          | 20          |
| 1094       | 20           | 7           | 15          |
| 1095       | 15           | *           | 10          |
| 1096       | 30           | 20          | 30          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**DORAL OPEN (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                        | <u>Side</u>                      | <u>Rear</u> |
|------------|-------------------------------------|----------------------------------|-------------|
| 259        | 25 (Surfsong Rd)<br>25 (Doral Open) | 15                               | 30 (golf)   |
| 260-280    | 25 (Doral Open)                     | 15                               | 30 (golf)   |
| 281        | 25 (Doral Open)                     | 15 (lot 280)<br>25 (Surfsong Rd) | 30 (golf)   |

**DUNESIDE ROAD (SPARROW POND COTTAGES) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1090       | 20           | 7           | 15          |
| 1091-1092  | 25           | 15          | 20          |

**DUNGANNON HALL (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                  | <u>Side</u>                    | <u>Rear</u>     |
|------------|-------------------------------|--------------------------------|-----------------|
| 74         | 20 (Dungannon)                | 10 (Dungannon)<br>10 (lot 75)  | 25 (Gov. Dr)    |
| 75         | 15 (lot 76)                   | 10 (lot 74)<br>15 (open space) | 25 (Gov. Dr)    |
| 76         | 20 (Dungannon)<br>15 (lot 75) | 10                             | 15 (open space) |
| 77         | 20 (Dungannon)<br>15 (lot 78) | 10                             | 15 (open space) |
| 78         | 15 (lot 77)                   | 15 (open space)<br>10 (lot 79) | 30 (marsh)      |

**DUNGANNON HALL (DEVELOPED LANDS) cont.**

|       |                               |                                |                 |
|-------|-------------------------------|--------------------------------|-----------------|
| 79    | 20 (Dungannon)<br>15 (lot 78) | 10                             | 30 (marsh)      |
| 80-81 | 20 (Dungannon)                | 10                             | 30 (marsh)      |
| 82    | 20 (Dungannon)<br>15 (lot 83) | 10                             | 30 (marsh)      |
| 83    | 15 (lot 84)                   | 10 (lot 82)<br>15 (open space) | 30 (marsh)      |
| 84    | 20 (Dungannon)                | 10                             | 15 (open space) |
| 85    | 20 (lot 84)                   | 15 (open space)<br>10 (lot 86) | 25 (Gov. Dr)    |
| 86    | 20 (Dungannon)                | 15                             | 25 (Gov. Dr)    |
| 87    | 20 (Dungannon)                | 10 (lot 86)<br>20 (Dungannon)  | 25 (Gov. Dr)    |

**EUGENIA AVENUE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                    | <u>Rear</u>       |
|------------|--------------|--------------------------------|-------------------|
| 1A         | 30           | 40 (P. O. Pool)<br>10 (lot 1B) | 30                |
| 1B         | 30           | 20 (lot 1A)<br>10 (lot 3)      | 30                |
| 2-17       | 25           | 10                             | 25                |
| 19         | 25 (Eugenia) | 15                             | Det. by adj. lots |
| 21-27      | 25           | 10                             | 25                |
| 28         | 25 (Eugenia) | 15                             | 30 (lagoon)       |
| 29-35      | 25           | 10                             | 25                |
| 36         | 25 (Eugenia) | 15                             | 30 (lagoon)       |
| 37-41      | 25           | 10                             | 25                |
| 43A        | 25 (Eugenia) | 10<br><i>AWM 2/22/01</i>       | Det. by adj. lots |
| 43B        | 25 (Eugenia) | 10<br><i>AWM 2/22/01</i>       | Det. by adj. lots |
| 44A        | 25 (Eugenia) | 10                             | 25                |
| 44B        | 25 (Eugenia) | 10                             | 25                |
| 45         | 25 (Eugenia) | 10                             | 25                |
| 46         | 25 (Eugenia) | 15                             | 20 (open space)   |
| 47         | 25 (Eugenia) | 10                             | 25                |
| 48         | 25 (Eugenia) | 15                             | 20 (open space)   |

**EUGENIA AVENUE (DEVELOPED LANDS) cont.**

|       |              |    |                   |
|-------|--------------|----|-------------------|
| 49-55 | 25 (Eugenia) | 15 | Det. by adj. lots |
| 56    | 25 (Eugenia) | 15 | 20 (open space)   |
| 57    | 25 (Eugenia) | 15 | Det. by adj. lots |
| 58-60 | 25 (Eugenia) | 10 | 25                |
| 61A   | 26 (Eugenia) | 10 | 25                |
| 61B   | 25 (Eugenia) | 10 | 25                |
| 63A   | 25 (Eugenia) | 10 | 25                |
| 63B   | 25 (Eugenia) | 10 | 25                |
| 65    | 25 (Eugenia) | 10 | 25                |
| 67    | 25 (Eugenia) | 10 | 25                |
| 69    | 25 (Eugenia) | 10 | 25                |
| 71    | 25 (Eugenia) | 15 | Det. by adj. lots |
| 73    | 25 (Eugenia) | 10 | 25                |
| 75    | 25 (Eugenia) | 10 | 25                |
| 77    | 25 (Eugenia) | 10 | 25                |

**EVENING BEND (INLET COVE) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 14-15      | 25           | 15          | 20          |
| 16         | 25           | 15          | 20          |
| 17         | 20           | 7           | 15          |
| 18         | 20           | 7           | 15          |

**FALCON POINT (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                | <u>Rear</u>      |
|------------|--------------|----------------------------|------------------|
| 1          | 25           | 50 (Gov. Dr)<br>15 (lot 2) | 20               |
| 2          | 20 (lot 1)   | 50 (Gov. Dr)<br>20 (lot 3) | 30 (See Graphic) |
| 3          | 20           | 20                         | See Graphic      |
| 4          | 25           | 20                         | 30 (See Graphic) |
| 5          | 25           | 20                         | See Graphic      |
| 6-7        | 25           | 15                         | See Graphic      |

**FALCON POINT (UNDEVELOPED LANDS) cont.**

|      |             |    |             |
|------|-------------|----|-------------|
| 8-19 | 25          | 20 | See Graphic |
| 20A  | 25          |    | See Graphic |
| 20B  | 15          |    | See Graphic |
| 65   | 15          |    | See Graphic |
| 66   | See Graphic |    | See Graphic |
| 67   | 25          | 20 | See Graphic |

**FIDDLERS REACH (OCEANWOODS) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 468        | 25           | 15          | 20          |
| 469-486    | 15           | *           | 10          |

\*Zero lot line homes may be built with no setback on one side of the property but must have at least a 14 foot separation between buildings.

**FISH HAWK LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                          | <u>Side</u>                        | <u>Rear</u>     |
|------------|---------------------------------------|------------------------------------|-----------------|
| 220        | 25 (Fish Hawk Ln)                     | 25 (Yellow Throat)<br>15 (lot 240) | 20 (open space) |
| 221        | 25 (Fish Hawk Ln)                     | 25 (Yellow Throat)<br>15 (lot 222) | 20 (lot 250)    |
| 222-224    | 25 (Fish Hawk Ln)                     | 15 (lots)                          | 20 (lots)       |
| 225        | 25 (Fish Hawk Ln)<br>25 (Kill Dee Ct) | 15                                 | 20 (lots)       |
| 229-232    | 25 (Fish Hawk Ln)                     | 15 (lots)                          | 30 (golf)       |
| 233        | 25 (Fish Hawk Ln)<br>20 (lot 234)     | 15 (future lot)<br>15 (lot 235)    | 30 (golf)       |
| 234        | 25 (Fish Hawk Ln)<br>20 (lot 233)     | 15 (lot 235)<br>15 (future lot)    | 30 (golf)       |
| 235-240    | 25 (Fish Hawk Ln)                     | 15 (lots)                          | 30 (golf)       |

**FLETCHER HALL (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                        | <u>Rear</u>     |
|------------|--------------|------------------------------------|-----------------|
| 56         | 25           | 15 (lot 57)<br>30 (Gov. Dr)        | 20 (open space) |
| 57         | 25           | 15                                 | 20 (open space) |
| 58         | 25           | 15 (lot 57, 59)<br>20 (open space) | 30              |
| 59-64      | 25           | 15                                 | 30              |
| 65         | 25           | 15                                 | 20              |

**FLETCHER HALL (DEVELOPED LANDS) cont.**

|       |    |                                      |    |
|-------|----|--------------------------------------|----|
| 66    | 25 | 15 (lot 65)<br>30 (utility easement) | 30 |
| 67-72 | 25 | 15                                   | 30 |

**FLYING SQUIRREL COURT (GREENSLAKE) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1201       | 25           | 15          | 20          |
| 1202-1216  | 15           | *           | 10          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**FLYWAY DRIVE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                       | <u>Rear</u> |
|------------|--------------|-----------------------------------|-------------|
| 18-21      | 25 (Flyway)  | 15                                | 30 (lagoon) |
| 100*       | 50           | 15<br>25 (lot 101)                | 120         |
| 101*       | 80           | 20 (lot 100)<br>15 (lot 102)      | 50          |
| 102*       | 80           | 15 (lot 101)<br>20 (lot 103)      | 50          |
| 103*       | 50           | 25 (lot 102)<br>15 (lot 104)      | 120         |
| 104*       | 50           | 15 (lot 103)<br>25 (lot 105)      | 120         |
| 105*       | 30           | 20 (lot 104)<br>15 (lot 106)<br>5 | 50          |
| 106*       | 30           | 20 (lot 107)<br>15 (lot 105)      | 50          |
| 107*       | 50           | 25 (lot 106)<br>15 (lot 108)      | 120         |
| 108*       | 50           | 15 (lot 107)<br>25 (lot 109)      | 120         |
| 109*       | 80           | 20 (lot 108)<br>20 (lot 112)      | 50          |
| 110*       | 60           | See Plat                          | 20          |
| 112*       | 50           | 25 (lot 109)<br>15 (lot 113)      | 120         |
| 113*       | 50           | 25 (easement)<br>15 (lot 112)     | 120         |
| 114*       | 30           | 20 (lot 113)<br>10 (easement)     | 50          |

**FLYWAY DRIVE (DEVELOPED LANDS) cont.**

|          |    |                               |     |
|----------|----|-------------------------------|-----|
| 120*     | 30 | 10 (easement)<br>20 (lot 121) | 50  |
| 121*     | 50 | 15 (lot 122)<br>25 (easement) | 120 |
| 122*     | 50 | 15 (lot 121)<br>25 (lot 123)  | 120 |
| 123*     | 30 | 20 (lot 122)<br>15 (lot 126)  | 50  |
| 125*     | 30 | 20                            | 50  |
| 126*     | 30 | 15 (lot 123)<br>20 (lot 127)  | 50  |
| 127*     | 50 | 25 (lot 126)<br>15 (lot 128)  | 120 |
| 128*     | 50 | 15 (lot 127)<br>25 (lot 129)  | 120 |
| 129*     | 80 | 20                            | 50  |
| 130*     | 50 | 20                            | 50  |
| 131*     | 50 | 20                            | 50  |
| 133*     | 50 | 25 (lot 129)<br>15 (lot 134)  | 120 |
| 134*     | 50 | 15 (lot 133)<br>25 (lot 135)  | 120 |
| 135*     | 30 | 20 (lot 134)<br>15 (lot 138)  | 50  |
| 136-137* | 50 | 20                            | 50  |
| 138*     | 30 | 15 (lot 135)<br>20 (lot 139)  | 50  |
| 139*     | 50 | 25 (lot 138)<br>15 (lot 140)  | 120 |
| 140*     | 50 | 15 (lot 139)<br>25 (lot 141)  | 120 |
| 141*     | 30 | 20 (lot 140)<br>15            | 50  |
| 142-143* | 20 | 20                            | 50  |
| 144*     | 30 | 15 (lot 141)<br>20 (lot 145)  | 50  |
| 145*     | 50 | 25                            | 120 |

**FLYWAY DRIVE (DEVELOPED LANDS) cont.**

|          |    |                               |     |
|----------|----|-------------------------------|-----|
| 147*     | 80 | 20 (lot 145)<br>15 (lot 150)  | 50  |
| 148-149* | 50 | 20                            | 50  |
| 150*     | 80 | 15 (lot 147)<br>20 (lot 151)  | 50  |
| 151*     | 50 | 25 (lot 150)<br>15 (lot 152)  | 120 |
| 152*     | 50 | 15 (lot 151)<br>25 (lot 153)  | 120 |
| 153*     | 30 | 20 (lot 152)<br>15 (lot 156)  | 50  |
| 154-155* | 20 | 20                            | 50  |
| 156*     | 30 | 15 (lot 153)<br>20 (lot 157)  | 50  |
| 157*     | 50 | 25 (lot 156)<br>15 (lot 158)  | 120 |
| 158*     | 50 | 15 (lot 157)<br>25 (easement) | 120 |
| 159*     | 80 | 20 (lot 158)<br>10 (easement) | 50  |
| 160-161* | 50 | 20                            | 50  |
| 162*     | 80 | 10 (easement)<br>20 (lot 163) | 50  |
| 163*     | 50 | 25 (easement)<br>15 (lot 164) | 120 |
| 164*     | 50 | 15 (lot 163)<br>25 (lot 165)  | 120 |
| 165*     | 30 | 20 (lot 164)<br>15 (lot 168)  | 50  |
| 166*     | 50 | 20                            | 50  |
| 167-168* | 20 | 20                            | 50  |
| 169*     | 50 | 25 (lot 168)<br>15 (lot 170)  | 120 |
| 170*     | 50 | 15 (lot 169)<br>25 (lot 171)  | 120 |
| 171*     | 80 | 20 (lot 170)<br>15 (lot 174)  | 50  |
| 172-173* | 20 | 20                            | 50  |

**FLYWAY DRIVE (DEVELOPED LANDS) cont.**

|          |    |                              |     |
|----------|----|------------------------------|-----|
| 174*     | 80 | 15 (lot 171)<br>20 (lot 175) | 50  |
| 175*     | 40 | 25 (lot 174)<br>15 (lot 176) | 120 |
| 176*     | 50 | 15 (lot 175)<br>25 (lot 177) | 120 |
| 178-179* | 50 | 20                           | 50  |
| 180*     | 50 | 15 (lot 178)<br>25 (lot 176) | 50  |

\*Setbacks on plat

**FORESTAY COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>  | <u>Side</u>                      | <u>Rear</u>       |
|------------|---------------|----------------------------------|-------------------|
| 66         | 25 (Forestay) | 25 (Flyway)<br>15 (lot 67)       | 20 (lot 65)       |
| 67-68      | 25 (Forestay) | 15 (lots)                        | 20 (lots)         |
| 69         | 25 (Forestay) | 25 (Forestay)<br>15 (lot 70)     | 20 (lot 68)       |
| 70         | 20 (lot 71)   | 15 (beach access)<br>15 (lot 69) | 20 (lot 64)       |
| 71         | 20 (lot 70)   | 15 (beach access)<br>15 (lot 72) | See Plat          |
| 72-74      | 25 (Forestay) | 15 (lots)                        | See Plat          |
| 75         | 20 (lot 76)   | 15 (lot 74)<br>15 (beach access) | See Plat          |
| 76         | 20 (lot 75)   | 15 (lot 77)<br>15 (beach access) | 20 (lot 79)       |
| 77         | 25 (Forestay) | 25 (Forestay)<br>15 (lot 76)     | 20 (lot 78)       |
| 78         | 25 (Forestay) | 15                               | 20 (lot 79)       |
| 79         | 20 (lot 80)   | 15 (lot 78)<br>15 (beach access) | 20 (lot 76)       |
| 80         | 25 (Forestay) | 15                               | 20 (beach access) |
| 81         | 25 (Forestay) | 25 (Flyway)<br>15 (lot 80)       | 20 (beach access) |

**FRIENDFIELD HALL (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                    | <u>Side</u>                         | <u>Rear</u>   |
|------------|---------------------------------|-------------------------------------|---------------|
| 88         | 25 (Friendfield)<br>20 (lot 89) | 25 (Friendfield)<br>20 (open space) | 25 (Gov. Dr.) |

**FRIENDFIELD HALL (DEVELOPED LANDS) cont.**

|    |                                 |   |              |
|----|---------------------------------|---|--------------|
| 89 | 25 (Friendfield)<br>20 (lot 88) | 20 (open space)<br>15 (lot 90)                | 20 (lot 90)  |
| 90 | N/A                             | 15  | 30 (marsh)   |
| 91 | 25 (Friendfield)                | 15  | 30 (marsh)   |
| 96 | 25 (Friendfield)                | 15 (lot 91)<br>20 (open space)<br>15 (lot 97) | 30 (marsh)   |
| 97 | 25 (Friendfield)                | 25 (Friendfield)                              | 25 (Gov. Dr) |

**GADWALL LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                              | <u>Rear</u>                 |
|------------|-----------------|--|-----------------------------|
| 131-133    | 25 (Gadwall Ln) | 15 (lots)                                | 30 (lagoon)                 |
| 134        | 25 (Gadwall Ln) | 15                                       | 30 (lagoon)<br>20 (lot 136) |
| 154        | 25 (Gadwall Ln) | 15 (lots 152, 153)<br>25 (Bufflehead Dr) | 20 (lot 155)                |

**GALLINULE COURT (SPARROW POND COTTAGES) (DEVELOPED)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1060       | 25           | 15          | 20          |
| 1061-1062  | 15           | *           | 10          |
| 1063-1064  | 20           | 7           | 15          |
| 1065-1070  | 15           | *           | 10          |
| 1071       | 20           | 7           | 15          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**GLEN ABBEY (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                      | <u>Rear</u>  |
|------------|-----------------|----------------------------------|--------------|
| 173        | 20 (lot 174)    | 15                               | 30 (lagoon)  |
| 174        | 25 (Glen Abbey) | 15                               | 20 (lot 173) |
| 175-180    | 25 (Glen Abbey) | 15 (lots)                        | 30 (lagoon)  |
| 181        | 25 (Glen Abbey) | 15 (bike path)<br>15 (bike path) | 30 (lagoon)  |
| 182        | 25 (Glen Abbey) | 20 (open space)<br>15 (lot 183)  | 30 (lagoon)  |
| 183-185    | 25 (Glen Abbey) | 15 (lots)                        | 30 (lagoon)  |
| 186        | 25 (Glen Abbey) | 15                               | 20 (lot 187) |

**GLEN ABBEY (DEVELOPED LANDS) cont.**

|         |                 |                                  |                 |
|---------|-----------------|----------------------------------|-----------------|
| 187     | 20 (lot 186)    | 15                               | 30 (lagoon)     |
| 188     | 20 (lot 189)    | 15 (lot 187)<br>15 (open space)  | 30 (lagoon)     |
| 189     | 25 (Glen Abbey) | 15 (lot 188)<br>15 (open space)  | 20 (lot 188)    |
| 200     | 25 (Glen Abbey) | 30 (lagoon)<br>15 (lot 201)      | 30 (lagoon)     |
| 201-211 | 25 (Glen Abbey) | 15 (lots)                        | 30 (lagoon)     |
| 212     | 20 (lot 213)    | 15                               | 30 (lagoon)     |
| 213     | 25 (Glen Abbey) | 15                               | 20 (open space) |
| 214     | 25 (Glen Abbey) | 15 (lot 213)<br>25 (Glen Abbey)  | 20 (open space) |
| 215     | 25 (Glen Abbey) | 30 (golf)<br>20 (lot 216)        | 20 (lot 216)    |
| 216     | 20 (lot 215)    | 30 (golf)<br>20 (lot 217)        | 20 (lot 217)    |
| 217     | 20 (lot 216)    | 30 (golf)<br>20 (open space)     | 20 (open space) |
| 229     | 25 (Glen Abbey) | 15 (lot 230)<br>30 (golf)        | 30 (golf)       |
| 230-234 | 25 (Glen Abbey) | 15 (lots)                        | 30 (golf)       |
| 235     | 25 (Glen Abbey) | 25 (Augusta Nat)<br>30 (lagoon)  | 20 (lot 159)    |
| 236     | 25 (Glen Abbey) | 15 (lot 237)<br>30 (lagoon)      | 30 (lagoon)     |
| 237-244 | 25 (Glen Abbey) | 15 (lots)                        | 30 (golf)       |
| 245     | 25 (Glen Abbey) | 15 (lot 244)<br>15 (bike path)   | 30 (golf)       |
| 246     | 25 (Glen Abbey) | 15 (bike path)<br>15 (lot 247)   | 30 (golf)       |
| 247-252 | 25 (Glen Abbey) | 15 (lots)                        | 30 (golf)       |
| 253     | 20 (lot 254)    | 25 (Surfsong Rd)<br>15 (lot 252) | 30 (golf)       |
| 254     | 25 (Glen Abbey) | 25 (Surfsong Rd)<br>15 (lot 253) | 20 (lot 253)    |

**GLEN EAGLE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                      | <u>Rear</u>              |
|------------|-----------------|----------------------------------|--------------------------|
| 312        | 25 (Glen Eagle) | 25 (Surfsong Rd)<br>15 (lot 313) | 30 (golf)                |
| 313-319    | 25 (Glen Eagle) | 15 (lots)                        | 30 (golf)                |
| 320        | 25 (Glen Eagle) | 15                               | 30 (lagoon)              |
| 321        | 25 (Glen Eagle) | 15                               | 30 (lagoon)<br>30 (golf) |
| 322-327    | 25 (Glen Eagle) | 15 (lots)                        | 30 (golf)                |
| 328        | 25 (Glen Eagle) | 25 (Surfsong Rd)<br>15 (lot 327) | 30 (golf)                |

**GLOSSY IBIS LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                      | <u>Rear</u>  |
|------------|------------------|----------------------------------|--------------|
| 700        | 40 (Glossy Ibis) | 50 (Gov. Dr)<br>30 (lot 701)     | 30 (marsh)   |
| 701        | 40 (Glossy Ibis) | 30 (lot 700)<br>25 (lot 702)     | 30 (marsh)   |
| 702        | 40 (Glossy Ibis) | 25                               | 30 (marsh)   |
| 703        | 40 (Glossy Ibis) | 20                               | 30 (marsh)   |
| 704-713    | 25 (Glossy Ibis) | 20                               | 30 (marsh)   |
| 714-715    | 25 (Glossy Ibis) | 20                               | 30 (marsh)   |
| 716        | 25 (Glossy Ibis) | 20 (lot 715)                     | Contact ARB  |
| 717        | 25 (Glossy Ibis) | Contact ARB                      | Contact ARB  |
| 718        | 25 (Glossy Ibis) | 20 (lot 717)<br>20 (lot 719)     | 30 (marsh)   |
| 719        | 25 (Glossy Ibis) | 20 (lot 718)<br>20 (lot 720)     | 30 (marsh)   |
| 741        | 25 (Glossy Ibis) | 20 (lot 742)<br>20 (easement)    | 30 (golf)    |
| 742-757    | 25 (Glossy Ibis) | 15                               | 30 (golf)    |
| 758-760    | 25 (Glossy Ibis) | 15                               | 30 (lot 761) |
| 768        | 25 (Glossy Ibis) | 25 (lot 767)<br>50 (Glossy Ibis) | 50 (Gov. Dr) |

**GOLDENEYE DRIVE (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                      | <u>Side</u> | <u>Rear</u> |
|------------|-----------------------------------|-------------|-------------|
| 90         | 25 (Goldeneye)<br>25 (Bufflehead) | 25          | 30 (lagoon) |
| 91-100     | 25 (Goldeneye)                    | 25          | 30 (lagoon) |

**GOLDENEYE DRIVE (UNDEVELOPED LANDS) cont.**

| <u>Lot</u> | <u>Front</u>   | <u>Side</u>                     | <u>Rear</u>              |
|------------|----------------|---------------------------------|--------------------------|
| 101        | 25 (Goldeneye) | 25                              | 30 (lagoon)<br>30 (golf) |
| 102-103    | 25 (Goldeneye) | 25 (lots)                       | 30 (lagoon)              |
| 104        | 25 (Goldeneye) | 25                              | 30 (lagoon)<br>30 (golf) |
| 105-108    | 25 (Goldeneye) | 25 (lots)                       | 30 (golf)                |
| 109        | 25 (Goldeneye) | 25 (lot 108)<br>25 (Bufflehead) | 30 (golf)                |

**GOLDENROD COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>      | <u>Side</u>   | <u>Rear</u>      |
|------------|-------------------|---|------------------|
| 50         | 25 (Goldenrod Ct) | 25 (Goldenrod Ct)<br>15 (lot 49)                        | 20 (lot 51)      |
| 51         | 25 (Goldenrod Ct) | 15  | 20 (lots 47, 48) |
| 52         | 25 (Goldenrod Ct) | 15  | 30 (lagoon)      |
| 53         | 25 (Goldenrod Ct) | 15  | 30 (lagoon)      |
| 54         | 25 (Goldenrod Ct) | 15 (lot 53)<br>30 (lagoon)<br>30 (marsh)<br>15 (lot 55) | 30 (marsh)       |
| 55-58      | 25 (Goldenrod Ct) | 15 (lots)   | 30 (marsh)       |
| 59         | 25 (Goldenrod Ct) | 15  | 20 (lot 64)      |

**GOVERNOR'S DRIVE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                      | <u>Rear</u>                        |
|------------|--------------|----------------------------------|------------------------------------|
| 1          | 25 (Gov. Dr) | 20 (open space)<br>15 (lot 2)    | 20 (open space)<br>20 (lots 14,15) |
| 2-7        | 25 (Gov. Dr) | 15 (lots)                        | 20 (lots)                          |
| 8          | 25 (Gov. Dr) | 15 (lot 7)<br>25 (Trumpet Cr)    | 20 (lot 9)                         |
| 45         | 25 (Gov. Dr) | 15                               | 20 (lot 43)<br>30 (lagoon)         |
| 46         | 25 (Gov. Dr) | 15 (lot 45)<br>30 (lagoon)       | 30 (lagoon)                        |
| 47         | 25 (Gov. Dr) | 30 (lagoon)<br>15 (lot 48)       | 20 (lot 51)                        |
| 48         | 25 (Gov. Dr) | 15                               | 20 (lot 51)                        |
| 49         | 25 (Gov. Dr) | 15 (lot 48)<br>25 (Goldenrod Ct) | 20 (lot 50)                        |

**GOVERNOR'S DRIVE (DEVELOPED LANDS) cont.**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                                 | <u>Rear</u>  |
|------------|--------------|---|--------------|
| 60         | 25 (Gov. Dr) | 25 (Goldenrod Ct)<br>15 (lot 61)            | 20 (lot 59)  |
| 61         | 25 (Gov. Dr) | 15  | 20 (lot 64)  |
| 72         | 25 (Gov. Dr) | 15 (bike path)<br>15 (lot 73)               | 20 (lot 83)  |
| 73-76      | 25 (Gov. Dr) | 15  | 20           |
| 96-97      | 25 (Gov. Dr) | 15  | 20           |
| 98         | 25 (Gov. Dr) | 15 (lot 97)<br>25 (Marsh Elder Ct)          | 20 (lot 99)  |
| 108        | 25 (Gov. Dr) | 25 (Marsh Elder Ct)<br>15 (lot 109)         | 20 (lot 107) |
| 109        | 25 (Gov. Dr) | 15  | 20 (lot 107) |
| 110-111    | 25 (Gov. Dr) | 15  | 30 (marsh)   |
| 112-113    | 25 (Gov. Dr) | 15  | 20 (lots)    |
| 114        | 25 (Gov. Dr) | 15 (lot 113)<br>25 (Spartina Ct)            | 20 (lot 115) |
| 131        | 25 (Gov. Dr) | 25 (Spartina Ct)<br>15 (lot 132)            | 20 (lot 130) |
| 132-135    | 25 (Gov. Dr) | 15 (lots)                                   | 20 (lots)    |
| 136        | 25 (Gov. Dr) | 15 (lot 135)<br>25 (Sawgrass Ln)            | 20 (lot 137) |
| 154        | 25 (Gov. Dr) | 25 (Sawgrass Ln)<br>15 (lot 155)            | 30 (lagoon)  |
| 155        | 25 (Gov. Dr) | 15  | 30 (lagoon)  |
| 156        | 25 (Gov. Dr) | 15 (lot 155)<br>30 (lagoon)                 | 30 (lagoon)  |
| 157        | 25 (Gov. Dr) | 30 (lagoon)<br>15 (lot 158)                 | 30 (lagoon)  |
| 158        | 25 (Gov. Dr) | 15  | 30 (lagoon)  |
| 159        | 25 (Gov. Dr) | 15 (lot 158)<br>30 (lagoon)<br>15 (lot 160) | 20 (lot 162) |
| 160        | 25 (Gov. Dr) | 15 (lot 159)<br>25 (Sweetgum Ln)            | 20 (lot 161) |
| 170        | 25 (Gov. Dr) | 15 (lot 171)<br>30 (golf)                   | 30 (golf)    |
| 171-178    | 25 (Gov. Dr) | 15  | 30 (golf)    |

**GOVERNOR'S DRIVE (DEVELOPED LANDS ) cont.**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                          | <u>Rear</u>       |
|------------|--------------|--------------------------------------|-------------------|
| 179        | 25 (Gov. Dr) | 15 (lot 178)<br>25 (Yellowthroat Ln) | 20 (lot 180)      |
| 191        | 25 (Gov. Dr) | 25 (Sweetgrass Ln)<br>15 (lot 192)   | 20 (lots 189,190) |
| 192-194    | 25 (Gov. Dr) | 15 (lots)                            | 20 (lots)         |
| 195        | 25 (Gov. Dr) | 15 (lot 194)<br>20 (open space)      | 20 (open space)   |
| 250        | 25 (Gov. Dr) | 25 (Yellow Throat)<br>15 (lot 251)   | 20 (lot 221)      |
| 251-256    | 25 (Gov. Dr) | 15 (lots)                            | 20 (lots)         |
| 257        | 25 (Gov. Dr) | 15 (lot 256)<br>30 (golf)            | 20 (lot 227)      |
| 258        | 25 (Gov. Dr) | 30 (golf)<br>15 (lot 259)            | 30 (golf)         |
| 259-267    | 25 (Gov. Dr) | 15                                   | 30 (golf)         |
| 268        | 25 (Gov. Dr) | 15 (lot 267)<br>25 (Tallow Tree Ln)  | 30 (golf)         |
| 281        | 25 (Gov. Dr) | 25 (Tallow Tree Ln)<br>15 (lot 282)  | 30 (lagoon)       |
| 282-284    | 25 (Gov. Dr) | 15                                   | 30 (lagoon)       |
| 285        | 25 (Gov. Dr) | 15 (lot 284)<br>25 (Marsh Cove Rd)   | 30 (golf)         |
| 331        | 25 (Gov. Dr) | 25 (Marsh Cove Rd)<br>15 (lot 332)   | 30 (golf)         |
| 332-346    | 25 (Gov. Dr) | 15                                   | 30 (golf)         |
| 347        | 25 (Gov. Dr) | 15 (lot 346)<br>30 (lagoon)          | 30 (golf)         |
| 348        | 25 (Gov. Dr) | 30 (lagoon)<br>15 (lot 349)          | 30 (lagoon)       |
| 349-350    | 25 (Gov. Dr) | 15                                   | 30 (lagoon)       |
| 351        | 25 (Gov. Dr) | 15 (lot 350)<br>25 (Snowy Egret Ln)  | 30 (lagoon)       |
| 387        | 25 (Gov. Dr) | 25 (Snowy Egret Ln)<br>15 (lot 388)  | 30 (lagoon)       |
| 388-389    | 25 (Gov. Dr) | 15 (lots)                            | 30 (lagoon)       |
| 390        | 25 (Gov. Dr) | 15 (lot 389)<br>30 (lagoon)          | 30 (lagoon)       |

**GREEN MEADOW LANE (UNDEVELOPED LANDS)**

Because of the limited buildable areas and specific driveway locations associated with these lots, please see the graphics for the lots on this street.

**GREEN WINGED TEAL ROAD (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                    | <u>Rear</u>    |
|------------|--------------|--------------------------------|----------------|
| 375-376    | 25           | 15                             | 30 (golf)      |
| 377        | 25           | 15 (lot 376)<br>30 (lagoon)    | 30 (golf)      |
| 378        | 25           | 30 (lagoon)<br>15 (lot 379)    | 30 (golf)      |
| 379-388    | 25           | 15                             | 30 (golf)      |
| 389        | 20 (lot 390) | 15 (lot 388)<br>15 (bike path) | 30 (golf)      |
| 390        | 25           | 15 (lot 389)<br>15 (bike path) | 20 (lot 389)   |
| 391        | 25           | 15 (bike path)<br>15 (lot 392) | 20 (bike path) |
| 392-400    | 25           | 15                             | 20 (bike path) |
| 401        | 25           | 15 (lot 400)<br>30 (lagoon)    | 20 (bike path) |

**GREENSWARD ROAD (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                    | <u>Rear</u>                |
|------------|-----------------|--------------------------------|----------------------------|
| 1          | 25 (Greensward) | 20 (open space)<br>15 (lot 2)  | 30 (golf)                  |
| 2-13       | 25 (Greensward) | 15                             | 30 (golf/lagoon)           |
| 14         | 25 (Greensward) | 15 (lot 13)<br>25 (Sandwedge)  | 30 (lagoon)                |
| 15         | 25              | 20 (golf)<br>16 (lot 16)       | 30                         |
| 16-19      | 25              | 15                             | 30                         |
| 20         | 25              | 15                             | 20 (lot 21)                |
| 21-22      | 25              | 15                             | 30 (golf/lagoon)           |
| 23         | 25              | 15 (lot 22)<br>20 (open space) | 15 (lot 22)<br>30 (lagoon) |
| 24         | 25 (Greensward) | 15 (lot 25)<br>25 (Sandwedge)  | 30 (lagoon)                |

**GREENSWARD ROAD (DEVELOPED LANDS) cont.**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                    | <u>Rear</u>      |
|------------|-----------------|--------------------------------|------------------|
| 25-31      | 25 (Greensward) | 15                             | 30 (lagoon/golf) |
| 39-42      | 25 (Greensward) | 15                             | 30 (golf)        |
| 52         | 25 (Greensward) | 25 (Greensward)<br>15 (lot 42) | 30 (golf)        |

**GREY WIDGEON COURT**

Because of the limited buildable areas, preservation zones, and selective vista clearing zones associated with these lots, please see the graphics.

**HOODED MERGANSER (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                                  | <u>Rear</u>  |
|------------|--------------|--|--------------|
| 136        | 25           | 25 (Gadwall)<br>15 (lot 137)<br>15 (lot 134) | 30 (lagoon)  |
| 137        | 25           | 15   | 30 (golf)    |
| 138        | 25           | 15   | 30 (golf)    |
| 139-143    | 25           | 15 (lots)                                    | 30 (lagoon)  |
| 144        | 25           | 15 (lot 143)<br>30 (lagoon)<br>15 (lot 145)  | 25 (Flyway)  |
| 145        | 25           | 15   | 25 (Flyway)  |
| 146        | 25           | 15   | 20 (lot 149) |
| 147        | 25           | 15 (lot 146)<br>25 (Gadwall)                 | 20 (lot 148) |

**HORNED GREBE COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>      | <u>Side</u>                      | <u>Rear</u>       |
|------------|-------------------|----------------------------------|-------------------|
| 201-204    | 25 (Horned Grebe) | 15                               | 30 (lagoon)       |
| 205        | 25 (Horned Grebe) | 15                               | 20 (lot 210, 211) |
| 206        | 25 (Horned Grebe) | 15                               | 20 (lot 209)      |
| 207        | 25 (Horned Grebe) | 15 (lot 206)<br>25 (Belted King) | 20 (lot 208)      |

**JACKSTAY COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>  | <u>Side</u>                | <u>Rear</u>       |
|------------|---------------|----------------------------|-------------------|
| 82         | 25 (Jackstay) | 25 (Flyway)<br>15 (lot 83) | 20 (beach access) |
| 83         | 25 (Jackstay) | 15                         | 20 (beach access) |
| 84         | 20 (lot 85)   | 15                         | 20 (beach access) |

**JACKSTAY COURT (DEVELOPED LANDS) cont.**

| <u>Lot</u> | <u>Front</u>  | <u>Side</u>  | <u>Rear</u> |
|------------|---------------|--|-------------|
| 85         | 25 (Jackstay) | 15   | 20 (lot 84) |
| 86         | 25 (Jackstay) | 25 (Jackstay)<br>15 (lot 87)                         | 20 (lot 85) |
| 87         | 20 (lot 88)   | 15 (lot 86)<br>15 (beach access)                     | 20 (lot 84) |
| 88         | 20 (lot 87)   | 15 (lot 72)<br>15 (beach access)                     | See Plat    |
| 89-91      | 25 (Jackstay) | 15 (lots)  | See Plat    |
| 92         | 20 (lot 93)   | 15 (lot 91)<br>15 (beach access)                     | See Plat    |
| 93         | 20 (lot 92)   | 15 (lot 94)<br>15 (beach access)                     | 20 (lot 96) |
| 94         | 25 (Jackstay) | 25 (Jackstay)<br>15 (lot 93)                         | 20 (lot 95) |
| 95         | 25 (Jackstay) | 25 (Jackstay)<br>15 (lot 96)                         | 20 (lot 94) |
| 96         | 20 (lot 97)   | 15 (lot 95)<br>15 (beach access)<br>15 (lots 98, 99) | 20 (lot 93) |
| 97         | 20 (lot 96)   | 15 (beach access)<br>15 (lot 99)                     | 25 (Flyway) |
| 98         | 25 (Jackstay) | 25 (Jackstay)  | 20 (lot 97) |
| 99         | 25 (Jackstay) | 25 (Flyway)<br>15 (lot 98)                           | 20 (lot 97) |

**KIAWAH BEACH DRIVE (GREENSLAKE) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1230-1236  | 15           | *           | 10          |
| 1237       | 25           | 15          | 20          |

\*Zero lot line homes may be built with no setback on one side of the property but must have at least a 14 foot separation between buildings.

**KIAWAH ISLAND CLUB DRIVE (UNDEVELOPED LANDS)**

Because of the limited buildable areas and specific driveway locations associated with these lots, please see the graphics for the lots on this street.

**KILL-DEE COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                           | <u>Side</u>                            | <u>Rear</u> |
|------------|--|--|-------------|
| 225        | 25 Fish Hawk Lane<br>25 Kill Dee Court | 15                                     | 20          |
| 226        | 25                                     | 20                                     | 20          |
| 227        | 25                                     | 20 (lot 228) (lot 226)<br>20 (lot 257) | 30          |
| 228        | 25                                     | 20                                     | 30          |

**KINGS ISLAND (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>   | <u>Side</u>               | <u>Rear</u> |
|------------|----------------|---------------------------|-------------|
| 219        | 25 (Kings Isl) | 15 (lot 220)<br>30 (golf) | 30 (lagoon) |
| 220-224    | 25 (Kings Isl) | 15                        | 30 (lagoon) |
| 225-227    | 25 (Kings Isl) | 15                        | 30 (golf)   |
| 228        | 25             | 15 (lot 227)<br>30 (golf) | 30 (golf)   |

**LOW OAK WOODS ROAD (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>       | <u>Side</u>                             | <u>Rear</u>                 |
|------------|--------------------|---|-----------------------------|
| 325        | 25 (Low Oak Woods) | 30 (golf)<br>15 (lot 326)               | 30 (golf)                   |
| 326        | 25 (Low Oak Woods) | 15                                      | 30 (golf)                   |
| 336        | 20 (Lot 335)       | 15                                      | 30 (golf)                   |
| 337-341    | 25 (Low Oak Woods) | 15                                      | 30 (golf)                   |
| 342        | 25 (Low Oak Woods) | 15 (lot 341)<br>15 (bike path)          | 30 (golf)<br>20 (bike path) |
| 343        | 25 (Low Oak Woods) | 15 (bike path)<br>15 (lot 344)          | 20 (bike path)<br>30 (golf) |
| 344-348    | 25 (Low Oak Woods) | 15                                      | 30 (golf)                   |
| 349        | 25 (Low Oak Woods) | 15                                      | 30 (lot 350)                |
| 350        | 25 (Low Oak Woods) | 15                                      | 30 (golf)                   |
| 351-352    | 15 (Low Oak Woods) | 15                                      | 30 (golf)                   |
| 353        | 25 (Low Oak Woods) | 15 (lot 352)                            | 30 (golf)                   |
| 373        | 25 (Low Oak Woods) | 30 (golf)<br>15 (lot 374)               | 20 (lot 374)                |
| 374        | 25 (Low Oak Woods) | 25 (Green Winged)<br>15 (lots 373, 375) | N/A                         |

**MARSH COTTAGE LANE (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                 | <u>Rear</u>  |
|------------|--------------|-----------------------------|--------------|
| 20         | 55 (Gov. Dr) | 20 (Marsh)<br>15 (lot 21)   | See Graphics |
| 21         | 55 (Gov. Dr) | 15                          | 20           |
| 22         | 25           | 15                          | 20           |
| 23         | 25           | 15                          | See Graphics |
| 24         | 25           | 15                          | See Graphics |
| 25         | See Graphics | 20                          | See Graphics |
| 26         | See Graphics | See Graphics                | See Graphics |
| 27         | 25           | 15                          | See Graphics |
| 28         | 25           | 15                          | See Graphics |
| 29         | 25           | 15                          | 30           |
| 30         | 25           | 15                          | 20           |
| 31         | 25           | 15 (lot 30)<br>40 (Gov. Dr) | See Graphics |

**MARSH COVE ROAD (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                   | <u>Rear</u>                              |
|------------|--------------|-------------------------------|--|
| 285        | 25           | 30 (golf)<br>15 (lot 286)     | 30                                       |
| 286-290    | 25           | 15                            | 30                                       |
| 291        | 25           | 15                            | 30 See Graphics                          |
| 292-293    | 25           | 15                            | 30                                       |
| 294        | 20           | 15                            | 30 (Corner of 293)<br>25 (Corner of 295) |
| 295        | 25           | 30 (easement)<br>15 (lot 296) | 30                                       |
| 296        | 25           | 15 (lot 295)<br>30 (easement) | 30 (easement)                            |
| 297-300    | 25           | 15                            | 30                                       |
| 301-302    | 25           | 15                            | 30                                       |
| 303        | 25           | 15 (lot 302)                  | 30                                       |

**MARSH EDGE LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>       | <u>Side</u>                                  | <u>Rear</u>          |
|------------|--------------------|--|----------------------|
| 22         | 25 (Marsh Edge Ln) | 25 (Trumpet Cr)<br>15 (lot 23)               | 30 (lagoon)          |
| 23-25      | 25 (Marsh Edge Ln) | 15   | 30 (lagoon)          |
| 26         | 25 (Marsh Edge Ln) | 15 (lot 25)<br>30 (lagoon)<br>15 (lot 27)    | 20 (lot 19)          |
| 27         | 25 (Marsh Edge Ln) | 15   | 20 (lots 17, 18, 19) |
| 28         | 25 (Marsh Edge Ln) | 15 (lot 17)<br>20 (open space)<br>30 (marsh) | 20 (open space)      |
| 29         | 25 (Marsh Edge Ln) | 30 (marsh)<br>15 (lot 30)                    | 30 (marsh)           |
| 30-35 *    | 25 (Marsh Edge Ln) | 15   | 30 (marsh)           |
| 36         | 25 (Marsh Edge Ln) | 15 (lot 35)<br>30 (marsh)                    | 30 (marsh)           |
| 37         | 25 (Marsh Edge Ln) | 30 (marsh)                                   | 30 (marsh)           |
| 38         | 25 (Marsh Edge Ln) | 30 (marsh)<br>15 (lot 39)<br>20 (open space) | 30 (marsh)           |
| 39         | 25 (Marsh Edge Ln) | 15   | 20 (open space)      |
| 40         | 25 (Marsh Edge Ln) | 15   | 30 (lagoon)          |

**MARSH ELDER COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                                   | <u>Rear</u>                        |
|------------|------------------|---|------------------------------------|
| 98         | 25 (Marsh Elder) | 25 (Gov. Dr)<br>15 (lot 99)                   | 15 (lot 97)                        |
| 99-100     | 25 (Marsh Elder) | 15  | 20                                 |
| 101        | 25 (Marsh Elder) | 15 (lot 100)<br>30 (O.C.R.M.)<br>15 (lot 102) | 20 (lots 92, 93)                   |
| 102        | 25 (Marsh Elder) | 15 (lots 101, 103)                            | 30 (marsh)                         |
| 103-106    | 25 (Marsh Elder) | 15  | 30 (marsh)                         |
| 107        | 25 (Marsh Elder) | 15  | 30 (marsh)<br>20 (lot 110 Gov. Dr) |
| 108        | 25 (Marsh Elder) | 25 (Gov. Dr)<br>15 (lot 107)                  | 15 (lot 109)                       |

**MARSH HAWK LANE - PATIO LOTS (DEVELOPED LANDS)**

| <u>Lot</u>                                      | <u>Front</u>    | <u>Side</u>                       | <u>Rear</u> |
|---|-----------------|-----------------------------------|-------------|
| 160,162,164,166,<br>168,170,172,174,176         | 20 (Marsh Hawk) | 3 (r. side w/wall)<br>7 (l.side)  | 30 (golf)   |
| 161,163,165,167,<br>169,171,173,175,<br>177-185 | 20 (Marsh Hawk) | 3 (l. side w/wall)<br>7 (r. side) | 30 (marsh)  |

**MARSH ISLAND DRIVE (DEVELOPED LANDS)**

| <u>Lot</u>                        | <u>Front</u>       | <u>Side</u>                      | <u>Rear</u>                     |
|-----------------------------------|--------------------|----------------------------------|---------------------------------|
| 161                               | 25 (Marsh Isl. Dr) | 25 (Sweetgum Ln)<br>15 (lot 162) | 20 (lot 160)                    |
| 168                               | 25 (Marsh Isl. Dr) | 30 (marsh)<br>15 (lot 169)       | 30 (marsh)                      |
| 169-172                           | 25 (Marsh Isl. Dr) | 15                               | 30 (marsh)                      |
| 173                               | 25 (Marsh Isl. Dr) | 15 (lot 172)<br>30 (marsh)       | 30 (marsh)                      |
| 174                               | 25 (Marsh Isl. Dr) | 30 (marsh)                       | 30 (marsh)                      |
| 190                               | 25 (Marsh Isl. Dr) | 25 (Sweetgum Ln)<br>15 (lot 189) | 20 (lot 191)                    |
| <i>Patio Lots - Wall on Left</i>  |                    |                                  |                                 |
| 162                               | 25 (Marsh Isl. Dr) | 12<br>3 (privacy wall)           | 20 (lot 159)                    |
| 163-166                           | 25 (Marsh Isl. Dr) | 12<br>3 (privacy wall)           | 30 (lagoon)                     |
| 167                               | 25 (Marsh Isl. Dr) | 30 (marsh)<br>3 (privacy wall)   | 30 (lagoon)                     |
| <i>Patio Lots - Wall on Right</i> |                    |                                  |                                 |
| 175                               | 25 (Marsh Isl. Dr) | 30 (marsh)<br>3 (privacy wall)   | 30 (marsh)                      |
| 176-183                           | 25 (Marsh Isl. Dr) | 12<br>3 (privacy wall)           | 30 (marsh)                      |
| 184                               | 25 (Marsh Isl. Dr) | 12<br>3 (privacy wall)           | 30 (marsh)<br>20 (open space)   |
| 185                               | 25 (Marsh Isl. Dr) | 12<br>3 (privacy wall)           | 20 (open space)                 |
| 186                               | 25 (Marsh Isl. Dr) | 12<br>3 (privacy wall)           | 20 (lot 194)<br>20 (open space) |
| 187-189                           | 25 (Marsh Isl. Dr) | 12<br>3 (privacy wall)           | 20 (lots)                       |

**MARSH WREN COURT (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                                | <u>Rear</u>        |
|------------|--------------|--|--------------------|
| 21         | 25           | 20 (lot 22)<br>25 (Salt Cedar)             | 30                 |
| 22         | 25           | 20   | 30                 |
| 23         | 25           | 20   | 30                 |
| 24         | See Graphics | 50 (Gov. Dr)<br>20 (lot 23)<br>20 (lot 25) | 30 (lagoon)        |
| 25         | 25           | 50 (Gov. Dr)<br>20 (lot 24)<br>20 (lot 26) | See Graphics       |
| 26         | 25           | 20   | 30 (Critical Line) |
| 27         | 25           | 20   | 30                 |

**MASTERS COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                        | <u>Side</u>                      | <u>Rear</u>                  |
|------------|-------------------------------------|----------------------------------|------------------------------|
| 282        | 25 (Masters Ct)                     | 25 (Surfsong Rd)<br>15 (lot 283) | 30 (golf)                    |
| 283-286    | 25 (Masters Ct)                     | 15 (lots)                        | 30 (golf)                    |
| 287        | 20 (lot 286)                        | 15 (lot 288)<br>30 (golf)        | 30 (golf)                    |
| 288        | 20 (lot 287)                        | 15                               | 30 (golf)                    |
| 289-291    | 25 (Masters Ct)                     | 15 (lots)                        | 30 (golf)                    |
| 292        | 20 (lot 293)                        | 15                               | 30 (golf)                    |
| 293        | 25 (Masters Ct)<br>25 (Surfsong Rd) | 15                               | 20 (lot 292)<br>20 (lot 294) |

**MUIRFIELD LANE (VILLAGE AT TURTLE BEACH) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 42-43      | 20           | 7           | 15          |
| 44-45      | 15           | *           | 10          |
| 46         | 20           | 7           | 15          |
| 47         | 15           | *           | 10          |
| 48         | 25           | 15          | 20          |

\*Note lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**NEEDLERUSH COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                      | <u>Rear</u> |
|------------|-----------------|----------------------------------|-------------|
| 202        | 25 (Needlerush) | 15 (lot 204)<br>30 (lagoon)      | 30 (golf)   |
| 204        | 25 (Needlerush) | 15 (lots 205,202)<br>30 (lagoon) | 30 (golf)   |
| 205        | 25 (Needlerush) | 15                               | 30 (lagoon) |

**NEW SETTLEMENT (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>        | <u>Side</u>                       | <u>Rear</u>            |
|------------|---------------------|-----------------------------------|------------------------|
| 62         | 50                  | 25 (lots 60,61)<br>15 (lot 63)    | 50                     |
| 63         | 50                  | 15 (lot 62)<br>20 (lot 64)        | 50                     |
| 64         | n/a                 | 15 (lot 63)<br>15 (lot 65)        | 50 (golf)<br>40 (pond) |
| 65         | 40                  | 15                                | 40                     |
| 66         | 25                  | 15                                | 40                     |
| 67         | 25                  | 15                                | 40                     |
| 68         | 25                  | 15 (lot 67)<br>20 (lot 69)        | See Graphics           |
| 69         | 50                  | 15 (lot 68)<br>25 (Rhett's Bluff) | See Graphics           |
| 73         | 25                  | 50 (Rhett's Bluff)<br>15 (lot 74) | 30                     |
| 74-78      | 25                  | 15                                | See Graphics           |
| 79         | 25 (New Settlement) | 15 (lot 78)<br>25 (river marsh)   | 30                     |

**NICKLAUS LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Sides</u>                                   | <u>Rear</u> |
|------------|--------------|--|-------------|
| 1          | 25           | 25 (Surfsong)<br>15 (lot 2)                    | 30          |
| 2          | 25           | 25 (Nicklaus)<br>15 (lot 1)<br>15 (lot 3)      | 30          |
| 3          | 25           | 15 (lot 2)<br>10 (easement)<br>30 (North Side) | 30          |
| 4          | 15           | 10 (easement)<br>30 (golf)                     | 30          |

**NICKLAUS LANE (DEVELOPED LANDS) cont.**

|       |    |                                 |               |
|-------|----|---------------------------------|---------------|
| 5-6   | 25 | 15                              | See Plat      |
| 7     | 25 | 25'15"                          | See Plat      |
| 8     | 25 | 15                              | 30            |
| 9     | 40 | 15 (lot 8)<br>25 (lot 10)       | See Graphics  |
| 10    | 50 | 25 (lot 9)<br>15                | See Graphics  |
| 11-12 | 25 | 15                              | 25 (Surfsong) |
| 13    | 25 | 15 (lot 12)<br>25 (Nicklaus Ln) | 25 (Surfsong) |

**OCEAN COURSE DRIVE (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>               | <u>Side</u>                      | <u>Rear</u>                  |
|------------|----------------------------|----------------------------------|------------------------------|
| 0          | 30                         | 30 (lot 223)                     | 20                           |
| 1-13       | 25 (Ocean Course)          | 20 (lots)                        | 30 (marsh)                   |
| 14         | 25 (Ocean Course)          | 20 (lot 13)<br>20 (beach access) | 30 (marsh)                   |
| 15         | 40                         | 20                               | See Graphics                 |
| 16         | 50 (lot 17)<br>40 (lot 15) | 20                               | See Graphics                 |
| 17         | 50                         | 20                               | See Graphics                 |
| 18         | 40 (lot 19)<br>50 (lot 17) | 20                               | See Graphics                 |
| 19-20      | 40                         | 20                               | See Graphics                 |
| 21         | 30                         | 29                               | See Graphics                 |
| 22         | 30                         | 29                               | See Graphics                 |
| 23         | 25 (lot 24)<br>30 (lot 22) | 20<br>20                         | See Graphics<br>See Graphics |
| 24         | 25                         | 20                               | See Graphics                 |
| 25         | 25 (lot 24)<br>30 (lot 26) | 20                               | See Graphics                 |
| 26         | 40 (lot 25)                | 20                               | See Graphics                 |
| 27         | 40                         | 20                               | See Graphics                 |
| 28         | 40 (lot 27)                | 20                               | See Graphics                 |
| 29         | 20 (lot 30)                | 20                               | See Graphics                 |

**OCEAN COURSE DRIVE (UNDEVELOPED LANDS) cont.**

|       |                   |                                      |                   |
|-------|-------------------|--------------------------------------|-------------------|
| 30    | 25                | 20                                   | See Graphics      |
| 31    | 25                | 20                                   | See Graphics      |
| 32    | 40                | 20 (See Plat)                        | See Graphics      |
| 33    | 40                | 20                                   | See Graphics      |
| 34-35 | 50                | 20                                   | 40                |
| 36    | 50                | 20                                   | See Graphics      |
| 37    | 40                | 20                                   | See Graphics      |
| 38    | 40 (Ocean Course) | 20                                   | See Graphics      |
| 39    | 40 (Ocean Course) | 20                                   | See Graphics      |
| 40    | 40 (Ocean Course) | 20 (See Plat)                        | See Graphics      |
| 41    | 40                | 30                                   | 30                |
| 42    | 25                | 20                                   | 30                |
| 43    | 30                | 20                                   | See Graphics      |
| 44-45 | 30                | 20                                   | 30                |
| 46    | 30                | 20                                   | See Graphics      |
| 47    | 30                | 20                                   | 30                |
| 48    | 30                | 20                                   | See Graphics      |
| 49    | 30                | 20                                   | See Graphics      |
| 50-52 | 30                | 20                                   | 30                |
| 52    | 30R, 40L          | 20                                   | 30                |
| 53    | 40                | 20                                   | 30                |
| 54    | 40                | 25'30" (Otter Island)<br>20 (lot 53) | 30                |
| 55    | 25 (Ocean Course) | 25 (Otter Island)<br>20 (lot 56)     | 30 (lagoon)       |
| 56-64 | 25 (Ocean Course) | 20 (lots)                            | 30 (lagoon/marsh) |
| 65    | See Graphics      |                                      |                   |

**OCEAN GREEN PHASE I (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u> | <u>Rear</u> |
|------------|------------------|-------------|-------------|
| 1-11       | 25 (Ocean Green) | 5           | 30          |

**OCEAN GREEN PHASE I (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 12         |              |             |             |
| 13         |              |             |             |

**OCEAN GREEN PHASE I (DEVELOPED LANDS) cont.**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                      | <u>Rear</u> |
|------------|------------------|----------------------------------|-------------|
| 14         | 25               | 15                               | 20          |
| 15         | 25               | 15                               | 20          |
| 16         | 30               | 20                               | 30          |
| 17         | 30               | 20                               | 30          |
| 18         | 25               | 15                               | 20          |
| 19         | 25               | 15                               | 20          |
| 20         | 25               | 15                               | 20          |
| 21         | 25               | 15                               | 20          |
| 22         | 25               | 15                               | 20          |
| 23         | 15 (Ocean Green) | 15 (Lot 29,25,26)<br>15 (lot 22) | 30 (golf)   |
| 24-25      | 25 (Ocean Green) | 5                                | 20          |
| 26         | 25 (Ocean Green) | 5                                | 30          |

**OCEAN GREEN PHASE II (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>               | <u>Rear</u>  |
|------------|--------------|---------------------------|--------------|
| 1          | 25           | 5                         | See Graphics |
| 2          | 25           | 5                         | See Graphics |
| 3          | 25           | 5                         | See Graphics |
| 4          | 25           | 5                         | See Graphics |
| 5          | 25           | 5                         | See Graphics |
| 6          | 25           | 5                         | 30           |
| 7          | 25           | 5                         | 30           |
| 8          | Easement     | 5 (lot 7)<br>See Graphics | 30           |
| 9-18       | 25           | 5                         | See Graphics |

**OCEAN MARSH ROAD (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                       | <u>Rear</u>   |
|------------|--------------|-----------------------------------|---------------|
| 212        | 40           | 15 (lot 213)<br>20 (Ocean Course) | 25 (easement) |
| 213        | 40           | 15                                | 25            |
| 214        | 40           | 15                                | 25            |
| 221        | 40           | 20 (lot 222)                      | See Graphic   |
| 222        | 40           | 20                                | See Graphic   |
| 223        | 40           | 20                                | See Graphic   |

**OCEAN OAKS (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                          | <u>Rear</u>   |
|------------|--------------|--------------------------------------|---|
| 300        | 15           | 20 (entry road)<br>15                | 50 (Ocean Course Dr)  |
| 301        | 15           | 15                                   | 50 (corner of lot 300)<br>40 (corner of lot 302)              |
| 302        | 20           | 15<br>40 (Ocean Course Dr)           | 30 Property Line or<br>20 Critical Line<br>(most restrictive) |
| 303-307    | 20           | 15                                   | 30 Property Line or<br>20 Critical Line<br>(most restrictive) |
| 308        | 20           | 15                                   | 30 Property Line or<br>15 Critical Line<br>(most restrictive) |
| 309        | 20           | 15 (lot 308)<br>10 (access)          | 30 Property Line or<br>15 Critical Line<br>(most restrictive) |
| 310-312    | 20           | 15                                   | 20 (lagoon)   |
| 400        | 15           | 20 (entry road)<br>15                | 50 (Ocean Course Dr)  |
| 401-402    | 15           | 15                                   | 50 (Ocean Course Dr)  |
| 403-404    | 20           | 15                                   | 15  |
| 405        | 25           | 15 (lot 406)<br>40 (Ocean Course Dr) | 30 Property Line or<br>20 Critical Line<br>(most restrictive) |

**KS (UNDEVELOPED LANDS) cont.**

|    |                             |   |
|----|-----------------------------|---|
| 30 | 15                          | 30 Property Line or<br>15 Critical Line<br>(most restrictive) |
| 15 | 15                          | 30 Property Line or<br>15 Critical Line<br>(most restrictive) |
| 20 | 15                          | 30 Property Line or<br>15 Critical Line<br>(most restrictive) |
| 20 | 15 (lot 408)<br>10 (access) | 30 Property Line or<br>15 Critical Line<br>(most restrictive) |
| 20 | 15                          | 20  |

**ROAD (DEVELOPED LANDS)**

| <u>Front</u>                       | <u>Side</u>                   | <u>Rear</u>       |
|------------------------------------|-------------------------------|-------------------|
| 25 (Old Dock)                      | 25 (Old Dock)<br>15 (lot 488) | 25 (Sea Marsh Rd) |
| 25 (Old Dock)<br>20 (lot 489)      | 15                            | 25 (Sea Marsh Rd) |
| 25 (Old Dock)<br>20 (lots 488,260) | 15                            | 30 (marsh)        |
| 25 (Old Dock)<br>20 (lot 489)      | 15                            | 30 (marsh)        |
| 25 (Old Dock)                      | 15                            | 30 (marsh)        |
| 25 (Old Dock)<br>20 (lot 499)      | 15                            | 30 (marsh)        |
| 20 (lot 500)                       | 15 (lot 498)<br>30 (marsh)    | 30 (marsh)        |
| 20 (lot 499)                       | 15 (lot 501)<br>30 (marsh)    | 20 (lot 512)      |
| 20 (lot 500)<br>25 (Old Dock)      | 15                            | 20 (lot 511)      |
| 25 (Old Dock)                      | 15                            | 20 (lots)         |
| 25 (Old Dock)                      | 15 (lot 505)<br>25 (Old Dock) | 20 (lot 507)      |

**OSPREY COTTAGE LANE (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Sides</u>                 | <u>Rear</u>          |
|------------|--------------|------------------------------|----------------------|
| 800        | 20           | 30 (Gov. Dr)<br>15 (lagoon)  | See Graphics         |
| 801        | 15           | 15 (lagoon)<br>20 (lot 802)  | 30                   |
| 802        | See Graphics | 20                           | 15                   |
| 803        | 20           | 20                           | 15                   |
| 804        | See Graphics | 20 (lot 803)<br>10 (lot 805) | 15                   |
| 805        | See Graphics | 30 (lot 804)<br>30 (Gov. Dr) | 15 (Canvasback Pond) |

**OSPREY POINT LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                          | <u>Rear</u> |
|------------|--------------|--------------------------------------|-------------|
| 115        | 25           | 20                                   | 20          |
| 116        | 25           | 20 (Canvasback Pond)<br>20 (lot 117) | 50          |
| 117        | 25           | 20                                   | 30          |
| 118        | 25           | 20                                   | 50          |
| 119        | 25           | 20                                   | 50          |
| 124        | 25           | 20                                   | 50          |

**OTTER ISLAND ROAD (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                       | <u>Rear</u>  |
|------------|--------------|-----------------------------------|--------------|
| 65         | 25           | 25 (Otter Isl. Rd)<br>20 (lot 66) | 30           |
| 66         | 50           | 20 (lot 65/67)<br>10 (easement)   | 30           |
| 67         | 50           | 20 (lot 66)<br>30 (marsh)         | See Graphics |
| 68         | See Graphics |                                   |              |
| 69         | See Graphics |                                   |              |
| 70         | 25           | 20 (lot 71)<br>15 (marsh)         | See Graphics |
| 71         | 20           | 20                                | See Graphics |
| 72         | 15           | 20                                | 15           |

**OTTER ISLAND ROAD (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS) cont.**

|    |              |                              |              |
|----|--------------|------------------------------|--------------|
| 73 | 15           | 20 (lot 72)<br>15 (easement) | 10           |
| 74 | See Graphics | 20                           | See Graphics |
| 75 | 25           | 20                           | 30           |
| 76 | 25           | 20                           | See Graphics |
| 77 | 40           | 20                           | See Graphics |
| 78 | See Graphics | 20                           | See Graphics |
| 79 | See Graphics | 20                           | See Graphics |
| 88 | 25           | See Graphics                 | See Graphics |
| 89 | 25           | See Graphics                 | See Graphics |
| 90 | 25           | See Graphics                 | See Graphics |

**OYSTER RAKE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                      | <u>Rear</u>     |
|------------|------------------|----------------------------------|-----------------|
| 530        | 25 (Oyster Rake) | 15 (lot 531)<br>25 (K.I. Pkwy)   | 30 (golf)       |
| 531-543    | 25 (Oyster Rake) | 15 (lots)                        | 30 (golf)       |
| 544-548    | 25 (Oyster Rake) | 15                               | 30 (marsh)      |
| 549-552    | 25 (Oyster Rake) | 15                               | 30 (open space) |
| 553-571    | 25 (Oyster Rake) | 15                               | 50 (K.I. Pkwy)  |
| 572        | 25 (Oyster Rake) | 15 (lot 571)<br>25 (Oyster Rake) | 50 (K.I. Pkwy)  |
| 573        | 25 (Oyster Rake) | 25 (Oyster Rake)<br>15 (lot 597) | 20 (open space) |
| 574-584    | 25 (Oyster Rake) | 15                               | 20 (open space) |
| 585        | 25 (Oyster Rake) | 15 (lot 584)<br>25 (Oyster Rake) | 20 (open space) |
| 586-597    | 25 (Oyster Rake) | 15                               | 20 (open space) |

**OYSTER SHELL ROAD (UNDEVELOPED LANDS)**

Because of the limited buildable areas, preservation zones, and selective vista clearing zones associated with these lots, please see the graphics.

**PAINTED BUNTING LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>         | <u>Side</u>                    | <u>Rear</u>      |
|------------|----------------------|--------------------------------|------------------|
| 32         | 25 (Painted Bunting) | 25 (Greensward)<br>15 (lot 33) | 30 (lagoon)      |
| 33-37      | 25 (Painted Bunting) | 15                             | 30 (lagoon/golf) |
| 38         | 25 (Painted Bunting) | 15 (lot 37)<br>25 (Greensward) | 30 (lagoon)      |

**PALM WARBLER ROAD (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>      | <u>Side</u>                    | <u>Rear</u>                 |
|------------|-------------------|--------------------------------|-----------------------------|
| 303        | 25 (Palm Warbler) | 25 (Surfwatch)<br>15 (lot 304) | 30 (lagoon)                 |
| 304-309    | 25 (Palm Warbler) | 15                             | 30 (lagoon/golf)            |
| 310        | 25 (Palm Warbler) | 15 (lot 309)<br>15 (cart path) | 30 (golf)                   |
| 311        | 25 (Palm Warbler) | 15 (cart path)<br>15 (lot 312) | 30 (golf)                   |
| 312        | 25 (Palm Warbler) | 15                             | 30 (golf)                   |
| 313        | 25 (Palm Warbler) | 15 (lot 312)<br>15 (bike path) | 30 (golf)<br>20 (bike path) |
| 314        | 25 (Palm Warbler) | 15 (lot 315)<br>15 (bike path) | 20 (bike path)              |
| 315-316    | 25 (Palm Warbler) | 15                             | 30 (golf)                   |
| 317        | 25 (Palm Warbler) | 15 (lot 316)<br>15 (cart path) | 30 (golf)                   |
| 318        | 25 (Palm Warbler) | 15 (cart path)<br>15 (lot 319) | 30 (golf)                   |
| 319-323    | 25 (Palm Warbler) | 15                             | 30 (golf)                   |
| 324        | 25 (Palm Warbler) | 15 (lot 323)<br>30 (lagoon)    | 30 (golf)                   |

**PEPPER VINE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 70-71      | 15           | *           | 10          |
| 72-75      | 20           | 7           | 15          |
| 76         | 25           | 15          | 20          |
| 77         | 20           | 7           | 15          |

\*Zero lot line homes may be built with no setback on one side of the property but must have at least a 14 foot separation between buildings.

**PERSIMMON COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>      | <u>Side</u>   | <u>Rear</u>    |
|------------|-------------------|---|----------------|
| 62         | 25                | 25 (Gov. Dr)<br>15 (lot 63)                             | 15 (lot 61)    |
| 63         | 25                | 15 (lot 62)   | 15 (lot 64)    |
| 64         | 25                | 30 (marsh)<br>15 (lot 58)<br>15 (lot 59)<br>15 (lot 63) | 15 (lot 61)    |
| 65         | 25                | 15 (lot 66)<br>30 (marsh)                               | 30 (marsh)     |
| 66-68      | 25                | 15  | 30             |
| 69         | 25                | 15  | 30             |
| 70         | 25                | 15  | 20             |
| 71         | 25 (Persimmon Ct) | 25 (Gov. Dr)<br>15 (lot 70)                             | 20 (bike path) |

**PINE SISKEN COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1220       | 20           | 7           | 15          |
| 1221-1127  | 15           | *           | 10          |
| 1228       | 20           | 7           | 15          |

\*Zero lot line homes may be built with no setbacks on one side of the property, but must have at least a 14 foot separation between buildings.

**PIPING PLOVER (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>       | <u>Side</u>                        | <u>Rear</u> |
|------------|--------------------|------------------------------------|-------------|
| 586        | 25 (Piping Plover) | 20 (lot 587)<br>25 (Bufflehead)    | 30 (golf)   |
| 587-592    | 25 (Piping Plover) | 20                                 | 30 (golf)   |
| 593        | 25 (Piping Plover) | 20 (lot 592, 233)<br>20 (easement) | 30 (golf)   |
| 594        | 25 (Piping Plover) | 20 (lot 595, 234)<br>20 (easement) | 30 (golf)   |
| 595-602    | 25 (Piping Plover) | 20                                 | 30 (golf)   |
| 603        | 25 (Piping Plover) | 20 (lot 602)<br>25 (Bufflehead)    | 30 (golf)   |

**PLEASANT VALLEY (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                  | <u>Rear</u>     |
|------------|--------------|------------------------------|-----------------|
| 100        | 20 (lot 101) | 20 (open space)<br>30 (golf) | 20 (open space) |

**PLEASANT VALLEY (DEVELOPED LANDS) cont.**

| <u>Lot</u> | <u>Front</u>         | <u>Side</u>                     | <u>Rear</u>  |
|------------|----------------------|---------------------------------|--------------|
| 101        | 20 (lot 102)         | 15 (lot 100)<br>30 (golf)       | 20 (lot 101) |
| 102        | 25 (Pleasant Valley) | 15 (lot 101)<br>30 (golf)       | 20 (lot 101) |
| 103        | 25 (Pleasant Valley) | 20 (open space)<br>15 (lot 104) | 30 (golf)    |
| 104        | 25 (Pleasant Valley) | 15 (cart path)<br>15 (lot 104)  | 30 (golf)    |
| 105        | 25 (Pleasant Valley) | 15 (cart path)<br>15 (lot 106)  | 30 (golf)    |
| 106-109    | 25 (Pleasant Valley) | 15 (lots)                       | 30 (golf)    |
| 110        | 25 (Pleasant Valley) | 15 (lot 109)<br>20 (open space) | 30 (golf)    |
| 111        | 25 (Pleasant Valley) | 20 (open space)                 | 30 (golf)    |
| 112        | 30 (lagoon)          | 30 (golf)<br>15 (lot 113)       | 30 (golf)    |
| 113-115    | 25 (Pleasant Valley) | 15 (lots)<br>15 (lot 117)       | 30 (golf)    |
| 116        | 25 (Pleasant Valley) | 30 (golf)<br>15 (lot 116)       | 20 (lot 117) |
| 117        | 20 (lot 115)         | 30 (golf)                       | 30 (golf)    |

**RED BAY ROAD - PATIO LOTS (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                       | <u>Rear</u>      |
|------------|--------------|-----------------------------------|------------------|
| 354-364    | 20 (Red Bay) | 3 (r. side w/wall)<br>7 (l. side) | 10 (lagoon/golf) |
| 365-372    | 20 (Red Bay) | 3 (l. side w/wall)<br>7 (r. side) | 10 (lagoon/golf) |

**RED CEDAR LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>   | <u>Side</u>                                | <u>Rear</u>  |
|------------|----------------|--|--------------|
| 137        | 25 (Red Cedar) | 25 (Red Cedar)<br>15 (lot 138)             | 20 (lot 136) |
| 138-141    | 25 (Red Cedar) | 15 (lots)                                  | 20 (lots)    |
| 142        | 25 (Red Cedar) | 15 (lot 141)<br>30 (marsh)<br>15 (lot 143) | 20 (lot 129) |
| 143-149    | 25 (Red Cedar) | 15 (lots)                                  | 30 (marsh)   |

**RED CEDAR LANE (DEVELOPED LANDS) cont.**

|     |                |                                  |             |
|-----|----------------|----------------------------------|-------------|
| 150 | 25 (Red Cedar) | 15 (lot 149)<br>30 (marsh)       | 30 (marsh)  |
| 151 | 25 (Red Cedar) | 30 (marsh)<br>15 (lot 153)       | 30 (lagoon) |
| 152 | 25 (Red Cedar) | 15                               | 30 (lagoon) |
| 153 | 25 (Red Cedar) | 15 (lot 152)<br>25 (Sawgrass Ln) | 30 (lagoon) |

**RHETT'S BLUFF ROAD (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>        | <u>Side</u>                 | <u>Rear</u>       |
|------------|---------------------|-----------------------------|-------------------|
| 7          | 20 (Rhett's Bluff)  | 15                          | 25 (marsh)        |
| 8          | 20 (Rhett's Bluff)  | 15                          | 20 (marsh)        |
| 9          | 20 (Rhett's Bluff)  | 15                          | 20 (marsh)        |
| 10         | 20 (Rhett's Bluff)  | 15                          | 20 (marsh)        |
| 11         | 20 (Rhett's Bluff)  | 15                          | L-20, R-10        |
| 12         | 20* (Rhett's Bluff) | 15                          | 10 (marsh)        |
| 13         | 20* (Rhett's Bluff) | 15**                        | 10 (marsh)        |
| 14         | 20* (Rhett's Bluff) | 15**                        | 10 (marsh)        |
| 15         | 20* (Rhett's Bluff) | 15**                        | 10 (marsh)        |
| 16         | 20* (Rhett's Bluff) | 15**                        | L-10, R-20        |
| 17         | 20 (Rhett's Bluff)  | 15                          | 20 (marsh)        |
| 18         | 20 (Rhett's Bluff)  | 15                          | L-20, R-25        |
| 19-28      | 20 (Rhett's Bluff)  | 15                          | 25 (marsh)        |
| 29         | 20* (Rhett's Bluff) | 15**                        | 15 (Kiawah River) |
| 30         | 20* (Rhett's Bluff) | 15**                        | 15 (Kiawah River) |
| 31         | 20* (Rhett's Bluff) | 15**                        | 15 (Kiawah River) |
| 32         | 20* (Rhett's Bluff) | 15**                        | 15 (Kiawah River) |
| 33         | 20* (Rhett's Bluff) | 15**                        | 15 (Kiawah River) |
| 34         | 20 (Rhett's Bluff)  | 15                          | L-40, R-15        |
| 35         | 50 (Rhett's Bluff)  | 15                          | L-50, R-40        |
| 95         | See Graphics        | See Graphics<br>15 (lot 96) | 25 (marsh)        |
| 96-98      | See Graphics        | 15                          | 25 (marsh)        |

**RHETT'S BLUFF ROAD (UNDEVELOPED LANDS) cont.**

|       |              |                    |            |
|-------|--------------|--------------------|------------|
| 99*** | See Graphics | 15<br>See Graphics | 25 (marsh) |
|-------|--------------|--------------------|------------|

\* A one story element may be allowed to encroach to within 10' of the front property line.  
 \*\* Decks of reduced height may be allowed to encroach into the setback.  
 \*\*\* Lot 99, there is a no construction zone on the easement side of the lot; there is to be no roof overhang nor footings in this area.

**RIVER MARSH LANE (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>   | <u>Rear</u>  |
|------------|------------------|---|--------------|
| 41         | 100              | 15  | See Graphics |
| 42-44      | 50               | 15  | 50           |
| 45         | 50               | 15  | See Graphics |
| 46         | 50               | 15  | 50           |
| 47         | 50               | 15  | See Graphics |
| 48-55      | 50               | 15  | 50           |
| 56         | 50               | 15  | See Graphics |
| 57         | 25 (lot 58)      | 15 (lot 56)<br>See Graphics                           | 50           |
| 58-59      | See Graphics     | See Graphics  | See Graphics |
| 60         | 80               | 15 (lot 59, See Graphics)<br>25 (lots 62, 61)         | See Graphics |
| 61         | 50 (River Marsh) | 50 (New Settlement)                                   | 25 (lot 60)  |
| 80         | 25               | <del>25 (lot 60)</del><br>15 (lot 81)<br>20 (wetland) | 30           |
| 81         | 25               | 15  | 30           |
| 82         | 25               | 15  | 30           |

**ROYAL BEACH DRIVE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                        | <u>Side</u>               | <u>Rear</u>     |
|------------|-------------------------------------|---------------------------|-----------------|
| 1          | 25 (Royal Beach)                    | 25 (Flyway)<br>15 (lot 2) | 20 (open space) |
| 2-6        | 25 (Royal Beach)                    | 15 (lots)                 | 20 (open space) |
| 7          | 20 (lot 6)                          | 15                        | See Plat        |
| 8          | 20 (lot 7)                          | 15                        | See Plat        |
| 9          | 20 (lots 8, 10)<br>25 (Royal Beach) | 15                        | See Plat        |

**ROYAL BEACH DRIVE (DEVELOPED LANDS) cont.**

|       |                  |                            |                 |
|-------|------------------|----------------------------|-----------------|
| 10    | 20 (lot 11)      | 15                         | See Plat        |
| 11    | 20 (lot 12)      | 15                         | See Plat        |
| 12-16 | 25 (Royal Beach) | 15 (lots)                  | 20 (open space) |
| 17    | 25 (Royal Beach) | 15 (lot 16)<br>25 (Flyway) | 20 (open space) |

**RUDDY DUCK COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                       | <u>Side</u> | <u>Rear</u> |
|------------|------------------------------------|-------------|-------------|
| 560        | 25 (Ruddy Duck)<br>25 (Bufflehead) | 15          | 30 (lagoon) |
| 561-562    | 25 (Ruddy Duck)                    | 15          | 30 (lagoon) |
| 563        | 25 (Ruddy Duck)                    | 15          | 30 (golf)   |

**RUDDY TURNSTONE (DEVELOPED LOTS)**

| <u>Lot</u> | <u>Front</u>                    | <u>Side</u>                       | <u>Rear</u>     |
|------------|---------------------------------|-----------------------------------|-----------------|
| 289-291    | 25 (Ruddy Turn)                 | 15                                | 30 (open space) |
| 507        | 25 (Ruddy Turn)                 | 15 (lot 508)<br>25 (Sea Marsh Rd) | 20 (lots)       |
| 508-511    | 25 (Ruddy Turn)                 | 15                                | 20 (lots)       |
| 512        | N/A                             | 15 (lots)                         | 30 (marsh)      |
| 513-514    | 25 (Ruddy Turn)                 | 15                                | 30 (marsh)      |
| 515        | 25 (Ruddy Turn)                 | 15 (lot 514)<br>30 (marsh)        | 30 (marsh)      |
| 517        | 25 (Ruddy Turn)<br>20 (lot 518) | 30 (marsh)<br>15 (lot 518)        | 30 (lagoon)     |
| 518        | 20 (lot 519)                    | 15 (lot 517)<br>30 (lagoon)       | 30 (lagoon)     |
| 519        | 20 (lot 518)                    | 15 (lot 520)<br>30 (lagoon)       | 30 (lagoon)     |
| 520-521    | 25 (Ruddy Turn)                 | 15                                | 30 (open space) |
| 522        | 25 (Ruddy Turn)                 | 15                                | N/A             |
| 523        | 25 (Ruddy Turn)                 | 15                                | 30 (open space) |

**RYDER CUP LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>   | <u>Side</u>                     | <u>Rear</u>     |
|------------|----------------|---------------------------------|-----------------|
| 190        | 25 (Ryder Cup) | 25 (Glen Abbey)<br>15 (lot 191) | 20 (open space) |
| 191        | 25 (Ryder Cup) | 15                              | 20 (open space) |

**RYDER CUP LANE (DEVELOPED LANDS) cont.**

|         |                |                                 |                 |
|---------|----------------|---------------------------------|-----------------|
| 192     | N/A            | 15<br>30 (lagoon)               | 20 (open space) |
| 193-196 | 25 (Ryder Cup) | 15 (lots)                       | 30 (lagoon)     |
| 197     | N/A            | 15 (lot 198)<br>30 (lagoon)     | 30 (lagoon)     |
| 198     | 25 (Ryder Cup) | 15 (lot 199)<br>30 (lagoon)     | 30 (lagoon)     |
| 199     | 25 (Ryder Cup) | 15 (lot 198)<br>25 (Glen Abbey) | 30 (lagoon)     |

**SALT CEDAR LANE (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>  | <u>Rear</u>  |
|------------|--------------|--------------|--------------|
| 28-38      | 25           | 20           | See Graphics |
| 39-40      | See Graphics | See Graphics | See Graphics |
| 41-42      | 25           | 15           | See Graphics |
| 43-49      | 25           | 20           | 30           |
| 50-51      | 25           | See Graphics | See Graphics |
| 52-57      | 25           | See Graphics | See Graphics |
| 58         | 20           | 20           | See Graphics |
| 59         | 25           | See Graphics | See Graphics |
| 60-64      | See Graphics | See Graphics | See Graphics |

**SALTGRASS COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>       | <u>Side</u>                       | <u>Rear</u>     |
|------------|--------------------|-----------------------------------|-----------------|
| 243        | 25 (Saltgrass)     | 15 (lot 244)<br>25 (Sea Marsh Dr) | 20 (lot 229)    |
| 244        | 25 (Saltgrass)     | 15                                | 20 (open space) |
| 245        | 20 (lot 244)       | 15                                | 30 (marsh)      |
| 246        | 25 (Saltgrass)     | 15                                | 30 (marsh)      |
| 247        | 25 (Saltgrass)     | 15                                | 30 (marsh)      |
| 248        | 20 (lots 249, 251) | 15                                | 30 (marsh)      |

**SALT MEADOW COVE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                       | <u>Rear</u>    |
|------------|------------------|-----------------------------------|----------------|
| 277        | 25 (Salt Meadow) | 15 (lot 278)<br>25 (Sea Marsh Dr) | 25 (K.I. Pkwy) |
| 278-280    | 25 (Salt Meadow) | 15                                | 25 (K.I. Pkwy) |
| 286        | 25 (Salt Meadow) | 25 (Sea Marsh Dr)<br>15 (lot 285) | 15 (lot 287)   |

**SALT MEADOW COVE (DEVELOPED LANDS)**

**Patio Lots**

|         |                  |                                   |                 |
|---------|------------------|-----------------------------------|-----------------|
| 292-295 | 20 (Salt Meadow) | 3 (l. side w/wall)<br>7 (r. side) | 10 (open space) |
| 296     | 20 (lot 295)     | 3 (open s. w/wall)<br>7 (lot 29)  | 10 (open space) |
| 297-298 | 20 (Salt Meadow) | 3 (r. side w/wall)<br>7 (l. side) | 10 (lagoon)     |
| 299     | 20 (lot 300)     | 3 (lot 298 w/wall)<br>7 (lagoon)  | 10 (lagoon)     |
| 300-302 | 20 (Salt Meadow) | 3 (r. side w/wall)<br>7 (l. side) | 10 (lagoon)     |

**SANDERLING COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                       | <u>Side</u>                            | <u>Rear</u>                 |
|------------|------------------------------------|--|-----------------------------|
| 189        | 20 (lot 188)                       | 30 (golf)<br>15 (lot 190)              | 30 (golf)                   |
| 190        | 20 (lot 189)<br>25 (Sanderling Ct) | 15                                     | 30 (golf)                   |
| 191-192    | 25 (Sanderling Ct)                 | 15                                     | 30 (golf)                   |
| 193        | 25 (Sanderling Ct)                 | 15                                     | 30 (golf)<br>30 (lagoon)    |
| 194-195    | 25 (Sanderling Ct)                 | 15                                     | 30 (lagoon)                 |
| 196        | 25 (Sanderling Ct)                 | 15                                     | 30 (lagoon)<br>20 (lot 198) |
| 197        | 25 (Sanderling Ct)                 | 15 (lot 196)<br>25 (Belted Kingfisher) | 20 (lot 198)                |

**SAND FIDDLER COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                          | <u>Rear</u> |
|------------|--------------|--------------------------------------|-------------|
| 200        | 30           | 30 (Ocean Course Dr)<br>15 (lot 201) | 25          |
| 201        | 30           | 15                                   | 25          |
| 202        | 30           | 15                                   | 25          |
| 203        | See Graphics | 15                                   | 120         |
| 204        | 30           | 15                                   | 120         |
| 205        | 30           | 15                                   | 120         |
| 206        | 30           | 15                                   | 120         |
| 207        | 30           | 15                                   | 120         |
| 208        | 55           | 15                                   | 120         |
| 209        | 30           | 15                                   | 25          |

**SAND FIDDLER COURT (DEVELOPED LANDS) cont.**

|     |    |                                      |    |
|-----|----|--------------------------------------|----|
| 210 | 30 | 15                                   | 25 |
| 211 | 30 | 15 (Lot 210)<br>20 (Ocean Course Dr) | 25 |

**SANDWEDGE COURT - PATIO LOTS (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>   | <u>Side</u>                        | <u>Rear</u>      |
|------------|----------------|------------------------------------|------------------|
| 186        | 25 (Sandwedge) | 7 (lot 187)                        | 10 (lagoon)      |
| 187        | 25 (Sandwedge) | 7                                  | 10 (lagoon/golf) |
| 188        | 25 (Sandwedge) | 3 (lot 187, w/wall)<br>7 (lot 189) | 10 (golf)        |
| 189        | 25 (Sandwedge) | 3 (lot 188, w/wall)<br>7 (lot 190) | 10 (golf)        |
| 190        | 25 (Sandwedge) | 3 (lot 189, w/wall)<br>7 (lot 191) | 10 (golf)        |
| 191        | 25 (Sandwedge) | 3 (lot 190, w/wall)<br>7 (lot 192) | 10 (golf)        |
| 192        | 25 (Sandwedge) | 3 (lot 191, w/wall)<br>7 (lot 193) | 10 (golf)        |
| 193        | 25 (Sandwedge) | 3 (lot 192, w/wall)<br>7 (lot 194) | 10 (lagoon)      |
| 194        | 25 (Sandwedge) | 7                                  | 10 (lagoon)      |

**SAVANNA POINT (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                    | <u>Rear</u>  |
|------------|-----------------|--------------------------------|--------------|
| 80         | 25              | 20 (lot 79)<br>25 (Savanna Pt) | See Graphics |
| 87         | 25 (Savanna Pt) | 20 (lot 86)<br>25 (Otter Isl)  | 20 (lot 88)  |
| 82-86      | See Graphics    | See Graphics                   | See Graphics |

**SCAUP COURT (SPARROW POND) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1020       | 15           | *           | 10          |
| 1021       | 20           | 7           | 15          |
| 1022       | 20           | 7           | 15          |
| 1023-1028  | 15           | *           | 10          |
| 1029       | 25           | 15          | 20          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**SEA MARSH DRIVE (DEVELOPED LANDS)**

| <u>Lot</u>                              | <u>Front</u>      | <u>Side</u>                       | <u>Rear</u>       |
|---|-------------------|-----------------------------------|-------------------|
| <b>Patio Lots</b>                       |                   |                                   |                   |
| 156-159                                 | 20 (Sea Marsh Dr) | 3 (r. side w/wall)<br>7 (l. side) | 30 (golf)         |
| <b>Not Patio Lots</b>                   |                   |                                   |                   |
| 201                                     | 25 (Sea Marsh Dr) | 15 (lot 207)<br>30 (marsh)        | 30 (marsh)        |
| 207,209,211,213,<br>215,217,219,220,222 | 25 (Sea Marsh Dr) | 15                                | 30 (marsh)        |
| 206,208,210,212,<br>214,216,218,221,223 | 25 (Sea Marsh Dr) | 15                                | 30 (lagoon/golf)  |
| 227                                     | 25 (Sea Marsh Dr) | 15 (lot 229)<br>25 (Sea Myrtle)   | 25 (Sea Marsh Dr) |
| 228                                     | 25 (Sea Marsh Dr) | 15 (lot 223)<br>25 (Sparrow Hawk) | 30 (golf)         |
| 229                                     | 25 (Sea Marsh Dr) | 15                                | 20 (open space)   |
| 239-242,250,*<br>252-254,261-264        | 25 (Sea Marsh Dr) | 15                                | 30 (golf)         |

**SEA MARSH DRIVE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>      | <u>Side</u>                     | <u>Rear</u>     |
|------------|-------------------|---------------------------------|-----------------|
| 249        | 25 (Sea Marsh Dr) | 15 (lot 251)<br>25 (Saltgrass)  | 20 (lot 248)    |
| 251        | 25 (Sea Marsh Dr) | 15                              | 20 (lot 248)    |
| 260        | 25 (Sea Marsh Dr) | 15                              | 20 (lot 489)    |
| 265        | 25 (Sea Marsh Dr) | 15 (lot 264)<br>15 (open space) | 30 (golf)       |
| 266        | 25 (Sea Marsh Dr) | 15 (open space)<br>15 (lot 267) | 30 (golf)       |
| 267-268    | 25 (Sea Marsh Dr) | 15                              | 30 (golf)       |
| 287-288    | 25 (Sea Marsh Dr) | 15                              | 30 (open space) |

**SEA MYRTLE COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                       | <u>Side</u> | <u>Rear</u> |
|------------|------------------------------------|-------------|-------------|
| 224-225    | 25 (Sea Myrtle)                    | 15          | 30 (marsh)  |
| 226        | 25 (Sea Myrtle)<br>20 (open space) | 15          | 30 (marsh)  |

**SEA LAVENDER COURT (OCEAN WOODS) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 424-435    | 15           | *           | 10          |
| 436        | 25           | 15          | 20          |

**SEA LAVENDER COURT (OCEAN WOODS) (DEVELOPED LANDS) cont.**

|     |    |   |    |
|-----|----|---|----|
| 437 | 20 | 7 | 15 |
| 438 | 20 | 7 | 15 |
| 439 | 20 | 7 | 15 |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**SEA ROCKET COURT OCEAN WOODS (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 440-453    | 15           | *           | 10          |
| 454        | 20           | 7           | 15          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**SHOOLBRED COURT (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>   | <u>Side</u>             | <u>Rear</u>       |
|------------|----------------|-------------------------|-------------------|
| 36-40      | 50 (Shoolbred) | 15                      | 50 (Kiawah River) |
| 100        | 25 (Shoolbred) | 15 (lot 101)<br>20 KICA | See Graphics      |
| 101        | 25 (Shoolbred) | 15 (lot 100)            | 40                |

**SHOVELER COURT (SPARROW POND) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1050       | 20           | 7           | 15          |
| 1051-1057  | 15           | *           | 10          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**SKIMMER COURT (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                    | <u>Side</u> | <u>Rear</u> |
|------------|---------------------------------|-------------|-------------|
| 548        | 25 (Skimmer)<br>25 (Bufflehead) | 15          | 30 (lagoon) |
| 549-550    | 25 (Skimmer)                    | 15          | 30 (lagoon) |
| 551        | 25 (Skimmer)<br>25 (Bufflehead) | 15          | 30 (lagoon) |

**SNOWY EGRET LANE (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                      | <u>Rear</u> |
|------------|------------------|----------------------------------|-------------|
| 400        | 25 (Snowy Egret) | 25 (Snowy Egret)<br>15 (lot 401) | 30 (lagoon) |
| 401-409    | 25 (Snowy Egret) | 15 (lots)                        | 30 (lagoon) |

**SNOWY EGRET LANE (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                      | <u>Rear</u>                 |
|------------|------------------|----------------------------------|-----------------------------|
| 410        | 25 (Snowy Egret) | 15                               | 30 (golf)                   |
| 411        | 25 (Snowy Egret) | 15                               | 30 (golf)                   |
| 412-429    | 25 (Snowy Egret) | 15                               | 30 (marsh)                  |
| 430        | 25 (Snowy Egret) | 15 (lots)                        | 25 (Gov. Dr)<br>30 (marsh)  |
| 431        | 25 (Snowy Egret) | 15                               | 25 (Gov. Dr)                |
| 432        | 25 (Snowy Egret) | 15                               | 25 (Gov. Dr)<br>30 (lagoon) |
| 433-437    | 25 (Snowy Egret) | 15 (lots)                        | 30 (lagoon)                 |
| 438        | 25 (Snowy Egret) | 15 (lot 437)<br>25 (Snowy Egret) | 30 (lagoon)                 |

**SPARROW HAWK ROAD (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>      | <u>Side</u>                    | <u>Rear</u>  |
|------------|-------------------|--------------------------------|--------------|
| 230        | 25 (Sparrow Hawk) | 30 (golf)<br>15 (lot 231)      | 20 (lot 231) |
| 231        | 20 (lot 230)      | 30 (golf)<br>15 (lot 232)      | 30 (lagoon)  |
| 232        | 25 (Sparrow Hawk) | 15 (lot 231)<br>15 (cart path) | 30 (golf)    |
| 233        | 25 (Sparrow Hawk) | 15 (lot 234)<br>15 (cart path) | 30 (golf)    |
| 234-238    | 25 (Sparrow Hawk) | 15                             | 30 (golf)    |

**SPARTINA COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                      | <u>Rear</u>                |
|------------|------------------|----------------------------------|----------------------------|
| 115        | 25 (Spartina Ct) | 25 (Spartina Ct)<br>15 (lot 116) | 20 (lot 114)               |
| 116        | 25 (Spartina Ct) | 15                               | 20 (lot 113)               |
| 117        | 25 (Spartina Ct) | 15                               | 20 (lot 112)<br>30 (marsh) |
| 118-128    | 25 (Spartina Ct) | 15 (lots)                        | 30 (marsh)                 |
| 129        | 25 (Spartina Ct) | 15                               | 20 (lots 141, 142)         |
| 130        | 25 (Spartina Ct) | 15                               | 20 (lot 141)               |

**SPOTTED SANDPIPER COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>      | <u>Side</u>                | <u>Rear</u> |
|------------|-------------------|----------------------------|-------------|
| 70         | 25 (Spotted Sand) | 30 (lagoon)<br>15 (lot 71) | 30 (lagoon) |
| 71-75      | 25 (Spotted Sand) | 15                         | 30 (lagoon) |
| 76         | 25 (Spotted Sand) | 15 (lot 75)<br>30 (lagoon) | 30 (lagoon) |

**SUMMER DUCK WAY (NIGHT HERON) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1          | 25           | 15          | 20          |
| 2          | 15           | *           | 10          |
| 3          | 15           | *           | 10          |
| 4          | 20           | 7           | 15          |
| 5          | 15           | *           | 10          |
| 6          | 15           | *           | 10          |
| 7          | 20           | 7           | 15          |
| 8          | 20           | 7           | 15          |
| 9          | 20           | 7           | 15          |
| 10-13      | 25           | 15          | 20          |
| 14-16      | 20           | 7           | 15          |
| 17         | 15           | *           | 10          |
| 18         | 15           | *           | 10          |
| 19         | 20           | 7           | 15          |
| 20-24      | 15           | *           | 10          |
| 25         | 20           | 7           | 15          |
| 44-46      | 15           | *           | 10          |
| 47         | 20           | 7           | 15          |
| 48         | 25           | 15          | 20          |
| 59         | 20           | 7           | 15          |
| 60-61      | 20           | 7           | 15          |
| 62         | 20           | 7           | 15          |
| 63         | 20           | 7           | 15          |
| 64         | 25           | 15          | 20          |

**SUMMER DUCK WAY (NIGHT HERON) (DEVELOPED LANDS) cont.**

|       |    |    |    |
|-------|----|----|----|
| 65    | 20 | 7  | 15 |
| 66    | 25 | 15 | 20 |
| 67    | 20 | 7  | 15 |
| 68-70 | 15 | *  | 10 |
| 71    | 20 | 7  | 15 |
| 72    | 25 | 15 | 20 |
| 73-75 | 20 | 7  | 15 |
| 76    | 25 | 15 | 20 |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**SUMMER ISLANDS LANE (UNDEVELOPED) cont.**

|    |              |                 |              |
|----|--------------|-----------------|--------------|
| 15 | 30           | 30 (lot 16)     | See Graphics |
| 16 | 20           | 20 (lot 15)     | 20 (SCCCL)   |
| 17 | See Graphics | See Graphics    | See Graphics |
| 18 | 20           | 50 (open space) | See Graphics |
| 19 | 25           | 10 (SCCCL)      | See Graphics |
| 20 | 20           | See Graphics    | See Graphics |

**SUMMER ISLANDS LANE (UNDEVELOPED)**

| <u>Lot</u> | <u>Front</u>  | <u>Side</u>                               | <u>Rear</u>  |
|------------|---------------|---|--------------|
| 1          | (See graphic) | 25 (lot 2)<br>30 (open space)             | See Graphics |
| 2          | 20            | 25 (lot 1)<br>20 (lot 3)                  | See Graphics |
| 3          | 20            | 20  | See Graphics |
| 4          | 20            | 20  | See Graphics |
| 5          | 20            | 20  | See Graphics |
| 6          | 20            | 20 (lot 5)<br>15 (lot 7), 30 (open space) | See Graphics |
| 7          | 20            | 20 (lot 8)<br>15 (lot 6)                  | See Graphics |
| 8          | See Graphics  | 35 (lot 7)<br>30 (lot 9)                  | See Graphics |
| 9          | 20            | 30 (lot 8)<br>See Graphics                | See Graphics |
| 10         | 20            | 65 (open space)<br>20 (lot 20)            | 20 (SCCCL)   |
| 11         | See Graphics  | 20 (lot 10)<br>See Graphics               | 20 (SCCCL)   |
| 12         | 20            | 20 (lot 11)<br>20 (lot 13)                | 20 (SCCCL)   |
| 13         | 20            | 20 (lot 12)<br>75 (open space)            | See Graphics |
| 14         | See Graphics  | 30 (open space)<br>25 (lot 15)            | 20 (SCCCL)   |

**SUMMER Tanager COURT (DEVELOPED)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                       | <u>Rear</u>    |
|------------|-----------------|-----------------------------------|----------------|
| 269        | 25 (Summer Tan) | 25 (Sea Marsh Dr)<br>15 (lot 270) | 20 (lot 268)   |
| 270-273    | 25 (Summer Tan) | 15                                | 30 (golf)      |
| 274        | N/A             | 15 (lot 273)                      | 30 (golf)      |
| 275        | 25 (Summer Tan) | 15 (lot 276)<br>25 (Summer Tan)   | 25 (K.I. Pkwy) |
| 276        | 25 (Summer Tan) | 25 (Sea Marsh Dr)<br>15 (lot 275) | 25 (K.I. Pkwy) |

**SUNLET BEND (INLET COVE) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 19         | 25           | 15          | 20          |
| 20         | 15           | *           | 10          |
| 21-28      | 20           | 7           | 15          |
| 29         | 25           | 15          | 20          |
| 30         | 20           | 7           | 15          |
| 31         | 15           | *           | 10          |
| 32         | 20           | 7           | 15          |
| 33-36      | 25           | 15          | 20          |
| 37-40      | 20           | 7           | 15          |
| 41-42      | 25           | 15          | 20          |
| 43-45      | 20           | 7           | 15          |

**SUNLET BEND (INLET COVE) (DEVELOPED LANDS) cont.**

|       |    |    |    |
|-------|----|----|----|
| 46-47 | 15 | *  | 10 |
| 48-50 | 25 | 15 | 20 |
| 51    | 20 | 7  | 15 |
| 52-53 | 15 | *  | 10 |
| 54-56 | 20 | 7  | 15 |
| 57    | 25 | 15 | 20 |
| 58-59 | 15 | *  | 10 |
| 60-62 | 20 | 7  | 15 |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**SUNDOWN BEND (INLET COVE) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1          | 20           | 7           | 15          |
| 2          | 15           | *           | 10          |
| 3          | 20           | 7           | 15          |
| 4-6        | 25           | 15          | 20          |
| 7-13       | 20           | 7           | 15          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**SURFSCOTER LANE - PATIO LOTS (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                          | <u>Side</u>   | <u>Rear</u>                         |
|------------|---------------------------------------|---|-------------------------------------|
| 1A         | 25 (lot 2)                            | 10 (lot b)<br>40 (open space)                                   | 30                                  |
| b          | 50 (lot 2)<br>8/5/97                  | 10 (lot 1A)<br>Not beyond edge of<br>utility easement (lot 103) | 30                                  |
| 2-3        | 25 (Surfscoter)                       | 15 (lot 2)<br>15 (lot 2 & 4 Eugenia)                            | 40 (David St)                       |
| 86-104     | 20 (Surfscoter)                       | 3 (r. side w/wall)<br>7 (l. side)                               | 10 (lagoon/golf)<br>10 (open space) |
| 105-111    | 25 (Surfscoter)                       | 3 (r. side w/ /wall)<br>7 (l. side)                             | 10 (lagoon)                         |
| 112-118    | 25 (Surfscoter)                       | 3 (r. side w/wall)<br>7 (l. side)                               | 10 (open space)                     |
| 119        | 25 (Surfscoter)<br>3 (r. side w/wall) | 7 (left side)   | 10 (open space)                     |

**SURFSONG ROAD (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>  | <u>Side</u>                               | <u>Rear</u> |
|------------|---------------|---|-------------|
| 1          | 25 (Surfsong) | 20 (open space)<br>15 (lot 2)             | 30 (lagoon) |
| 2          | 25 (Surfsong) | 15  | 30 (lagoon) |
| 3          | 25 (Surfsong) | 20 (open space)<br>15 (lot 2)             | 30 (lagoon) |
| 4-23       | 25 (Surfsong) | 15 (open space)<br>15 (lot 5)             | 30 (lagoon) |
| 24         | 25 (Surfsong) | 15 (open space)<br>20 (lot 25)            | 30 (lot 25) |
| 25         | 30 (lot 24)   | <i>Plot 25</i> 15 (lot 24)<br>15 (lot 26) | See Plat    |
| 26         | 30 (lot 27)   | 15 (lot 25)<br>25 (lot 27)                | See Plat    |
| 27         | 25 (Surfsong) | 20 (lot 26)<br>15 (lot 28)                | 30 (lot 26) |
| 28         | 25 (Surfsong) | 15 (lot 27)<br>20 (lot 24)                | 30 (lot 29) |
| 29         | 30 (lot 28)   | 25 (lot 28)<br>15 (lot 30)                | See Plat    |
| 30         | 30 (lot 31)   | 15 (lot 29)<br>25 (lot 31)                | See Plat    |
| 31         | 25 (Surfsong) | 20 (lot 30)<br>15 (lot 32)                | 30 (lot 30) |
| 32         | 25 (Surfsong) | 15 (lot 31)<br>20 (lot 33)                | 30 (lot 33) |
| 33         | 30 (lot 32)   | 25 (lot 32)<br>15 (lot 34)                | See Plat    |
| 34         | 30 (lot 35)   | 15 (lot 33)<br>25 (lot 35)                | See Plat    |
| 35         | 25 (Surfsong) | 20 (lot 34)<br>15 (lot 36)                | 30 (lot 34) |
| 36         | 25 (Surfsong) | 15 (lot 35)<br>20 (lot 37)                | 30 (lot 37) |
| 37         | 30 (lot 36)   | 25 (lot 36)<br>15 (lot 38)                | See Plat    |
| 38         | 30 (lot 39)   | 15 (lot 37)<br>25 (lot 39)                | See Plat    |

ROAD (DEVELOPED LANDS) *cont.*

|               |                                  |             |
|---------------|----------------------------------|-------------|
| 25 (Surfsong) | 20 (lot 38)<br>15 (lot 40)       | 30 (lot 38) |
| 25 (Surfsong) | 15 (lot 39)<br>20 (lot 41)       | 30 (lot 41) |
| 30 (lot 40)   | 25 (lot 40)<br>15 (lot 42)       | See Plat    |
| 30 (lot 43)   | 15 (lot 41)<br>25 (lot 43)       | See Plat    |
| 25 (Surfsong) | 20 (lot 42)<br>15 (lot 44)       | 30 (lot 42) |
| 25 (Surfsong) | 15 (lot 43)<br>20 (lot 45)       | 30 (lot 45) |
| 30 (lot 44)   | 25 (lot 44)<br>15 (lot 46)       | See Plat    |
| 30 (lot 47)   | 15 (lot 45)<br>25 (lot 47)       | See Plat    |
| 25 (Surfsong) | 20 (lot 46)<br>15 (lot 48)       | 30 (lot 46) |
| 25 (Surfsong) | 15 (lot 47)<br>20 (lot 49)       | 30 (lot 49) |
| 30 (lot 48)   | 25 (lot 48)<br>15 (lot 50)       | See Plat    |
| 30 (lot 51)   | 15 (lot 49)<br>25 (lot 51)       | See Plat    |
| 25 (Surfsong) | 20 (lot 50)<br>15 (lot 52)       | 30 (lot 50) |
| 25 (Surfsong) | 15 (lot 51)<br>20 (lot 53)       | 30 (lot 53) |
| 30 (lot 52)   | 25 (lot 52)<br>15 (lot 54)       | See Plat    |
| 30 (lot 55)   | 15 (lot 53)<br>25 (beach access) | See Plat    |
| 25 (Surfsong) | 20 (lot 54)<br>15 (beach access) | 30 (lot 54) |
| 25 (Surfsong) | 15 (beach access)<br>20 (lot 57) | 30 (lot 57) |
| 30 (lot 56)   | 25 (beach access)<br>15 (lot 58) | See Plat    |
| 30 (lot 59)   | 15 (lot 57)<br>25 (lot 59)       | See Plat    |

SURFSONG ROAD (DEVELOPED LANDS) *cont.*

|                  |                  |   |                  |
|------------------|------------------|---|------------------|
| 59               | 25 (Surfsong)    | 20 (lot 58)<br>15 (lot 60)                      | 30 (lot 58)      |
| 60               | 25 (Surfsong)    | 15 (lot 59)<br>20 (lot 61)                      | 30 (lot 61)      |
| 61               | 30 (lot 60)      | 25 (lot 60)<br>15 (lot 62)                      | See Plat         |
| 62               | 30 (lot 63)      | 15 (lot 61)<br>25 (beach access)                | See Plat         |
| 63               | 25 (Surfsong)    | 15 (beach access)<br>20 (lot 62)                | 30 (lot 62)      |
| 64               | 25 (Surfsong)    | 15 (lot 70)<br>15 (beach access)<br>15 (lot 65) | 20 (lots 67, 68) |
| 65               | 25 (Surfsong)    | 25 (Flyway)<br>15 (lot 64)                      | 20 (lots 66, 67) |
| 73               | 25 (Surfsong)    | 25 (Surfsong)<br>15 (lot 74)                    | 30 (lagoon)      |
| 74-85            | 25 (Surfsong)    | 15 (lots)                                       | 30 (lagoon)      |
| 86               | 25 (Surfsong)    | 20 (lot 87)<br>15 (lot 338)                     | 30 (lot 87)      |
| 87               | 30 (lot 86)      | 15 (lot 88)<br>25 (lot 86)                      | See Plat         |
| 88               | 30 (lot 89)      | 25 (lot 89)<br>15 (lot 87)                      | See Plat         |
| 89               | 25 (Surfsong)    | 15 (lot 90)<br>20 (lot 88)                      | 30 (lot 88)      |
| 90               | 25 (Surfsong)    | 20 (lot 91)<br>15 (lot 89)                      | 30 (lot 91)      |
| 91 (Undeveloped) | 30 (lot 90)      | 15 (lot 92)<br>25 (lot 90)                      | See Plat         |
| 92               | 30 (lot 93)      | 15 (lot 91)<br>25 (lot 93)                      | See Plat         |
| 93               | 25 (Surfsong)    | 15 (lot 94)<br>20 (lot 92)                      | 30 (lot 92)      |
| 94               | 25 (Surfsong)    | 20 (lot 95)<br>15 (lot 93)                      | 30 (lot 95)      |
| 95               | 30 (lots 94, 97) | 25 (lots 94, 97)                                | See Plat         |
| 97               | 25 (Surfsong)    | 15 (lot 98)<br>20 (lot 95)                      | 30 (lot 95)      |

**SURFSONG ROAD (DEVELOPED LANDS ) cont.**

|         |               |                                     |                             |
|---------|---------------|-------------------------------------|-----------------------------|
| 98      | 25 (Surfsong) | 20 (lot 99)<br>15 (lot 97)          | 30 (lot 99)                 |
| 99      | 30 (lot 98)   | 15 (lot 10 Nicklaus)<br>25 (lot 98) | See Plat                    |
| 161     | 25 (Surfsong) | 15 (Ocean Green)<br>15 (cart path)  | 30 (golf)                   |
| 162-168 | 25 (Surfsong) | 15 (lots)<br>15 (lot 163)           | 30 (golf)                   |
| 169     | 25 (Surfsong) | 30 (golf)<br>15 (lot 168)           | 30 (golf)                   |
| 170     | 25 (Surfsong) | 20 (open space)<br>15 (lot 171)     | 30 (lagoon)                 |
| 171     | 20 (lot 172)  | 15                                  | 30 (lagoon)                 |
| 172     | 25 (Surfsong) | 25 (Glen Abbey)<br>15 (lot 171)     | 20 (lot 173)                |
| 255     | 25 (Surfsong) | 30 (golf)<br>15 (lot 256)           | 30 (golf)                   |
| 256-258 | 25 (Surfsong) | 15 (lots)                           | 30 (golf)                   |
| 294     | 20 (lot 293)  | 15                                  | 30 (golf)                   |
| 295-298 | 25 (Surfsong) | 15 (lots)                           | 30 (golf)                   |
| 299     | 25 (Surfsong) | 25 (Surfsong)<br>15 (lot 298)       | 30 (golf)                   |
| 300     | 25 (Surfsong) | 15 (lot 301)                        | 30 (golf)                   |
| 301-305 | 25 (Surfsong) | 15                                  | 30 (golf)                   |
| 306     | 25 (Surfsong) | 15 (lot 305)<br>25 (Ocean Green)    | 30 (golf)                   |
| 307-308 | 25 (Surfsong) | 15                                  | 30 (lagoon)                 |
| 336-337 | 25 (Surfsong) | 15                                  | 30 (lagoon)<br>15 (lot 337) |
| 338     | 25 (Surfsong) | 15 (lot 86)<br>20 (lot 339)         | 30 (lot 339)                |
| 339     | 30 (lot 338)  | 25 (lot 338)<br>15 (lot 340)        | See Plat                    |
| 340     | 30 (lot 341)  | 15 (lot 339)<br>25 (lot 341)        | See Plat                    |
| 341     | 25 (Surfsong) | 20 (lot 340)<br>20 (beach access)   | 30 (lot 340)                |

**SURFSONG ROAD (DEVELOPED LANDS ) cont.**

|     |               |                                   |              |
|-----|---------------|-----------------------------------|--------------|
| 342 | 25 (Surfsong) | 15 (beach access)<br>20 (lot 343) | 15 (lot 343) |
| 343 | 15 (lot 342)  | 15 (lot 344)<br>25 (lot 342)      | See Plat     |
| 344 | 15 (lot 345)  | 15 (lot 343)<br>25 (lot 345)      | See Plat     |
| 345 | 25 (Surfsong) | 15 (lot 24)<br>20 (lot 344)       | 15 (lot 344) |

**SURFWATCH DRIVE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>   | <u>Side</u>                    | <u>Rear</u>      |
|------------|----------------|--------------------------------|------------------|
| 53         | 25 (Surfwatch) | 25 (Greensward)<br>15 (lot 55) | 30 (golf)        |
| 54         | 25 (Surfwatch) | 30 (lagoon)                    | 30 (lagoon)      |
| 55         | 25 (Surfwatch) | 15 (lot 53)<br>30 (lagoon)     | 30 (lagoon)      |
| 56         | 25 (Surfwatch) | 30 (lagoon)<br>15 (lot 57)     | 30 (lagoon)      |
| 57-63      | 25 (Surfwatch) | 15                             | 30 (golf/lagoon) |
| 64         | 25 (Surfwatch) | 15 (lot 63)<br>30 (lagoon)     | 30 (lagoon)      |
| 65         | 25 (Surfwatch) | 30 (lagoon)<br>15 (lot 66)     | 30 (lagoon)      |
| 66-68      | 25 (Surfwatch) | 15                             | 30 (lagoon)      |
| 69         | 25 (Surfwatch) | 15 (lot 68)                    | 30 (lagoon)      |

**SWEETGRASS LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                    | <u>Rear</u>     |
|------------|-----------------|--------------------------------|-----------------|
| 9          | 25 (Sweetgrass) | 25 (Trumpet Cr)<br>15 (lot 10) | 20 (lot 8)      |
| 10-14      | 25 (Sweetgrass) | 15                             | 20 (lots)       |
| 15         | 25 (Sweetgrass) | 15                             | 20 (open space) |
| 16         | 25 (Sweetgrass) | 15                             | 20 (open space) |
| 17-19      | 25 (Sweetgrass) | 15                             | 20 (lots)       |
| 20         | 25 (Sweetgrass) | 15                             | 30 (lagoon)     |
| 21         | 25 (Sweetgrass) | 15 (lot 20)<br>30 (lagoon)     | 30 (lagoon)     |

**TALLOW TREE LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                 | <u>Rear</u>              |
|------------|------------------|-----------------------------|--------------------------|
| 269        | 25 (Tallow Tree) | 30 (golf)<br>15 (lot 270)   | 30 (golf)                |
| 270-277    | 25 (Tallow Tree) | 15                          | 30 (golf)                |
| 278        | 25 (Tallow Tree) | 15                          | 30 (golf)<br>30 (lagoon) |
| 279        | 25 (Tallow Tree) | 15                          | 30 (lagoon)              |
| 280        | 25 (Tallow Tree) | 15 (lot 279)<br>30 (lagoon) | 30 (lagoon)              |

**TERRAPIN COURT (SPARROW POND COTTAGES) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1080-1081  | 15           | *           | 10          |
| 1082       | 20           | 7           | 15          |
| 1083-1084  | 15           | *           | 10          |
| 1085       | 20           | 7           | 15          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**TERRAPIN ISLAND (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>  | <u>Rear</u>  |
|------------|--------------|--------------|--------------|
| 1          | See Graphics | 20           | 10           |
| 2          | 25           | See Graphics | 10           |
| 3          | See Graphics | See Graphics | 10           |
| 4          | 25           | 20           | See Graphics |
| 5          | See Graphics | 20           | 10           |
| 6          | See Graphics | 20           | See Graphics |
| 7          | See Graphics |              |              |
| 8          | See Graphics | 20           | 10           |
| 9          | 25           | 20           | 10           |
| 10         | 25           | See Graphics | 10           |
| 12         | See Graphics |              |              |
| 13         | See Graphics |              |              |
| 14         | See Graphics |              |              |
| 15         | See Graphics |              |              |

**THRASHER COURT (SPARROW POND) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1001       | 20           | 7           | 15          |
| 1002       | 15           | *           | 10          |
| 1003       | 20           | 7           | 15          |
| 1005-1011  | 15           | *           | 10          |
| 1012       | 20           | 7           | 15          |
| 1013-1014  | 15           | *           | 10          |
| 1015       | 15           | *           | 10          |
| 1016       | 20           | 7           | 15          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**TREEDUCK COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>  | <u>Side</u>                        | <u>Rear</u>        |
|------------|---------------|------------------------------------|--------------------|
| 148        | 25 (Treeduck) | 25 (Gadwall)<br>15 (lot 149)       | 20 (lot 147)       |
| 149        | 25 (Treeduck) | 15                                 | 20 (lot 146)       |
| 150        | 25 (Treeduck) | 15                                 | 25 (Flyway)        |
| 151        | 25 (Treeduck) | 15 (lot 150)<br>15 (lots 152, 155) | 25 (Flyway)        |
| 152        | 25 (Treeduck) | 15                                 | 20 (lots 154, 155) |
| 153        | 25 (Treeduck) | 15 (lot 152)<br>25 (Gadwall)       | 20 (lot 154)       |

**TRUMPET CREEPER (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                       | <u>Rear</u> |
|------------|-----------------|-----------------------------------|-------------|
| 41         | 25 (Trumpet Cr) | 25 (Marsh Edge Ln)<br>15 (lot 42) | 20 (lot 40) |
| 42         | 25 (Trumpet Cr) | 15 (lot 41)<br>30 (lagoon)        | 30 (lagoon) |
| 43         | 25 (Trumpet Cr) | 30 (lagoon)<br>15 (lots 44, 45)   | 30 (lagoon) |
| 44         | 25 (Trumpet Cr) | 25 (Gov. Dr)<br>15 (lot 45)       | 20 (lot 43) |

**TURNBERRY LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>   | <u>Side</u>                          | <u>Rear</u> |
|------------|----------------|--------------------------------------|-------------|
| 118        | 25 (Turnberry) | 25 (Pleasant Valley)<br>15 (lot 119) | 30 (golf)   |
| 119-124    | 25 (Turnberry) | 15 (lots)                            | 30 (golf)   |

**TURNBERRY LANE (DEVELOPED LANDS) cont.**

|         |                |                                      |                          |
|---------|----------------|--------------------------------------|--------------------------|
| 125-127 | 25 (Turnberry) | 15                                   | 30 (golf)<br>30 (lagoon) |
| 128-133 | 25 (Turnberry) | 15 (lots)                            | 30 (golf)                |
| 134     | 25 (Turnberry) | 15 (lot 133)<br>25 (Pleasant Valley) | 30 (golf)                |

**TURTLE BEACH LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1-18       | 10           | 7.5         | 30          |

*Note: 10' Rear deck encroachment*

**VETCH COURT (OCEANWOODS) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 456        | 20           | 7           | 15          |
| 457-460    | 15           | *           | 10          |
| 461        | 20           | 7           | 15          |
| 462-463 *  | 15           | *           | 10          |
| 464        | 15           | *           | 10          |
| 465        | 25           | 15          | 20          |
| 466        | 15           | *           | 10          |
| 467        | 25           | 15          | 20          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**VIRGINIA RAIL ROAD (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                           | <u>Side</u>                      | <u>Rear</u>   |
|------------|--|----------------------------------|---------------|
| 720        | 25 (Glossy Ibis)<br>25 (Virginia Rail) | 15 (lot 721)                     | 20 (easement) |
| 721        | 25 (Virginia Rail)                     | 15<br>30 (marsh)                 | 30 (marsh)    |
| 722-723    | 25 (Virginia Rail)                     | 15                               | 30 (marsh)    |
| 724        | 25 (Virginia Rail)                     | 15 (lot 723)                     | 30 (marsh)    |
| 725        | 25 (Virginia Rail)                     | 20                               | 30            |
| 726        | 20 (lot 727)                           | 20 (lot 725)<br>30 (golf course) | 30 (marsh)    |
| 727-731    | 25 (Virginia Rail)                     | 15                               | 30            |
| 732-734    | 25 (Virginia Rail)                     | 20                               | 30            |
| 735        | 25 (Virginia Rail)                     | 15                               | 30            |
| 736 A & B  | 25 (Virginia Rail)                     | 15                               | 30 (lagoon)   |

**VIRGINIA RAIL ROAD (DEVELOPED LANDS) cont.**

|       |  |                                     |                  |
|-------|--|-------------------------------------|------------------|
| 736 C | 25 (Virginia Rail)                     | 20 (Virginia Rail)<br>15 (lot 736b) | 30               |
| 737   | 25 (Virginia Rail)                     | 20 (lot 738)                        | 30 (lagoon)      |
| 738   | 25 (Virginia Rail)                     | 20                                  | 30 (golf/lagoon) |
| 739   | 25 (Virginia Rail)                     | 20                                  | 20               |
| 740   | 25 (Virginia Rail)<br>25 (Glossy Ibis) | 20                                  | 20 (lot 741)     |

**WALKER CUP LANE (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>  | <u>Rear</u>  |
|------------|--------------|--------------|--------------|
| 346-350    | 25           | See Graphics | See Graphics |

**WARBLER COURT (SPARROW POND COTTAGES) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1030       | 20           | 7           | 15          |
| 1031-1032  | 15           | 5           | 10          |
| 1033       | 20           | 7           | 15          |
| 1034-1035  | 15           | 5           | 10          |
| 1036       | 20           | 7           | 15          |
| 1037-1038  | 15           | 5           | 10          |
| 1039       | 20           | 7           | 15          |

**WAX MYRTLE COURT - PATIO LOTS (DEVELOPED LANDS)**

| <u>Lot</u>              | <u>Front</u>       | <u>Side</u>                              | <u>Rear</u>                         |
|-------------------------|--------------------|--|-------------------------------------|
| 77<br>(Not a patio lot) | 25 (Wax Myrtle Ct) | 15 (lot 76)<br>25 (Gov. Dr)              | 20 (lot 78)                         |
| 78                      | 25 (Wax Myrtle Ct) | 25 (Wax Myrtle Ct)<br>3 (r. side w/wall) | 20 (lot 77)                         |
| 79-82                   | 25 (Wax Myrtle Ct) | 12<br>3 (r. side w/wall)                 | 20 (lots)                           |
| 83                      | 25 (Wax Myrtle Ct) | 12<br>3 (r. side w/wall)                 | 20 (lots 72, 73)<br>20 (open space) |
| 84                      | 25 (Wax Myrtle Ct) | 12<br>3 (r. side w/wall)                 | 20 (open space)                     |
| 85                      | 25 (Wax Myrtle Ct) | 12<br>3 (r. side w/ wall)                | 20 (open space)<br>30 (marsh)       |
| 86-91                   | 25 (Wax Myrtle Ct) | 12<br>3 (r. side w/wall)                 | 30 (marsh)                          |

**WAX MYRTLE COURT - PATIO LOTS (DEVELOPED LANDS ) cont.**

|                         |                    |                          |                            |
|-------------------------|--------------------|--------------------------|----------------------------|
| 92                      | 25 (Wax Myrtle Ct) | 12<br>3 (r. side w/wall) | 30 (marsh)<br>20 (lot 101) |
| 93                      | 25 (Wax Myrtle Ct) | 12<br>3 (r. side w/wall) | 20 (lots 101, 100)         |
| 94                      | 25 (Wax Myrtle Ct) | 12<br>3 (r. side w/wall) | 20 (lot 96)                |
| 95<br>(Not a patio lot) | 25 (Gov. Dr)       | 25 (Wax Myrtle Ct)       | 20 (lot 94)<br>15 (lot 96) |

**WHIMBRELL ROAD (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                      | <u>Side</u>                     | <u>Rear</u>        |
|------------|-----------------------------------|---------------------------------|--------------------|
| 566        | 25 (Whimbrell)<br>25 (Bufflehead) | 20 (lot 567)<br>15 (lot 565)    | 30                 |
| 567-584    | 25 (Whimbrell)                    | 20                              | 30 (golf & lagoon) |
| 585        | 25 (Whimbrell)                    | 20 (lot 584)<br>25 (Bufflehead) | 30 (golf)          |

**WINGED FOOT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                     | <u>Side</u>                      | <u>Rear</u> |
|------------|----------------------------------|----------------------------------|-------------|
| 329        | 25 (Winged Foot)                 | 25 (Surfsong Rd)<br>15 (lot 330) | 30 (golf)   |
| 330        | 25 (Winged Foot)                 | 15                               | 30 (golf)   |
| 331        | 25 (Winged Foot)<br>20 (lot 332) | 15                               | 30 (golf)   |
| 332        | 20 (lot 331)                     | 20 (lot 333)<br>30 (golf)        | 30 (golf)   |
| 333        | 25 (Winged Foot)<br>20 (lot 332) | 15                               | 30 (golf)   |
| 334        | 25 (Winged Foot)                 | 15                               | 30 (golf)   |
| 335        | 25 (Winged Foot)                 | 15 (lot 334)<br>25 (Surfsong)    | 30 (golf)   |

**WOODCOCK COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>  | <u>Rear</u>     |
|------------|------------------|--|-----------------|
| 281        | 25 (Woodcock Ct) | 25 (Salt Meadow )<br>15 (lot 282)                    | 30              |
| 282        | 25 (Woodcock Ct) | 15   | 30              |
| 283        | 25 (Woodcock Ct) | 15   | 30              |
| 284        | 25 (Woodcock Ct) | 15 (lot 283)<br>20 (open space left)<br>15 (lot 285) | 30 (open space) |

**WOODCOCK COURT (DEVELOPED LANDS) cont.**

|     |                  |   |                 |
|-----|------------------|---|-----------------|
| 285 | 25 (Woodcock Ct) | 25 (Salt Meadow )<br>15 (lot 284)<br>15 (lot 286) | 30 (open space) |
|-----|------------------|---|-----------------|

**YELLOW THROAT LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>       | <u>Side</u>                      | <u>Rear</u>                 |
|------------|--------------------|----------------------------------|-----------------------------|
| 180        | 25 (Yellow Throat) | 15                               | 30 (lagoon)                 |
| 181        | 25 (Yellow Throat) | 15 (lot 180)<br>30 (golf)        | 30 (lagoon)                 |
| 208        | 25 (Yellow Throat) | 25 (Belted King)<br>15 (lot 209) | 20 (lot 207)                |
| 209-210    | 25 (Yellow Throat) | 15                               | 20 (lots)                   |
| 211        | 25 (Yellow Throat) | 15 (bike path)<br>15 (lot 210)   | 30 (lagoon)<br>20 (lot 205) |
| 212-213    | 25 (Yellow Throat) | 15                               | 30 (lagoon/golf)            |
| 214-218    | 25 (Yellow Throat) | 15                               | 30 (golf)                   |
| 219        | 25 (Yellow Throat) | 20 (open space)<br>15 (lot 218)  | 30 (golf)                   |

MASTER COPY

|   |
|---|
| <b>PROPERTIES FOR EXHIBIT INCLUSION</b> |
| R-1 Graphics                            |

| Name                                      | PDF Page # |
|---|------------|
| Bally Bunion                              | 1          |
| Bass Creek Lane                           | 13         |
| Blue Heron Pond Rd                        | 14-29      |
| Blue Heron Pond Rd & Chinaberry Lane      | 33 & 34    |
| Blue Thistle Lane                         | 31         |
| Cedar Wax Wing Court                      | 31 & 33    |
| Chinaberry Lane                           | 35 & 36    |
| Cormorant Island Lane                     | 37         |
| Eagle Point Rd                            | 38-41      |
| Falcon Point Lane                         | 42-48      |
| Governors Drive                           | 49         |
| Green Meadow Lane                         | 2&3        |
| Grey Widgeon Lane                         | 50&51      |
| Kiawah Island Club Drive                  | 4          |
| Kiawah Island Club Drive                  | 6&7        |
| Kiawah Island Club Drive & SaltHouse Lane | 5&11       |
| LeMoyne Lane & Black Tupeo Lane           | 52         |
| Marsh Cottage Lane                        | 53         |
| Marsh Cove Rd                             | 54&55      |
| Marsh Wren Court                          | 56         |
| New Settlement Rd                         | 59         |
| Ocean Course Dr                           | 60-66      |
| Ocean Marsh Rd                            | 67         |
| Osprey Cottage Lane                       | 68         |

|   |
|---|
| <b>PROPERTIES FOR EXHIBIT INCLUSION</b> |
| R-1 Graphics                            |

| Name                | PDF Page # |
|---------------------|------------|
| Otter Island Rd     | 69-72      |
| Oyster Shell Rd     | 73         |
| Piping Plover Lane  | 8          |
| Rett's Bluff Rd     | 74-77      |
| River Marsh Lane    | 9          |
| River Marsh Lane    | 78&79      |
| Salt Cedar Lane     | 80-85      |
| SaltHouse Lane      | 10         |
| Sand Fiddler Court  | 12         |
| Savanna Point       | 87         |
| Shellcreek Landing  | 88         |
| Shoolbred           | 89         |
| Summer Island Lane  | 90-92      |
| Terapin Island Lane | 93&94      |
| Walker Cup Lane     | 95         |

| <b>Platted after 10/2005</b> |       |
|------------------------------|-------|
| Moon Tide Lane               | 57&58 |
| Salt House Lane              | 86    |

**Plots With Graphics Platted Before 10/2005**

|    | <b>STREET NAME</b>       | <b>LOT NUMBERS</b>   |
|----|--------------------------|--|
| 18 | Ballybunion Drive        | 181 - 198  |
| 11 | Bass Creek Lane          | 91 - 101   |
| 99 | Blue Heron Pond Road     | 1- 25, 42, 44, 46, 48 - 61, 63, 65, 66, 68, 70, 72, 74, 76, 78 - 81, 83, 85, 101, 102, 104, 106 - 117, 119, 121, 123, 125, 127 - 130, 132, 134 - 140, 142, 144, 146 - 150, 152, 154, 156 |
| 11 | Bull Thistle             | 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 190  |
| 4  | Cedar Waxwing            | 30 - 33  |
| 15 | Chinaberry Lane          | 200 -208, 210, 212, 214, 216, 218, 220   |
| 11 | Cormorant Island Drive   | 21 - 31<br>222, 224, 226, 228, 230, 232, 234, 236, 238, 240 - 246, 248   |
| 17 | Eagle Point Road         |  |
| 24 | Falcon Point Road        | 1 - 19, 20A, 20B, 65 - 67  |
| 28 | Green Meadow Lane        | 1 - 19, 24 - 31  |
| 5  | Grey Fox Den Court       | 141, 143, 145, 158, 160  |
| 16 | Grey Widgeon Lane        | 301, 303, 305, 307 - 309, 311, 313 - 319, 321, 323   |
| 45 | Kiawah Island Club Drive | 20 - 23, 32 - 54, 150 - 167  |
| 12 | Marsh Cottage Lane       | 20 - 31  |
| 19 | Marsh Cove Road          | 285 - 303  |
| 8  | Marsh Wren Court         | 21 - 27  |
| 15 | New Settlement Road      | 62 - 69, 73 - 79   |
| 6  | Ocean Marsh Road         | 212 - 214, 221 - 223   |
| 6  | Osprey Cottage Lane      | 800 - 805  |
| 18 | Otter Island Road        | 65 - 79, 88 - 90   |
| 8  | Oyster Shell Road        | 34 - 41  |
| 24 | River Marsh Lane         | 41 - 61, 80 - 82   |
| 37 | Salt Cedar Lane          | 28 - 64  |
| 13 | Salthouse Lane           | 55, 57 - 67, 69  |
| 12 | Sand Fiddler Court       | 200 - 211  |
| 7  | Savanna Point            | 80, 82 - 87  |
| 6  | Shell Creek Landing      | 1 - 5  |

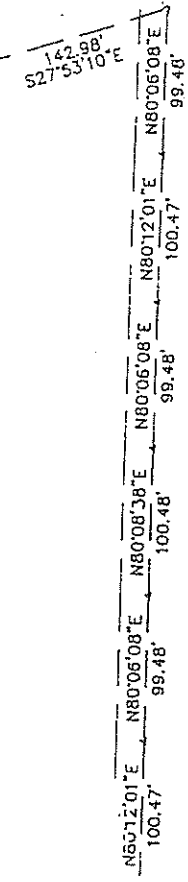
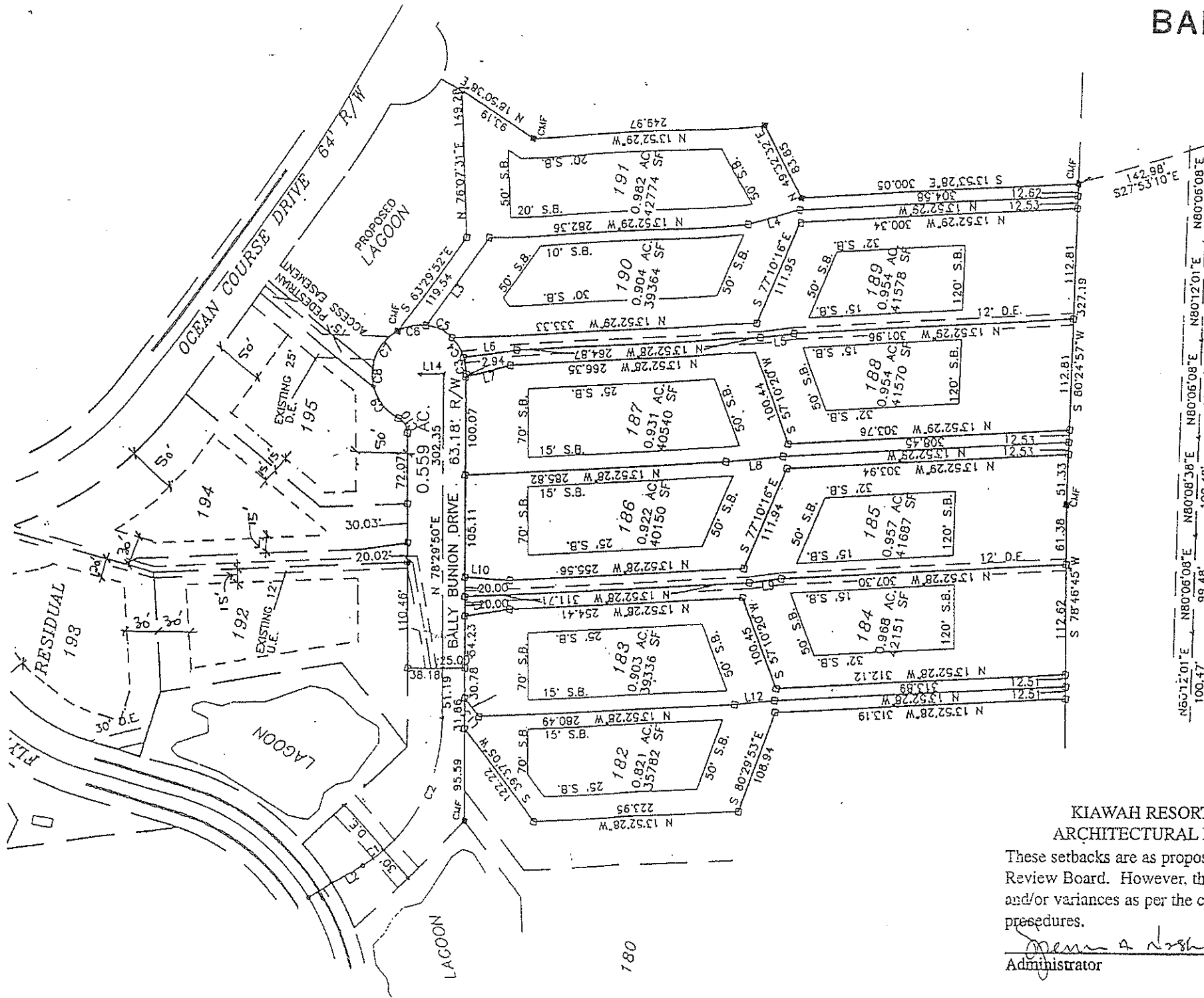
|    |                      |           |
|----|----------------------|-----------|
| 21 | Summer Islands Lane  | 1 - 20    |
| 16 | Terrapin Island Lane | 1 - 15    |
| 5  | Walker Cup Lane      | 346 - 350 |

**With Graphics Platted After 10/2005**

|    | <b>STREET NAME</b> | <b>LOT NUMBERS</b>                               |
|----|--------------------|--|
| 10 | Moon Tide Lane     | 320, 322, 324, 326, 328, 330, 332, 334, 336, 338 |
| 10 | Salt House Lane    | 71 - 74, 76 - 79, 81, 83                         |

1138 **TOTAL**

# BALLY BUNION




## KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD


These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

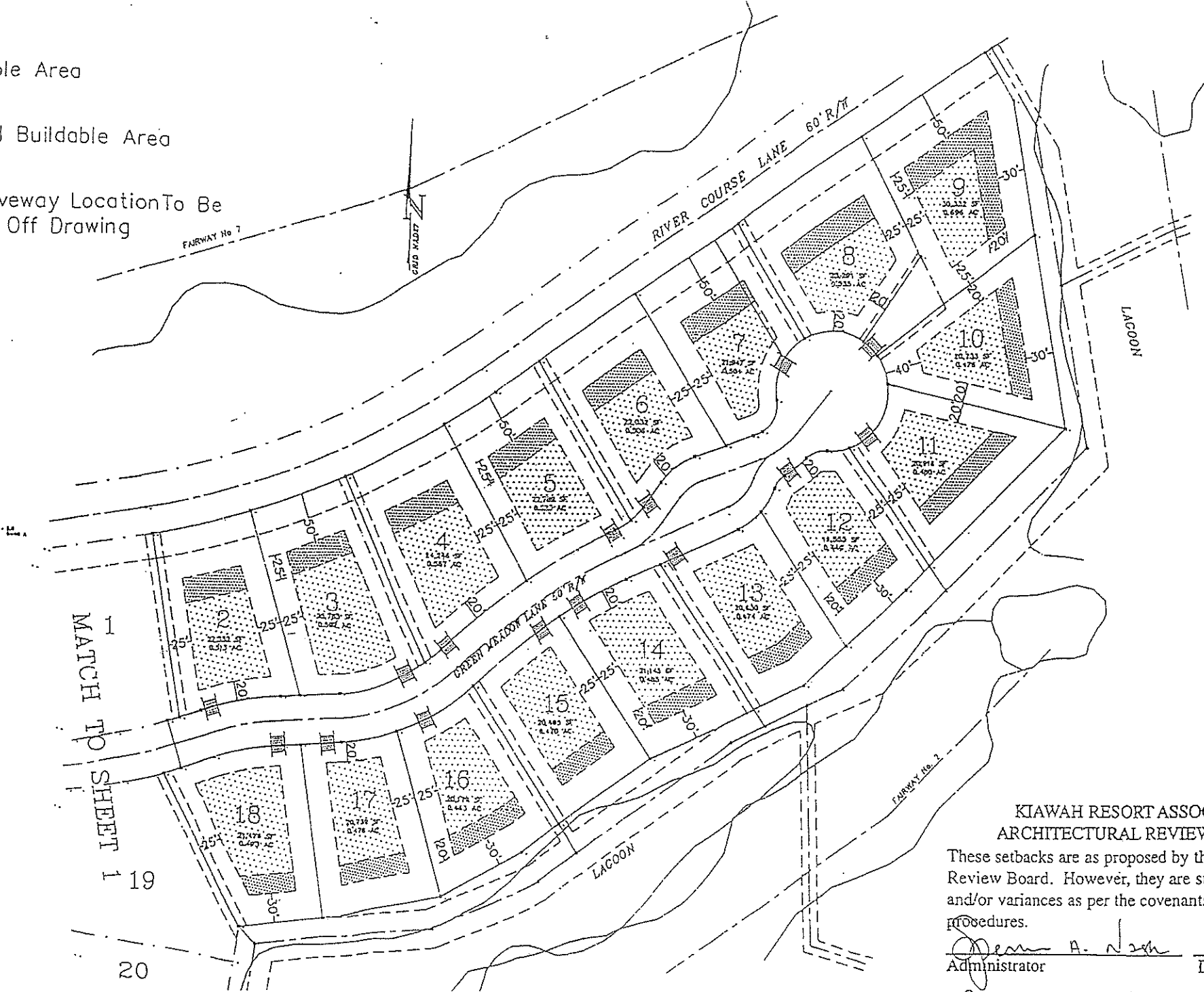
Ann A. Nash      April 30<sup>th</sup> 1991  
 Administrator      Date

# GREEN MEADOW LANE

 Buildable Area

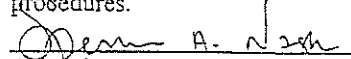
 Limited Buildable Area

 15' Driveway Location To Be Scaled Off Drawing






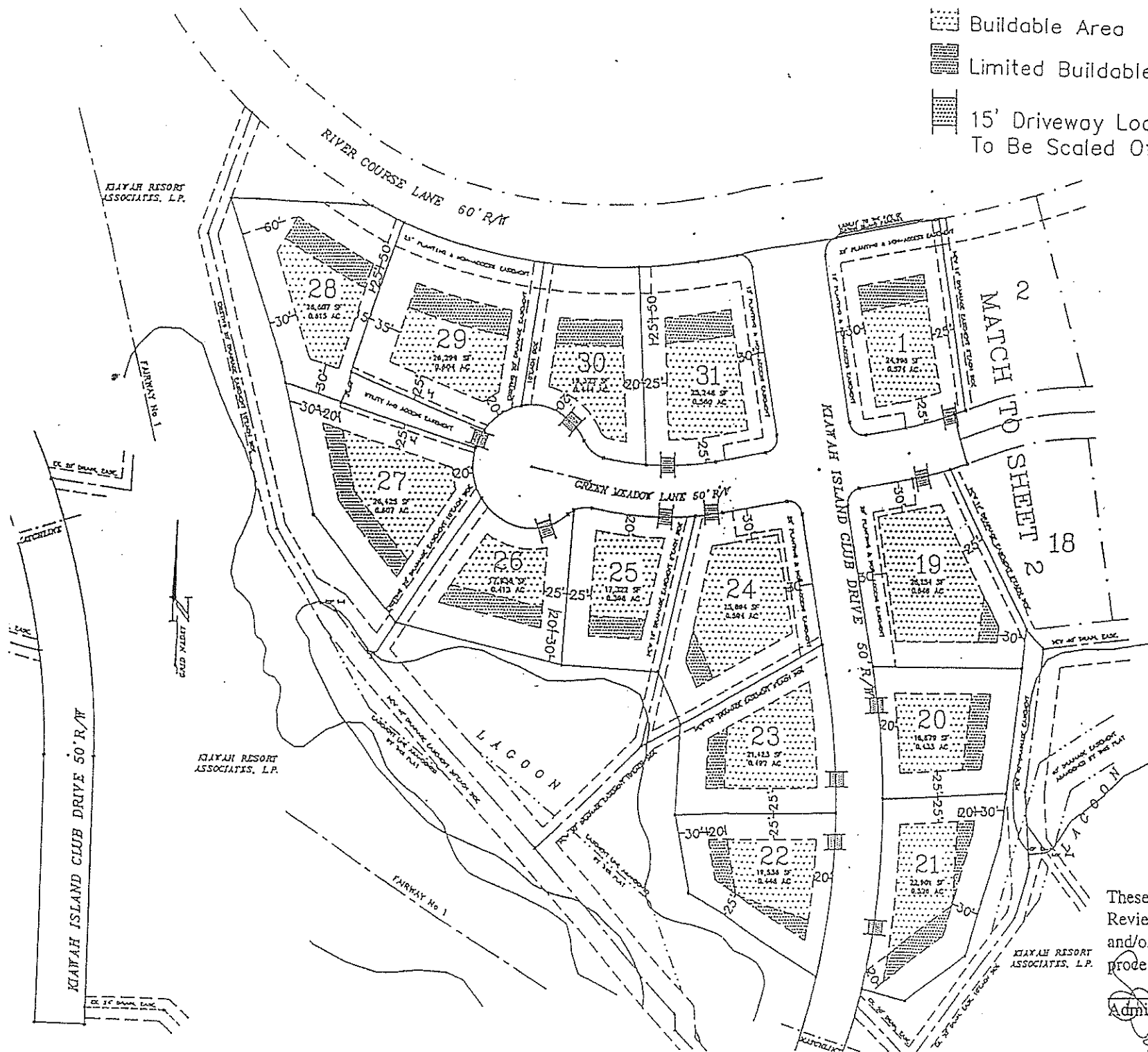
**KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD**

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

 8-13-97  
Administrator Date

# GREEN MEADOW LANE

-  Buildable Area
-  Limited Buildable Area
-  15' Driveway Location To Be Scaled Off Drawing



KIAWAH RESORT ASSOCIATES  
 ARCHITECTURAL REVIEW BOARD

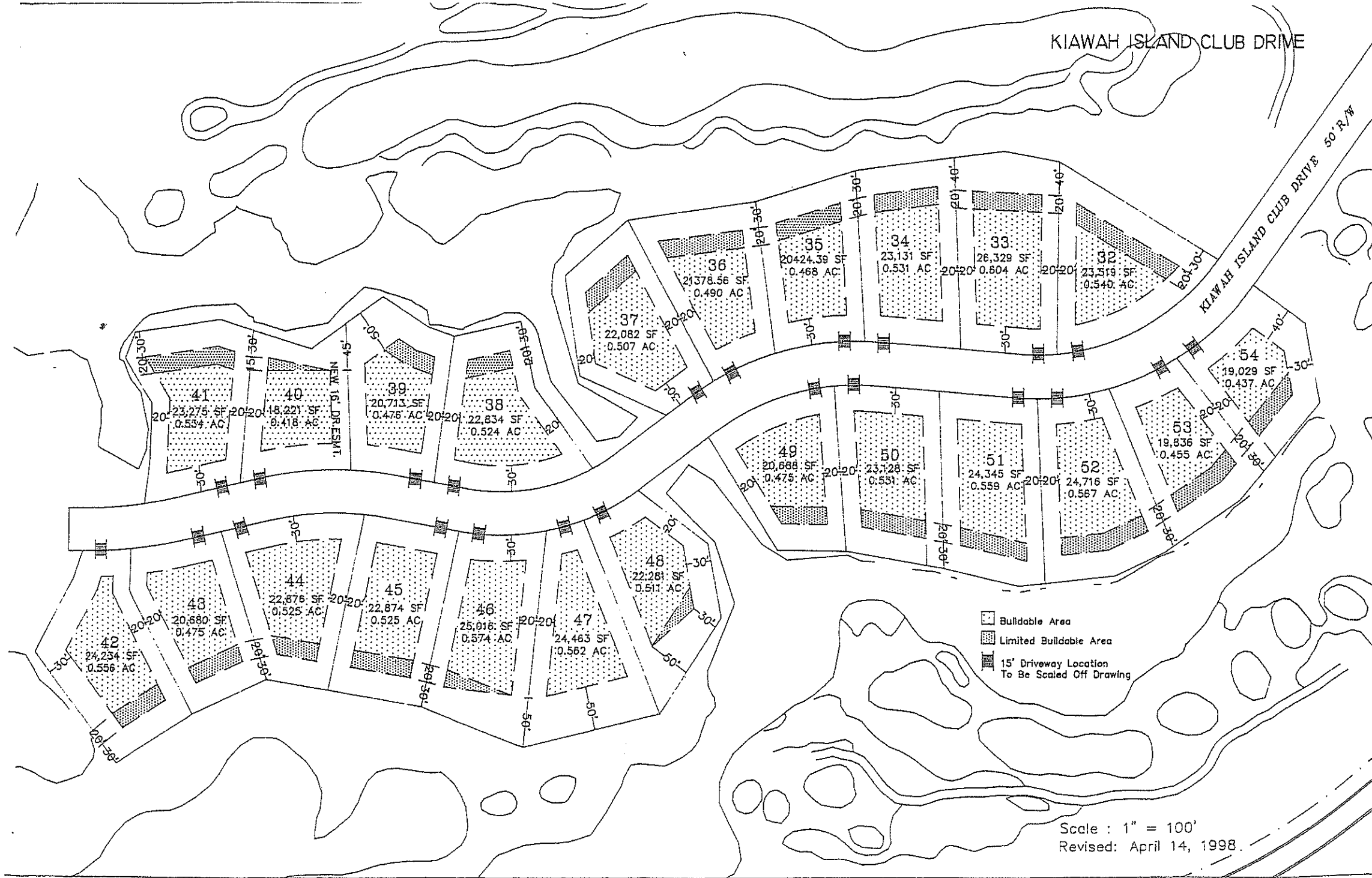
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

*William A. Nash*  
 Administrator

8.13.97  
 Date

SCALE: 1" = 100'

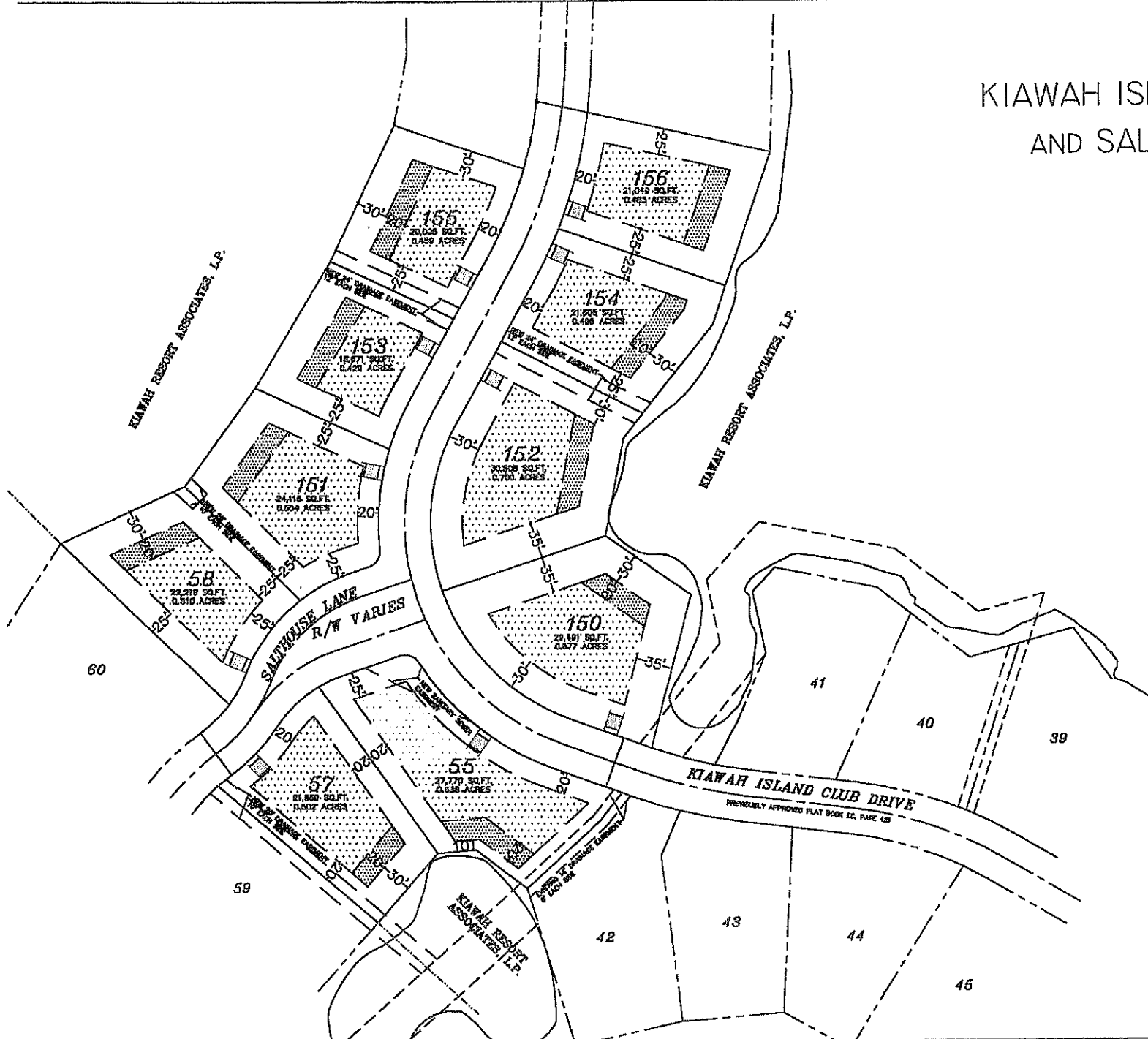
KIAWAH ISLAND CLUB DRIVE



- Buildable Area
- Limited Buildable Area
- 15' Driveway Location To Be Scaled Off Drawing

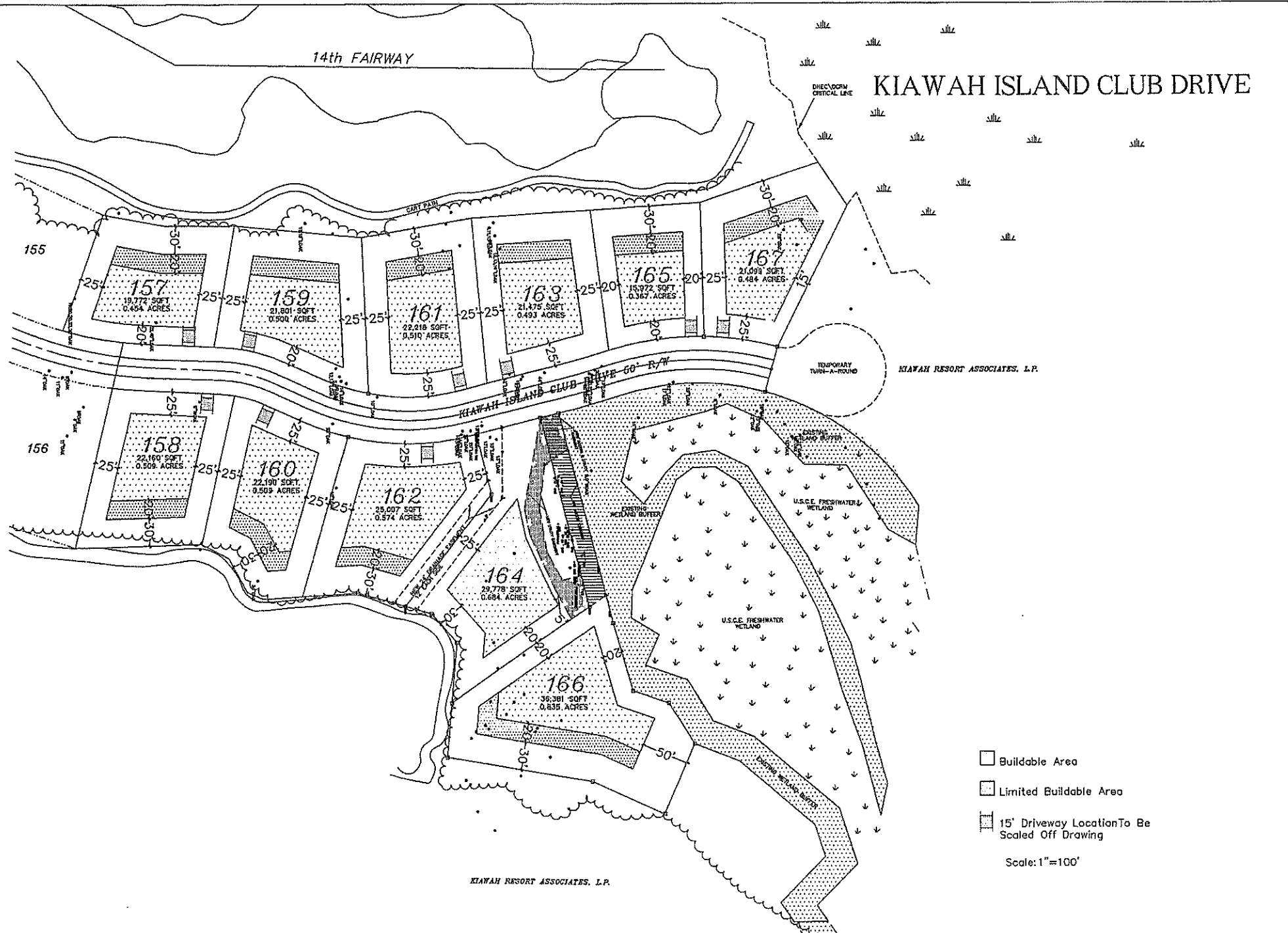
Scale : 1" = 100'  
Revised: April 14, 1998.

# KIAWAH ISLAND CLUB DRIVE AND SALTHOUSE LANE



- Bull-dotted Area
- Limited Bull-dotted Area
- 15' Driveway Location To Be Scaled Off Drawing

Scale : 1" = 100'  
Revised: March 9, 1999



KIWAH ISLAND CLUB DRIVE

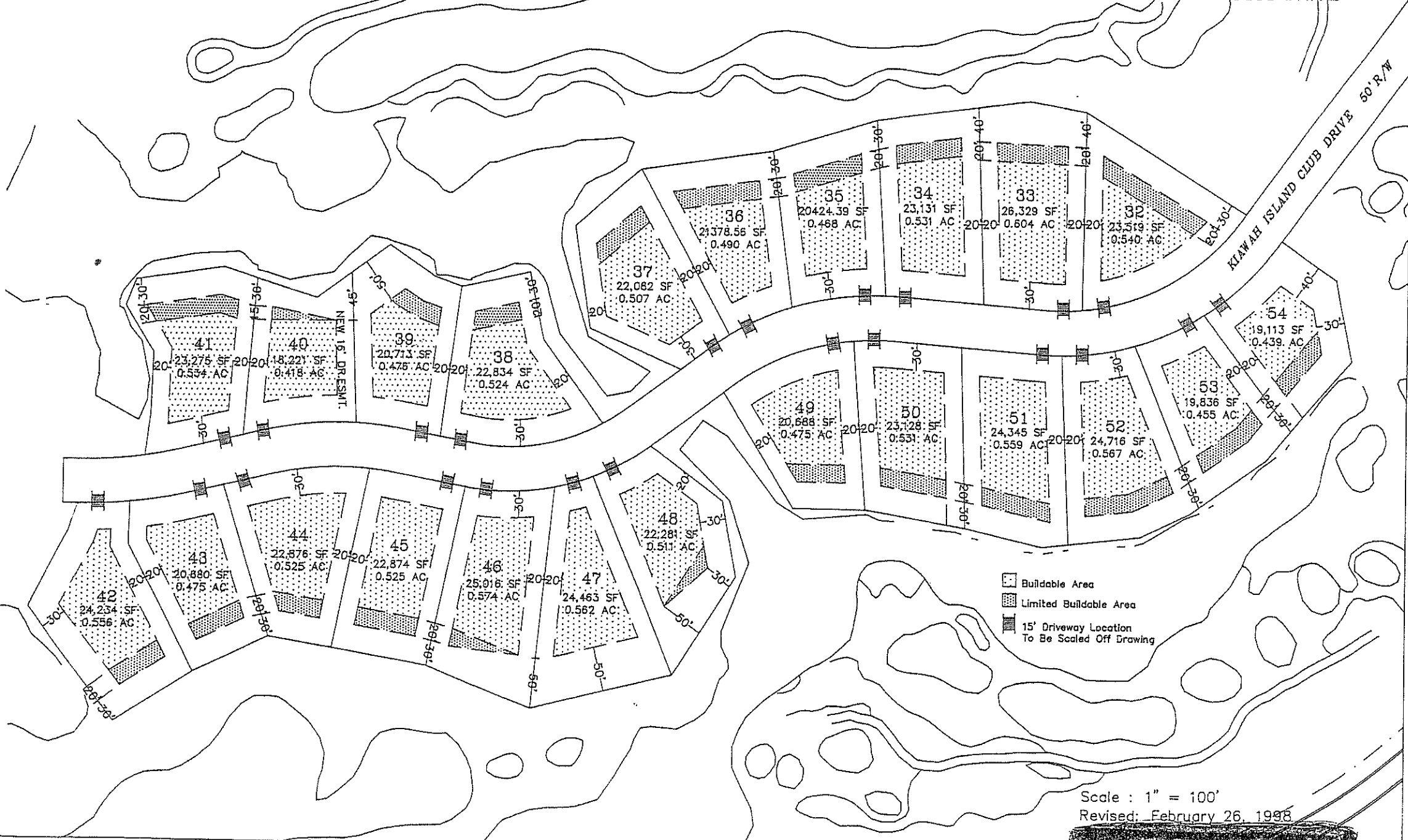
KIWAH RESORT ASSOCIATES, L.P.

KIWAH RESORT ASSOCIATES, L.P.

- Buildable Area
- Limited Buildable Area
- 15' Driveway Location To Be Scaled Off Drawing

Scale: 1"=100'

KIAWAH ISLAND CLUB DRIVE



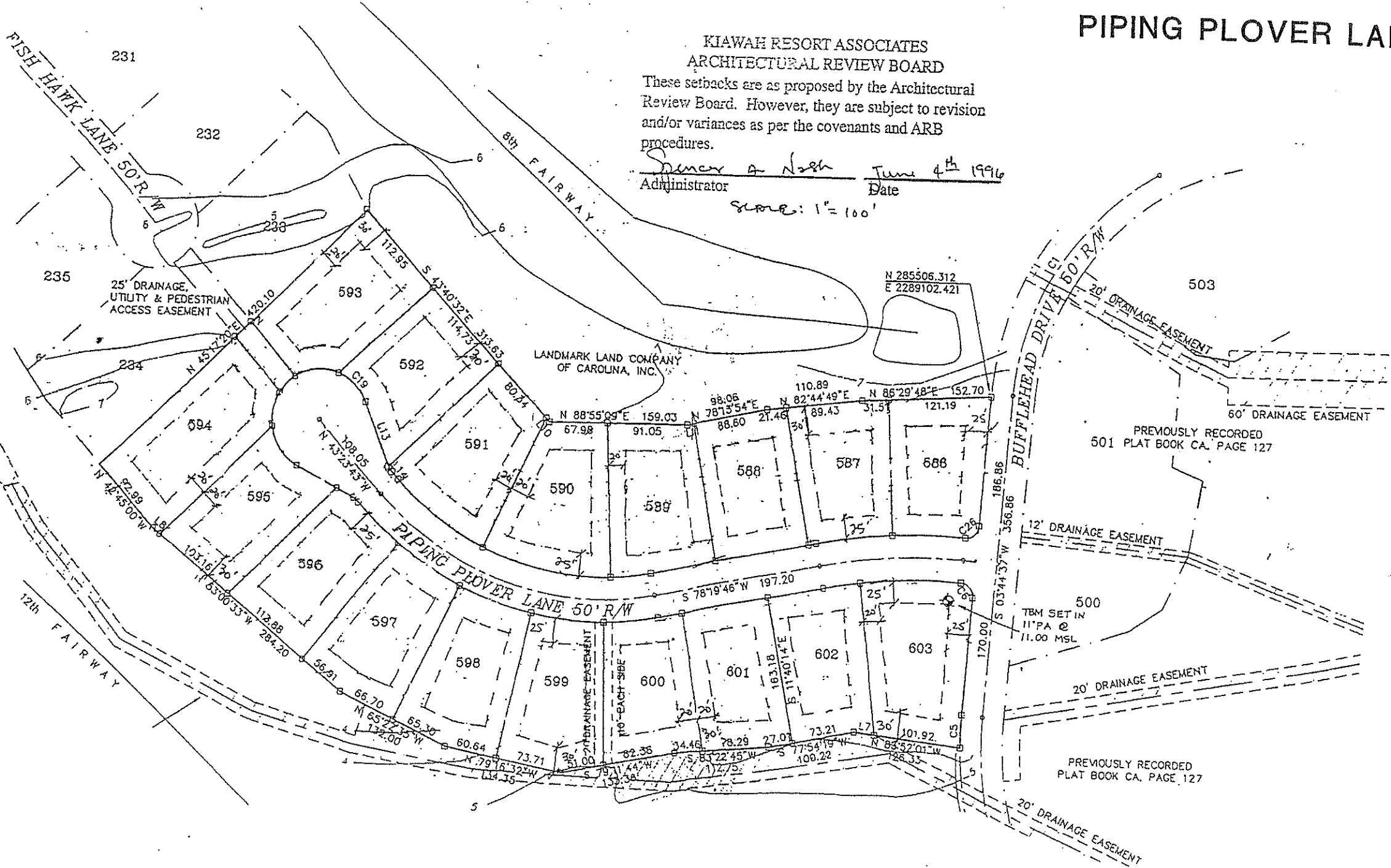
# PIPING PLOVER LANE

## KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

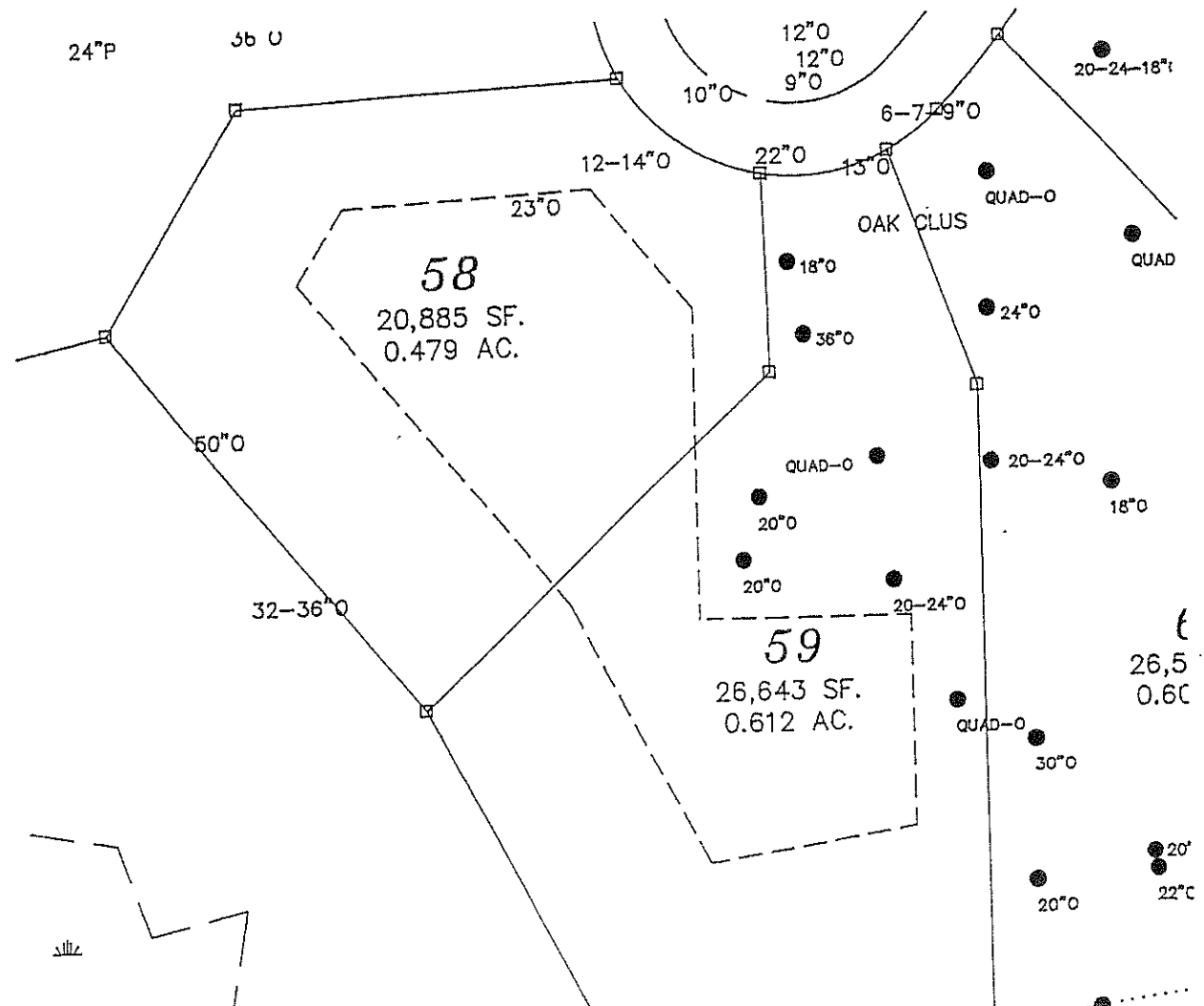
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

*Sencer A. Nash* June 4<sup>th</sup> 1996  
Administrator Date

scale: 1" = 100'

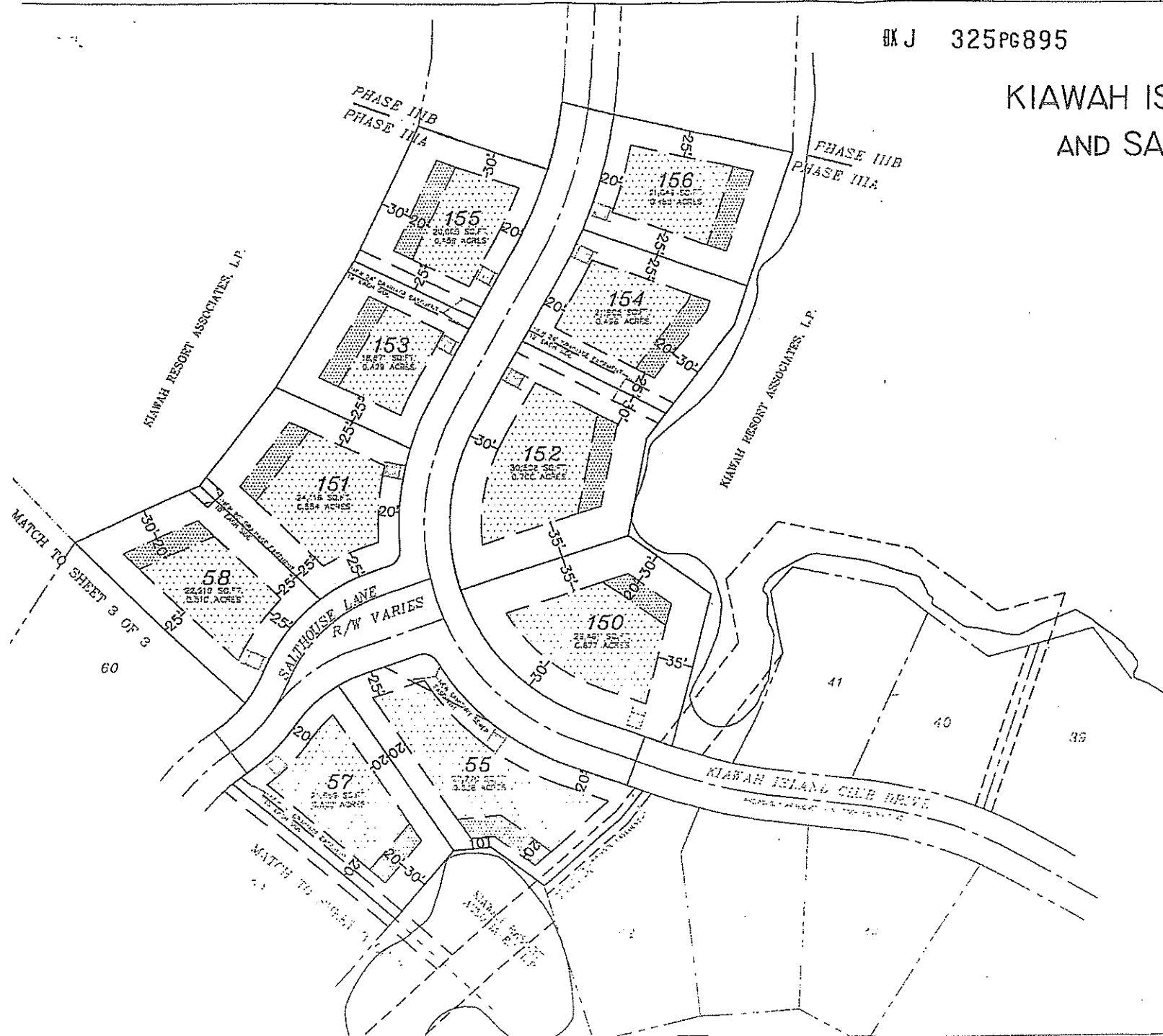





# RIVER MARSH LANE



EX J 325PG895

# KIAWAH ISLAND CLUB DRIVE AND SALTHOUSE LANE



-  Buildable Area
-  Limited Buildable Area
-  15' Driveway Location  
To Be Scaled Off Drawing

Scale : 1" = 100'  
Revised: March 9, 1999

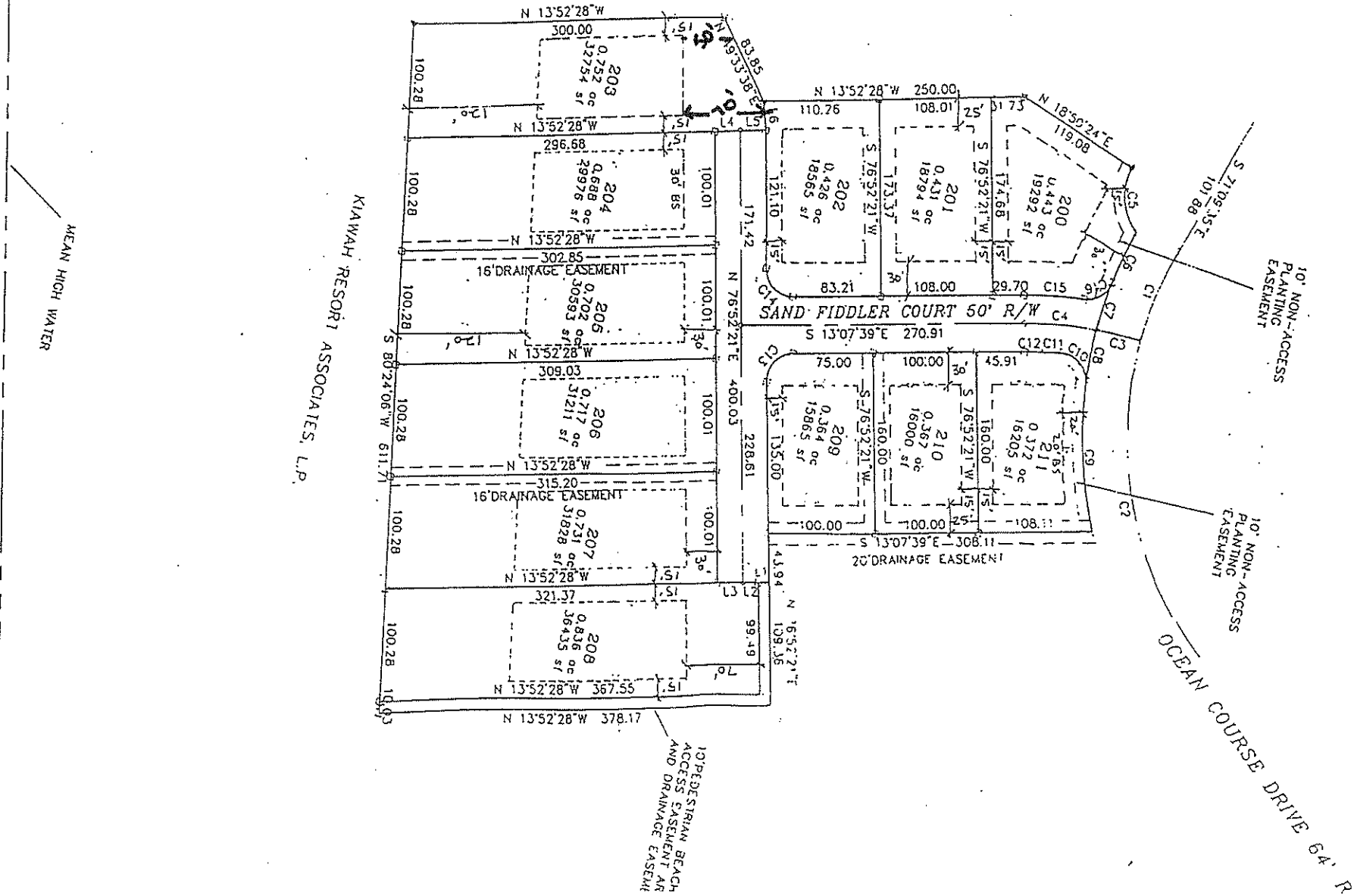
# SAND FIDDLER COURT

## KIWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

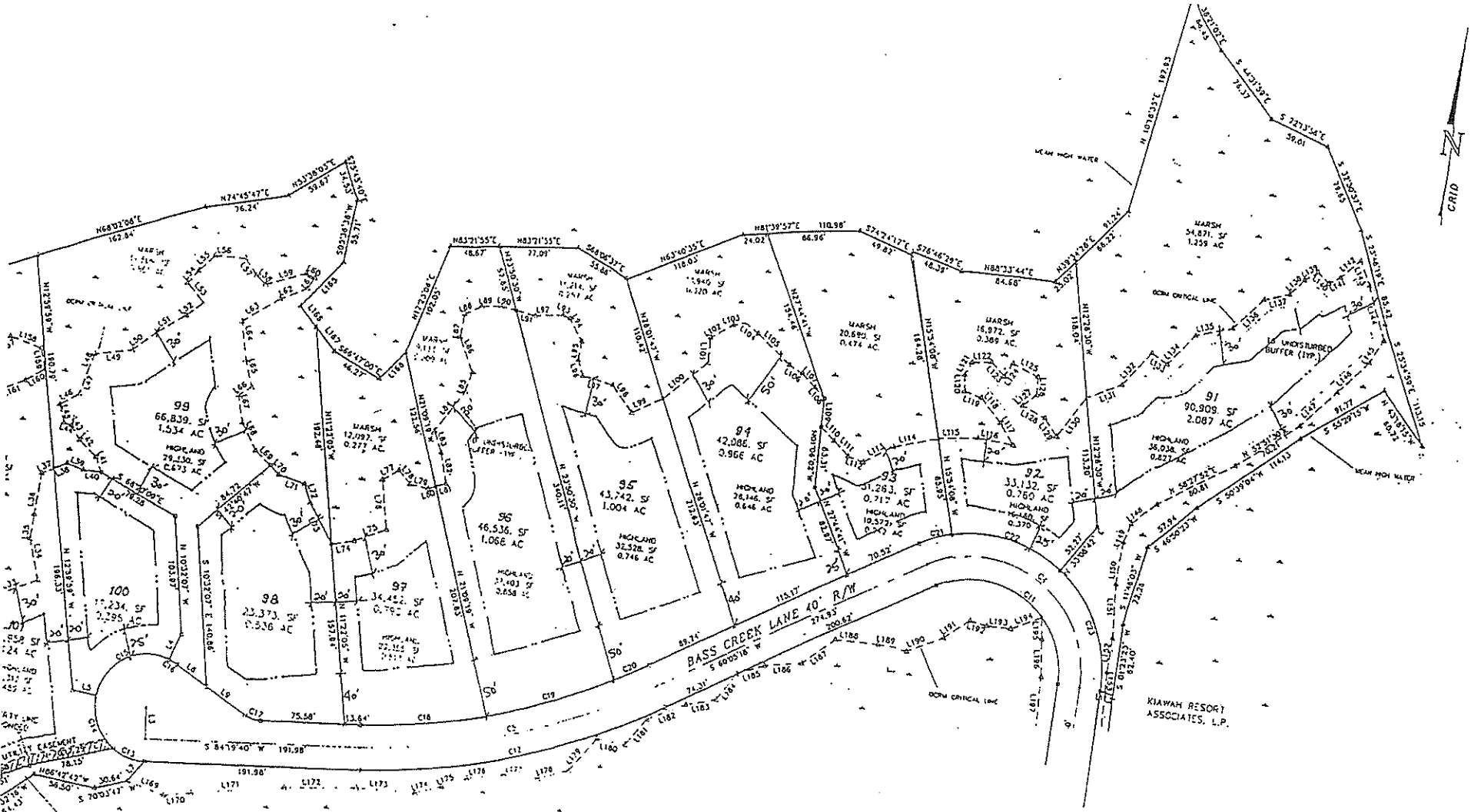
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Spencer A. Nash August 30 1996  
Administrator Date

SCALE 1" = 100'



# BASS CREEK LANE






KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

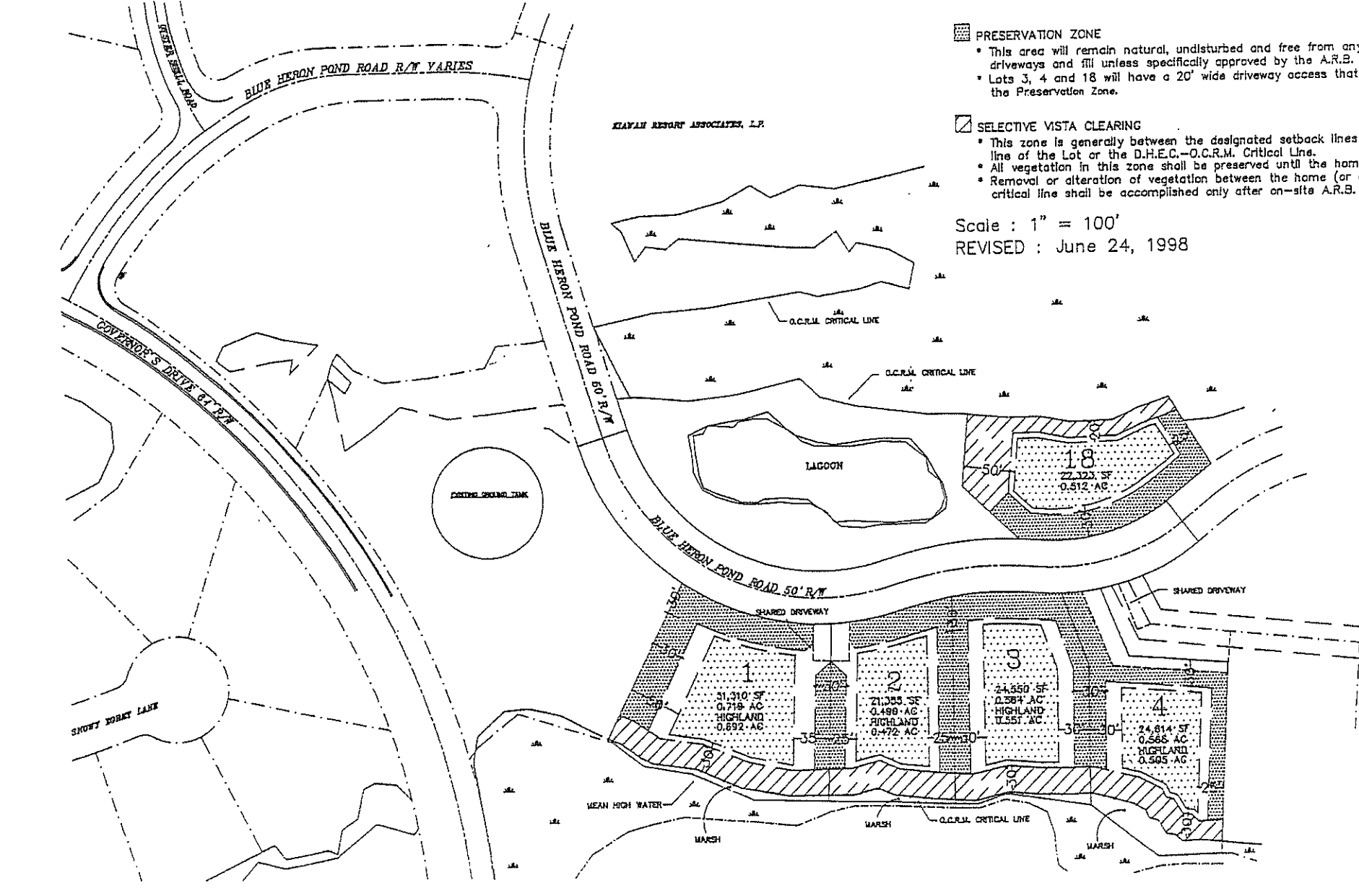
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

*Don A. Nash* April 30<sup>th</sup> 1997  
Administrator Date

# BLUE HERON POND ROAD

-  BUILDABLE AREA
-  PRESERVATION ZONE
  - This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
  - Lots 3, 4 and 18 will have a 20' wide driveway access that can penetrate the Preservation Zone.
-  SELECTIVE VISTA CLEARING
  - This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.—O.C.R.M. Critical Line.
  - All vegetation in this zone shall be preserved until the home is completely framed.
  - Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'  
 REVISED : June 24, 1998



# BLUE HERON POND ROAD

 BUILDABLE AREA

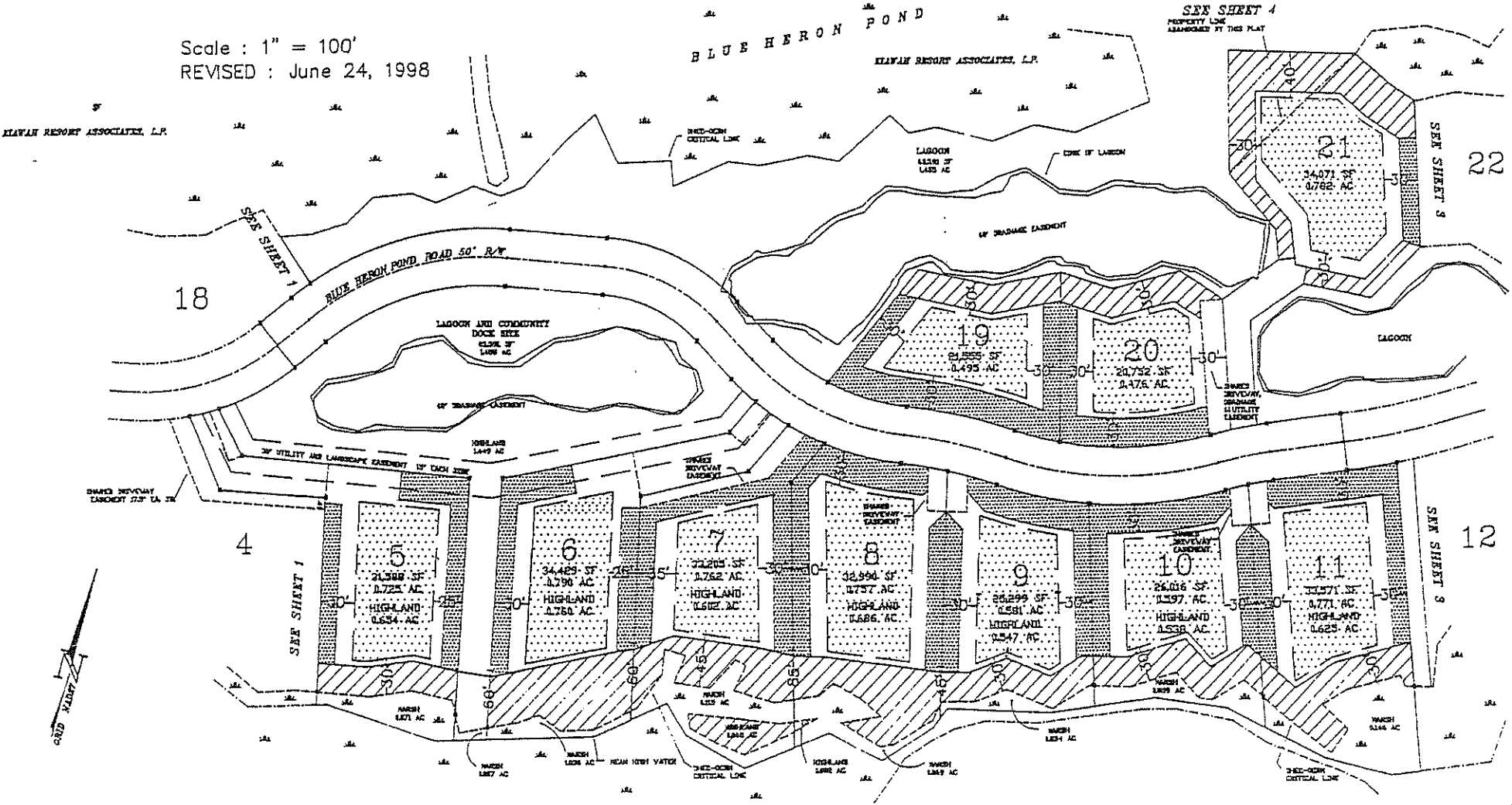
 PRESERVATION ZONE

- This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.E.
- Lots 7 and 19 will have a 20' wide driveway access that can penetrate the Preservation Zone.


 SELECTIVE VISTA CLEARING


- This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
- All vegetation in this zone shall be preserved until the home is completely framed.
- Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.S. approval.


Scale : 1" = 100'  
REVISED : June 24, 1998



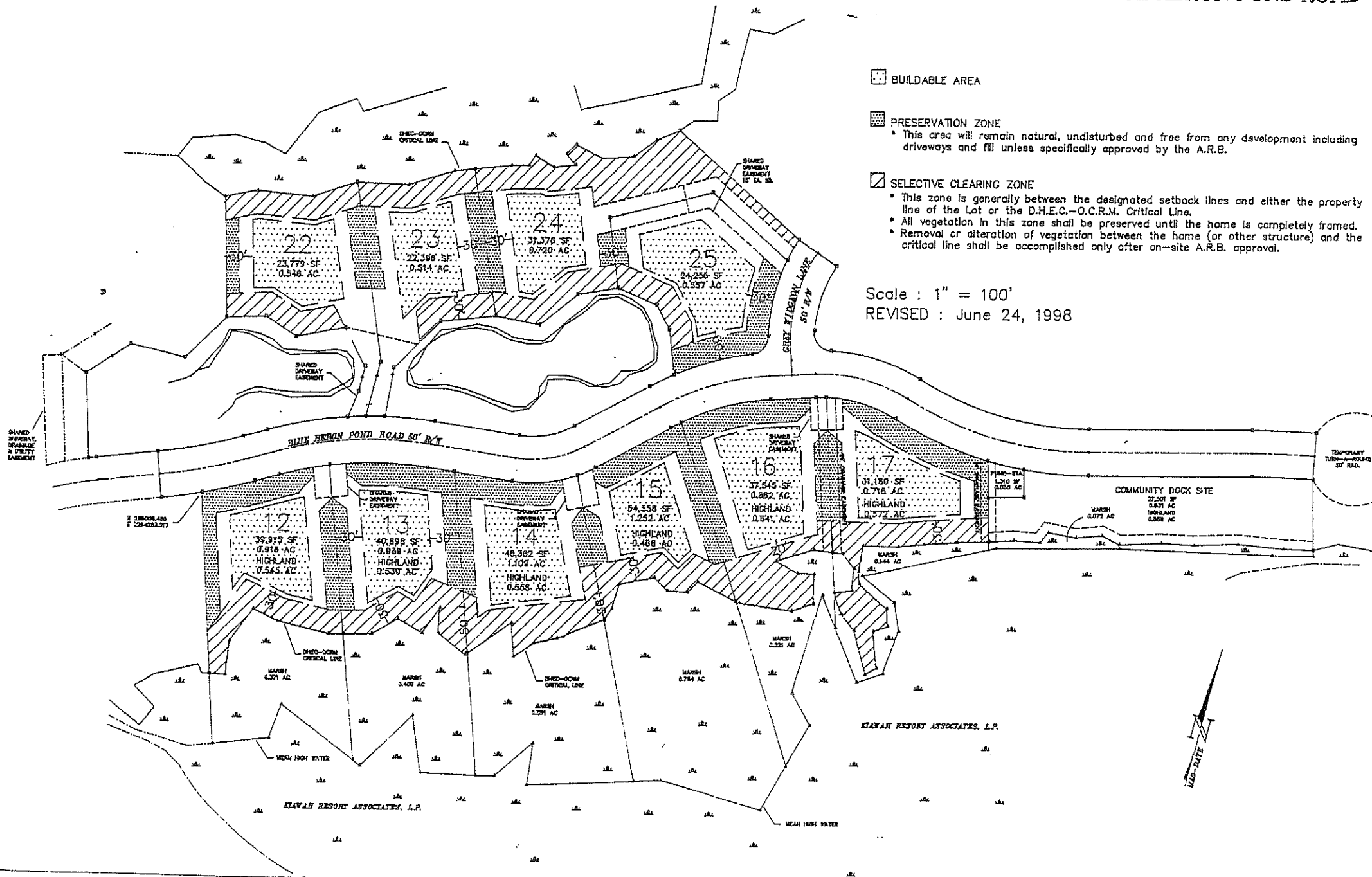
# BLUE HERON POND ROAD

 BUILDABLE AREA

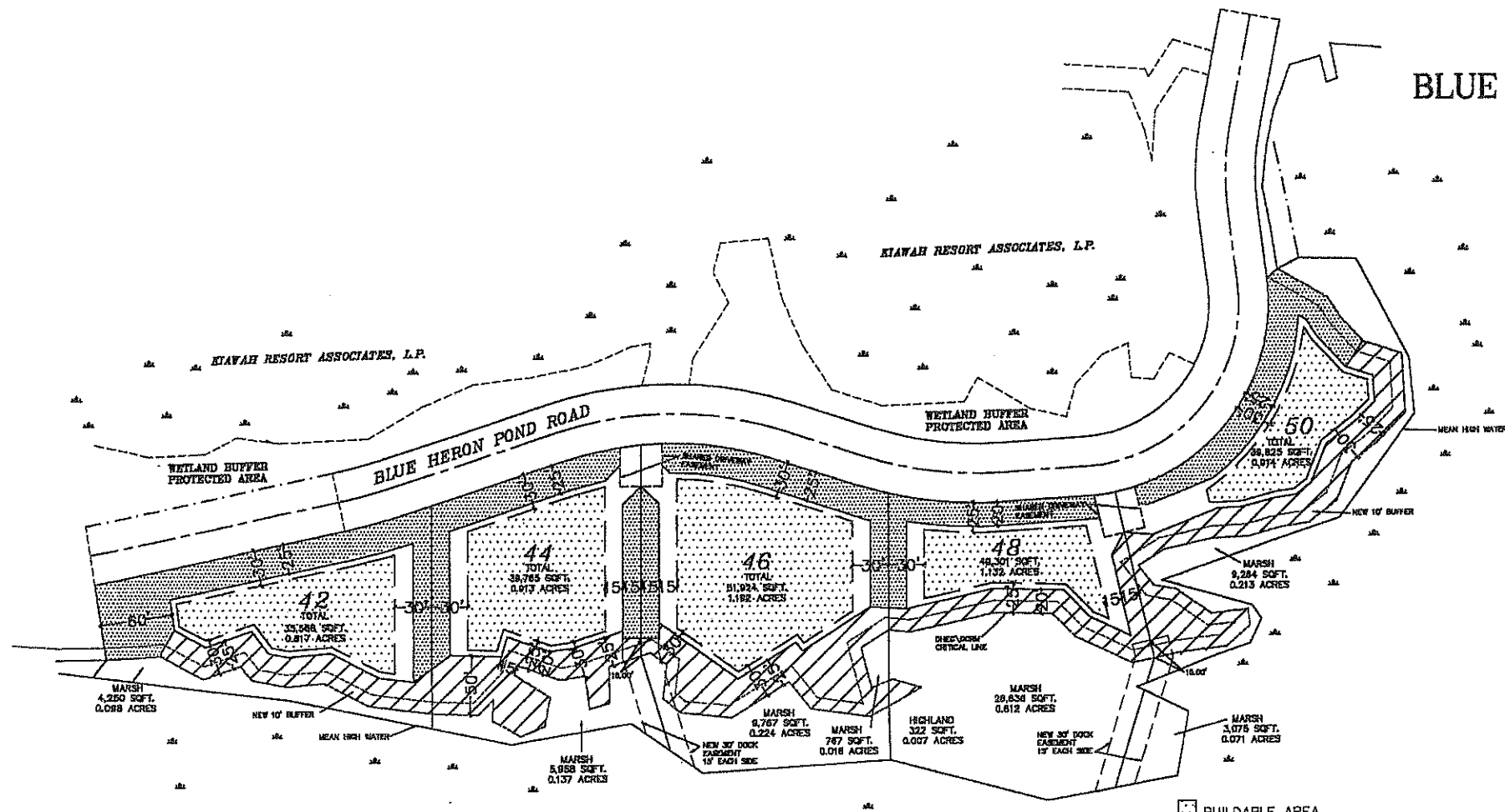
 PRESERVATION ZONE  
 \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.

 SELECTIVE CLEARING ZONE  
 \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.  
 \* All vegetation in this zone shall be preserved until the home is completely framed.  
 \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'  
 REVISED : June 24, 1998



# BLUE HERON POND ROAD



☐ BUILDABLE AREA

▨ PRESERVATION ZONE

- \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
- \* Lot 42 will have a 20' wide driveway access that can penetrate the Preservation Zone.

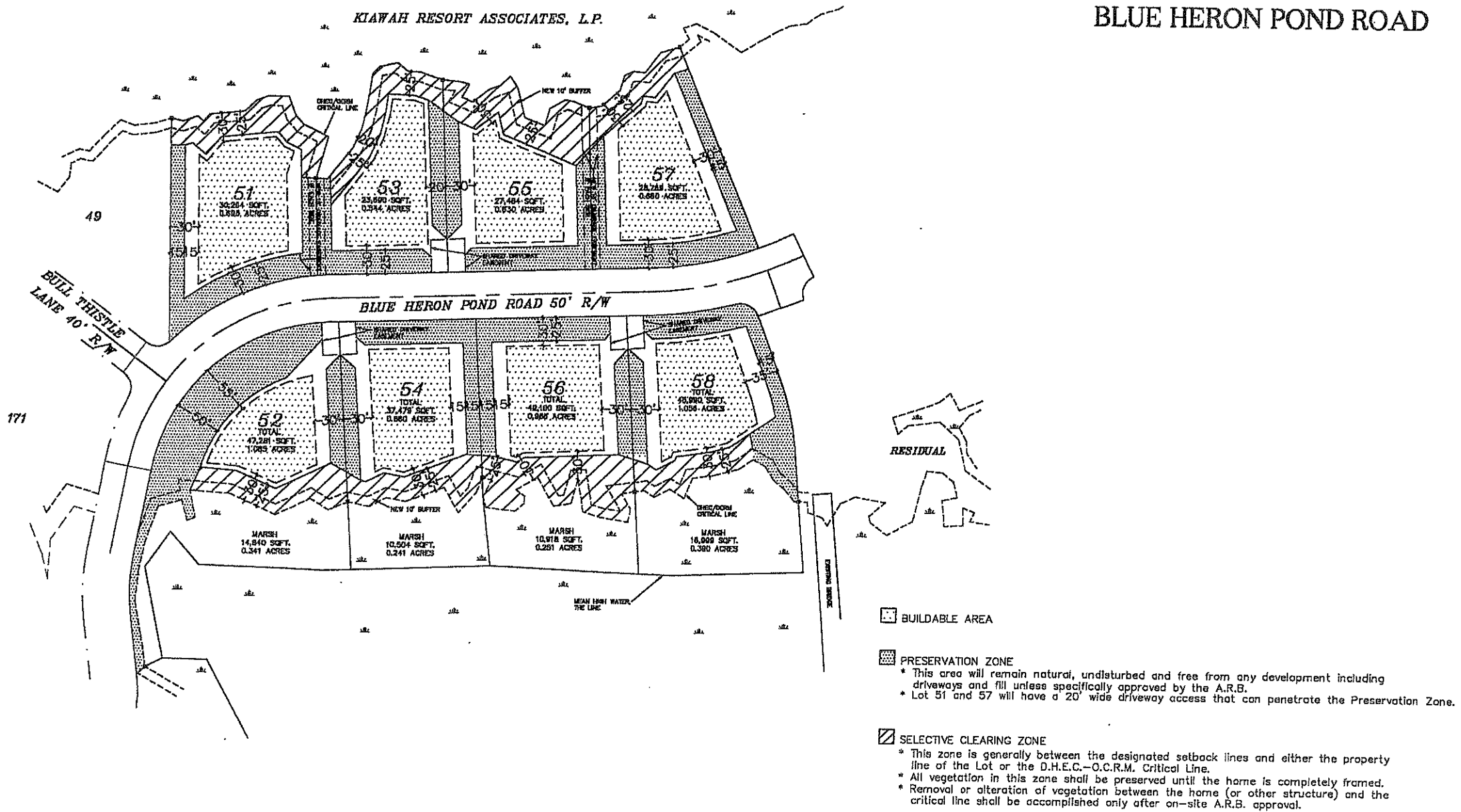
▧ SELECTIVE CLEARING ZONE

- \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
- \* All vegetation in this zone shall be preserved until the home is completely framed.
- \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

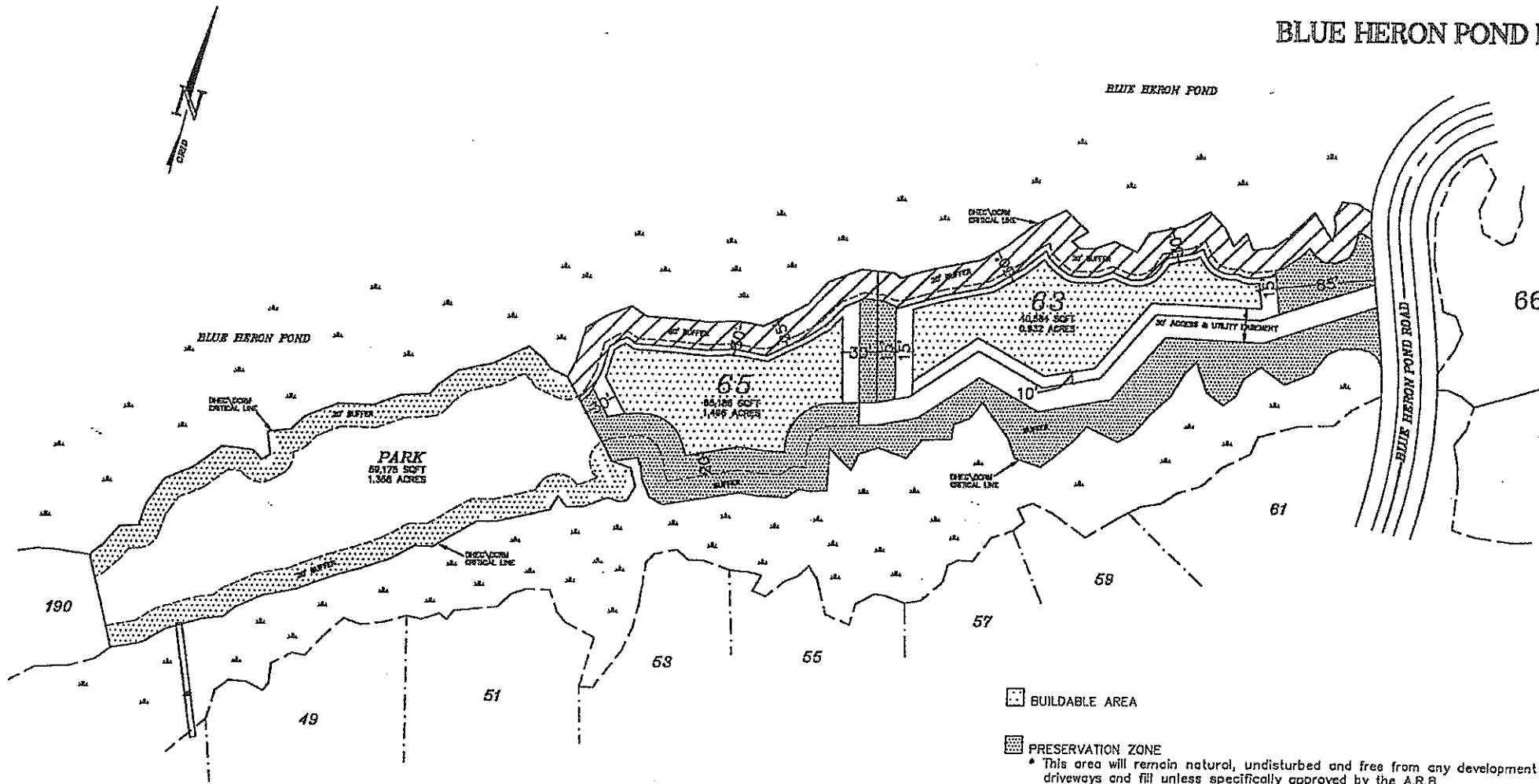
Scale : 1" = 100'  
 REVISED : April 3, 2000

# BLUE HERON POND ROAD


KIAWAH RESORT ASSOCIATES, L.P.




BLUE HERON POND ROAD



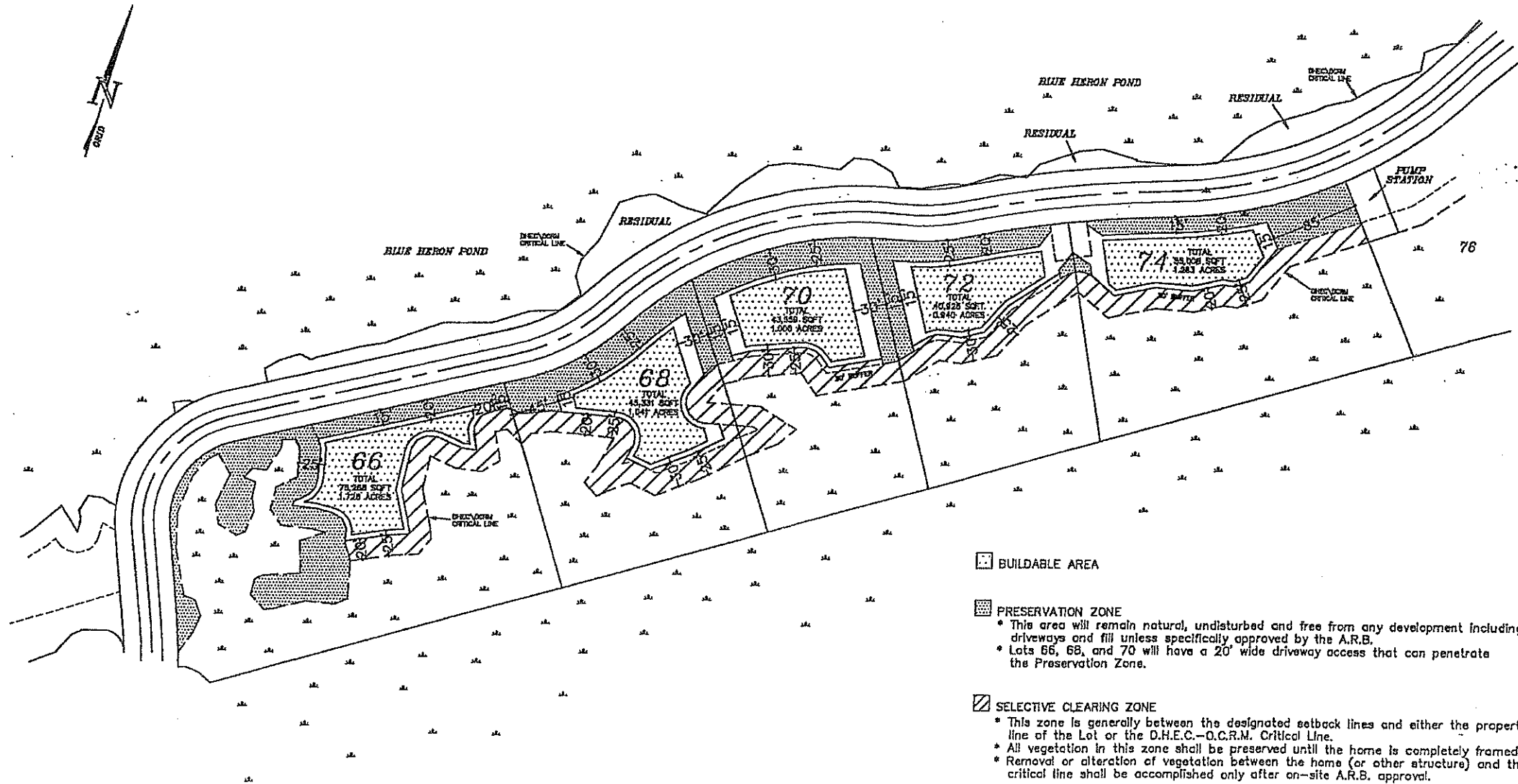
 BUILDABLE AREA

 PRESERVATION ZONE  
 \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.  
 \* Lot 65 will have a 20' wide driveway access that can penetrate the Selective Clearing Zone and the Preservation Zone.

 SELECTIVE CLEARING ZONE  
 \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.—O.C.R.M. Critical Line.  
 \* All vegetation in this zone shall be preserved until the home is completely framed.  
 \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

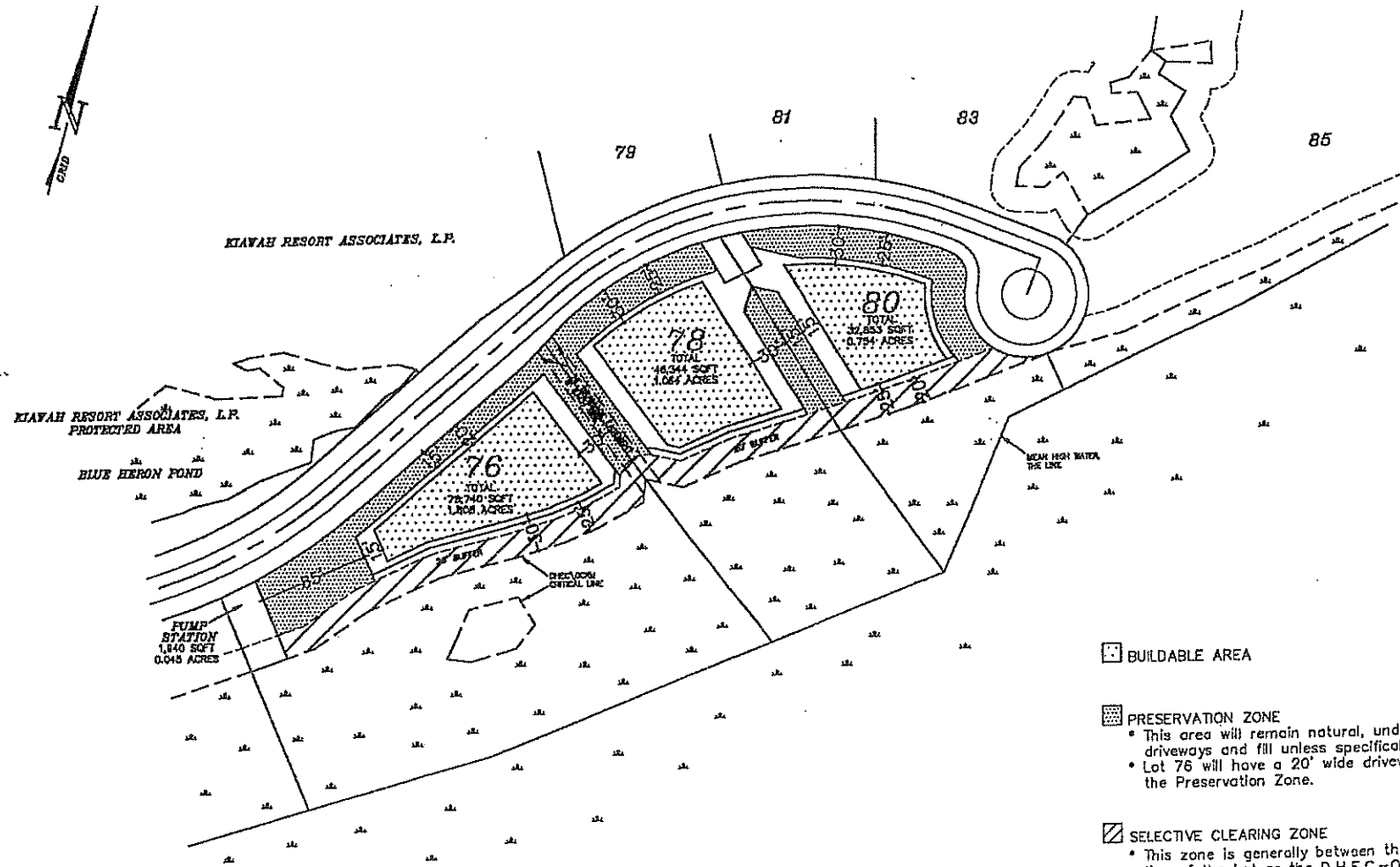
Scale : 1" = 100'  
 REVISED : March 20, 2002

# BLUE HERON POND ROAD



Scale : 1" = 100'  
 REVISED : March 20, 2002

# BLUE HERON POND ROAD



☐ BUILDABLE AREA

▨ PRESERVATION ZONE

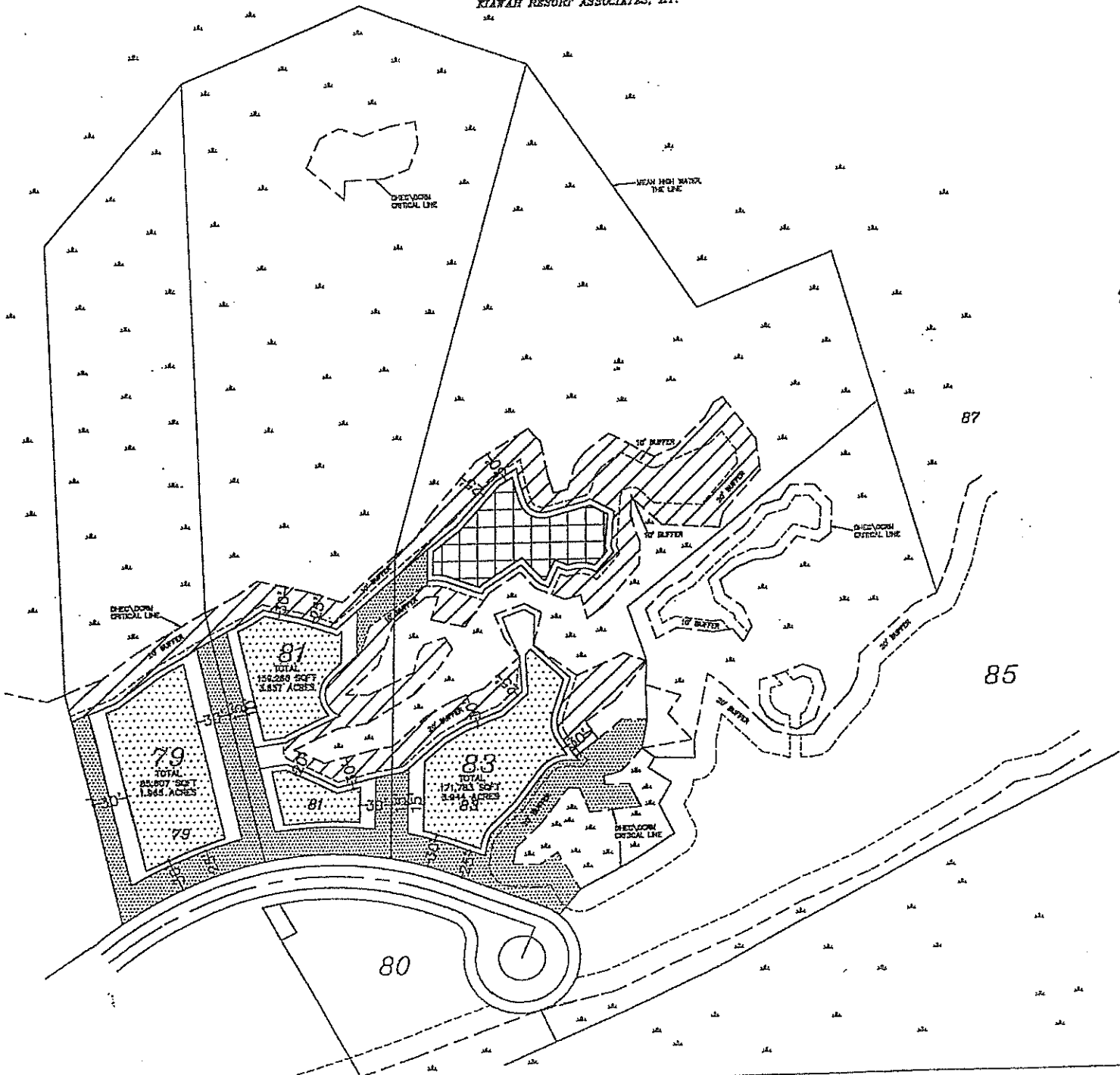
- This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
- Lot 76 will have a 20' wide driveway access that can penetrate the Preservation Zone.





▧ SELECTIVE CLEARING ZONE

- This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
- All vegetation in this zone shall be preserved until the home is completely framed.
- Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'  
 REVISED : March 20, 2002

# BLUE HERON POND ROAD



-  BUILDABLE AREA
-  LIMITED BUILDABLE AREA (Limiting to 2000 SF and a Maximum of 1 1/2 Stories)
-  PRESERVATION ZONE
  - \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
  - \* Lots 79, 81, and 83 will have a 20' wide driveway access that can penetrate the Preservation Zone.
-  SELECTIVE CLEARING ZONE
  - \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.—O.C.R.M. Critical Line.
  - \* All vegetation in this zone shall be preserved until the home is completely framed.
  - \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.


Scale : 1" = 100'  
 REVISED : March 29, 2002


BLUE HERON POND ROAD

85

83

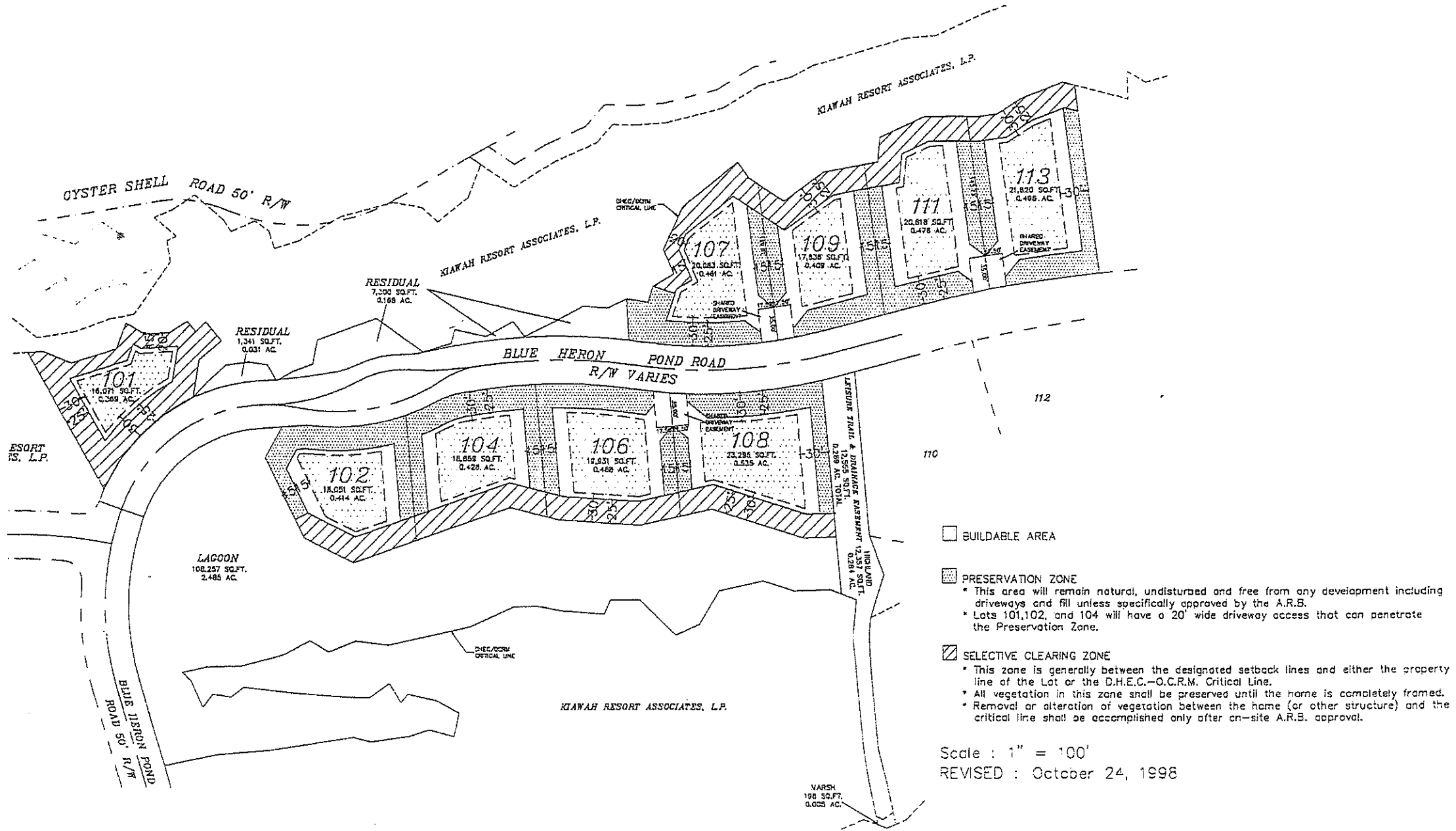
 BUILDABLE AREA

 PRESERVATION ZONE  
• This area will remain natural, undisturbed and free from any development other than landscaping and penetration of a 30' wide driveway access, both requiring A.R.B. approval.

 SELECTIVE CLEARING ZONE  
• This zone is generally between the designated setback lines and either the property line of the Lot or the D.F.E.C.-O.E.R.M. Critical Line.  
• All vegetation in this zone shall be preserved until the home is completely framed.  
• Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'  
REVISED : May 9, 2004

# BLUE HERON POND ROAD

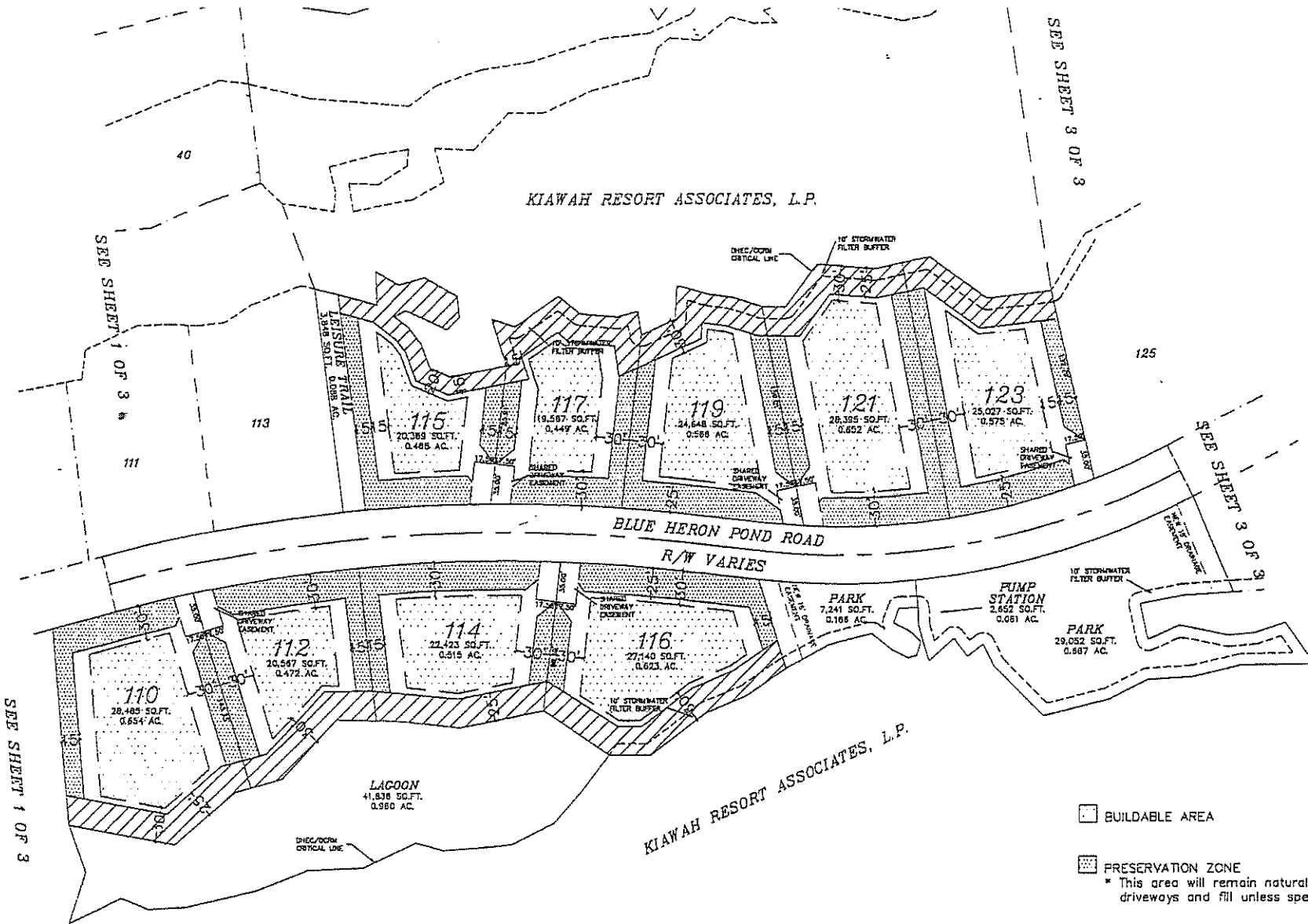


- BUILDABLE AREA
- PRESERVATION ZONE
  - \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
  - \* Lots 101, 102, and 104 will have a 20' wide driveway access that can penetrate the Preservation Zone.
- SELECTIVE CLEARING ZONE
  - \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
  - \* All vegetation in this zone shall be preserved until the home is completely framed.
  - \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'  
 REVISED : October 24, 1998

# BLUE HERON POND ROAD

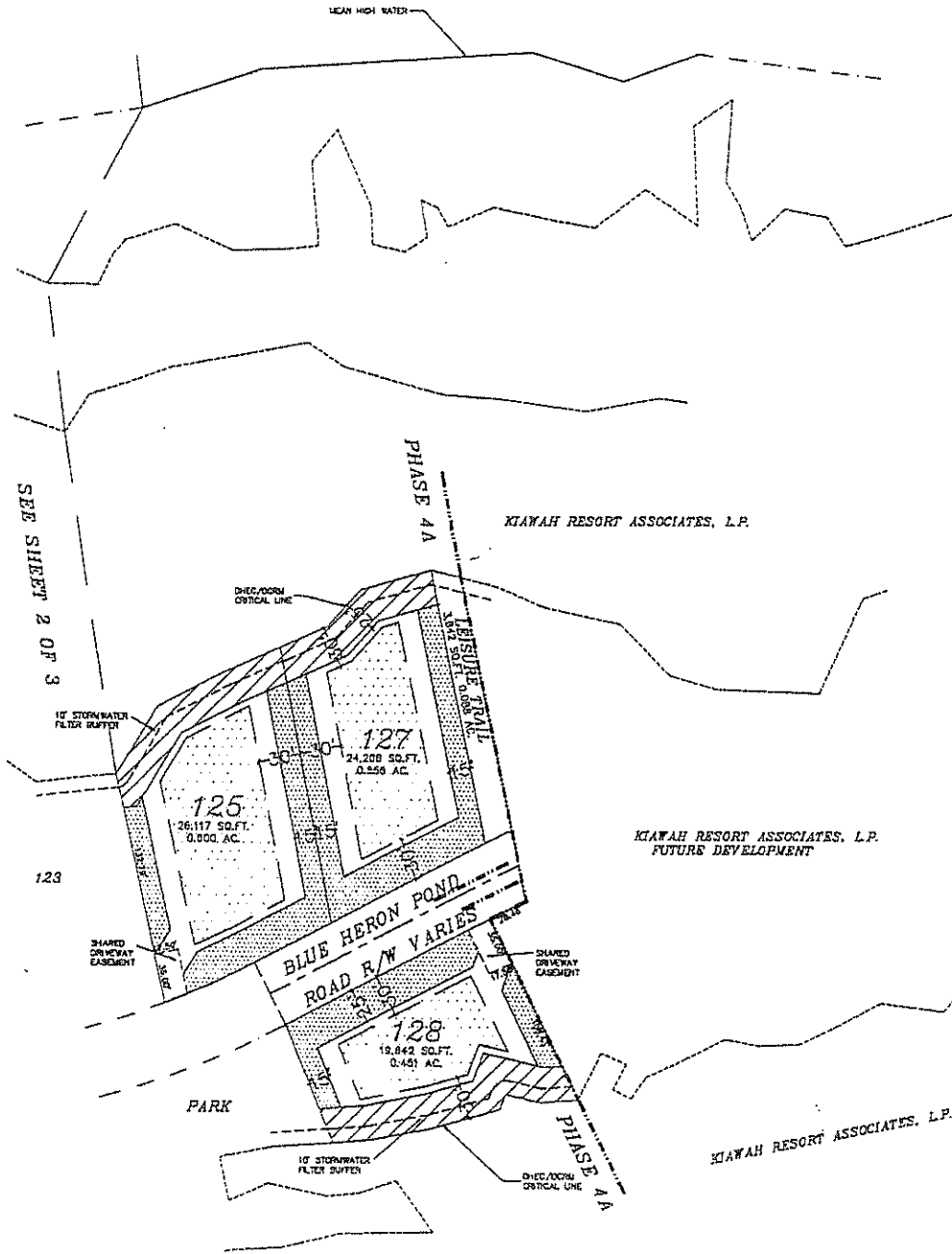
KIAWAH RESORT ASSOCIATES, L.P.



- BUILDABLE AREA
- PRESERVATION ZONE
  - \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
- SELECTIVE CLEARING ZONE
  - \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
  - \* All vegetation in this zone shall be preserved until the home is completely framed.
  - \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'  
 REVISED : October 24, 1998

# BLUE HERON POND ROAD



BUILDABLE AREA

PRESERVATION ZONE

- \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.E.
- \* Lot 127 will have a 20' wide driveway access that can penetrate the Preservation Zone.

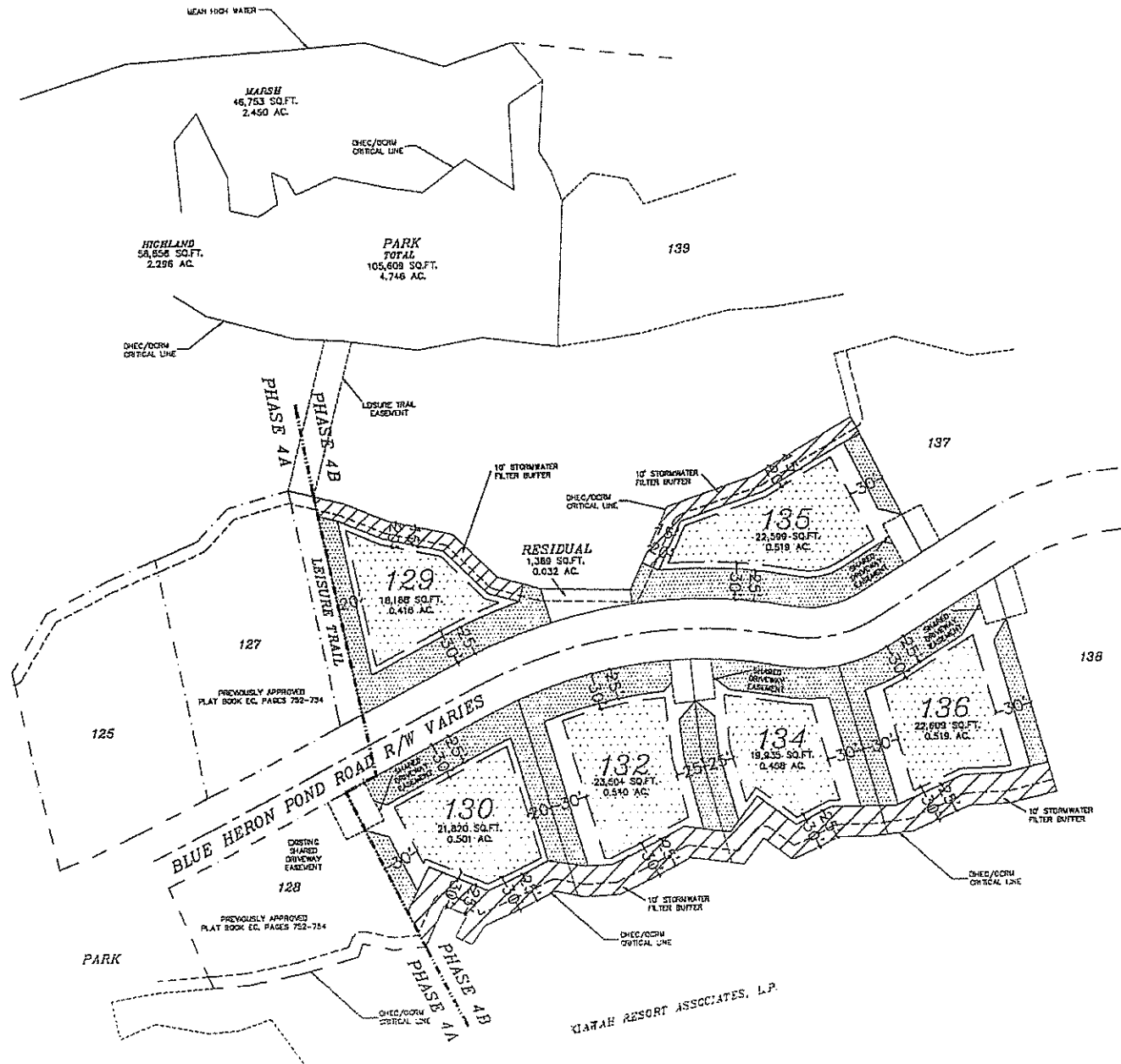
SELECTIVE CLEARING ZONE

- \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
- \* All vegetation in this zone shall be preserved until the home is completely framed.
- \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.E. approval.

Scale : 1" = 100'  
 REVISED : October 24, 1998

KIAWAH RESORT ASSOCIATES, L.P.

# BLUE HERON POND ROAD



BUILDABLE AREA

PRESERVATION ZONE

- \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
- \* Lot 129 will have a 20' wide driveway access that can penetrate the Preservation Zone.

SELECTIVE CLEARING ZONE

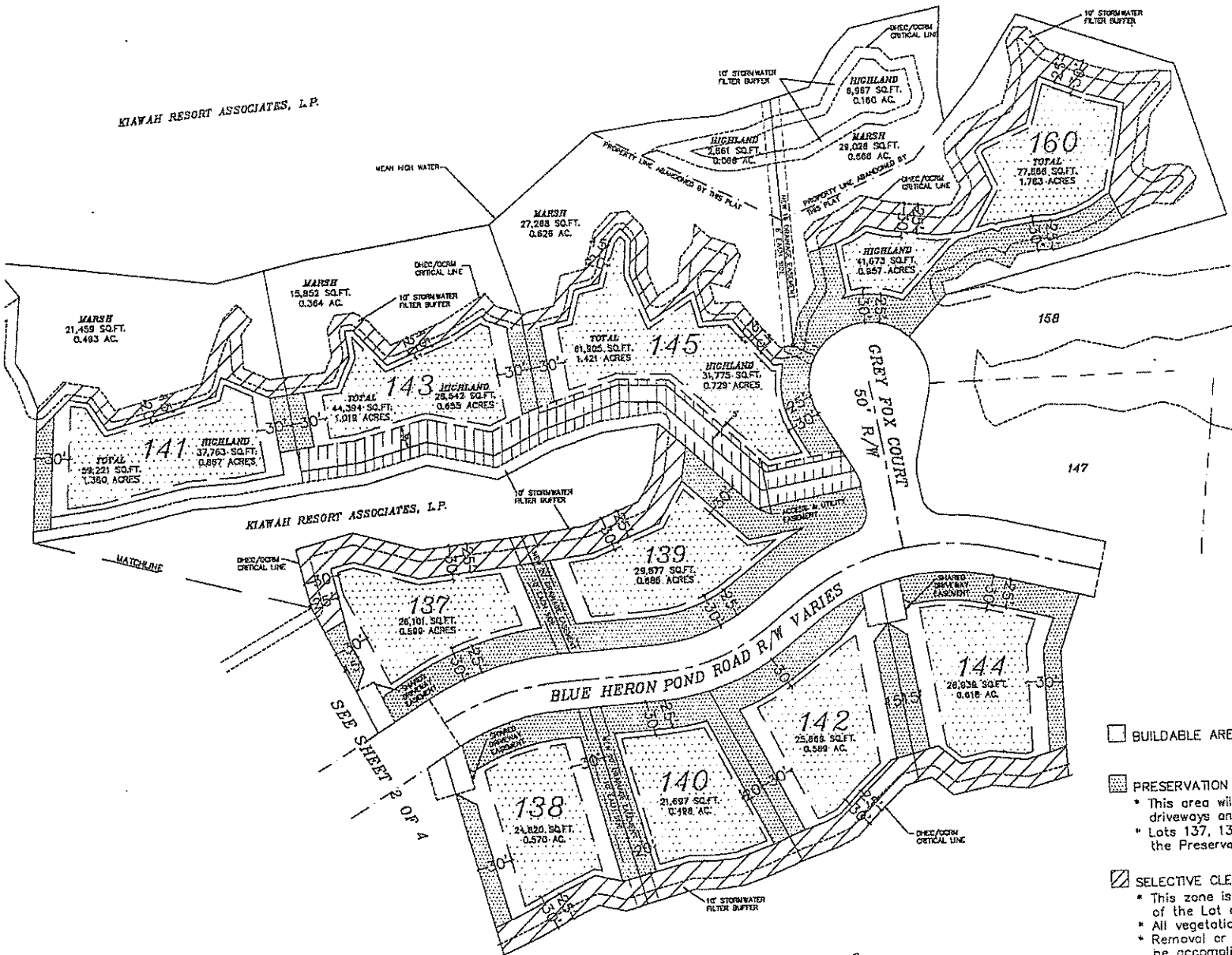
- \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
- \* All vegetation in this zone shall be preserved until the home is completely framed.
- \* Removal or alteration between the home (or other structure) and the critical line shall be accomplished only after an on-site A.R.B. approval.

Scale : 1" = 100'

REVISED : July 28, 1999

KIAWAH RESORT ASSOCIATES, L.P.

# BLUE HERON POND ROAD



KIAWAH RESORT ASSOCIATES, L.P.

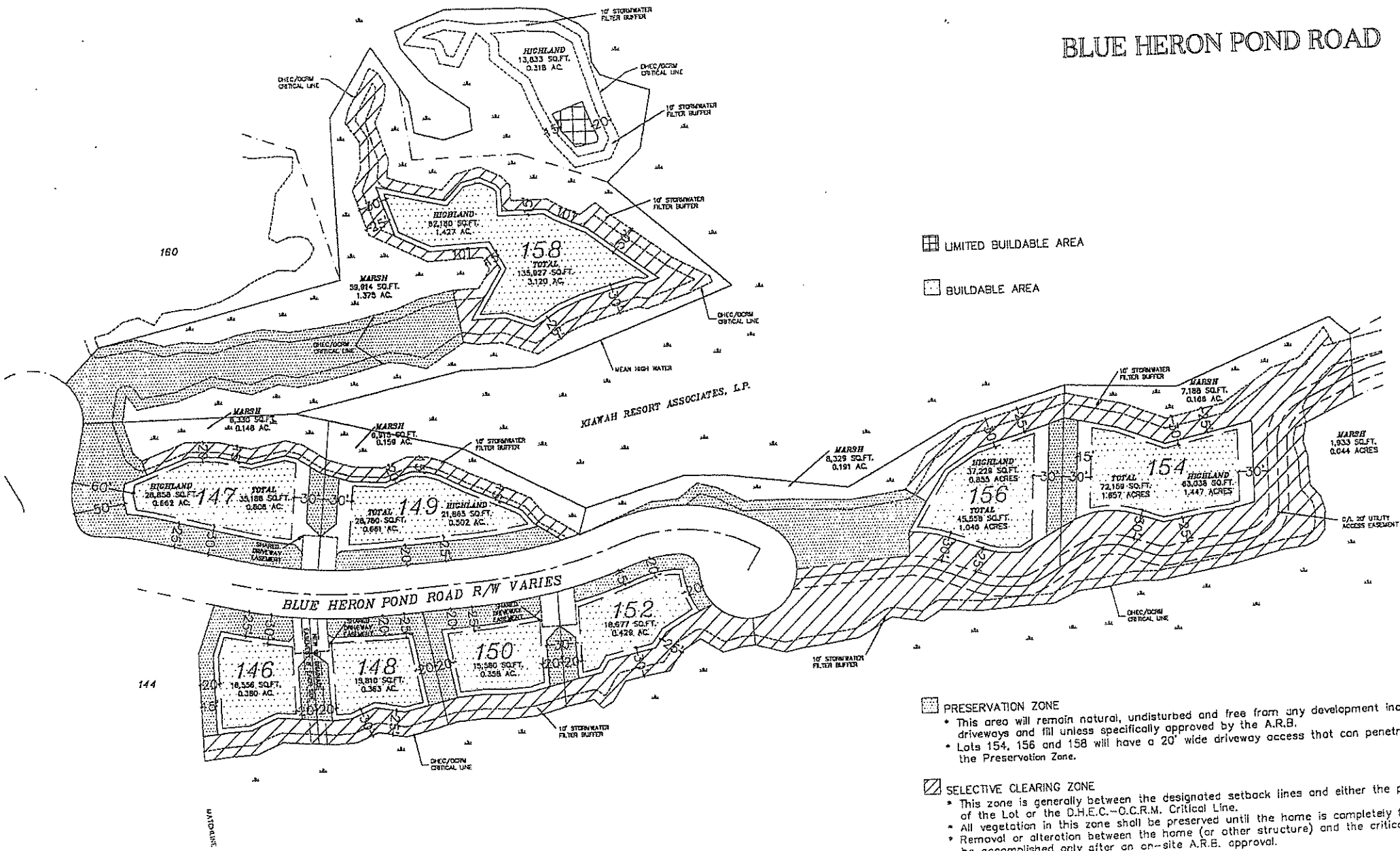
KIAWAH RESORT ASSOCIATES, L.P.

KIAWAH RESORT ASSOCIATES, L.P.

- BUILDABLE AREA
- PRESERVATION ZONE
  - \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
  - \* Lots 137, 139, 140 and 160 will have a 20' wide driveway access that can penetrate the Preservation Zone.
- SELECTIVE CLEARING ZONE
  - \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
  - \* All vegetation in this zone shall be preserved until the home is completely framed.
  - \* Removal or alteration between the home (or other structure) and the critical line shall be accomplished only after an on-site A.R.B. approval.

Scale : 1" = 100'  
 REVISED : July 28, 1999

# BLUE HERON POND ROAD



▣ LIMITED BUILDABLE AREA

▣ BUILDABLE AREA

▣ PRESERVATION ZONE

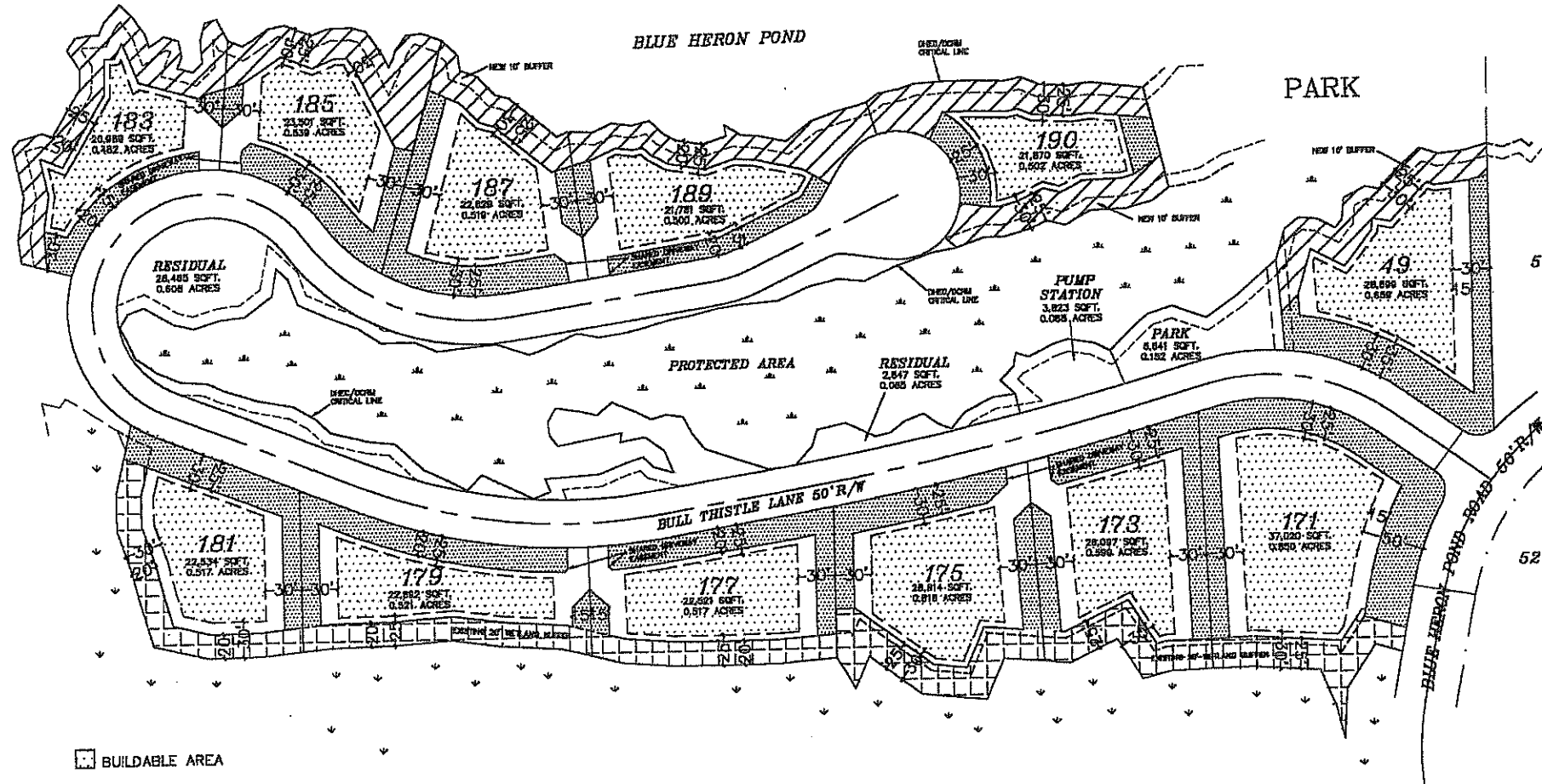
- This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
- Lots 154, 156 and 158 will have a 20' wide driveway access that can penetrate the Preservation Zone.

▣ SELECTIVE CLEARING ZONE

- This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
- All vegetation in this zone shall be preserved until the home is completely framed.
- Removal or alteration between the home (or other structure) and the critical line shall be accomplished only after an on-site A.R.B. approval.

Scale : 1" = 100'  
 REVISED : July 28, 1999

# BULL THISTLE LANE



□ BUILDABLE AREA

▨ PRESERVATION ZONE

- \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
- \* Lots 49, 171, 181 and 190 will have a 20' wide driveway access that can penetrate the Preservation Zone.

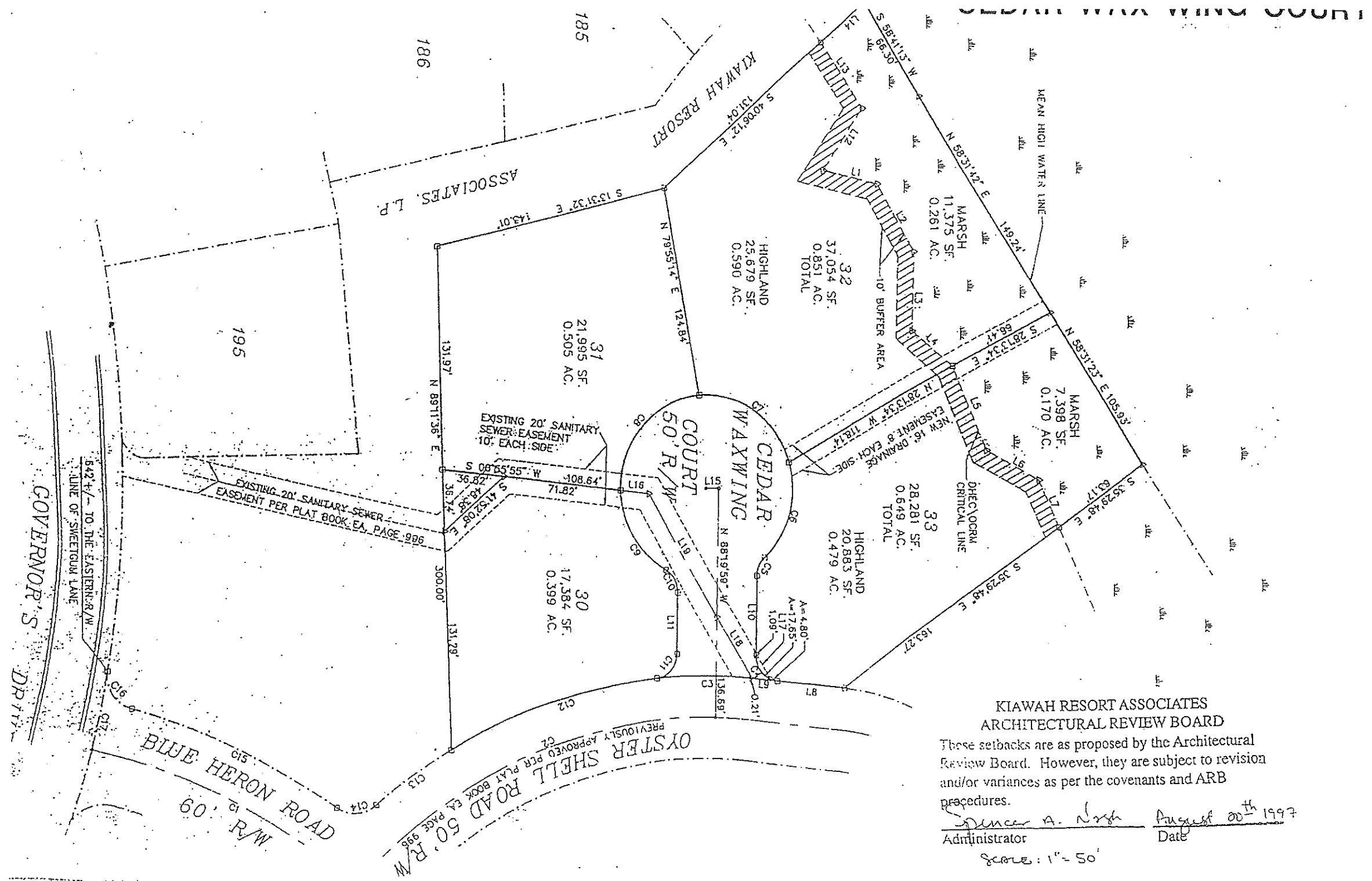
▧ RESTRICTIVE CLEARING ZONE

- \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
- \* All vegetation in this zone shall be preserved until the home is completely framed.
- \* Removal or alteration between the home (or other structure) and the critical line shall be accomplished only after an on-site A.R.B. approval.

▧ RESTRICTIVE CLEARING ZONE

- \* In addition to the notations for the Selective Clearing Zone, this designated area is subject to a Declaration of Restrictive Covenants dated September 8, 1999, and recorded in Book J334, page 16, in the Charleston County R.M.C. Office (the "Declaration").
- \* Only limited pruning and thinning of certain shrubs and small trees will be allowed (with A.R.B. approval) to maintain views. Clear cutting of understory shrubs is prohibited.
- \* Reference must be made to the Declaration for specific details as to permitted and prohibited activities within the Restrictive Clearing Zone.

Scale : 1" = 100'  
REVISED : April 5, 2000



**KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD**


These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.


*Spencer A. Nash*  
Administrator

August 20<sup>th</sup> 1997  
Date


Scale: 1" = 50'

# CEDAR WAX WING COURT

 BUILDABLE AREA

 PRESERVATION ZONE

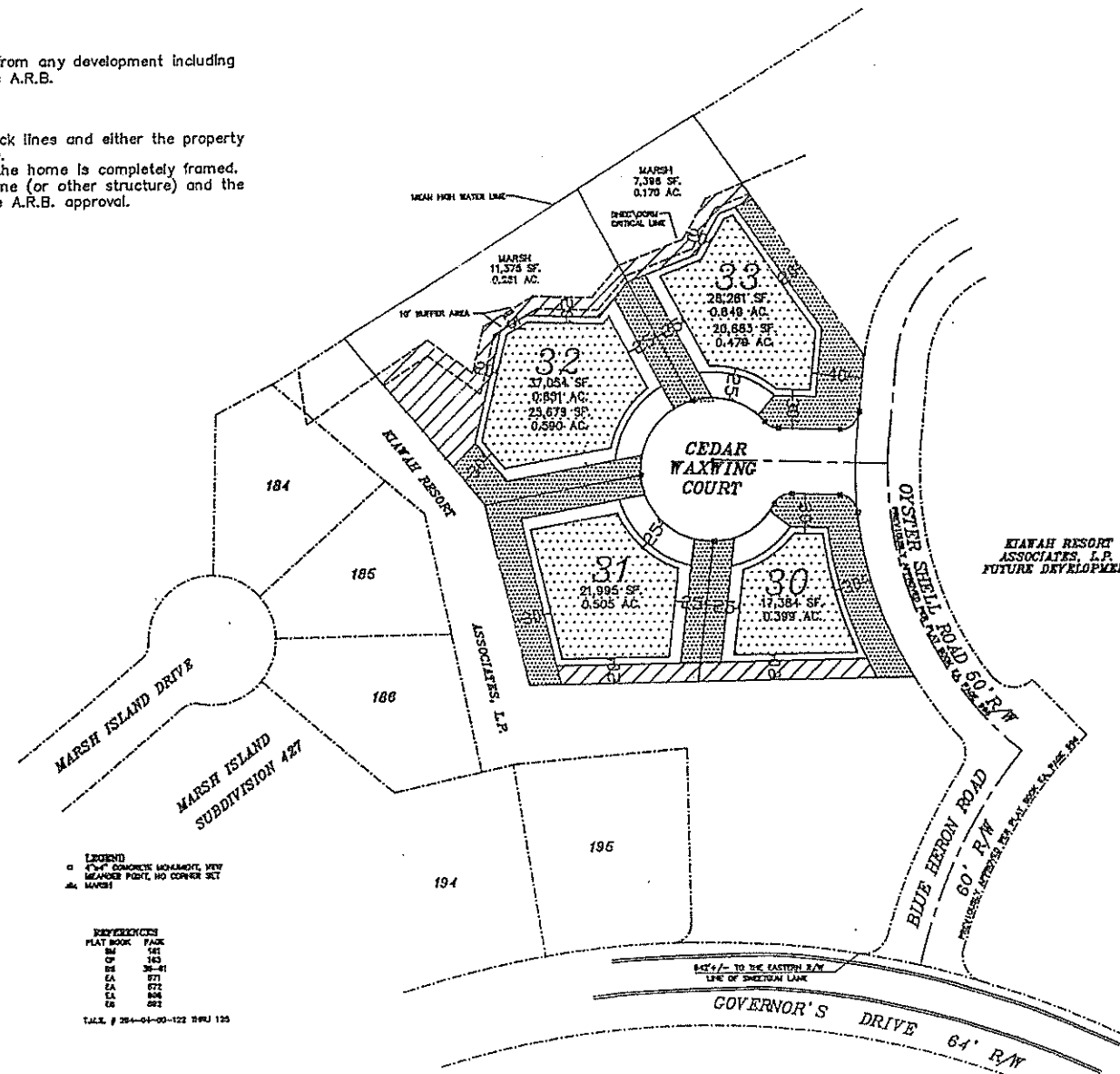
\* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.

 SELECTIVE VISTA CLEARING

\* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.—O.C.R.M. Critical Line.  
 \* All vegetation in this zone shall be preserved until the home is completely framed.  
 \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'

REVISED : June 24, 1998

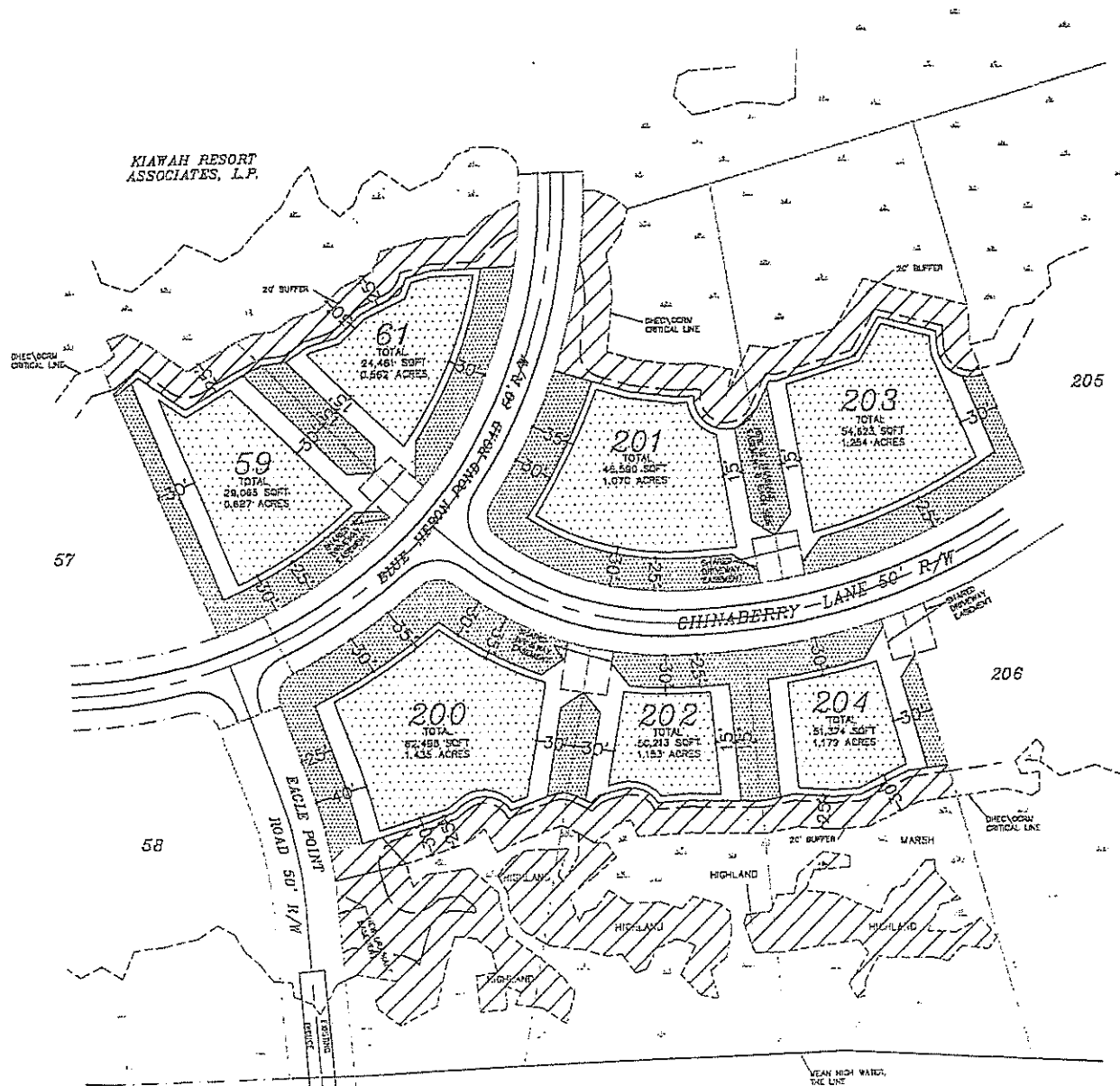





NOTES:  
 1. 1" = 100' CONFORMS TO MOVEMENT, VIEW  
 2. MEASURE POINT, NO CORNER SET  
 3. MARSH

| PLAT BOOK | PAGE |
|-----------|------|
| 181       | 181  |
| 182       | 182  |
| 183       | 183  |
| 184       | 184  |
| 185       | 185  |
| 186       | 186  |
| 187       | 187  |
| 188       | 188  |
| 189       | 189  |
| 190       | 190  |

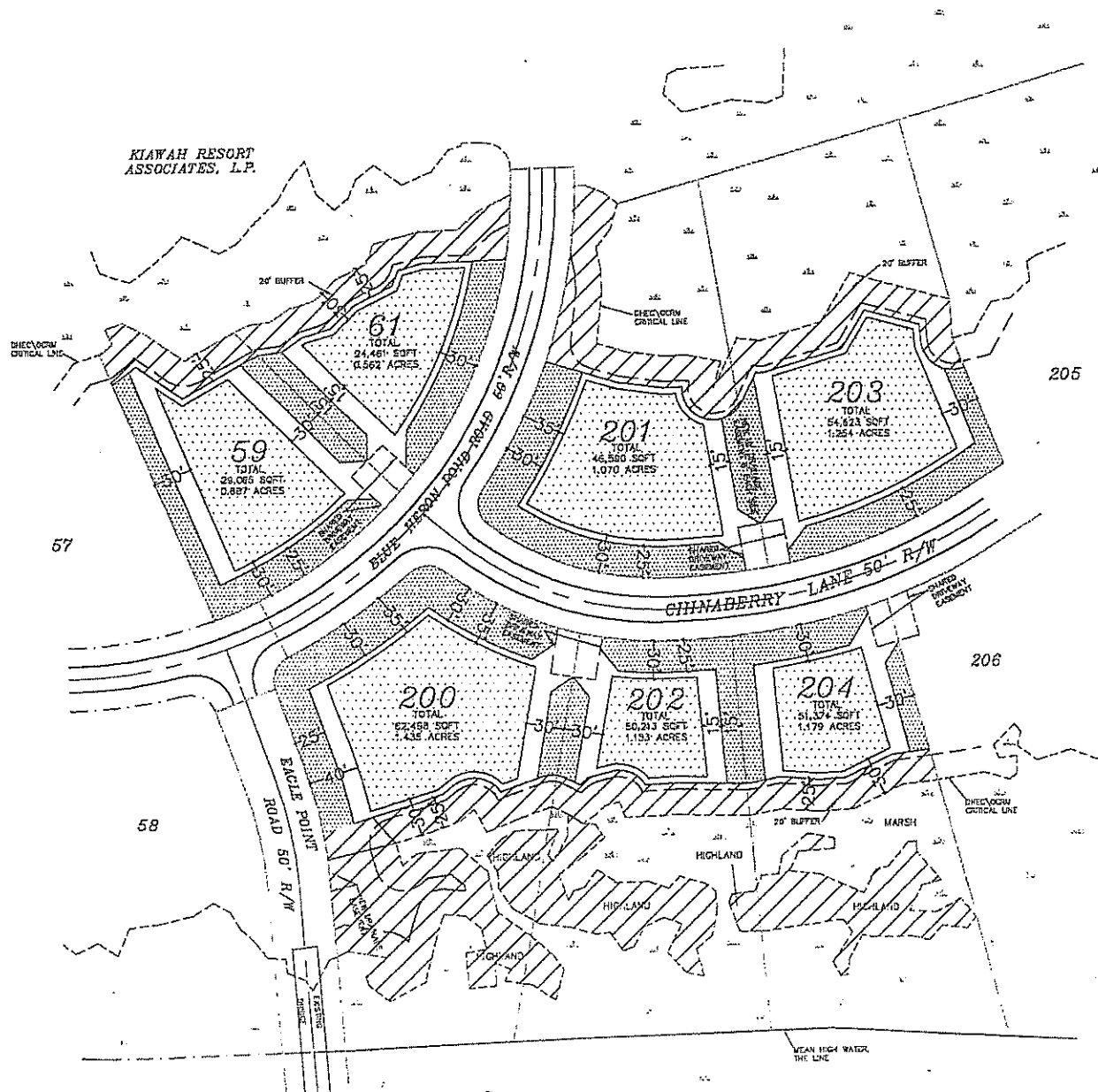
TITLE # 284-01-00-122 1991 125




BLUE HERON POND ROAD  
and CHINABERRY LANE



-  BUILDABLE AREA
-  PRESERVATION ZONE
  - \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
-  SELECTIVE CLEARING ZONE
  - \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-C.C.R.M. Critical Line.
  - \* All vegetation in this zone shall be preserved until the home is completely framed.
  - \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

# BLUE HERON POND ROAD and CHINABERRY LANE

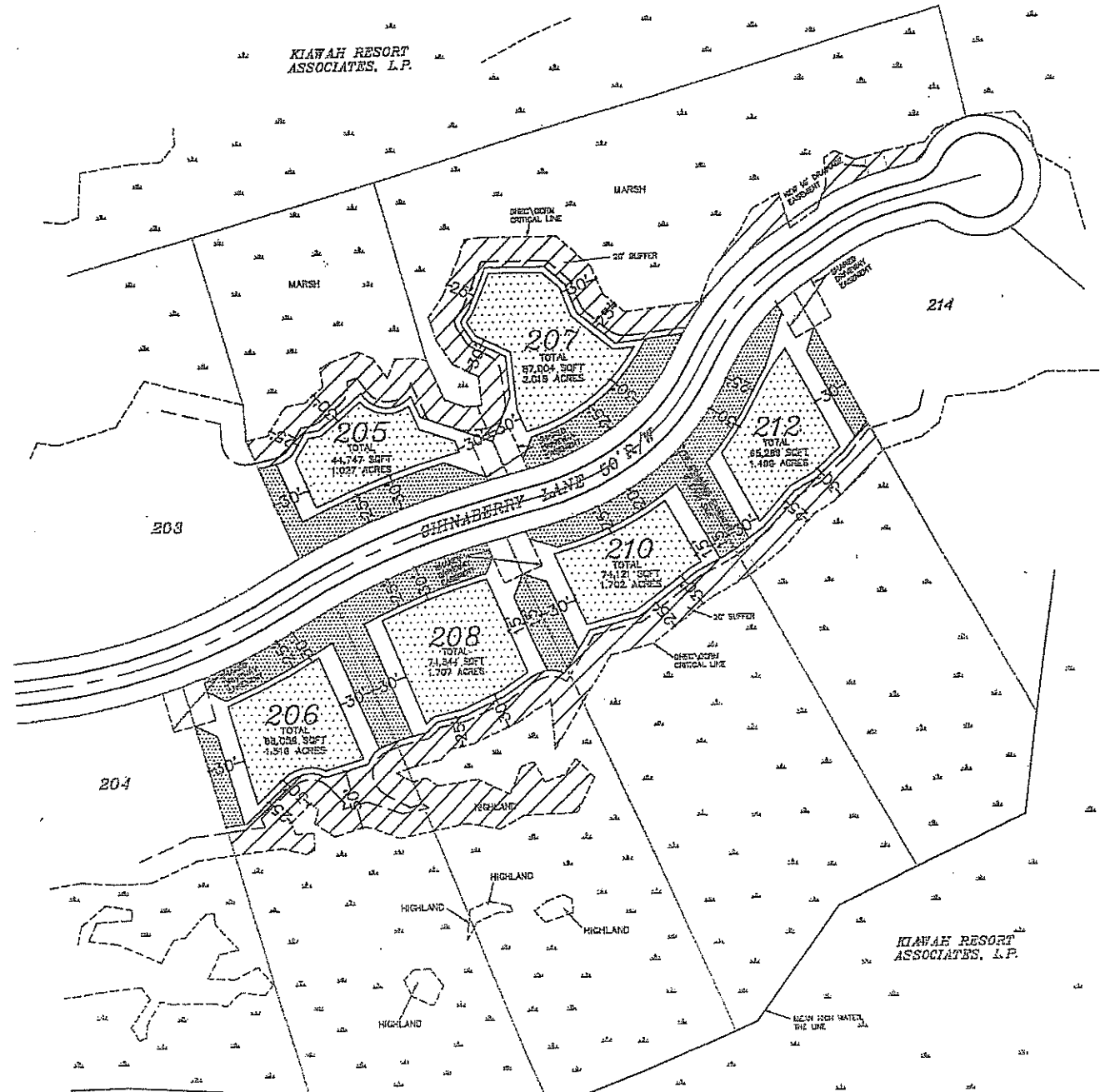



-  BUILDABLE AREA
-  PRESERVATION ZONE
  - \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
-  SELECTIVE CLEARING ZONE
  - \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
  - \* All vegetation in this zone shall be preserved until the home is completely framed.
  - \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.





Scale : 1" = 100'  
REVISED : March 1, 2001

CHINABERRY LANE

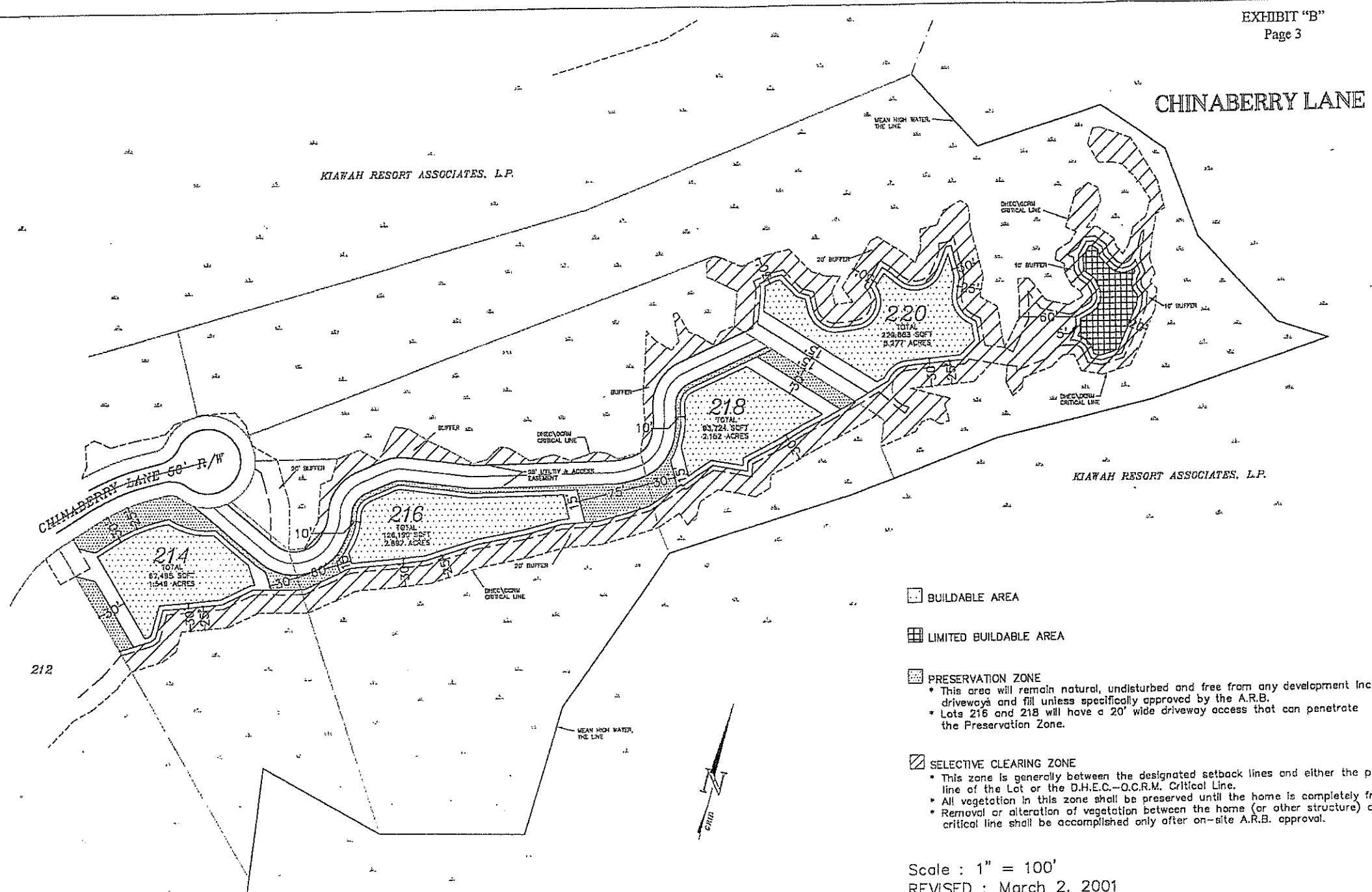


 BUILDABLE AREA

 PRESERVATION ZONE  
\* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.

 SELECTIVE CLEARING ZONE  
\* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C. - O.C.R.M. Critical Line.  
\* All vegetation in this zone shall be preserved until the home is completely framed.  
\* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'  
REVISED : March 1, 2001



CHINABERRY LANE

KIAWAH RESORT ASSOCIATES, L.P.

KIAWAH RESORT ASSOCIATES, L.P.

BUILDABLE AREA

LIMITED BUILDABLE AREA

PRESERVATION ZONE  
 \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.  
 \* Lots 216 and 218 will have a 20' wide driveway access that can penetrate the Preservation Zone.

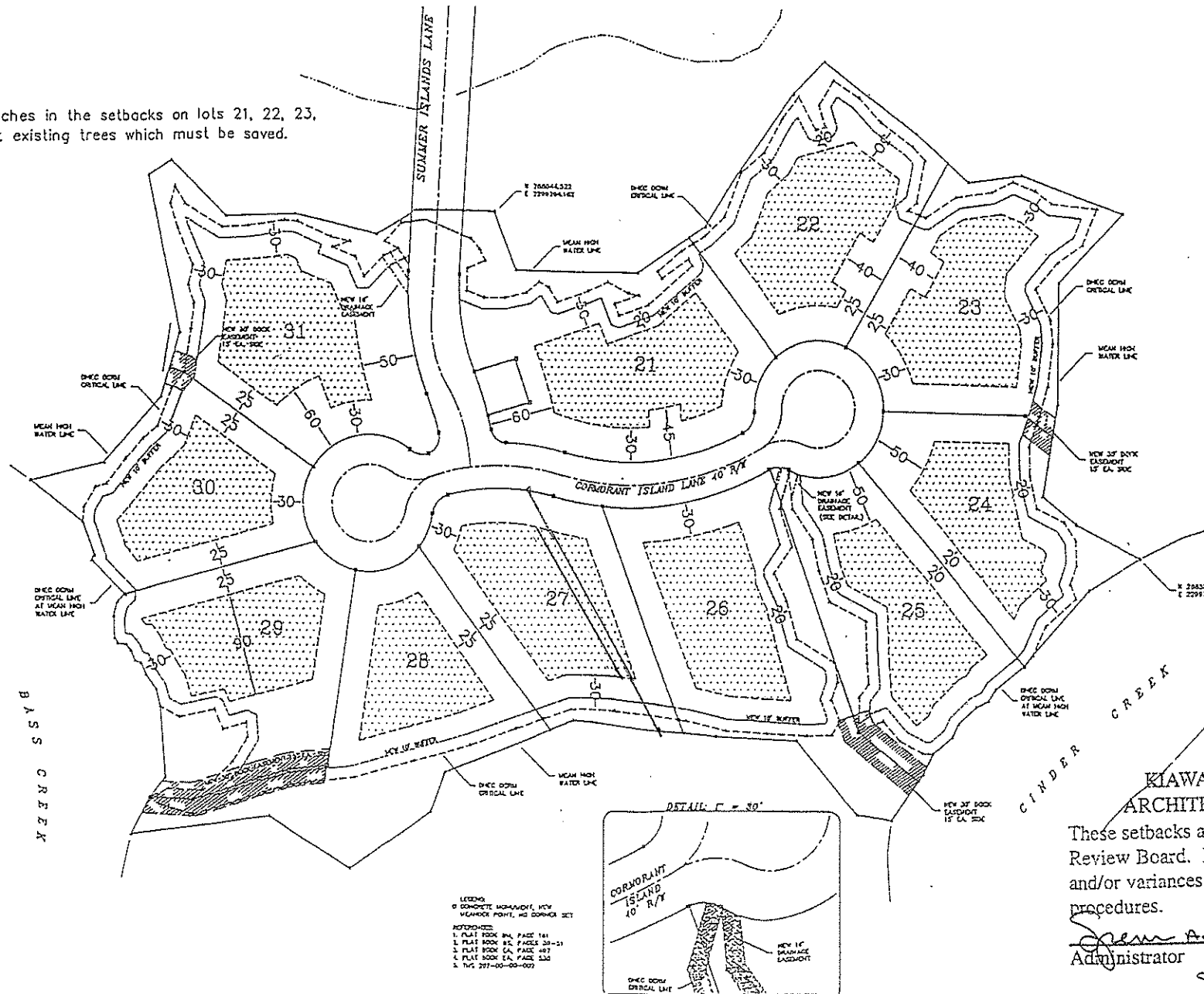
SELECTIVE CLEARING ZONE  
 \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-Q.C.R.M. Critical Line.  
 \* All vegetation in this zone shall be preserved until the home is completely framed.  
 \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.



Scale : 1" = 100'  
 REVISED : March 2, 2001

# CORMORANT ISLAND LANE

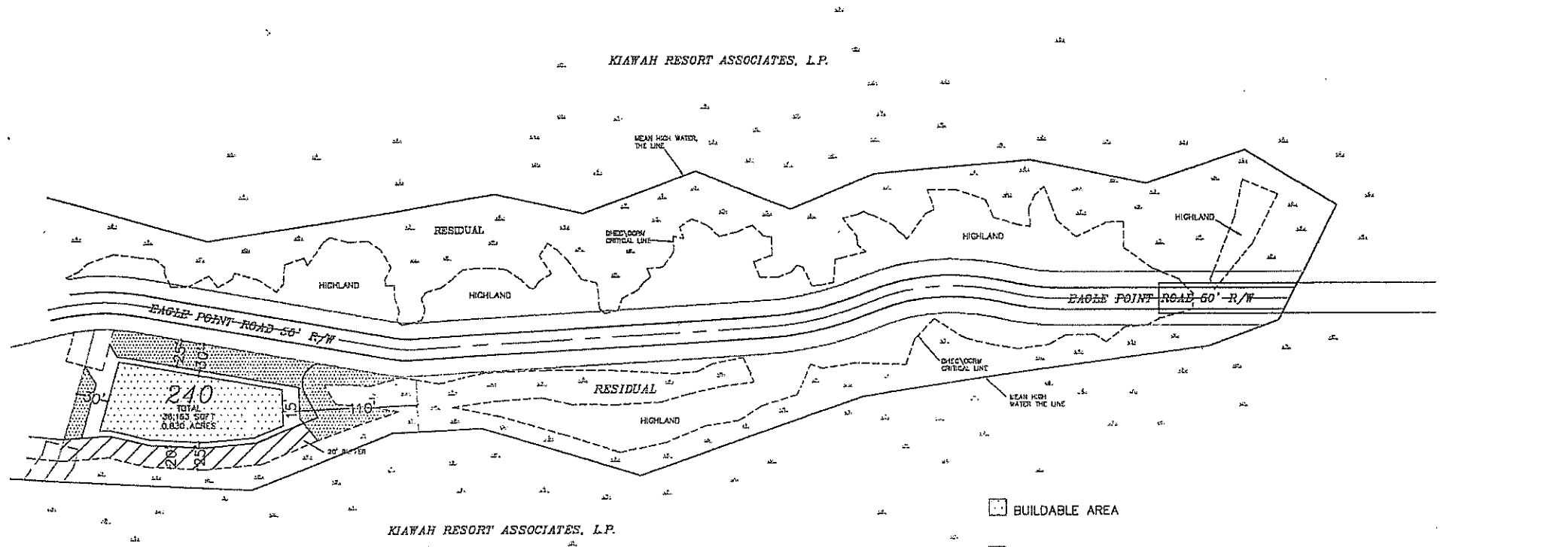
Note: Irregular notches in the setbacks on lots 21, 22, 23, and 31 reflect existing trees which must be saved.



- LEGEND  
 0 BENCHMARK HIGHWAY 101  
 MEAN HIGH WATER LINE  
 MEAN LOW WATER LINE
- NOTATIONS:  
 1. PLAT BOOK #1, PAGE 141  
 2. PLAT BOOK #2, PAGES 324-331  
 3. PLAT BOOK #3, PAGE 487  
 4. PLAT BOOK #4, PAGE 532  
 5. TRS 217-00-00-003

**KIAWAH RESORT ASSOCIATES**  
**ARCHITECTURAL REVIEW BOARD**  
 These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.  
*Spencer A. Nash*  
 Administrator  
 Date April 30<sup>th</sup> 1997  
 Scale: 1" = 100'

EAGLE POINT ROAD

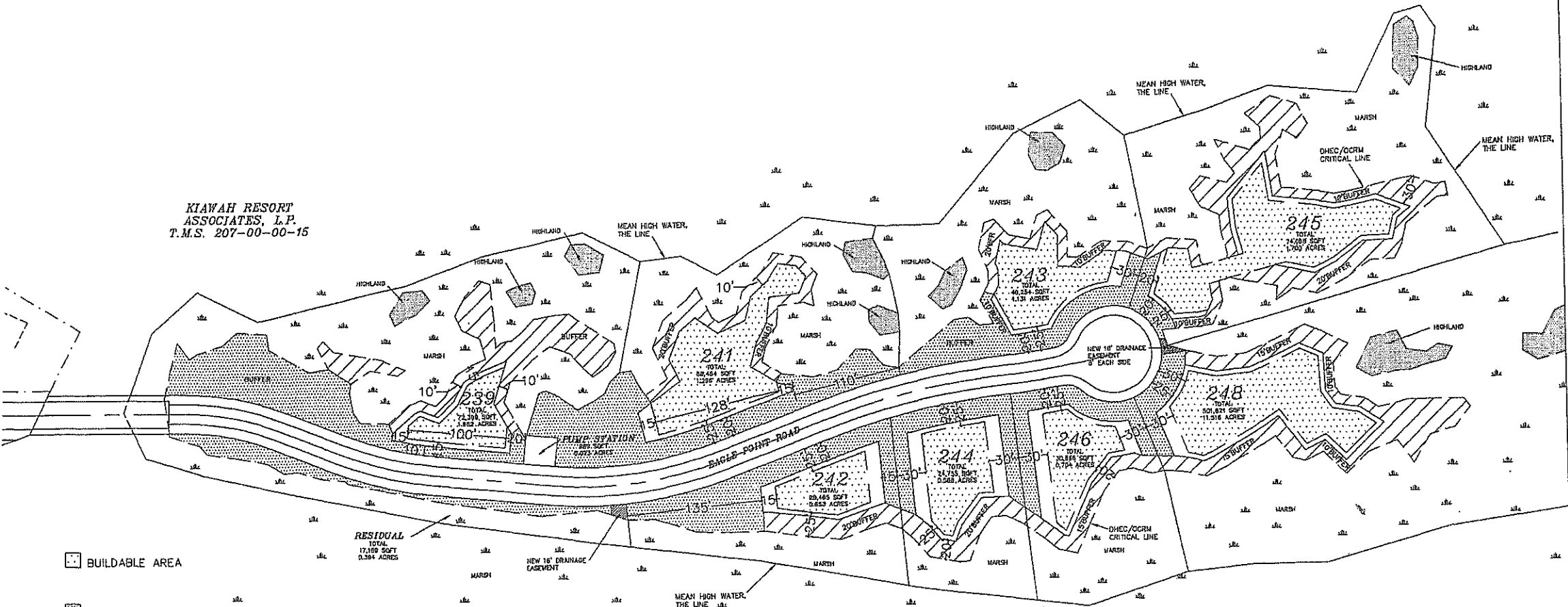


- BUILDABLE AREA
- PRESERVATION ZONE
  - \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
- SELECTIVE CLEARING ZONE
  - \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
  - \* All vegetation in this zone shall be preserved until the home is completely framed.
  - \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'  
REVISED : March 2, 2001

# EAGLE POINT ROAD

KIAWAH RESORT  
ASSOCIATES, L.P.  
T.M.S. 207-00-00-15



BUILDABLE AREA

PRESERVATION ZONE  
\* This area will remain natural, undisturbed and free from any development, except for driveway access unless specifically approved by the A.R.B.

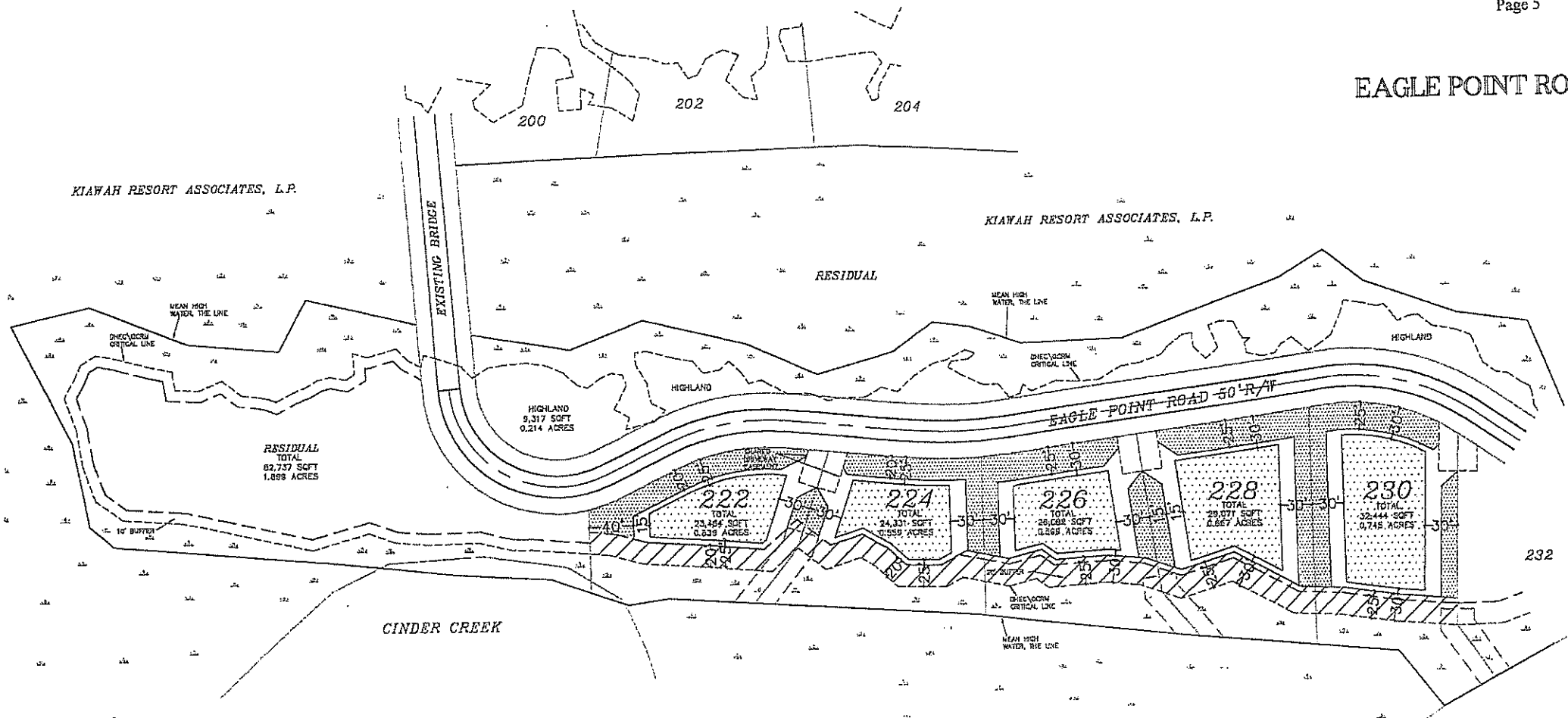
SELECTIVE CLEARING ZONE  
\* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.  
\* All vegetation in this zone shall be preserved until the home is completely framed.  
\* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

KIAWAH RESORT  
ASSOCIATES, L.P.  
T.M.S. 207-00-00-15



Scale : 1" = 100'  
REVISED : October 12, 2004

EAGLE POINT ROAD



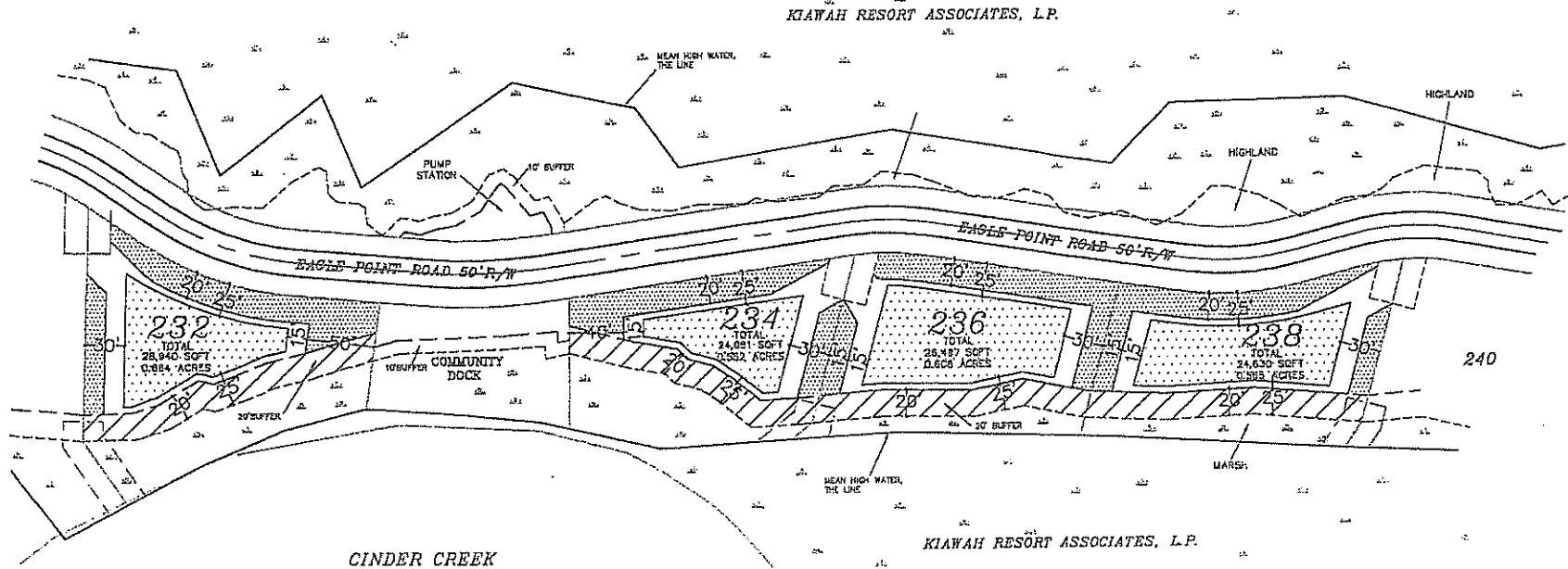
BUILDABLE AREA

PRESERVATION ZONE  
\* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.


SELECTIVE CLEARING ZONE  
\* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.  
\* All vegetation in this zone shall be preserved until the home is completely framed.  
\* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.


Scale : 1" = 100'  
REVISED : March 2, 2001

# EAGLE POINT ROAD

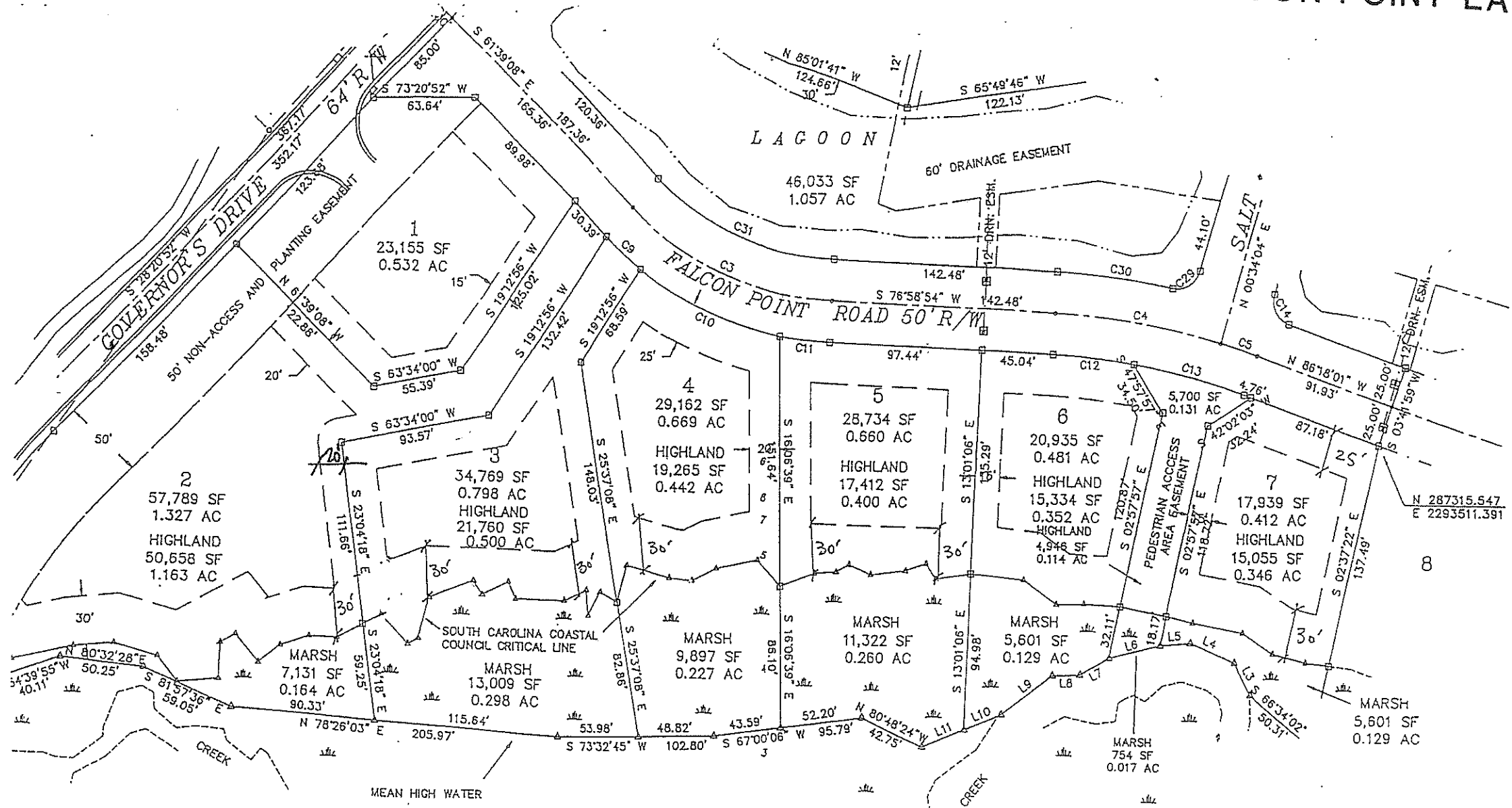


 BUILDABLE AREA

 PRESERVATION ZONE  
 \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.

 SELECTIVE CLEARING ZONE  
 \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.  
 \* All vegetation in this zone shall be preserved until the home is completely framed.  
 \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'  
 REVISED : March 2, 2001

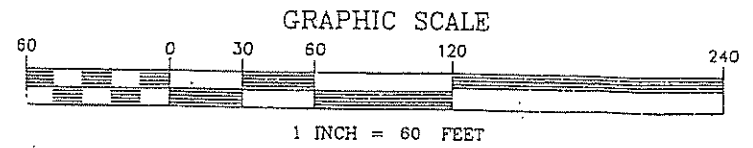
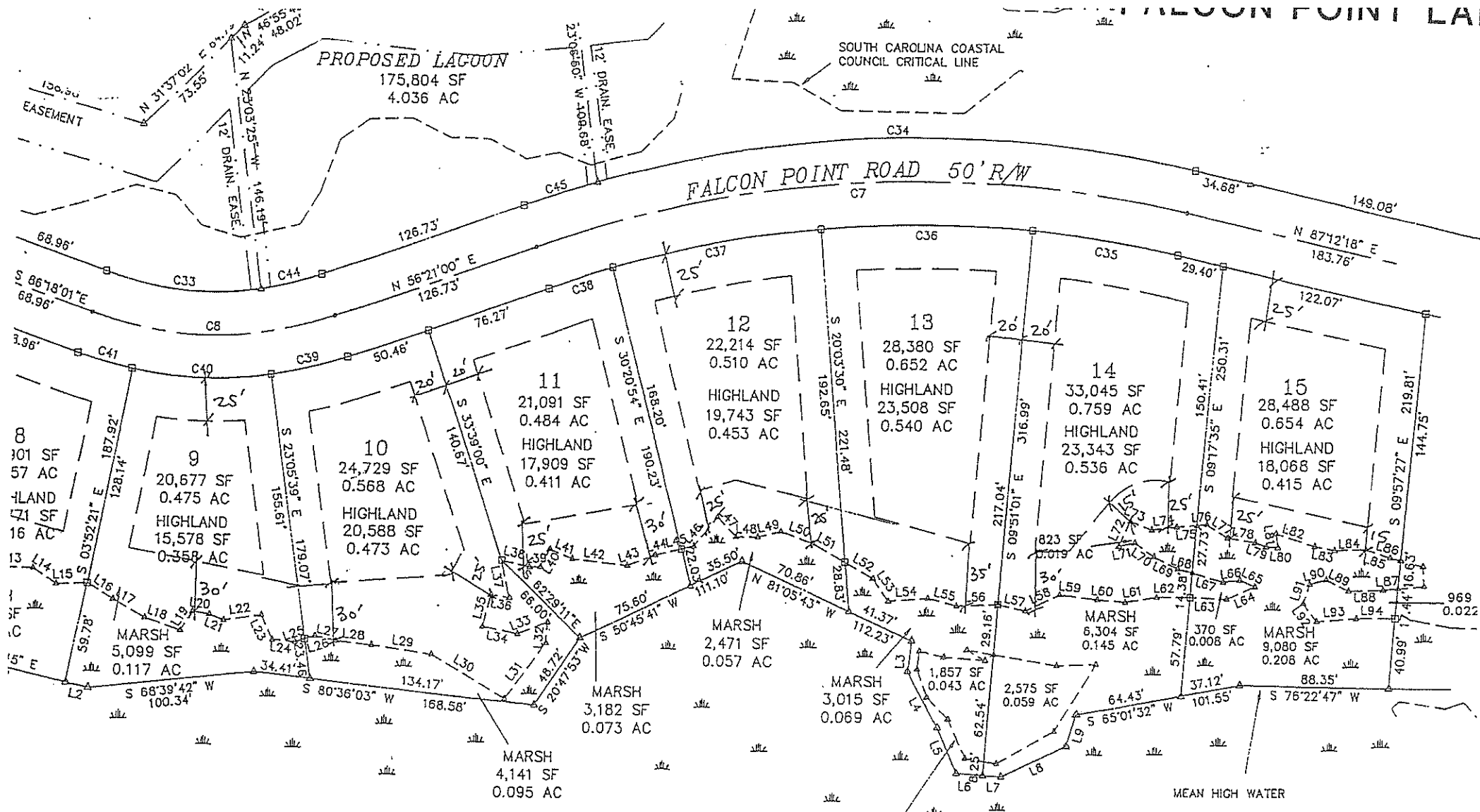


KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

*Sam A. Nash* Administrator      *June 4 1997* Date

Scale: 1" = 60'



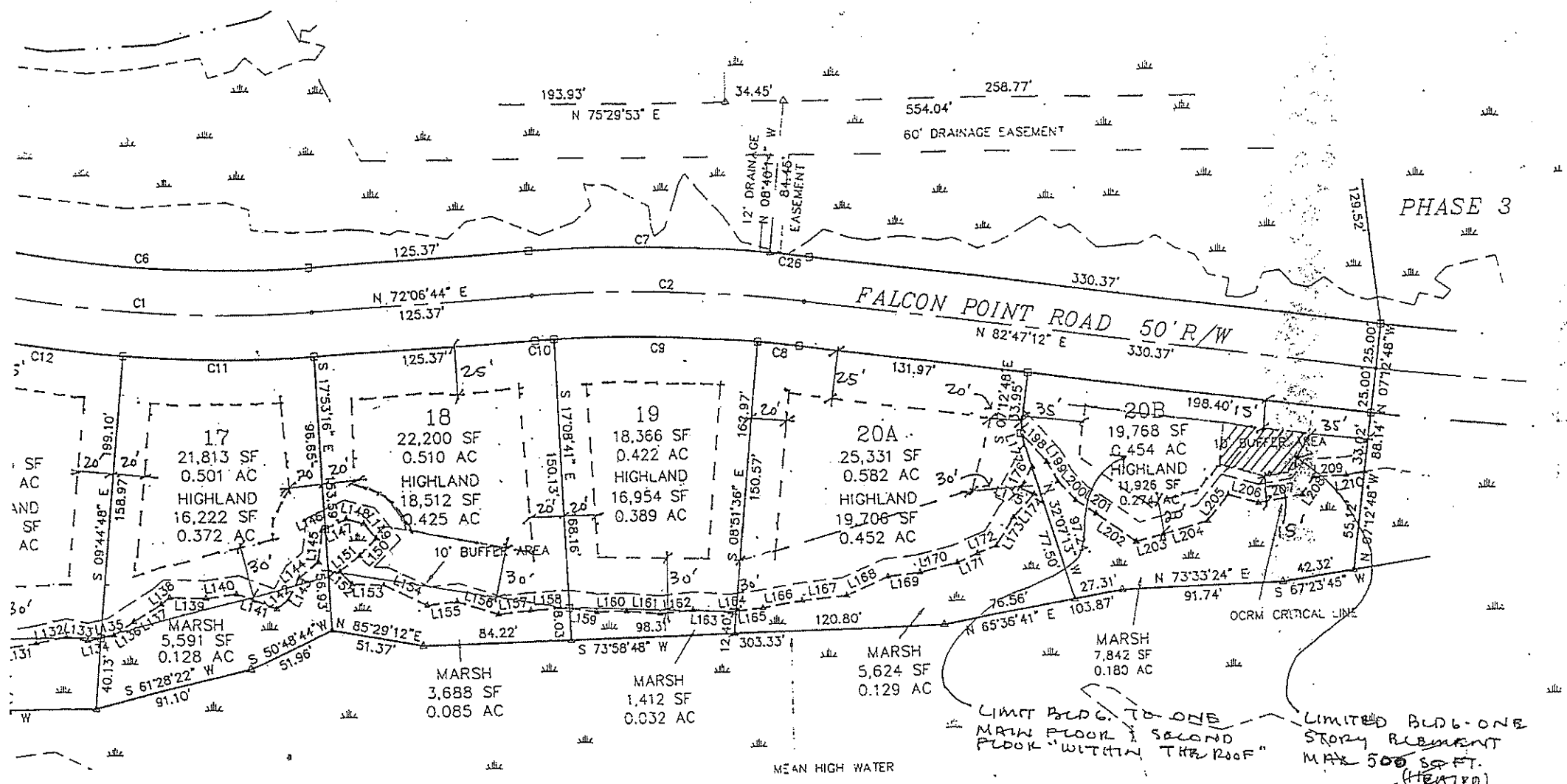
**KIAWAH RESORT ASSOCIATES**  
**ARCHITECTURAL REVIEW BOARD**

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

*[Signature]* Administrator      June 4 1997 Date

Scale: 1" = 60'

# FALCON POINT LANE



PHASE 3

FALCON POINT ROAD 50' R/W  
N 82°47'12" E 330.37'

N 72°06'44" E  
125.37'

17  
21,813 SF  
0.501 AC  
HIGHLAND  
16,222 SF  
0.372 AC

18  
22,200 SF  
0.510 AC  
HIGHLAND  
18,512 SF  
0.425 AC

19  
18,366 SF  
0.422 AC  
HIGHLAND  
16,954 SF  
0.389 AC

20A  
25,331 SF  
0.582 AC  
HIGHLAND  
19,706 SF  
0.452 AC

20B  
19,768 SF  
0.454 AC  
HIGHLAND  
11,926 SF  
0.274 AC

MARSH  
5,591 SF  
0.128 AC

MARSH  
3,688 SF  
0.085 AC

MARSH  
1,412 SF  
0.032 AC

MARSH  
5,624 SF  
0.129 AC

MARSH  
7,842 SF  
0.180 AC

LIMIT BLDG. TO ONE  
MAIN FLOOR & SECOND  
FLOOR "WITHIN THE POOF"

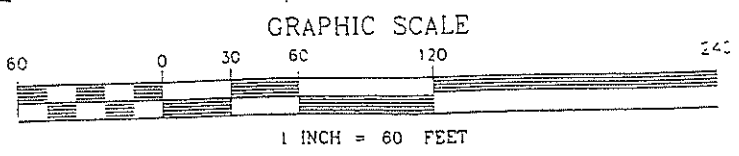
LIMITED BLDG. ONE  
STORY REARMENT  
MAX 500 SQ. FT.  
(HEATED)

MEAN HIGH WATER

KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

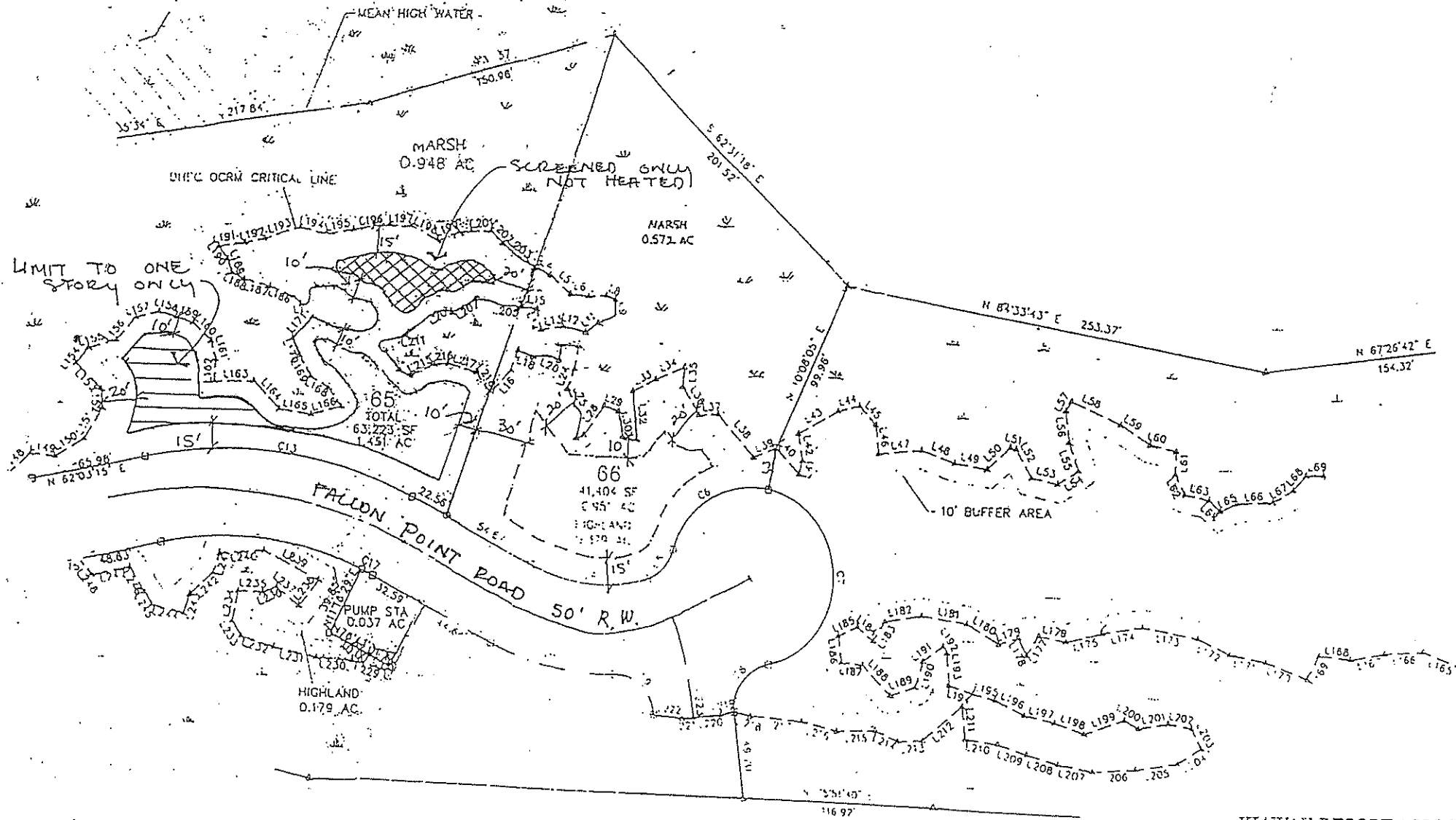
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Spencer A. Jones June 4, 1997  
Administrator Date



# FALCON POINT LANE

KIAWAH RESORT ASSOCIATES, L.P.



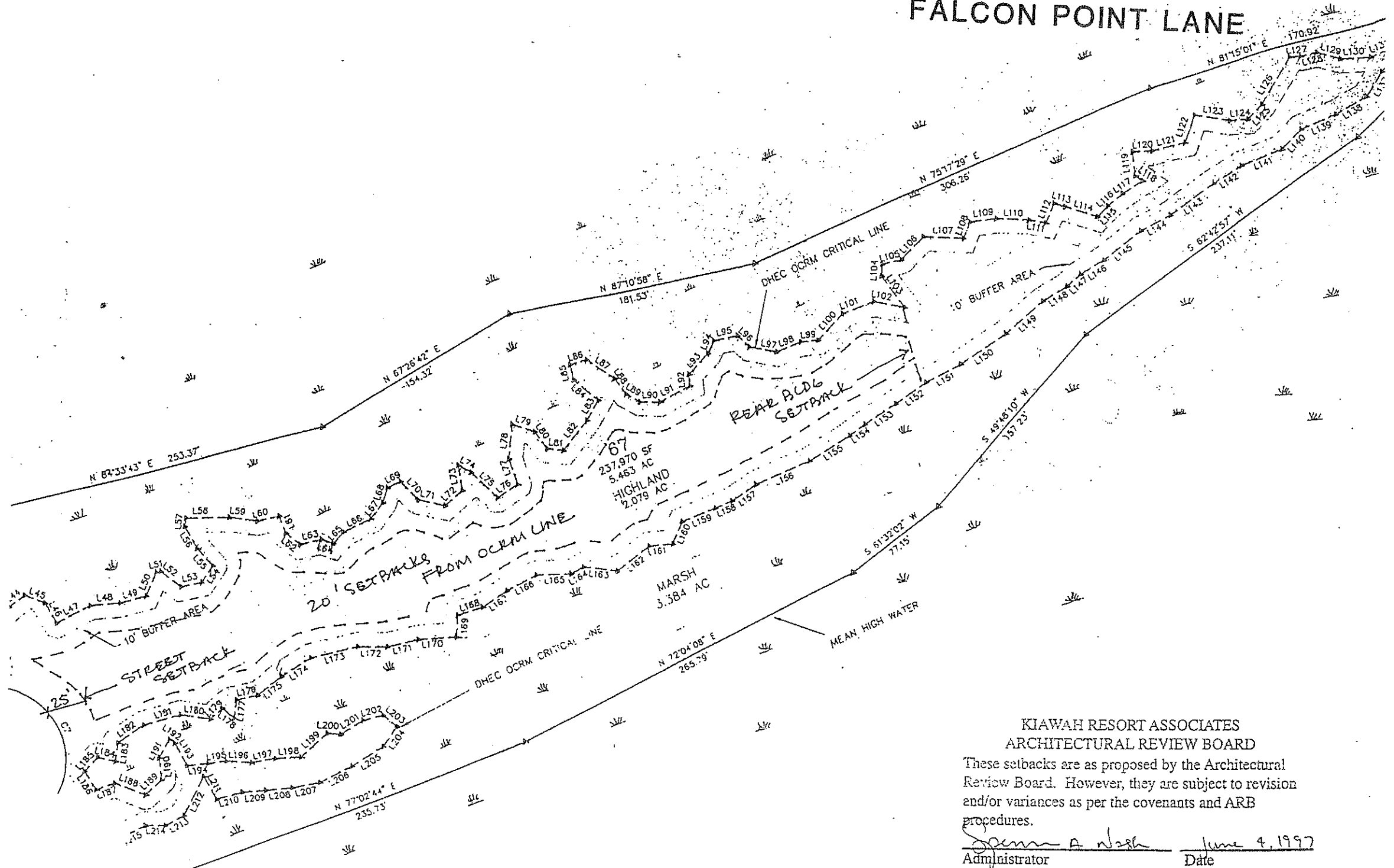
## KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Shawn A. Nazzari Administrator  
June 4, 1997 Date

SCALE: 1" = 60'

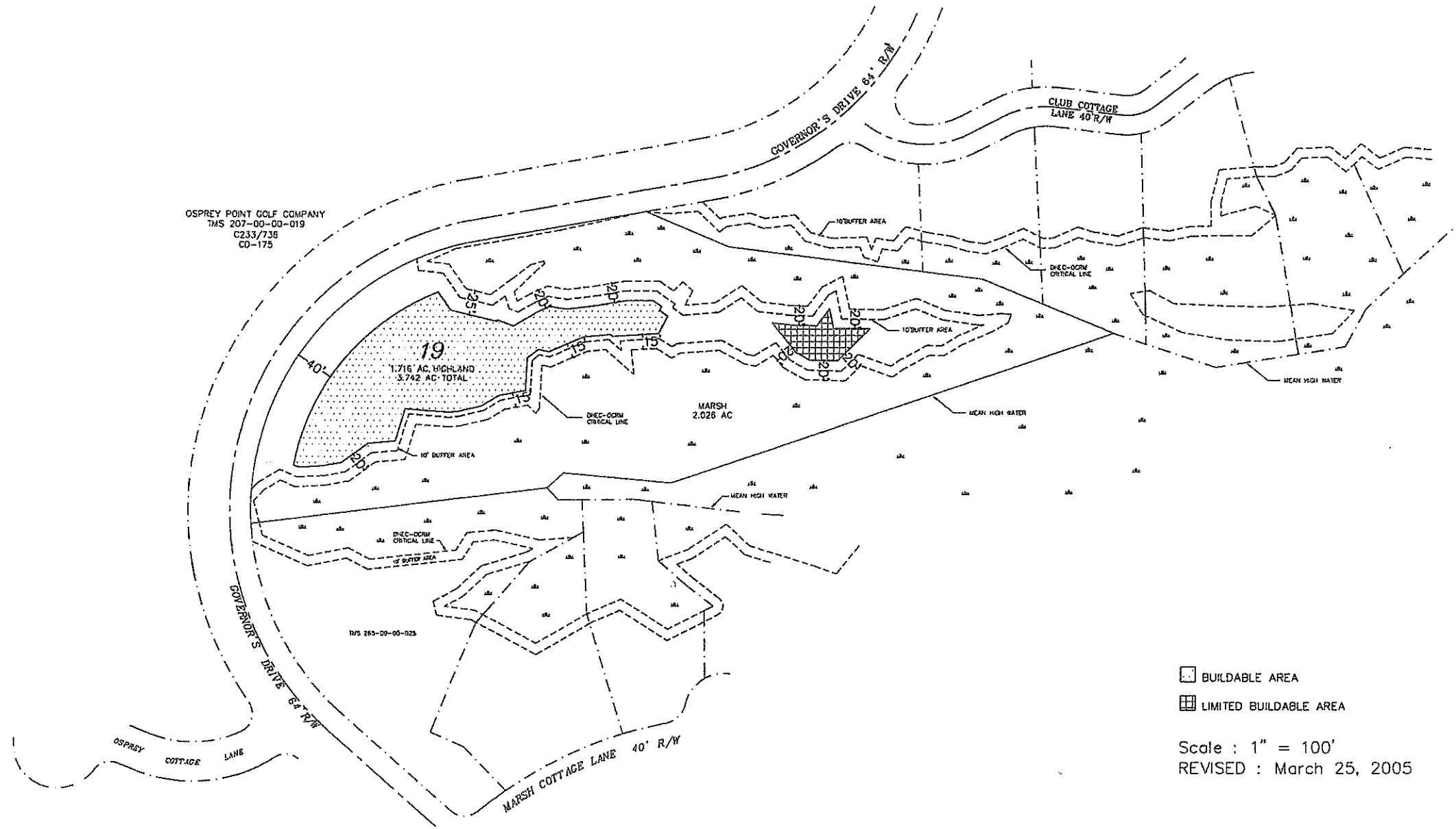
# FALCON POINT LANE





KIAWAH RESORT ASSOCIATES  
 ARCHITECTURAL REVIEW BOARD  
 These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.  
*Deann A. Wash* June 4, 1997  
 Administrator Date  
 SCALE: 1" = 60'

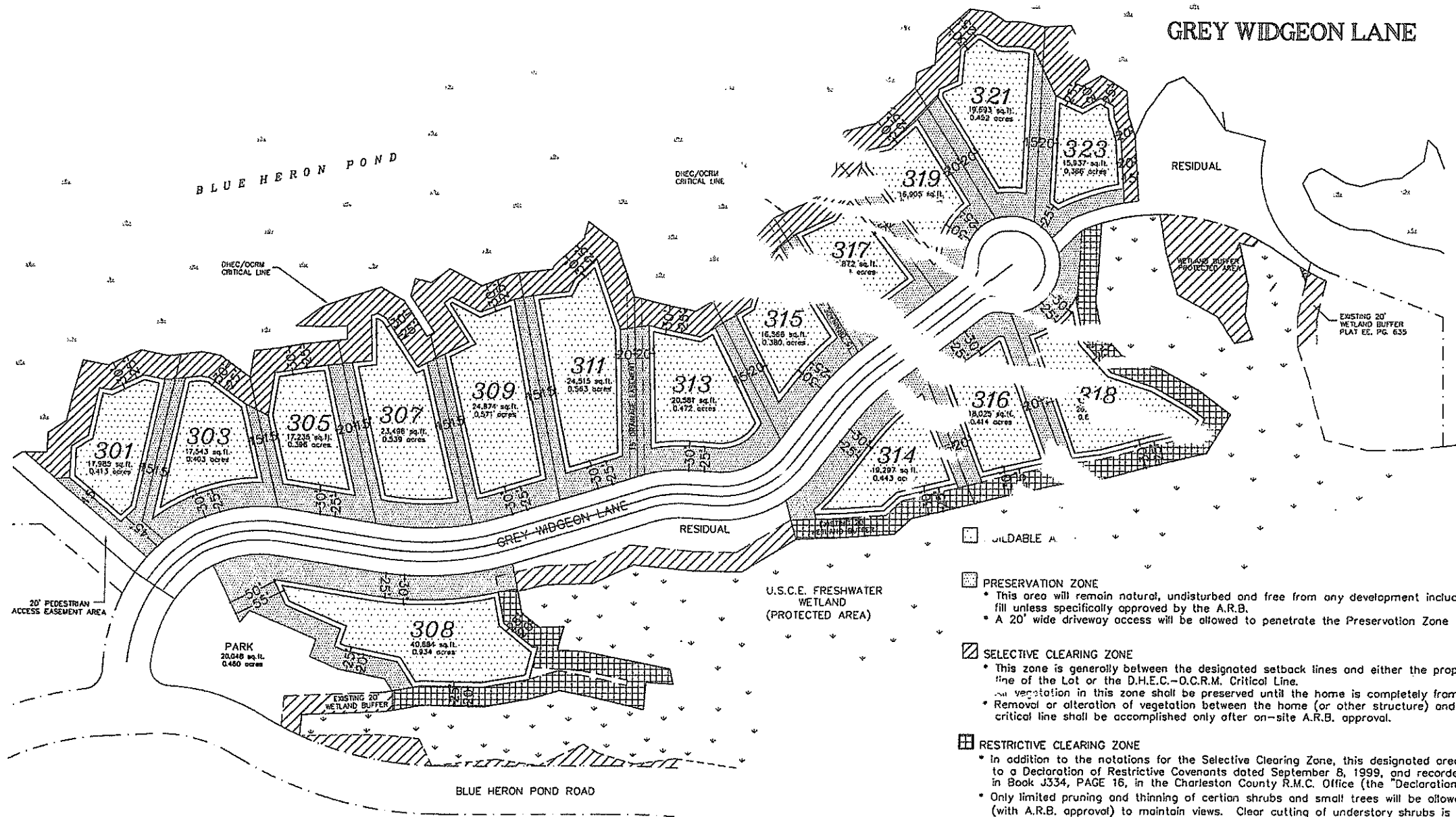
# LOT 19 GOVERNORS DRIVE

OSPREY POINT GOLF COMPANY  
TMS 207-00-00-019  
C233/738  
CD-175



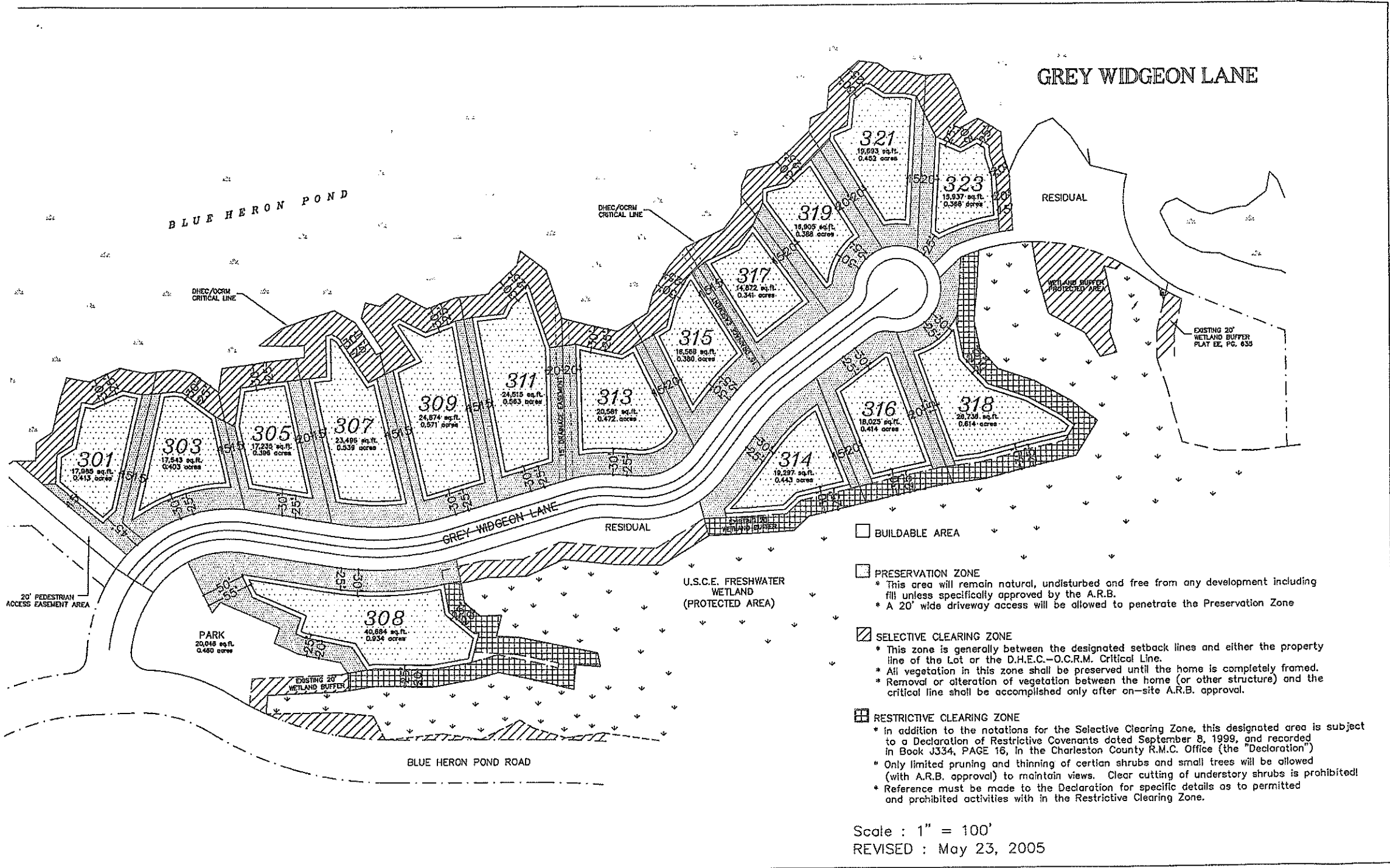
-  BUILDABLE AREA
-  LIMITED BUILDABLE AREA

Scale : 1" = 100'  
REVISED : March 25, 2005



- BUILDABLE A
- PRESERVATION ZONE
  - This area will remain natural, undisturbed and free from any development including fill unless specifically approved by the A.R.B.
  - A 20' wide driveway access will be allowed to penetrate the Preservation Zone
- SELECTIVE CLEARING ZONE
  - This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
  - All vegetation in this zone shall be preserved until the home is completely framed.
  - Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.
- RESTRICTIVE CLEARING ZONE
  - In addition to the notations for the Selective Clearing Zone, this designated area is subject to a Declaration of Restrictive Covenants dated September 8, 1999, and recorded in Book J334, PAGE 16, in the Charleston County R.M.C. Office (the "Declaration")
  - Only limited pruning and thinning of certain shrubs and small trees will be allowed (with A.R.B. approval) to maintain views. Clear cutting of understorey shrubs is prohibited!
  - Reference must be made to the Declaration for specific details as to permitted and prohibited activities within the Restrictive Clearing Zone.

Scale : 1" = 100'  
 REVISED : March 25, 2005



301  
17,880 sq. ft.  
0.413 acres

303  
17,543 sq. ft.  
0.403 acres

305  
17,230 sq. ft.  
0.398 acres

307  
23,498 sq. ft.  
0.539 acres

309  
24,874 sq. ft.  
0.571 acres

311  
24,515 sq. ft.  
0.563 acres

313  
20,581 sq. ft.  
0.472 acres

315  
16,588 sq. ft.  
0.380 acres

317  
14,872 sq. ft.  
0.341 acres

319  
16,909 sq. ft.  
0.388 acres

321  
19,693 sq. ft.  
0.453 acres

323  
19,037 sq. ft.  
0.368 acres

PARK  
20,016 sq. ft.  
0.460 acres

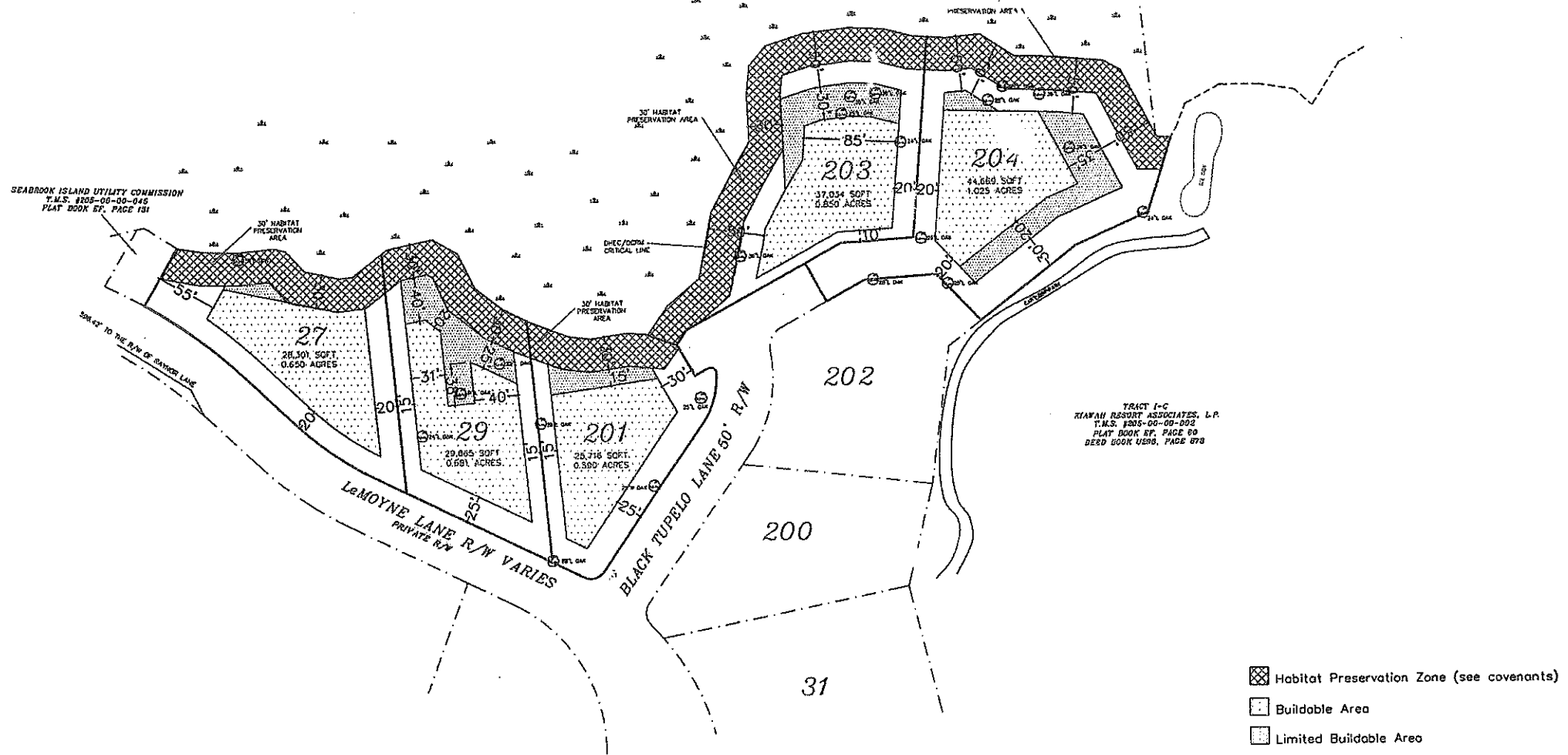
308  
40,804 sq. ft.  
0.934 acres

314  
19,297 sq. ft.  
0.443 acres

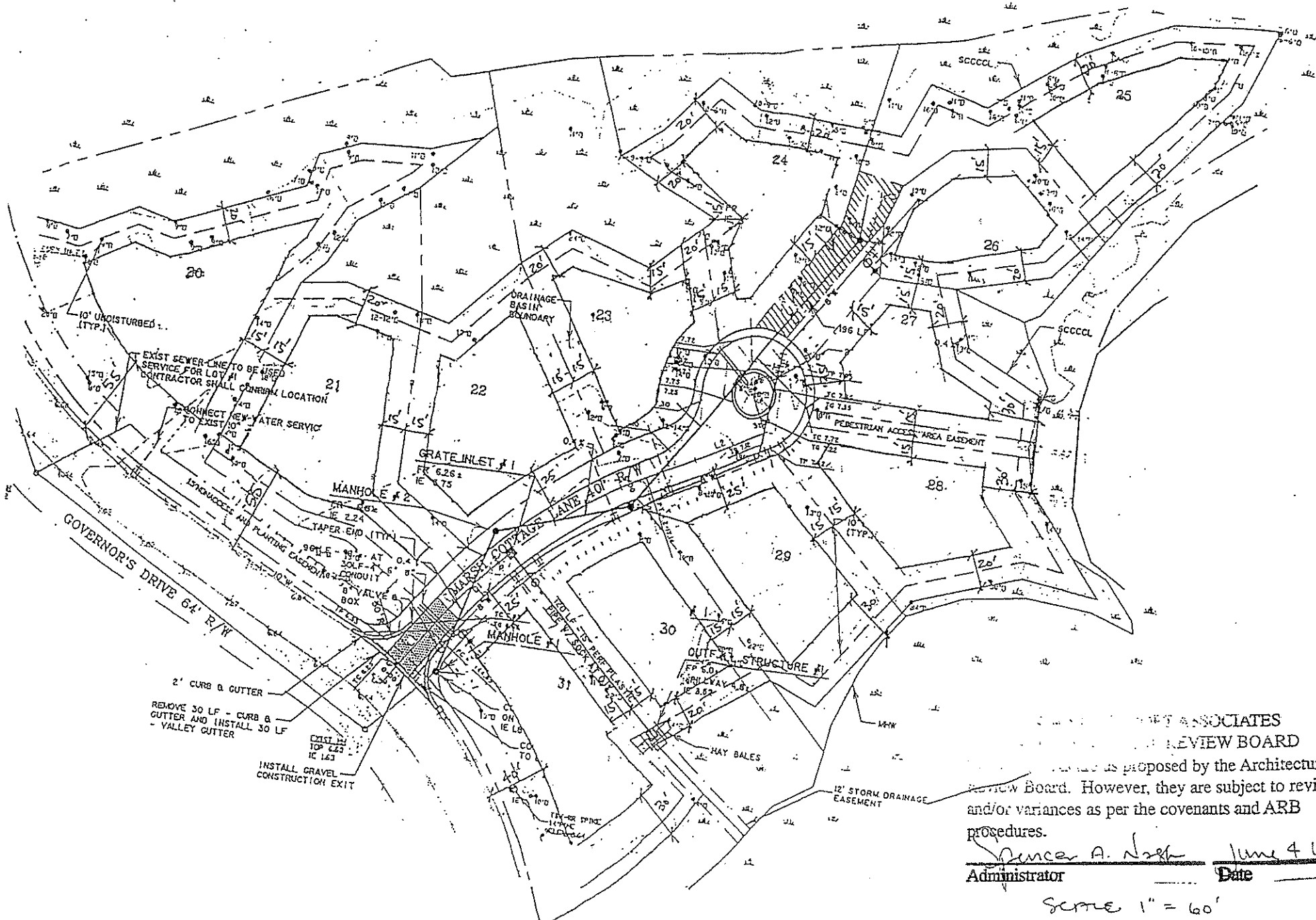
316  
18,023 sq. ft.  
0.414 acres

318  
20,734 sq. ft.  
0.474 acres

# LEMOYNE LANE AND BLACK TUPEO LANE



# MARSH COTTAGE LANE



PREPARED BY: [Redacted] ASSOCIATES  
 REVIEWED BY: [Redacted] REVIEW BOARD  
 APPROVED AS PROPOSED BY THE ARCHITECTURAL  
 REVIEW BOARD. HOWEVER, THEY ARE SUBJECT TO REVISION  
 AND/OR VARIANCES AS PER THE COVENANTS AND ARB  
 PROCEDURES.  
 Spencer A. [Redacted] June 4 1997  
 Administrator Date

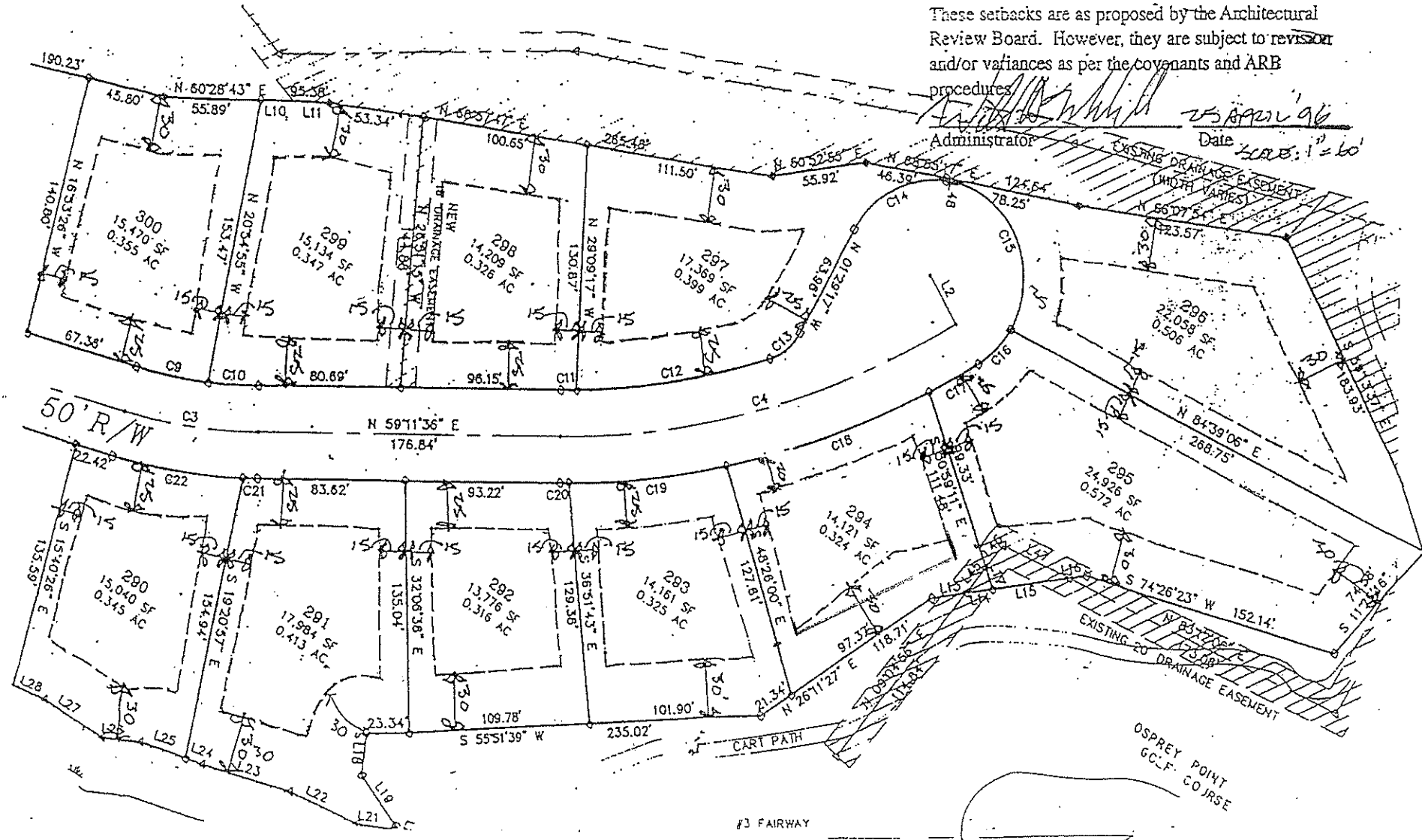
Scale 1" = 60'

# MARKSH COVE ROAD

## KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

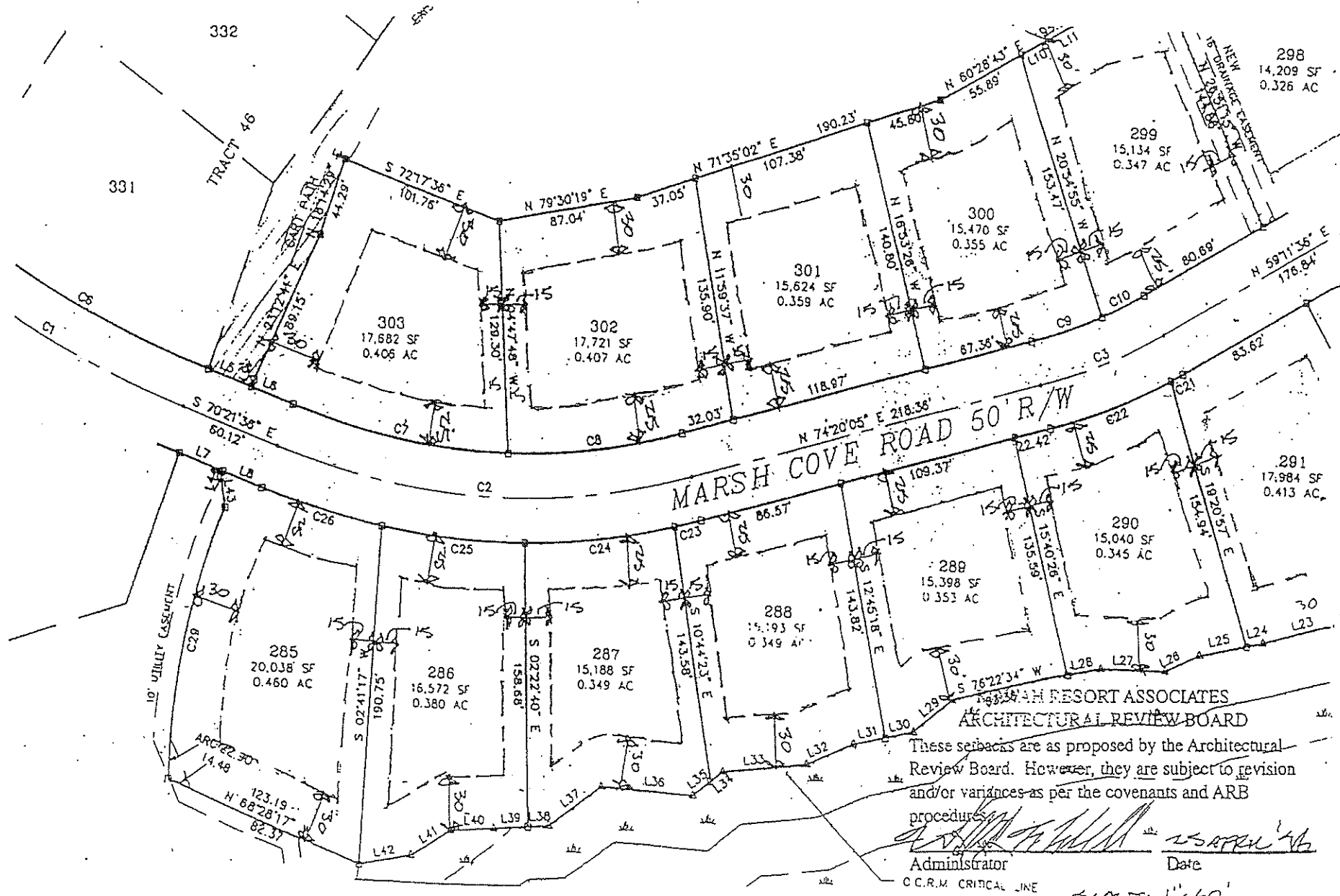
*[Signature]*  
Administrator Date 25 APR 96



#3 FAIRWAY

OSPREY POINT  
GC.F. CO JRSE

# MARSH COVE ROAD



RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

*[Signature]*  
Administrator

2/28/2016  
Date

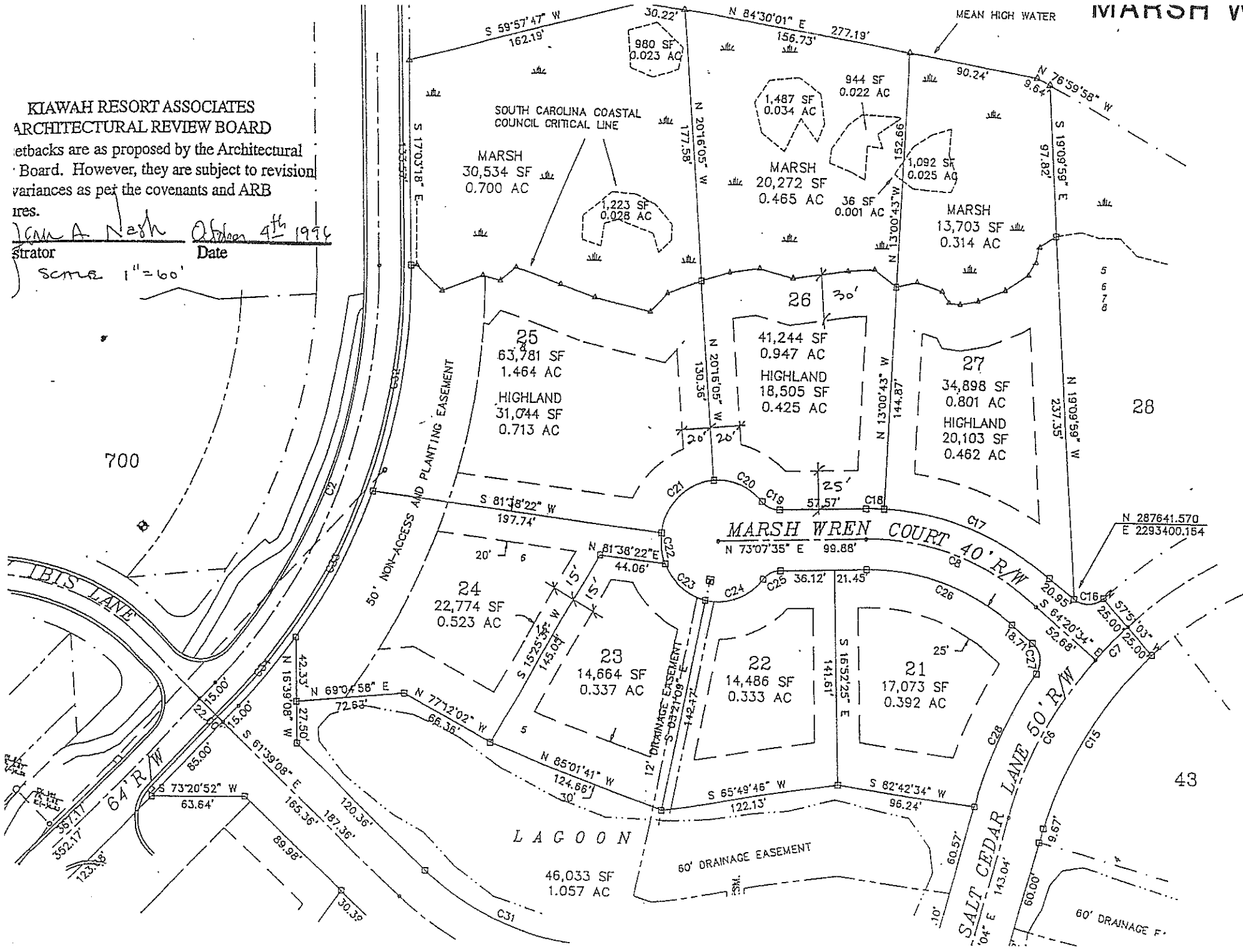
C.C.R.M. CRITICAL LINE

SCALE: 1"=60'

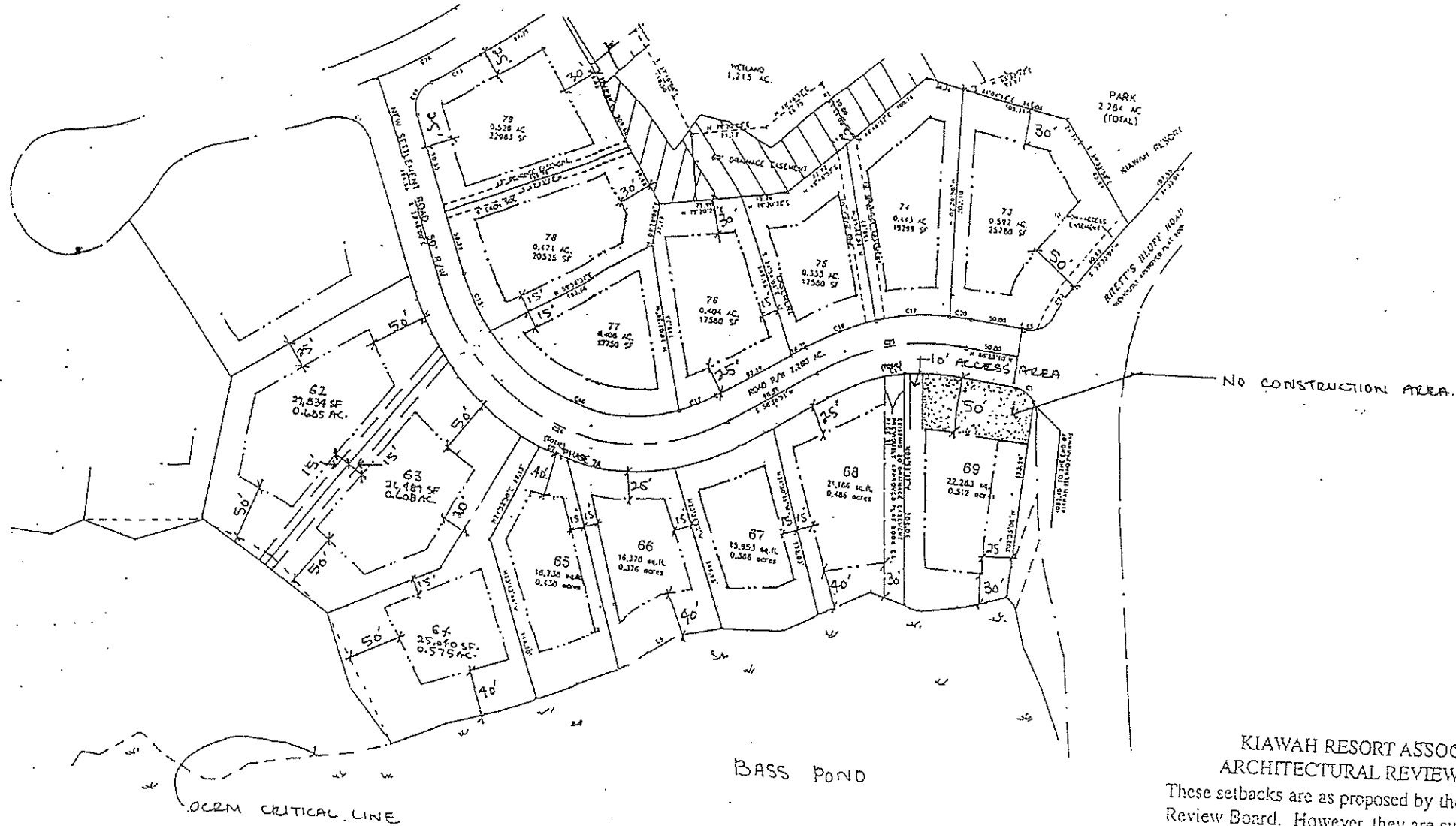
# MARSH WREN COURT

KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD  
 setbacks are as proposed by the Architectural  
 Board. However, they are subject to revision  
 variances as per the covenants and ARB  
 res.

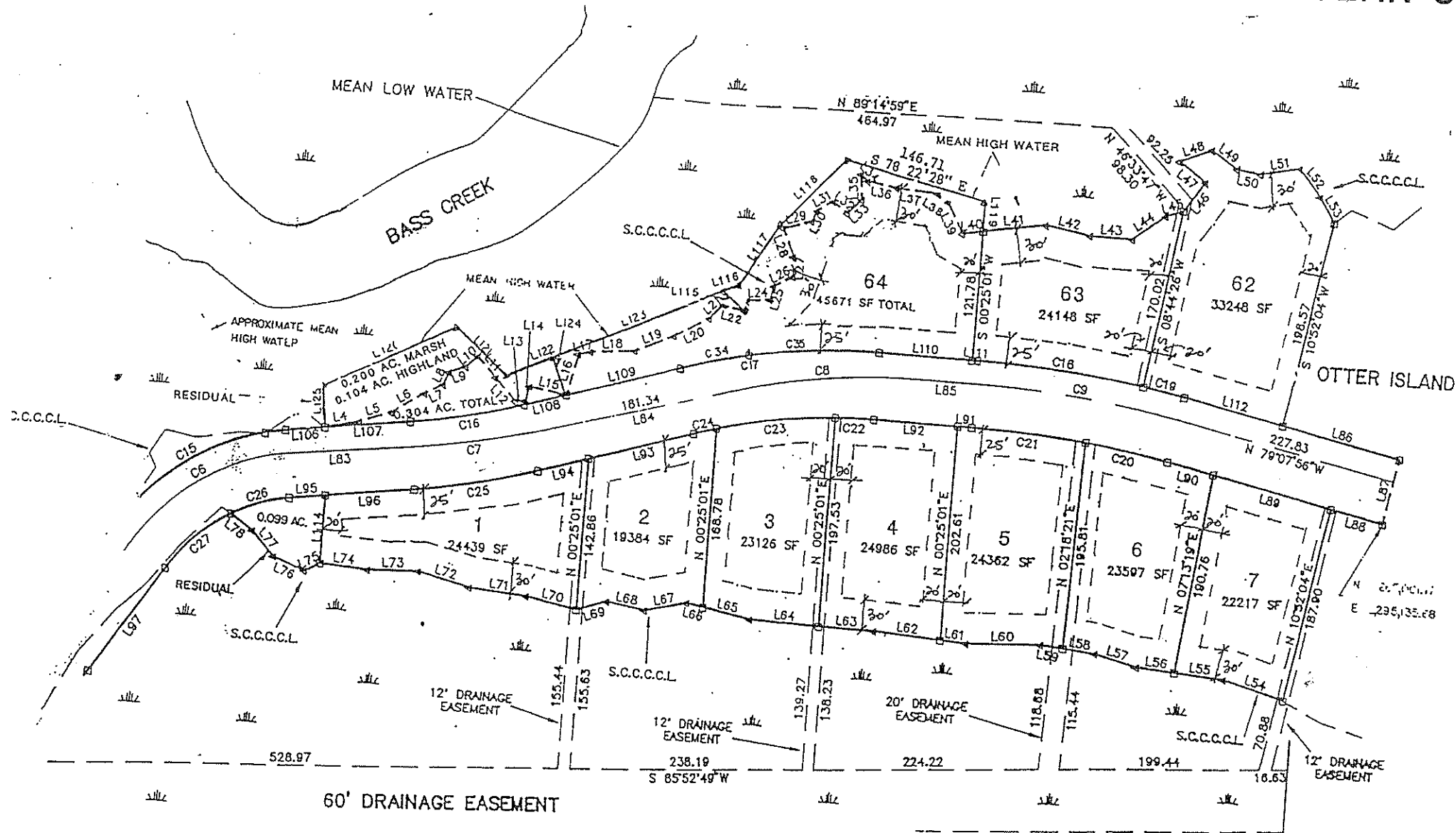
*John A. Nash* *October 4<sup>th</sup> 1976*  
Strator Date  
Scale 1" = 60'



# NEW SETTLEMENT ROAD



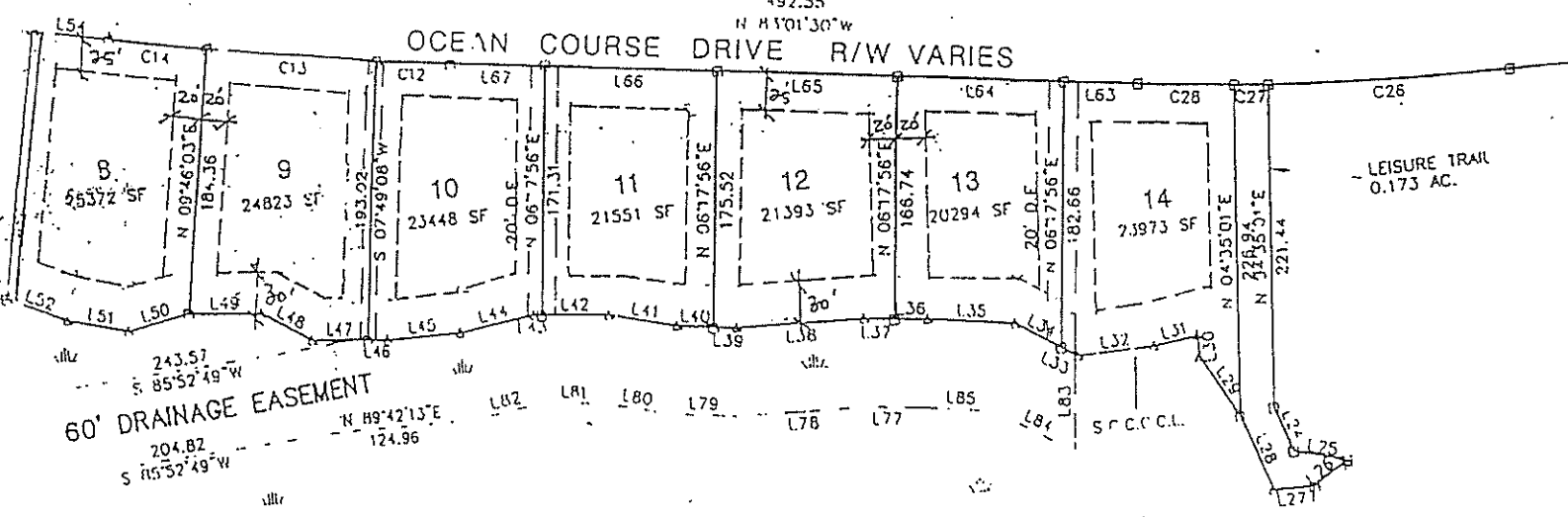
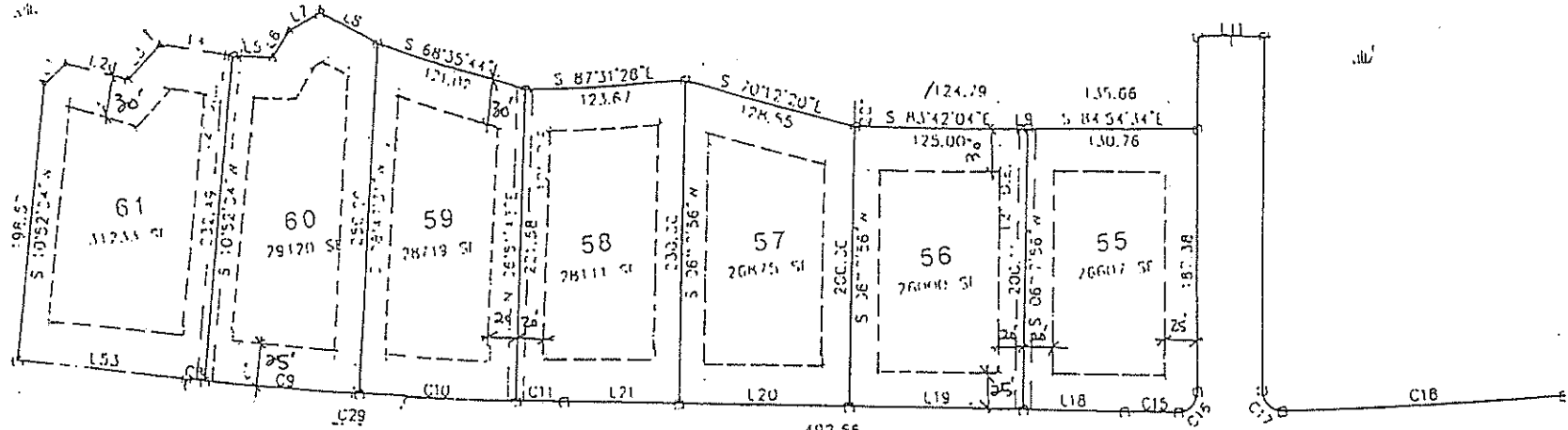
KIAWAH RESORT ASSOCIATES' ARCHITECTURAL REVIEW BOARD  
 These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.  
*Sam A. Nash* Administrator      *October 4<sup>th</sup> 1974* Date  
 SCALE: 1"=100'



**KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD**

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

*Sam A. Nash* April 30<sup>th</sup> 1997  
 Administrator Date  
 scale: 1" = 100'



60' DRAINAGE EASEMENT

KIAWAH RESORT ASSOCIATES

KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

*Gene A. Nash*  
Administrator

*April 30<sup>th</sup> 1997*  
Date

SCALE: 1" = 100'

**ACREAGE CHART**

|          |            |
|----------|------------|
| 51 LOTS  | 31,866 AC. |
| RESIDUAL | 0,373 AC.  |
| TOTAL    | 32,039 AC. |

*\*Lots 48-53\*  
Rear Setbacks are  
5' and not 30'*

|         |            |
|---------|------------|
| SHEET 2 | 17,884 AC. |
| SHEET 3 | 6,667 AC.  |
| SHEET 4 | 7,488 AC.  |
| TOTAL   | 32,039 AC. |

**KIAWAH RESORT ASSOCIATES  
FUTURE DEVELOPMENT**

UTILITY TRACT

S.C.C.C.L.

PREVIOUSLY APPROVED  
PLAT BOOK CC, PAGES 60-64

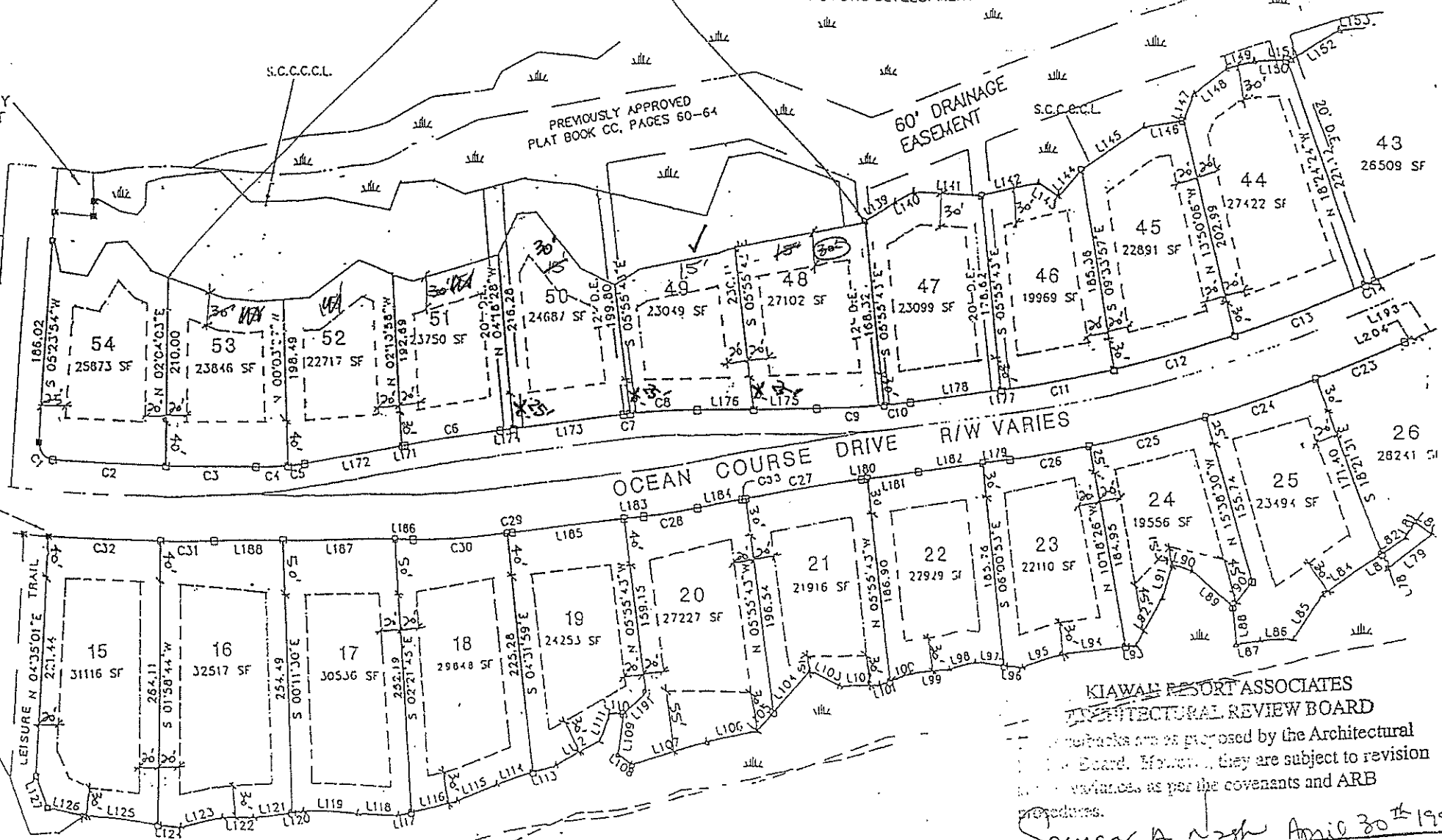
60' DRAINAGE  
EASEMENT

S.C.C.C.L.

55

N. 244841.49  
E. 2286028.57

14



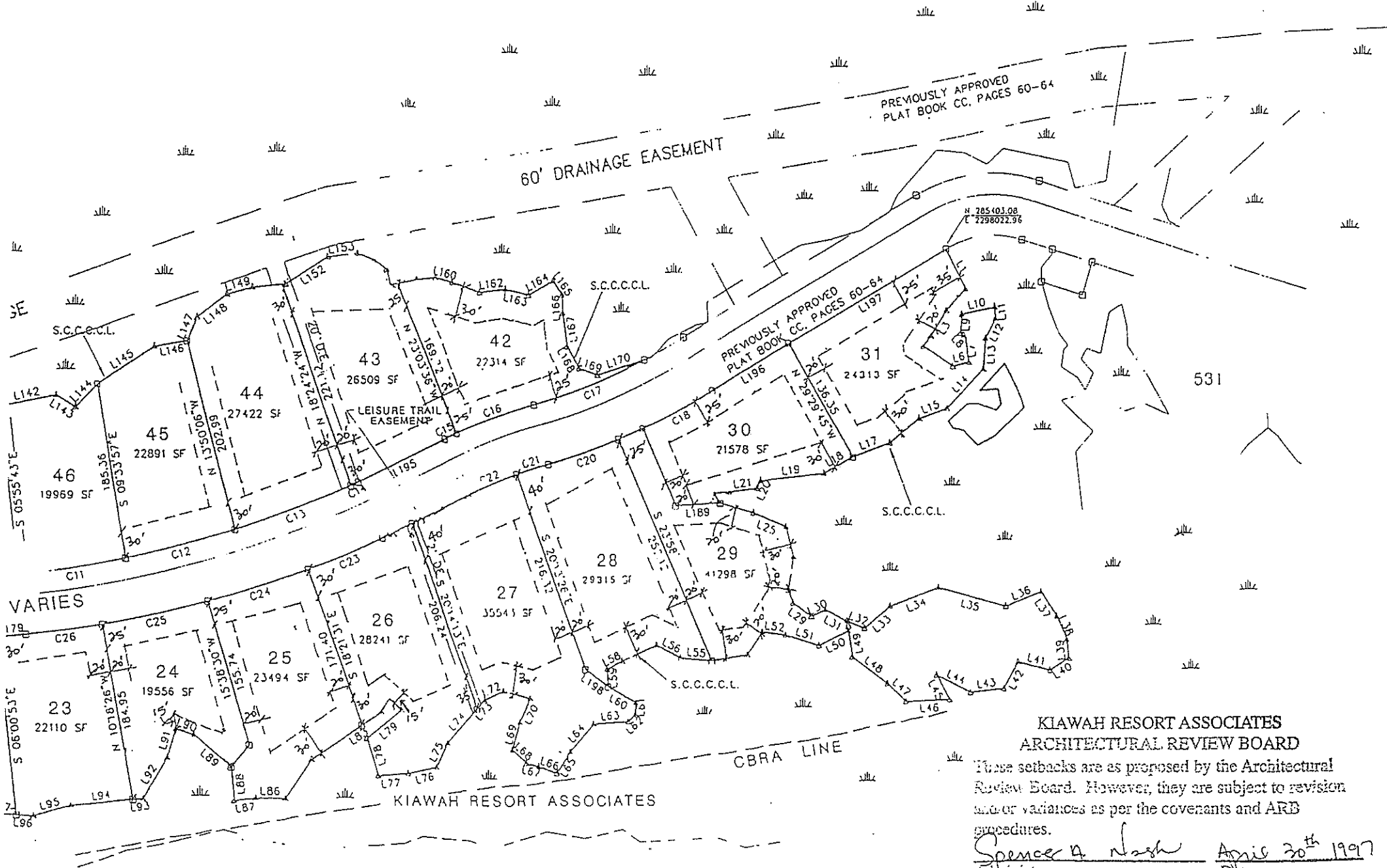
**KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD**

Setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and variances, as per the covenants and ARB procedures.

Spencer A. Nash  
Administrator  
April 30<sup>th</sup> 1997  
Date

Scale: 1" = 100'

# OCEAN COURSE DR



**KIawah RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD**

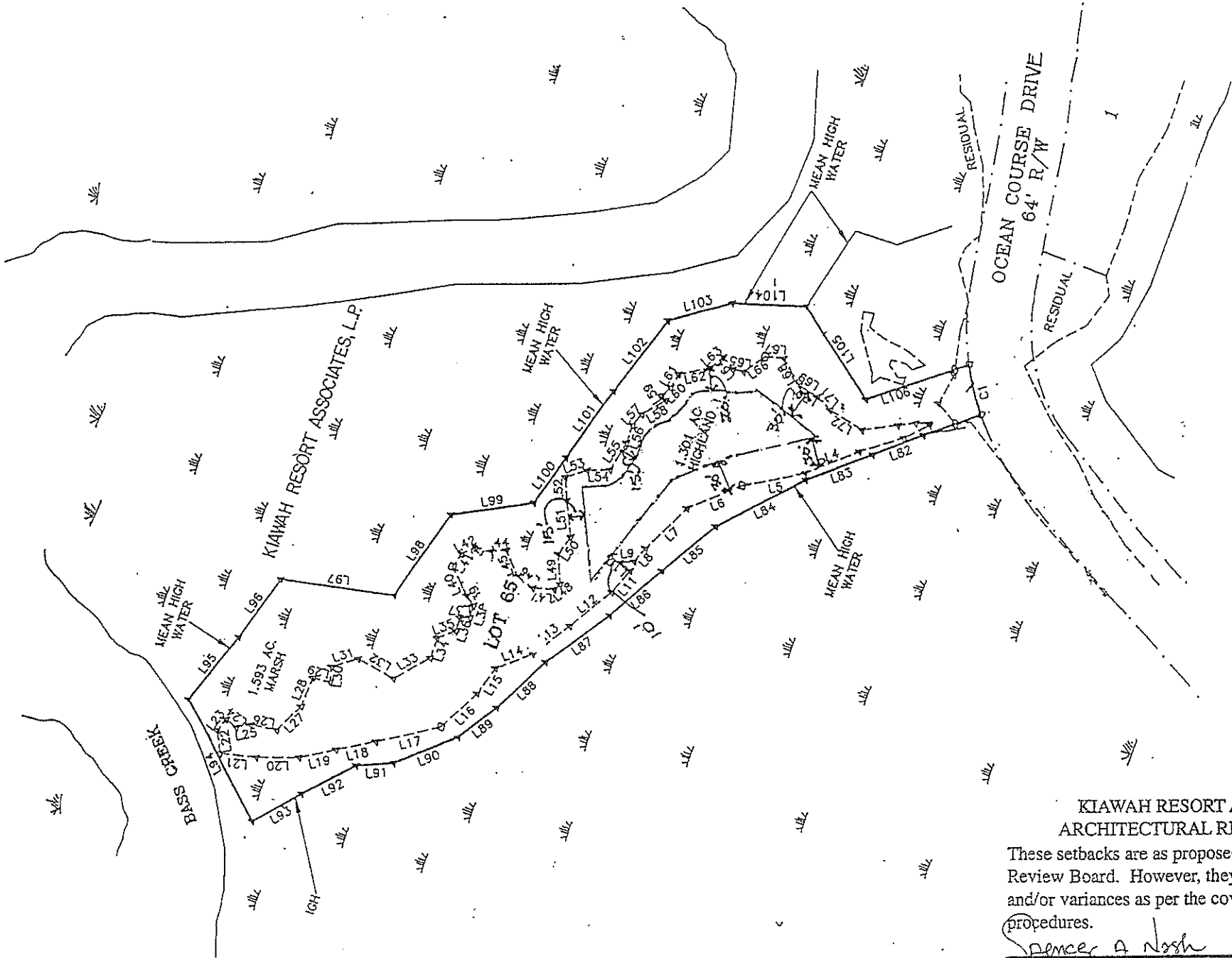
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

*Spencer A. Nash*      *April 30<sup>th</sup> 1997*  
 Administrator      Date

Scale: 1" = 100'



OCEAN COURSE DR



KIawah RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Spencer A. Nash      April 30<sup>th</sup> 1996  
Administrator                      Date

SCALE: 1" = 100'

OCEAN COURSE DR

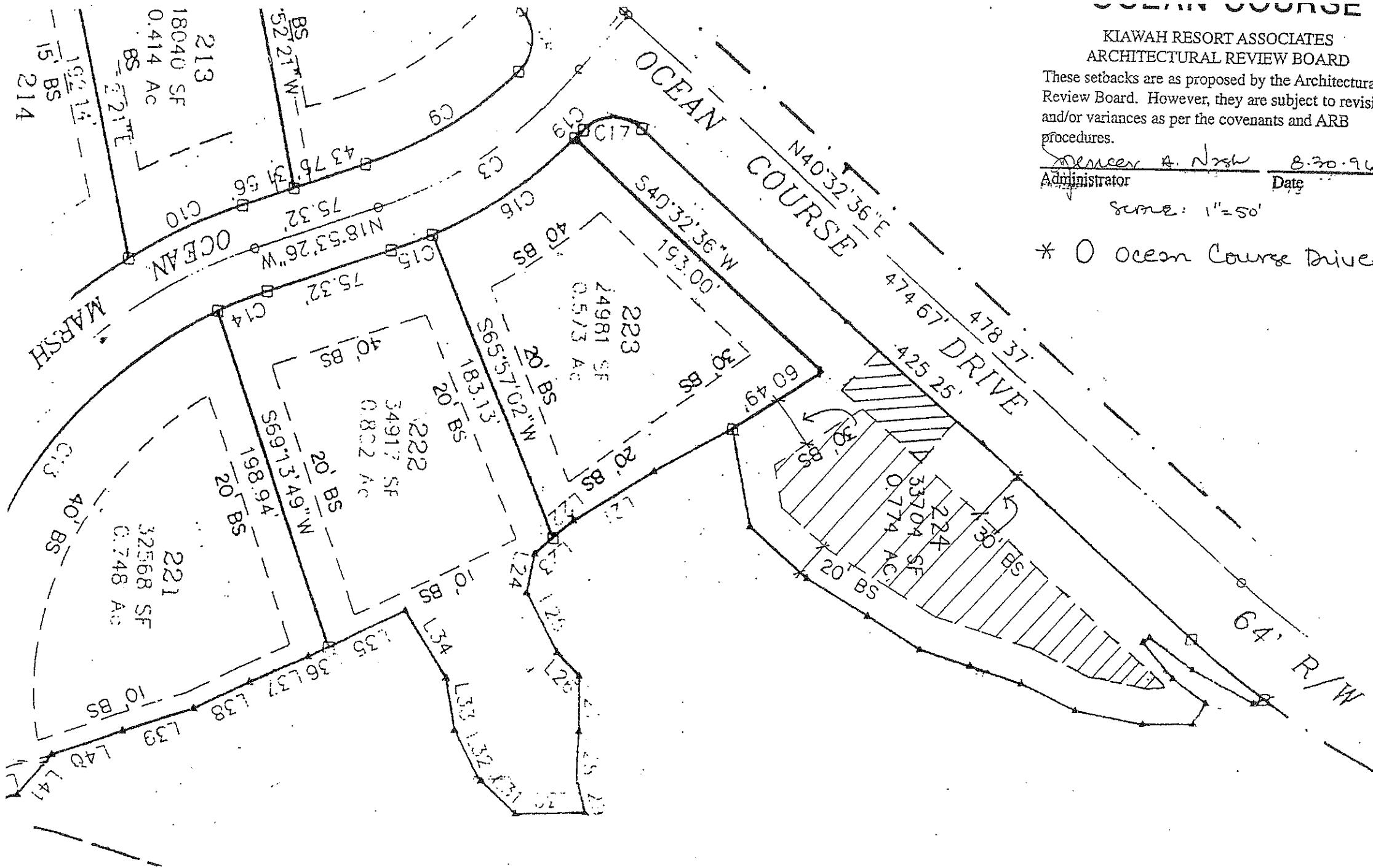
KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

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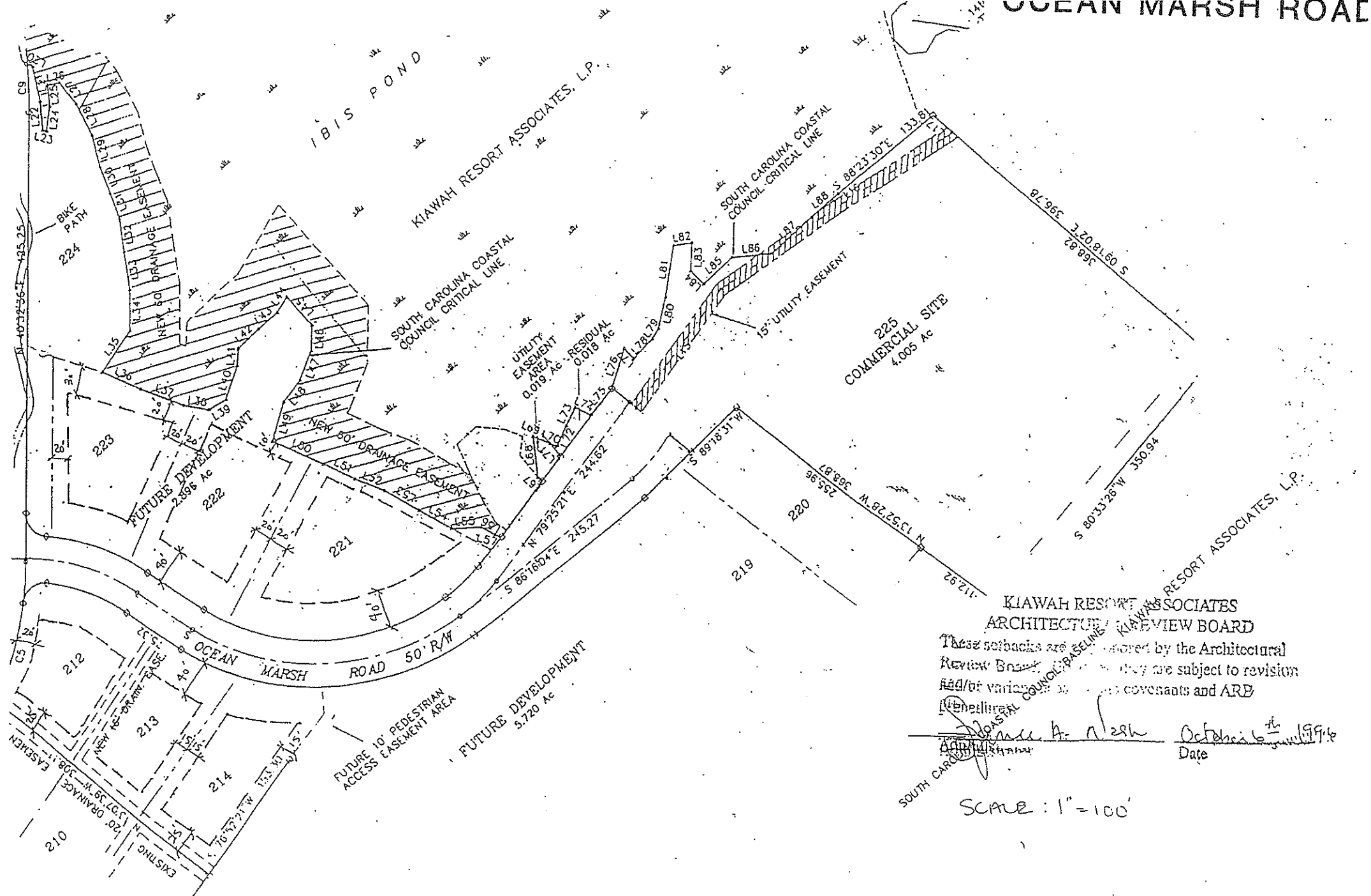
Mervyn A. Nash 8-30-96  
Administrator Date

Scale: 1"=50'

\* O Ocean Course Drive



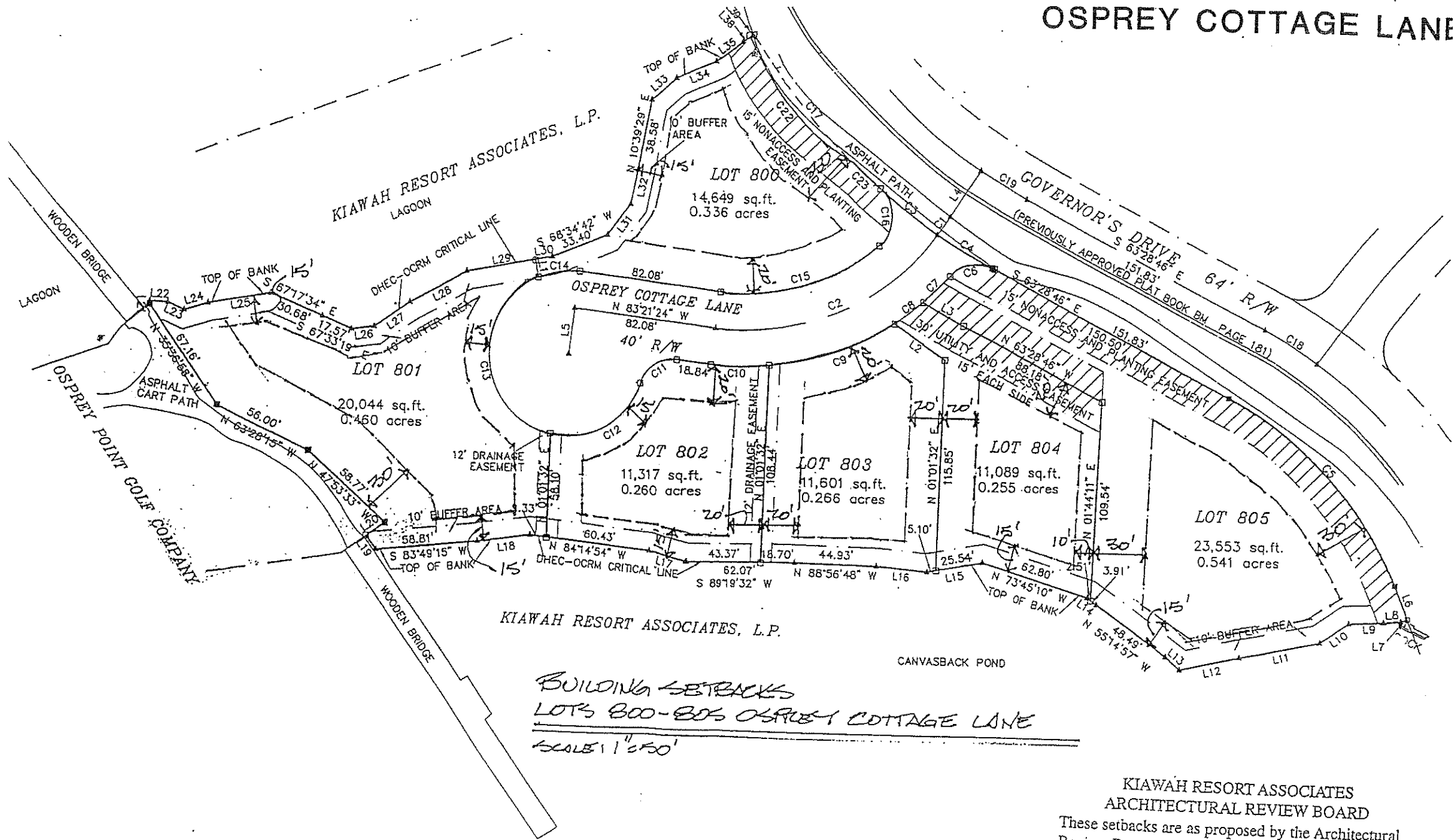
# OCEAN MARSH ROAD



KIAWAH RESORT ASSOCIATES  
 ARCHITECTURAL REVIEW BOARD  
 These setbacks are approved by the Architectural Review Board. They are subject to revision and/or variance as per covenants and ARB.  
 Approved: [Signature]  
 Date: October 16, 1996

SCALE: 1" = 100'

# OSPREY COTTAGE LANE

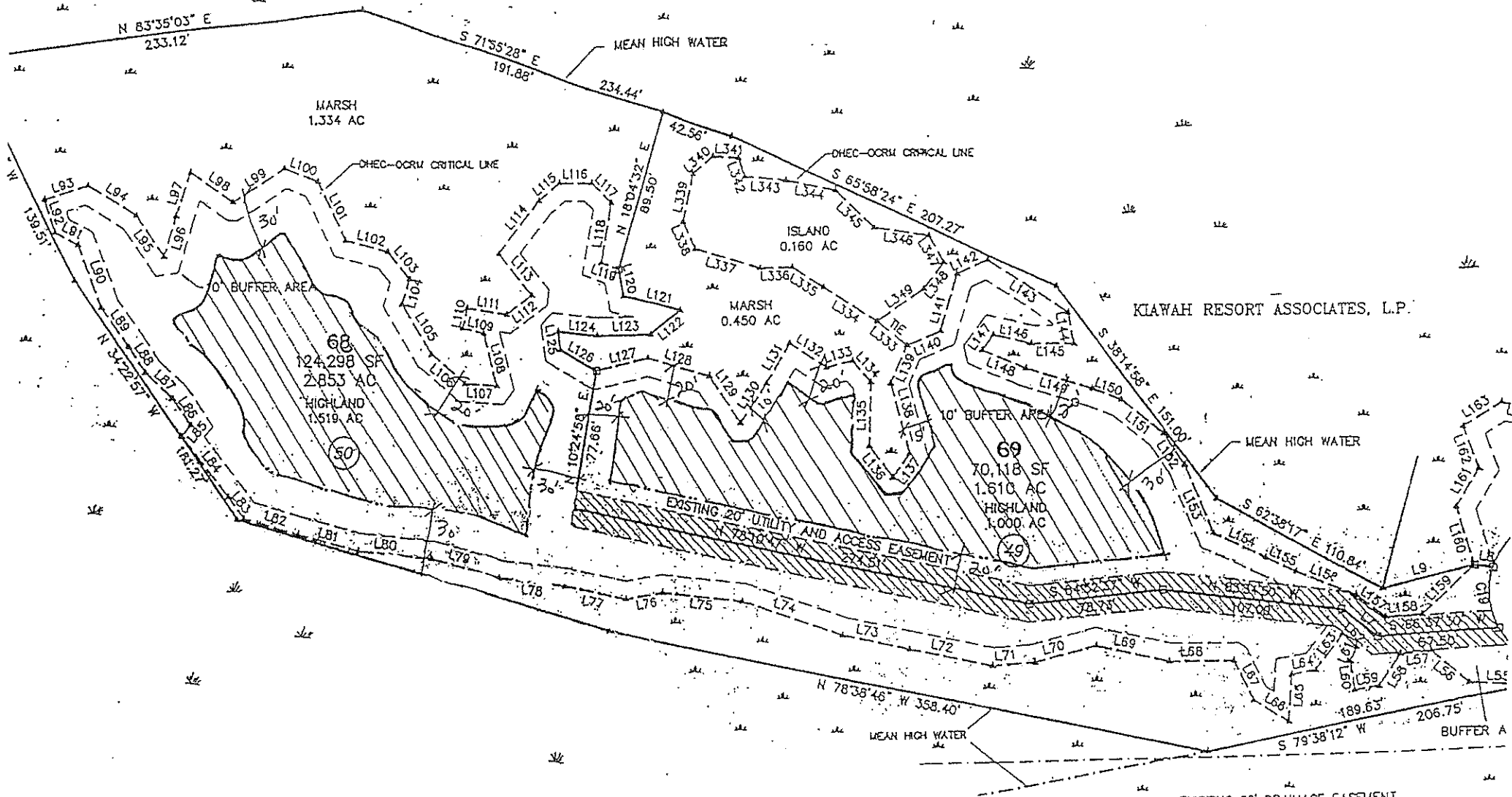


KIAWAH RESORT ASSOCIATES, L.P.

*BUILDING SETBACKS  
 LOTS 800-805 OSPREY COTTAGE LANE  
 SCALE 1"=50'*

KIAWAH RESORT ASSOCIATES  
 ARCHITECTURAL REVIEW BOARD  
 These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.  
*Spencer A. Nelson* October 20, 1995  
 Administrator Date

# UTTER ISLAND RD



**KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD**

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

*Suzanne A. Nash* Administrator      *October 20 1995* Date

Scale: 1" = 60'

EXISTING 60' DRAINAGE EASEMENT  
PREVIOUSLY APPROVED PLAT BK. CO. PG. 178

KIAWAH RESORT ASSOCIATES, L.P.

# OTTER ISLAND RD

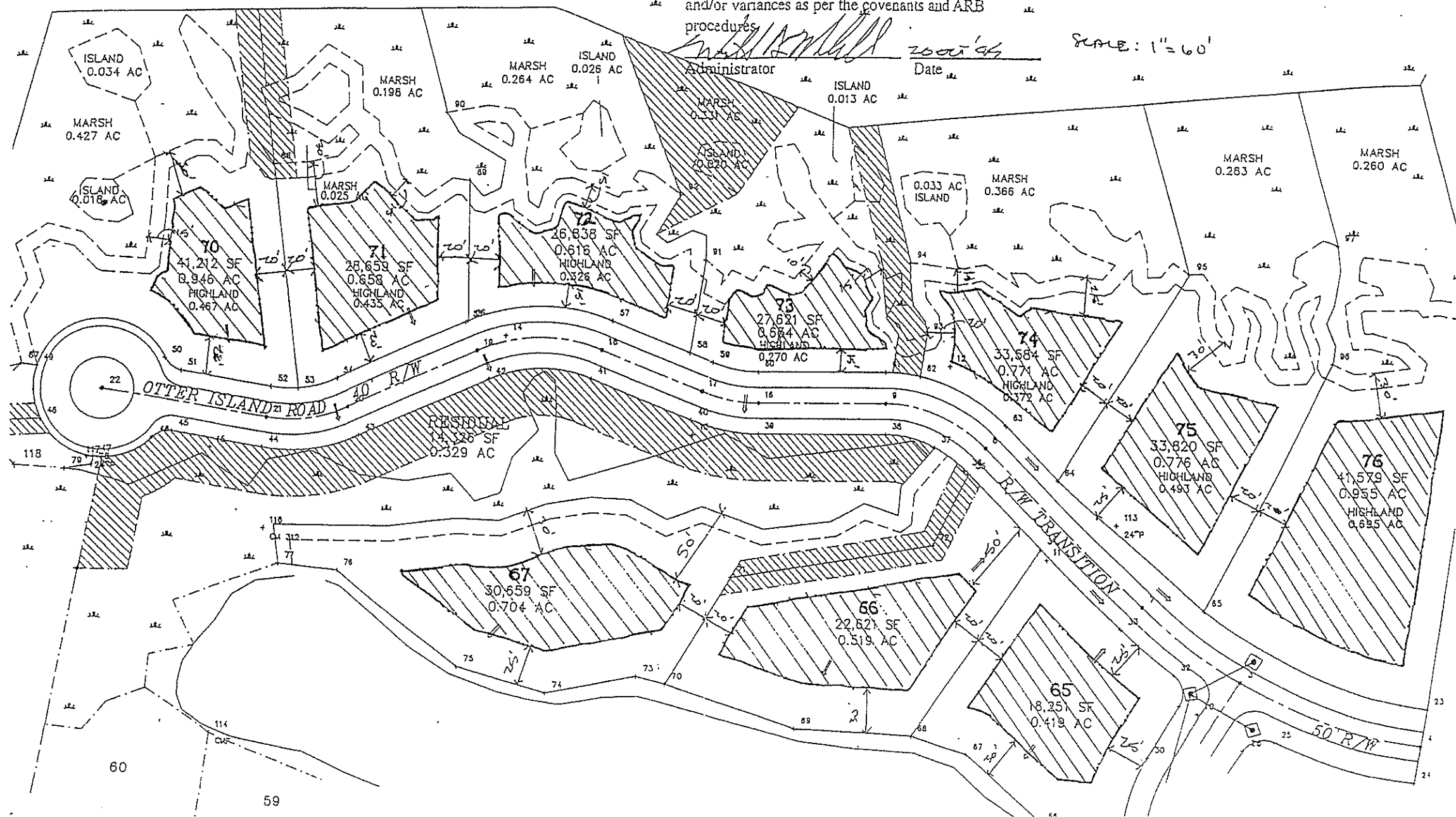
KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

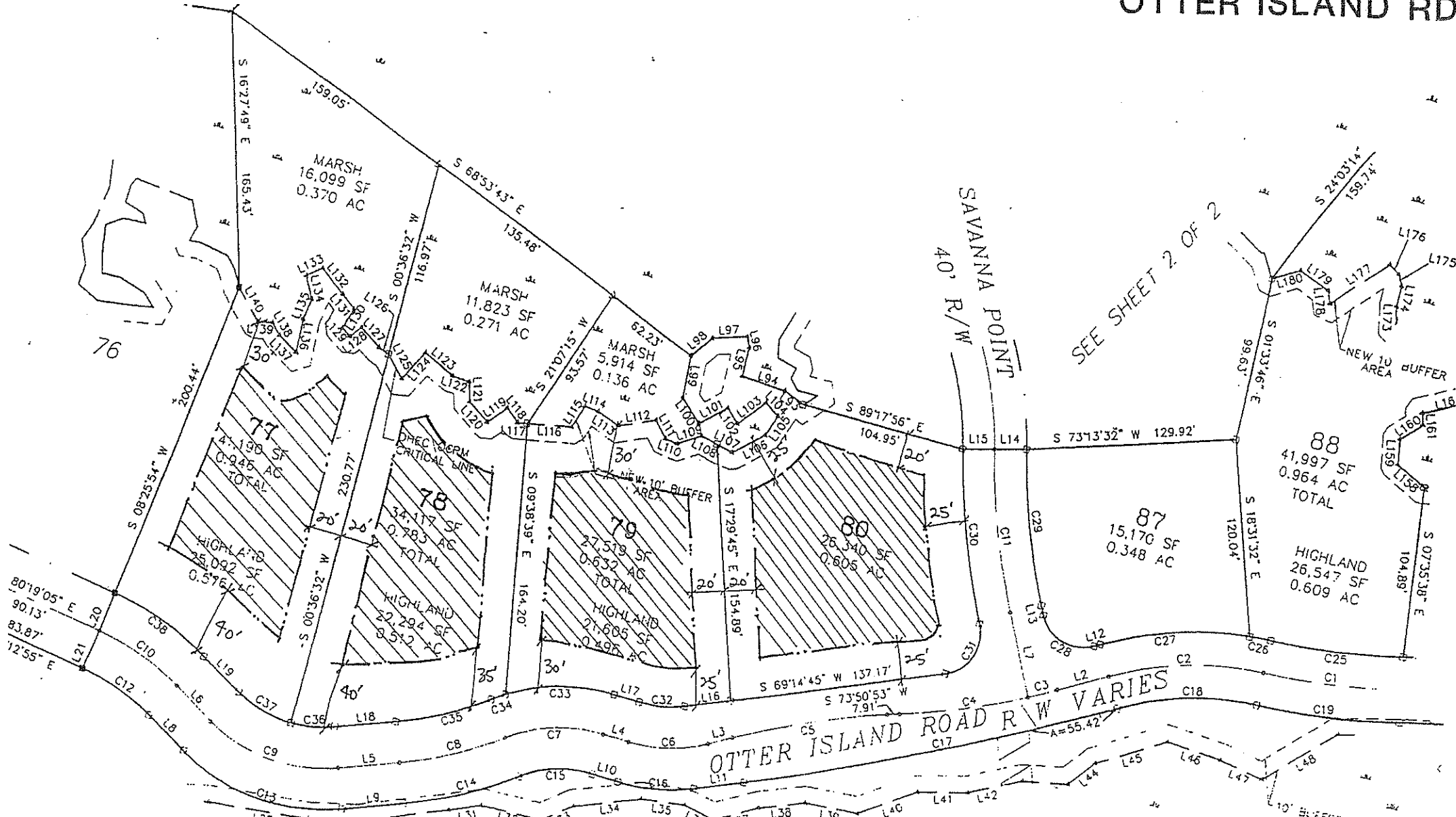
*[Signature]*  
Administrator

2005/05  
Date

SCALE: 1" = 60'



# OTTER ISLAND RD



EXISTING 60' DRAINAGE EASEMENT  
PLAT BOOK CL, PAGE 60 - 64

KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

*Spencer A. Nash*  
Administrator

October 20 1995  
Date

# OTTER ISLAND RC

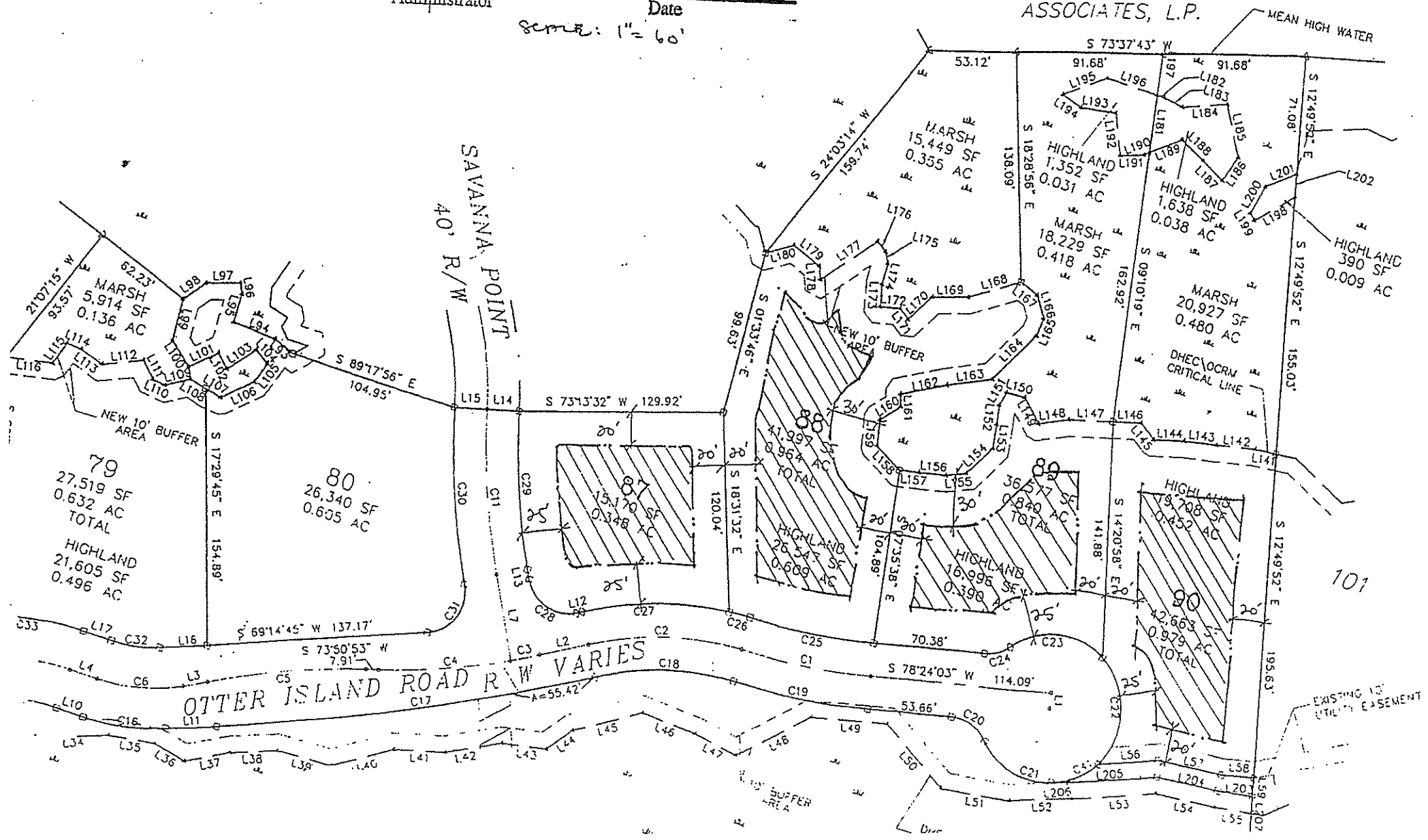
## KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

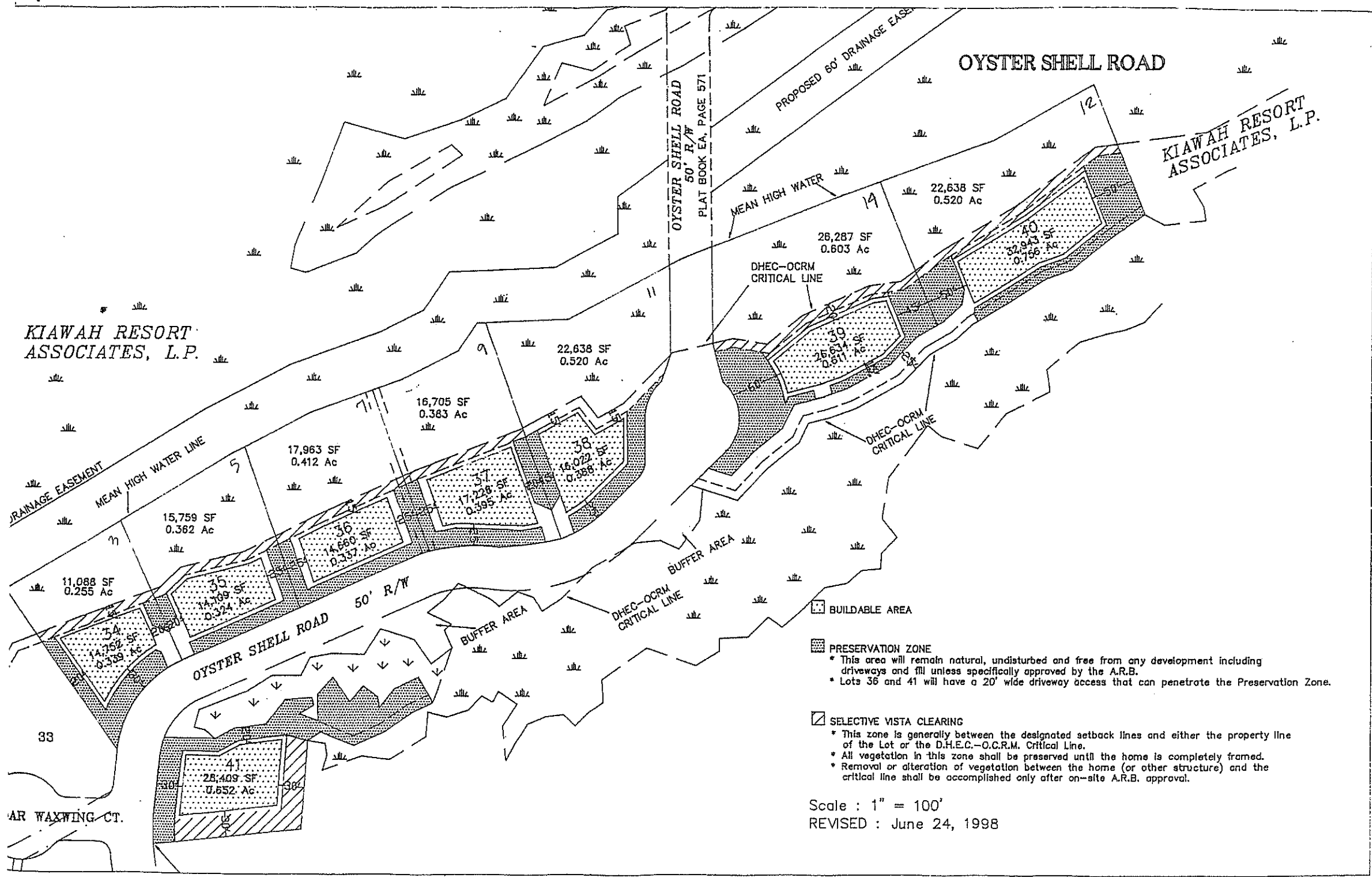
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Dence A. Nigh October 20, 1995  
Administrator Date

Scale: 1" = 60'

KIAWAH RESORT  
ASSOCIATES, L.P.





KIAWAH RESORT ASSOCIATES, L.P.

KIAWAH RESORT ASSOCIATES, L.P.

- BUILDABLE AREA
- PRESERVATION ZONE
  - \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
  - \* Lots 36 and 41 will have a 20' wide driveway access that can penetrate the Preservation Zone.
- SELECTIVE VISTA CLEARING
  - \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
  - \* All vegetation in this zone shall be preserved until the home is completely framed.
  - \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'  
 REVISED : June 24, 1998



15/ GUEST PARKING AREAS, SHALL FALL WITHIN THE BUILDABLE  
 IS DEFINED BY THE SETBACKS UNLESS VARIED BY THE ARCHI-  
 TECTURAL REVIEW BOARD. THE ACTUAL DRIVEWAY CONNECTION MAY FALL  
 THE STREET SIDE SETBACK, AND ONLY ONE DRIVEWAY CONNECTION  
 PERMITTED PER HOUSE.  
 REQUIRED SIZE OF THE HEATED AREA FOR EACH HOUSE STRUCTURE  
 EVERY LOT SHALL BE A MINIMUM OF 2,000 S.F. WITH A MINIMUM OF  
 1,000 S.F. OF HEATED AREA ON THE FIRST FLOOR OF THE STRUCTURE  
 UNLESS VARIED BY THE ARCHITECTURAL REVIEW BOARD.

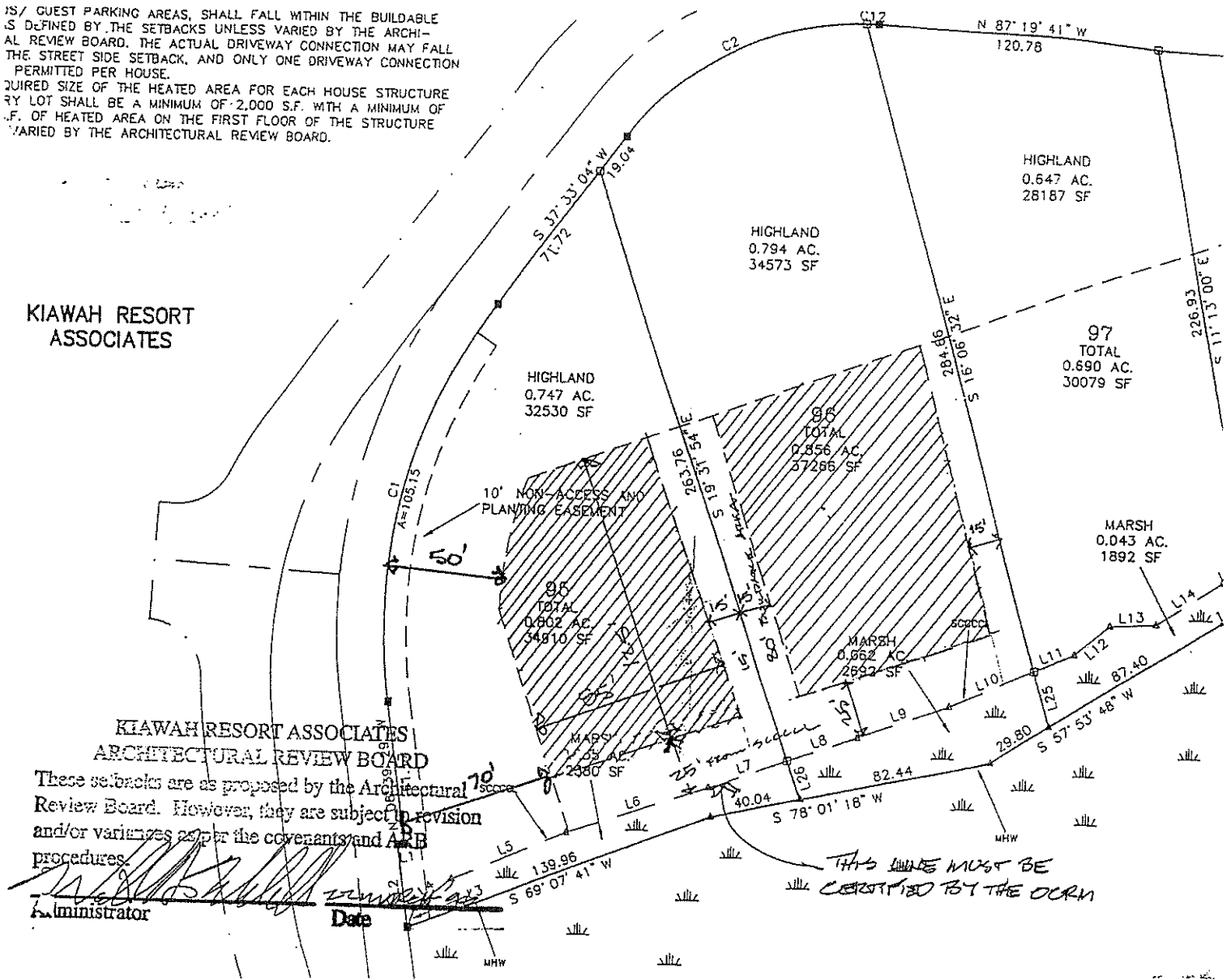
**KIAWAH RESORT ASSOCIATES**

**KIAWAH RESORT ASSOCIATES  
 ARCHITECTURAL REVIEW BOARD**

These setbacks are as proposed by the Architectural  
 Review Board. However, they are subject to revision  
 and/or variances as per the covenants and ARB  
 procedures.

Administrator

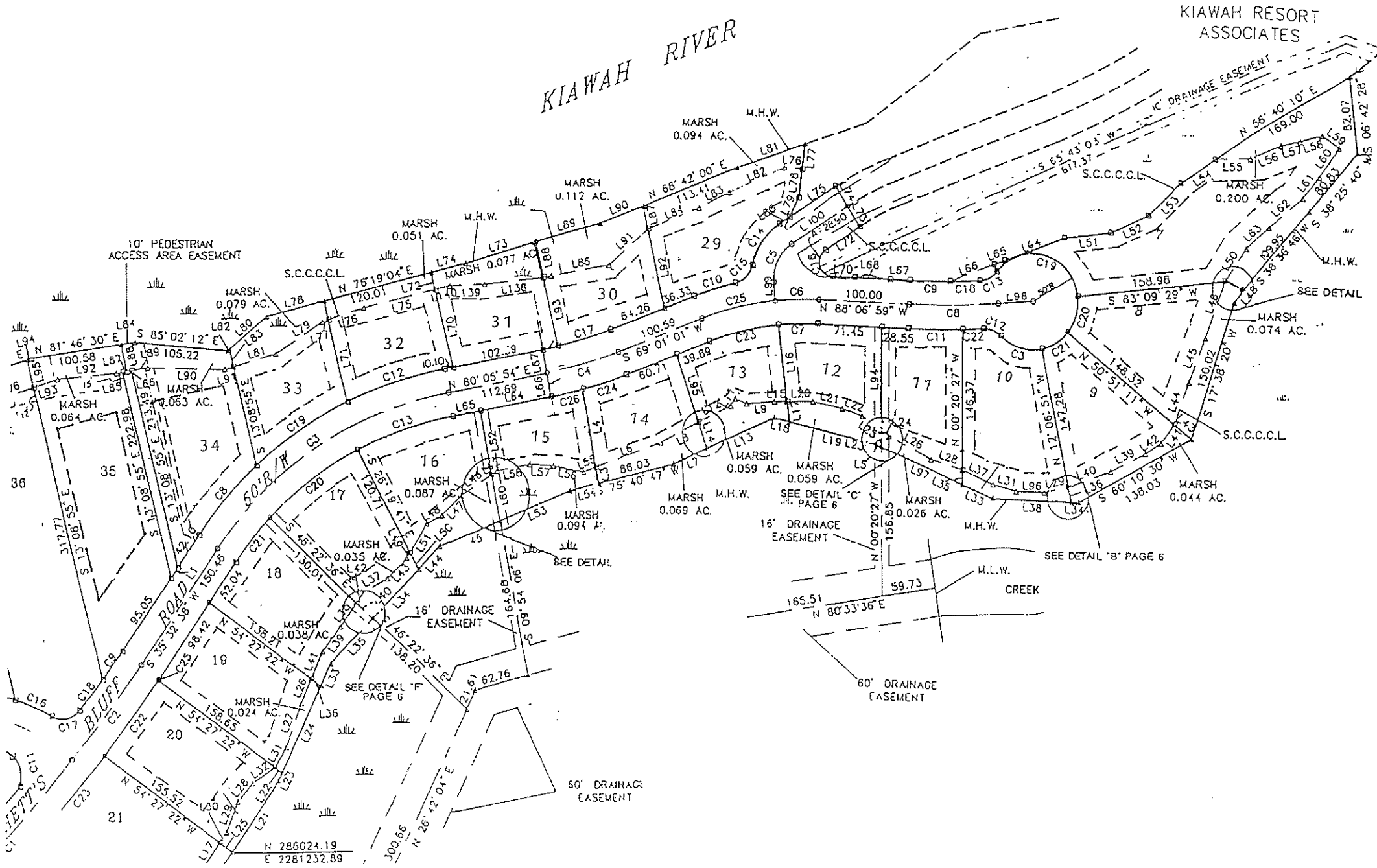
Date



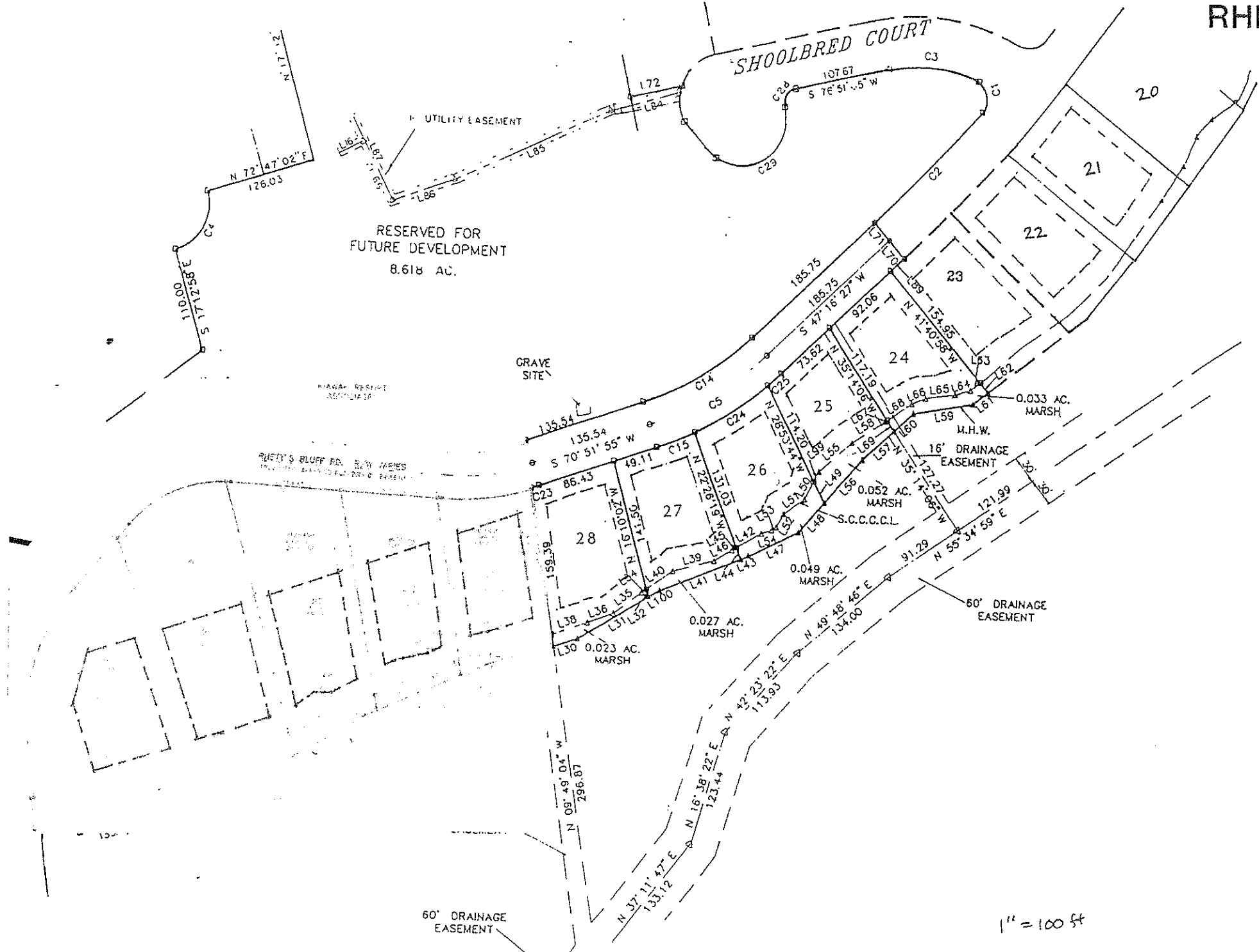
# RHETT'S BLUFF

KIAWAH RIVER

KIAWAH RESORT ASSOCIATES



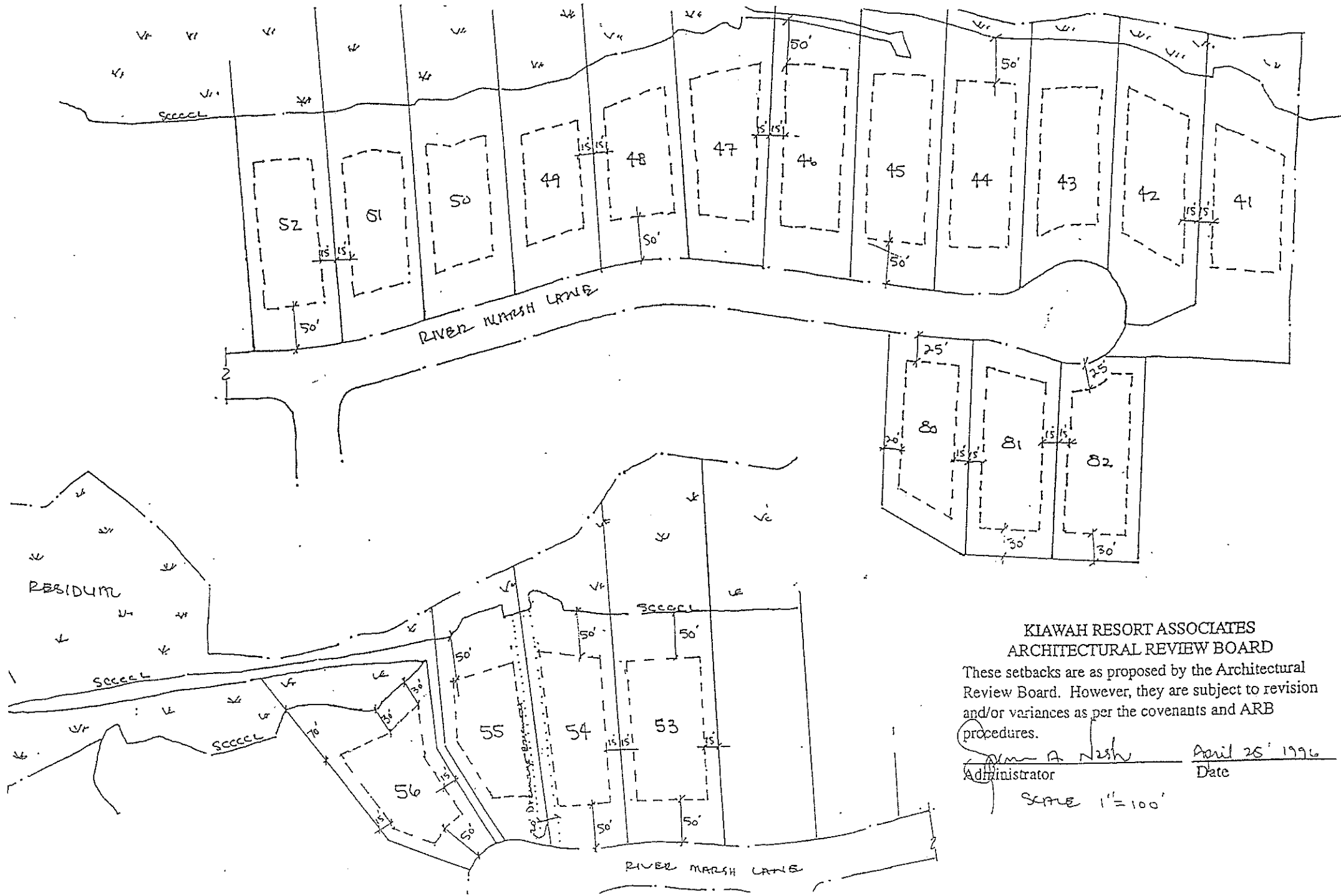
# RHETT'S BLUFF



60' DRAINAGE EASEMENT

1" = 100 ft

# RIVER MARSH LANE



## KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

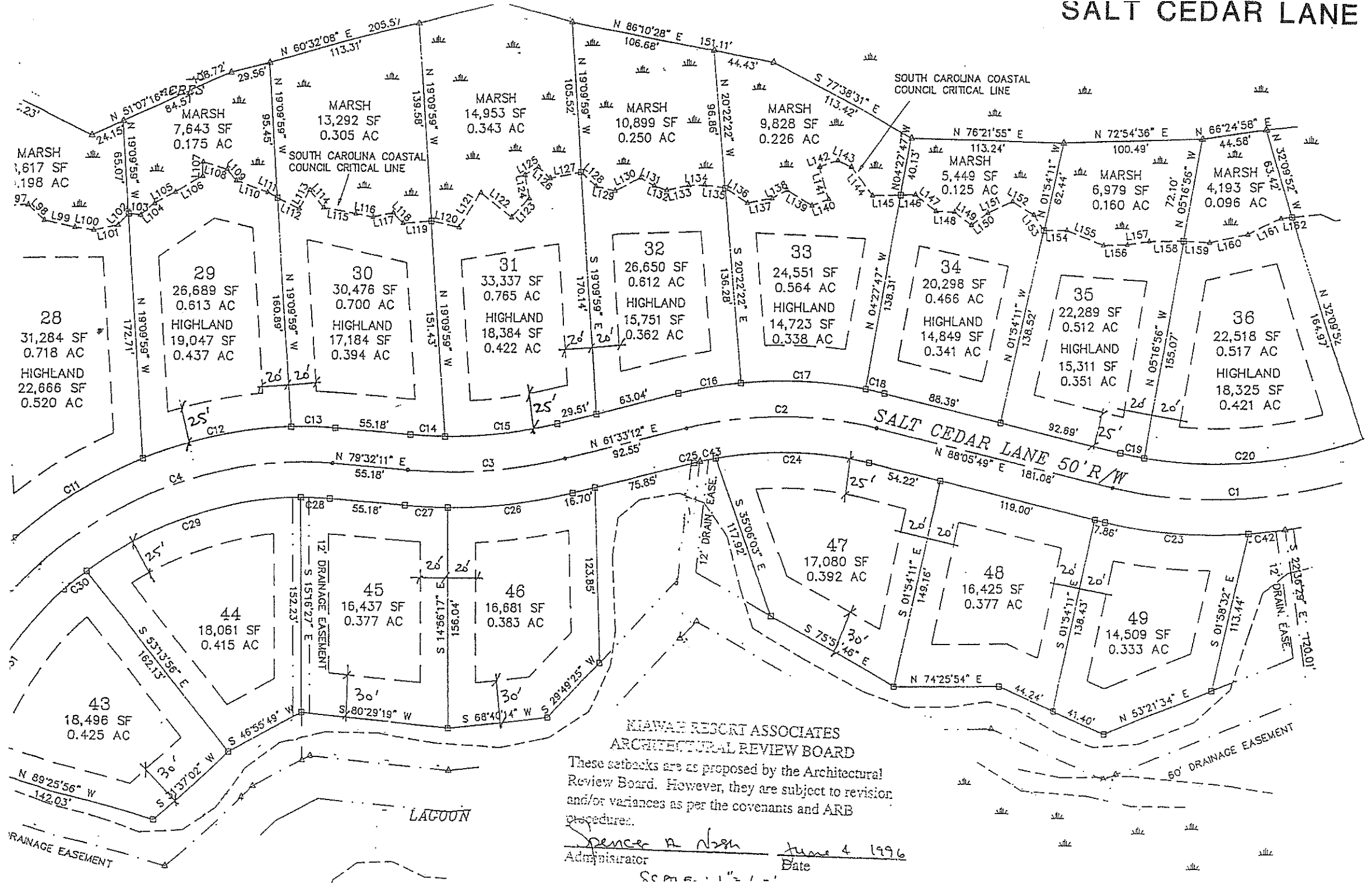
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Sam A. Nash April 25, 1996  
Administrator Date

SCALE 1" = 100'



# SALT CEDAR LANE



MIAWAR RESORT ASSOCIATES  
 ARCHITECTURAL REVIEW BOARD

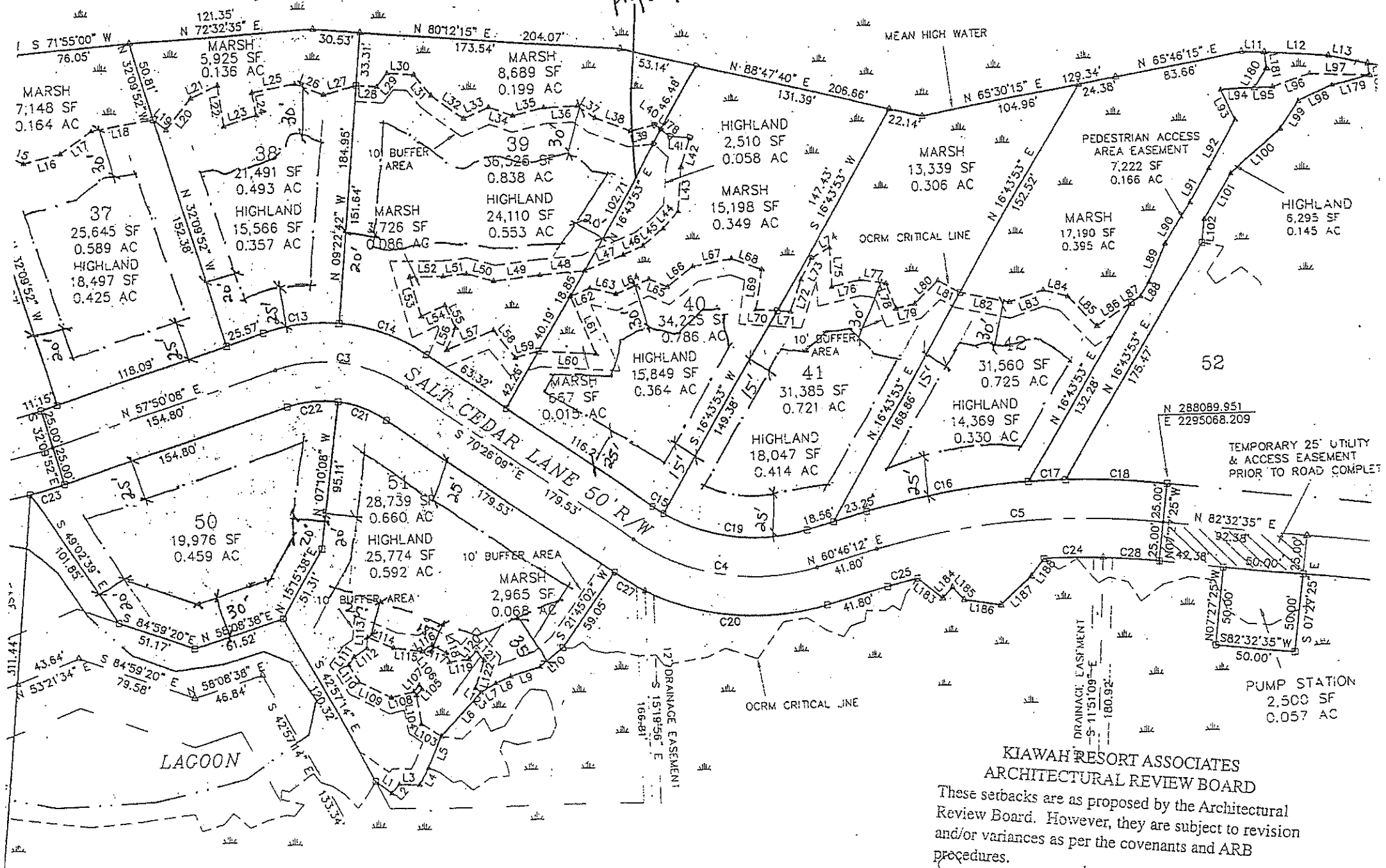
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

*Dence A. Nash*  
 Administrator

*June 4 1996*  
 Date

# SALT CEDAR LANE

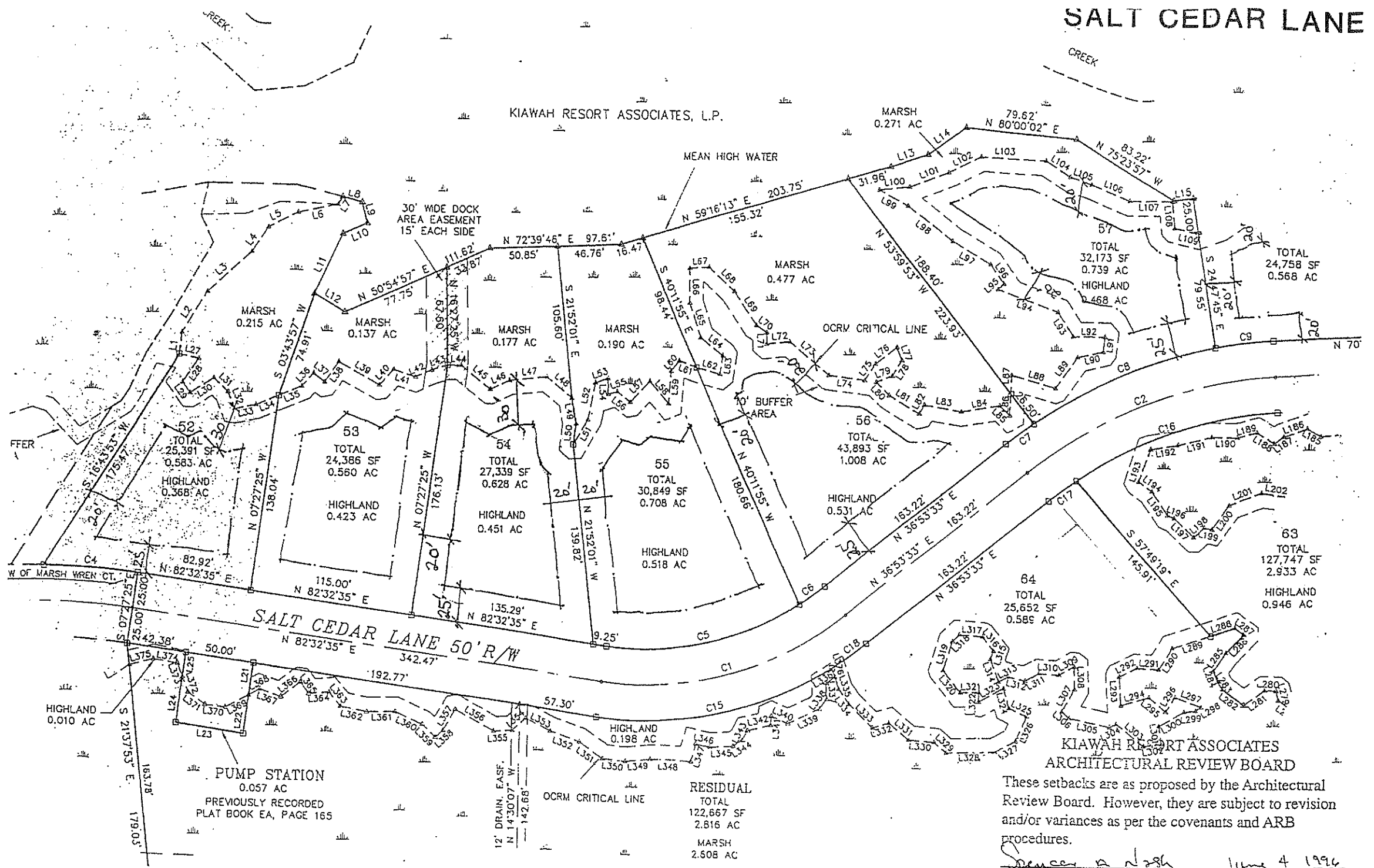
*property line altered*



KIAWAH RESORT ASSOCIATES  
 ARCHITECTURAL REVIEW BOARD  
 These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.  
 Spencer A. Nash  
 Administrator  
 June 4 1996  
 Date

# SALT CEDAR LANE

KIAWAH RESORT ASSOCIATES, L.P.

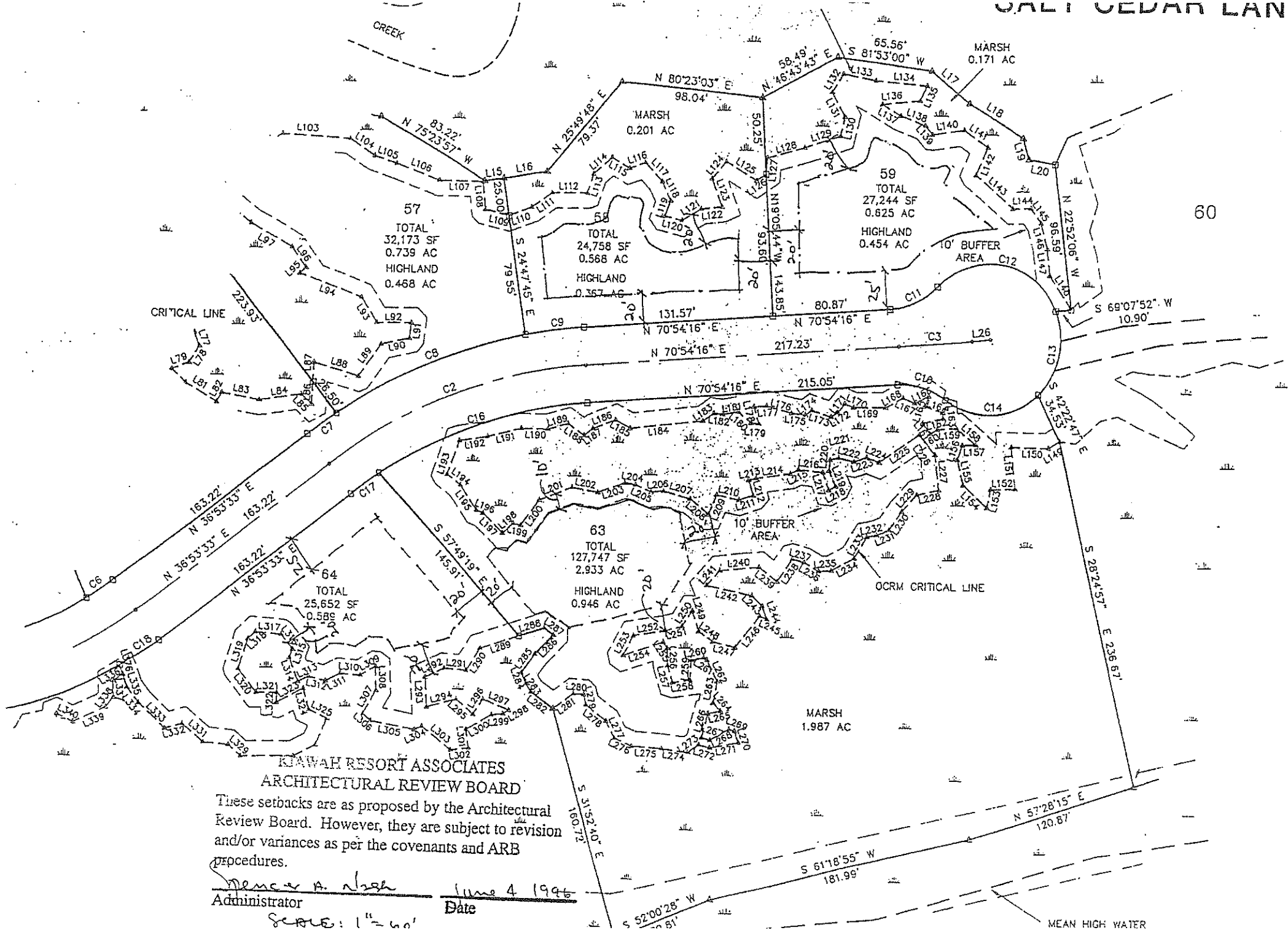


KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

*Spencer A. Nash*  
Administrator

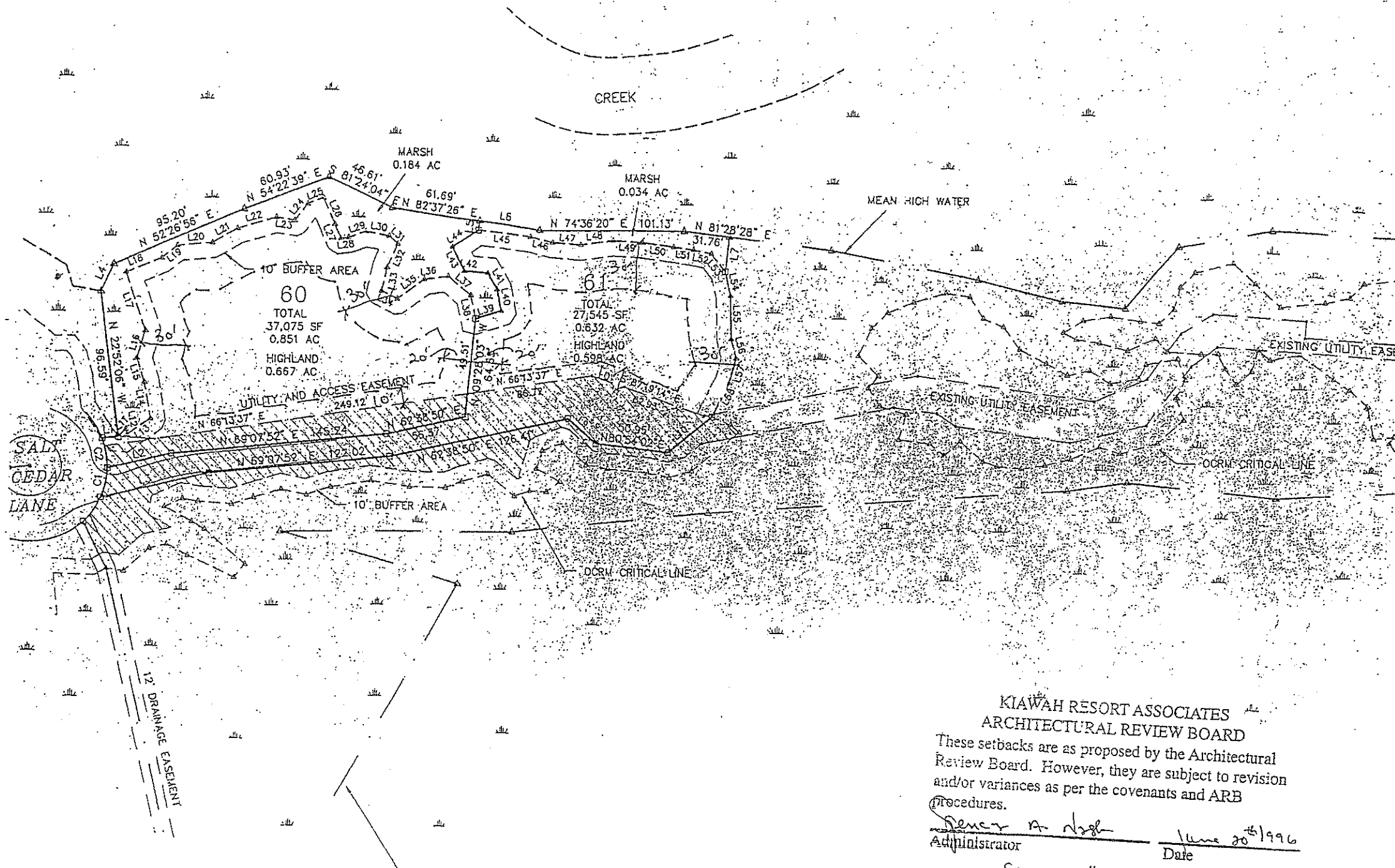
June 4 1996  
Date



60

KIAWAH RESORT ASSOCIATES  
 ARCHITECTURAL REVIEW BOARD  
 These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.  
*Dennis A. Nash*  
 Administrator  
 June 4 1996  
 Date  
 SCALE: 1" = 40'

# SALT CEDAR LANE



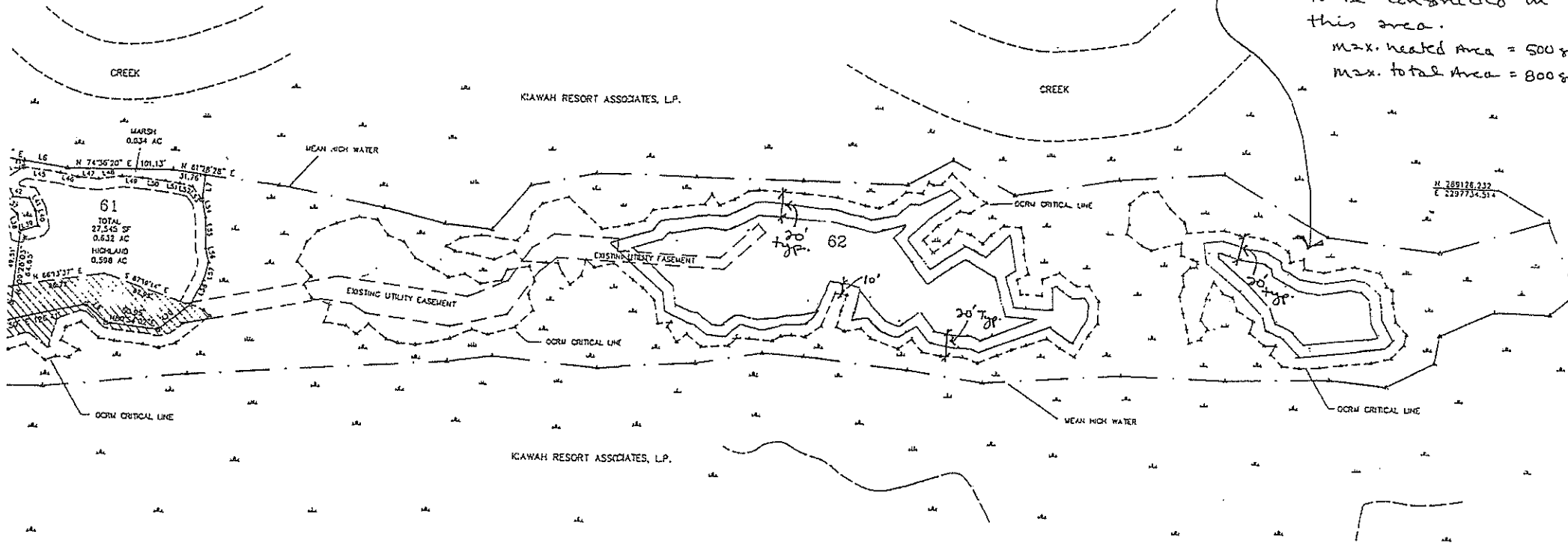
KIAWAH RESORT ASSOCIATES  
 ARCHITECTURAL REVIEW BOARD  
 These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.  
*Denver A. Nash*  
 Administrator  
 June 20, 1996  
 Date

# JALI CEDAR LANE

0 3" CONCRETE MONUMENT, NEW  
 \* MEASURE POINT, NO CORNER SET

REFERENCES:  
 1. PLAT BOOK D4, PAGE 181  
 2. PLAT BOOK B5, PAGES 39-51  
 3. PLAT BOOK EA, PAGE 185  
 4. PLAT BOOK EA, PAGE 498  
 5. TMS 265-07-00

\* The ARB may allow for  
 A one (1) story element  
 to be constructed in  
 this area.  
 max. heated Area = 500 sq. ft.  
 max. total Area = 800 sq. ft.



FINAL PLAT  
 Spencer A. North  
 Mayor of Kiawah  
 William W. Miller  
 Director of Planning  
 Kiawah Island, South Carolina

## KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

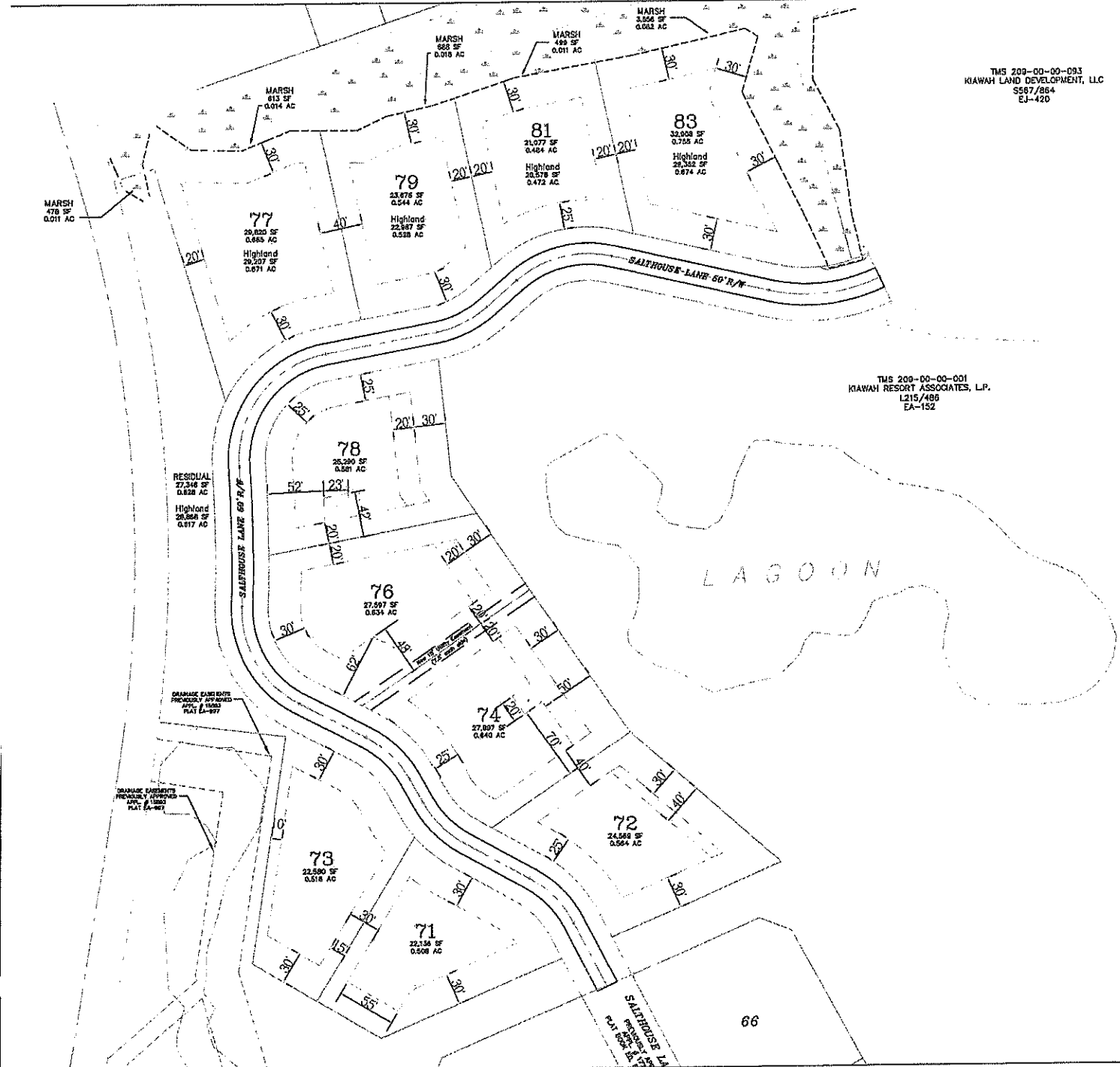
Spencer A. North 10.6.96  
 Administrator Date

Scale: 1" = 100'

# SALTHOUSE LANE

TMS 209-00-00-093  
 KIAWAH LAND DEVELOPMENT, LLC  
 S557/864  
 E1-426

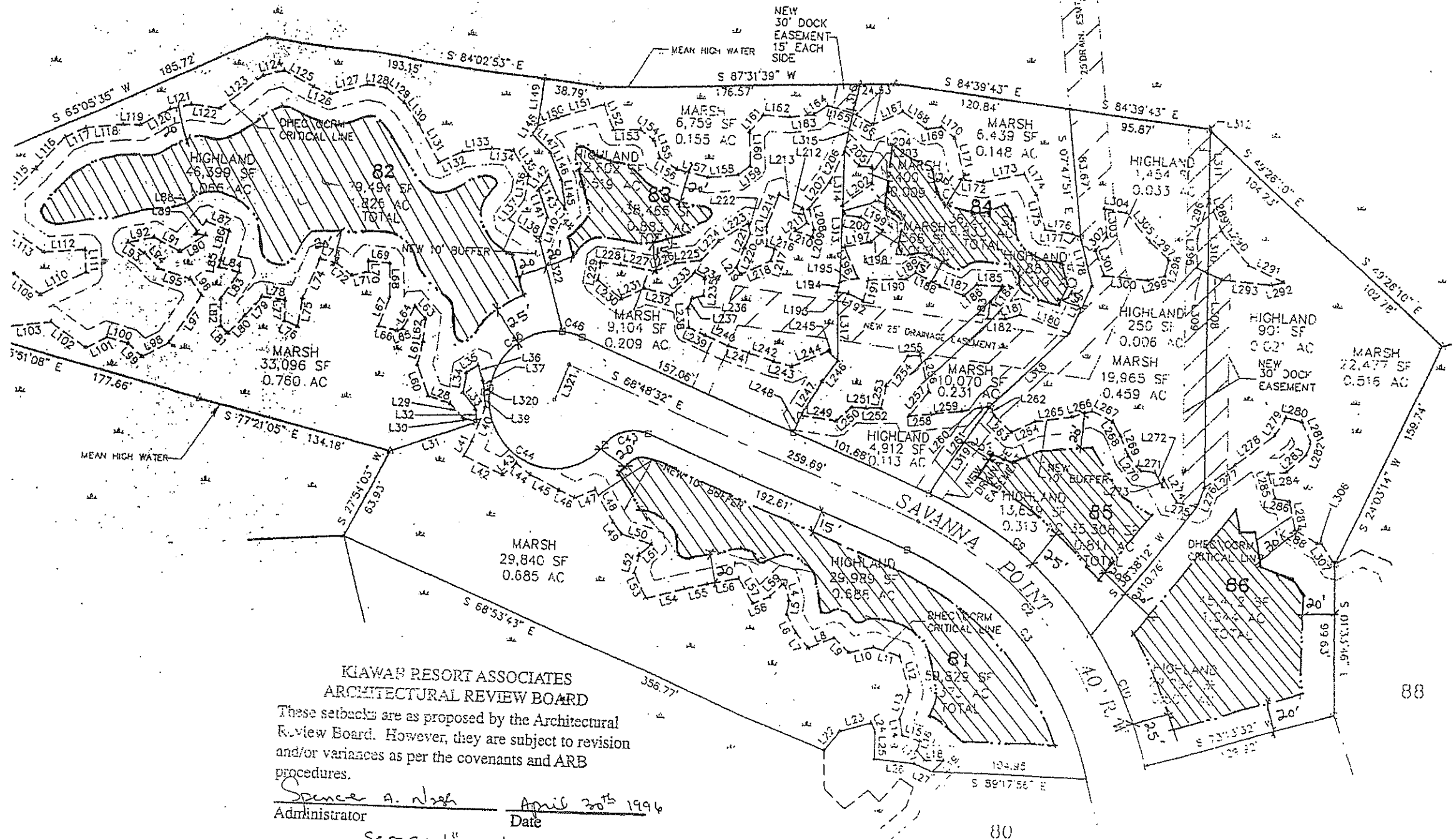
TMS 209-00-00-001  
 KIAWAH RESORT ASSOCIATES, LP.  
 L215/486  
 EA-152



- Buildable Area
- Limited Buildable Area
- 15' Driveway Location  
To Be Scaled Off Drawing

Scale : 1" = 100'  
 Revised: October 20, 2006

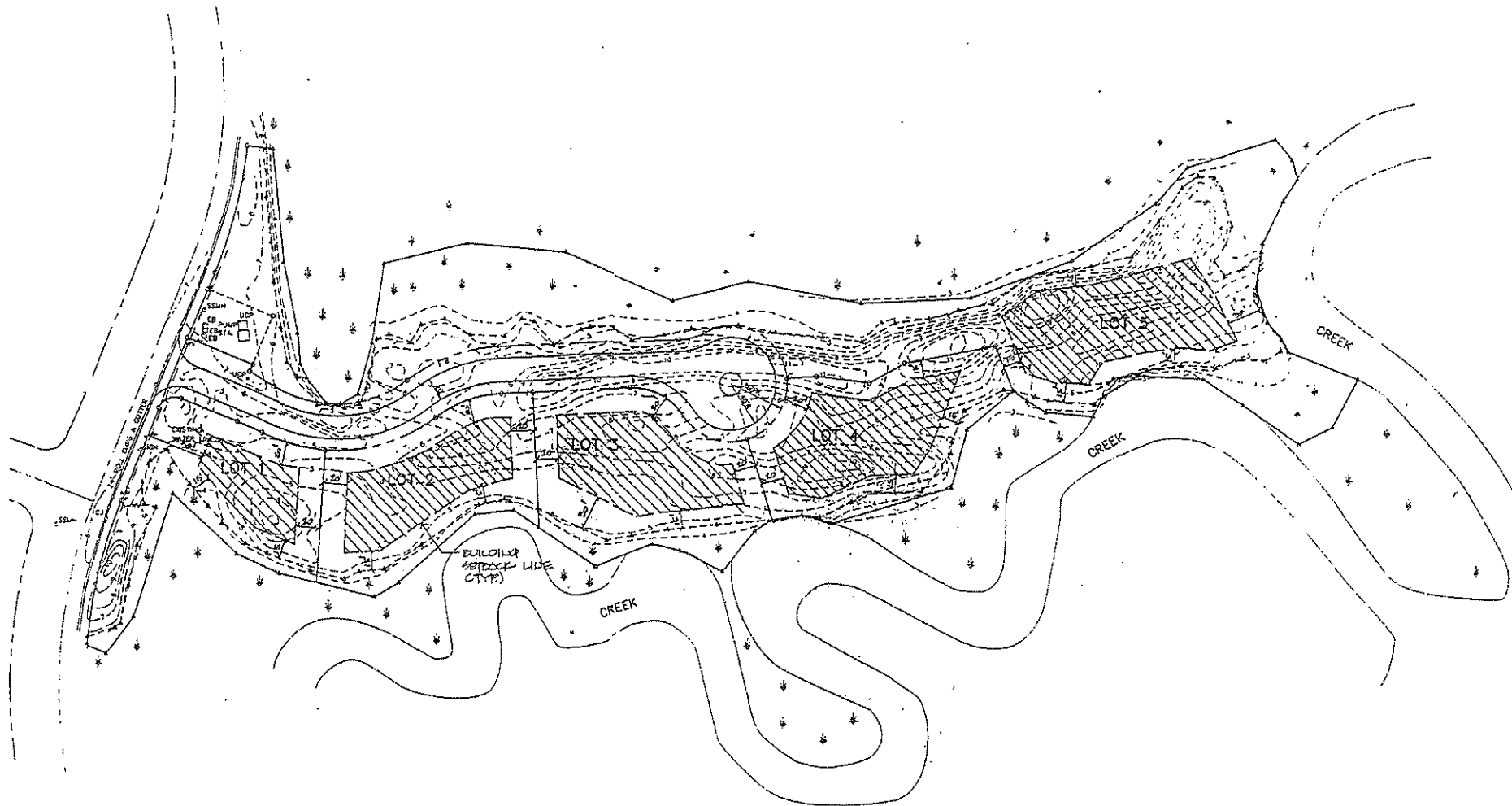
MEAN LOW WATER



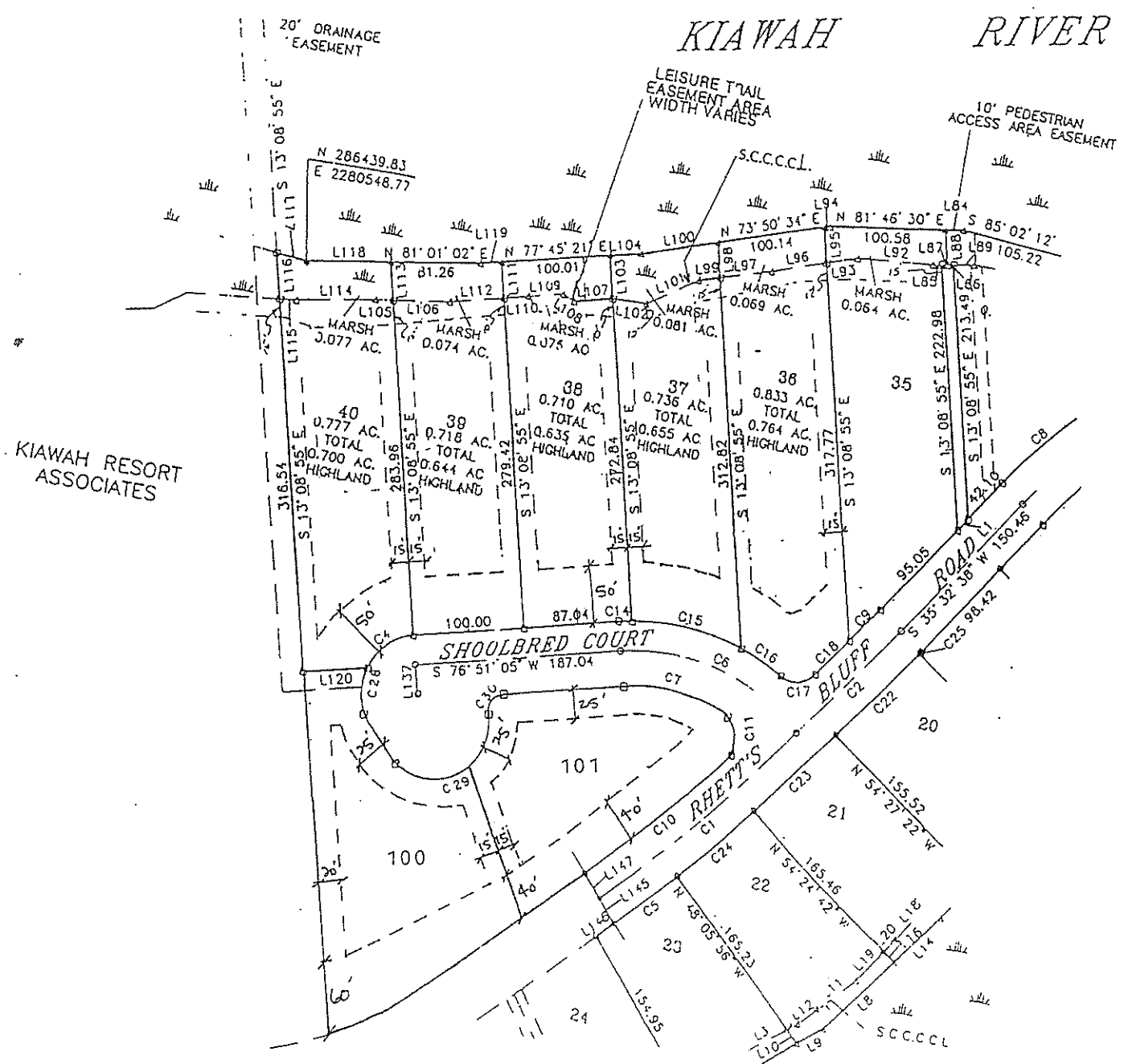
KIAWAN RESORT ASSOCIATES  
 ARCHITECTURAL REVIEW BOARD  
 These setbacks are as proposed by the Architectural  
 Review Board. However, they are subject to revision  
 and/or variances as per the covenants and ARB  
 procedures.  
Spencer A. Nish      April 20<sup>th</sup> 1996  
 Administrator      Date

Scale: 1" = 60'

SHELL CREEK LANDING

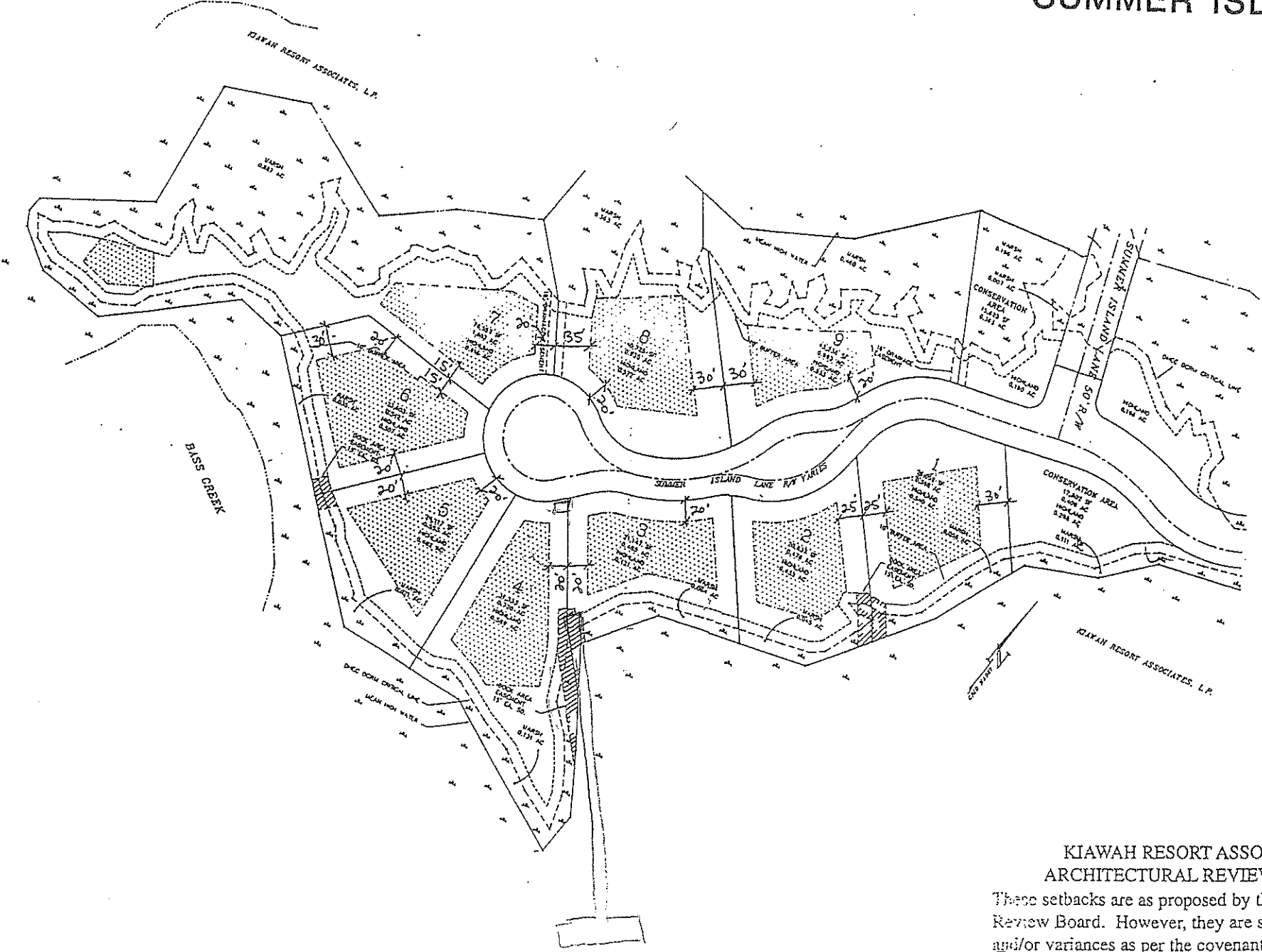


SHELL CREEK LANDING  
BY [signature] 11-80



1" = 100'

# SUMMER ISLAND LAN

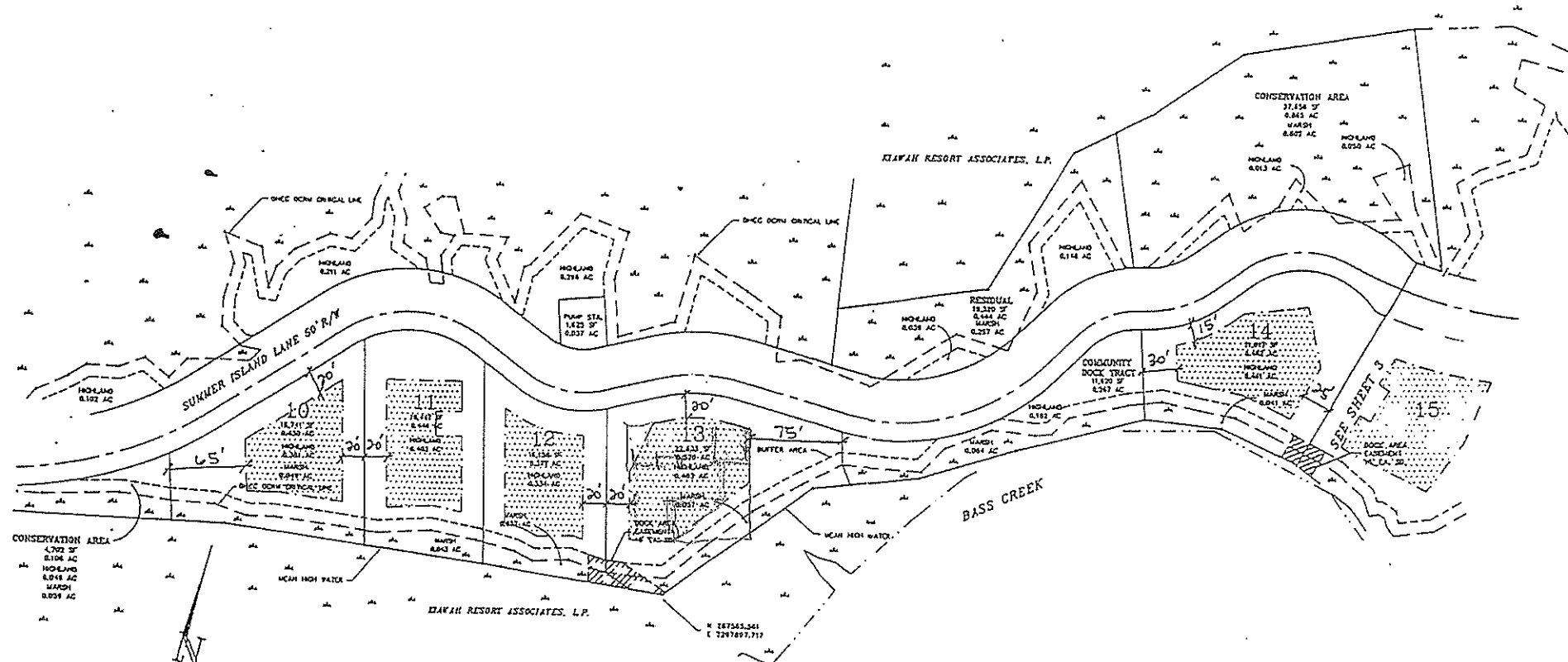


## KIawah RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

*Spencer A. Nash* 8.13.97  
Administrator Date

# SUMMER ISLAND LANE

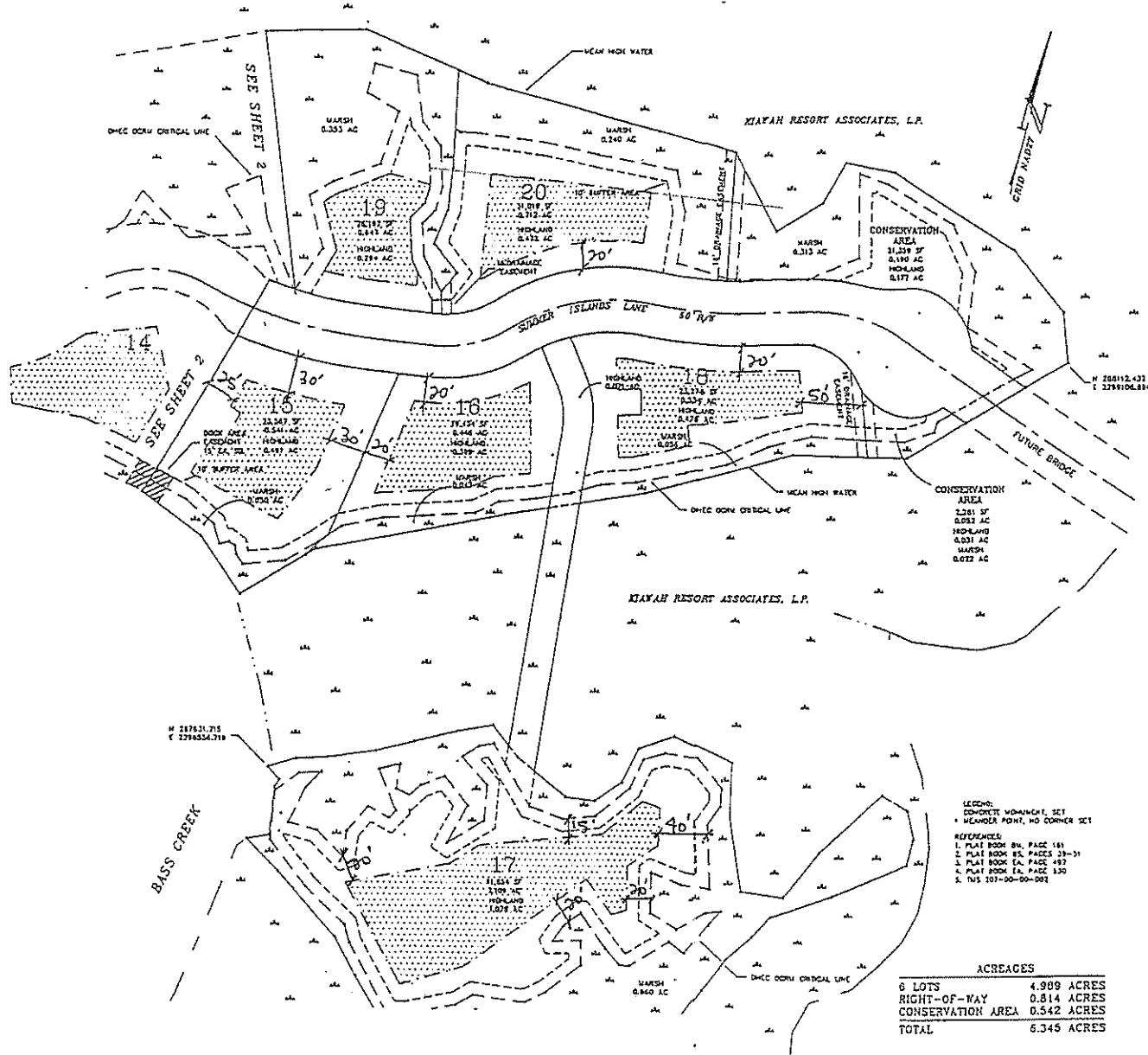


## KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

*Alan A. Nash*  
 Administrator 8-13-97  
 Date

# SUMMER ISLANDS LANE



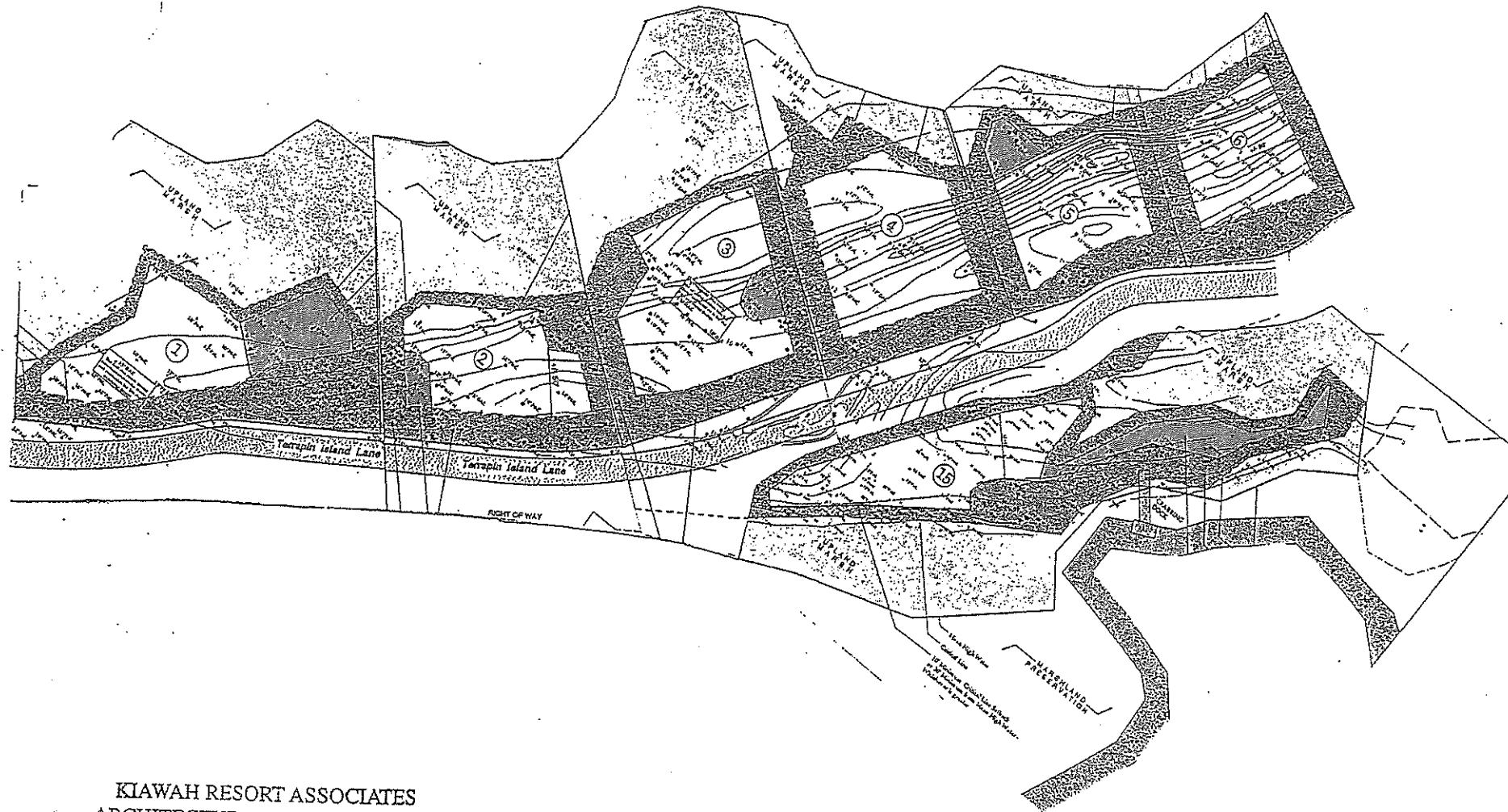
KIAWAH RESORT ASSOCIATES  
 ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Spencer A. Nash      8.13.97  
 Administrator      Date

Scale = 1" = 100'

# TERAPIN ISLAND LANE



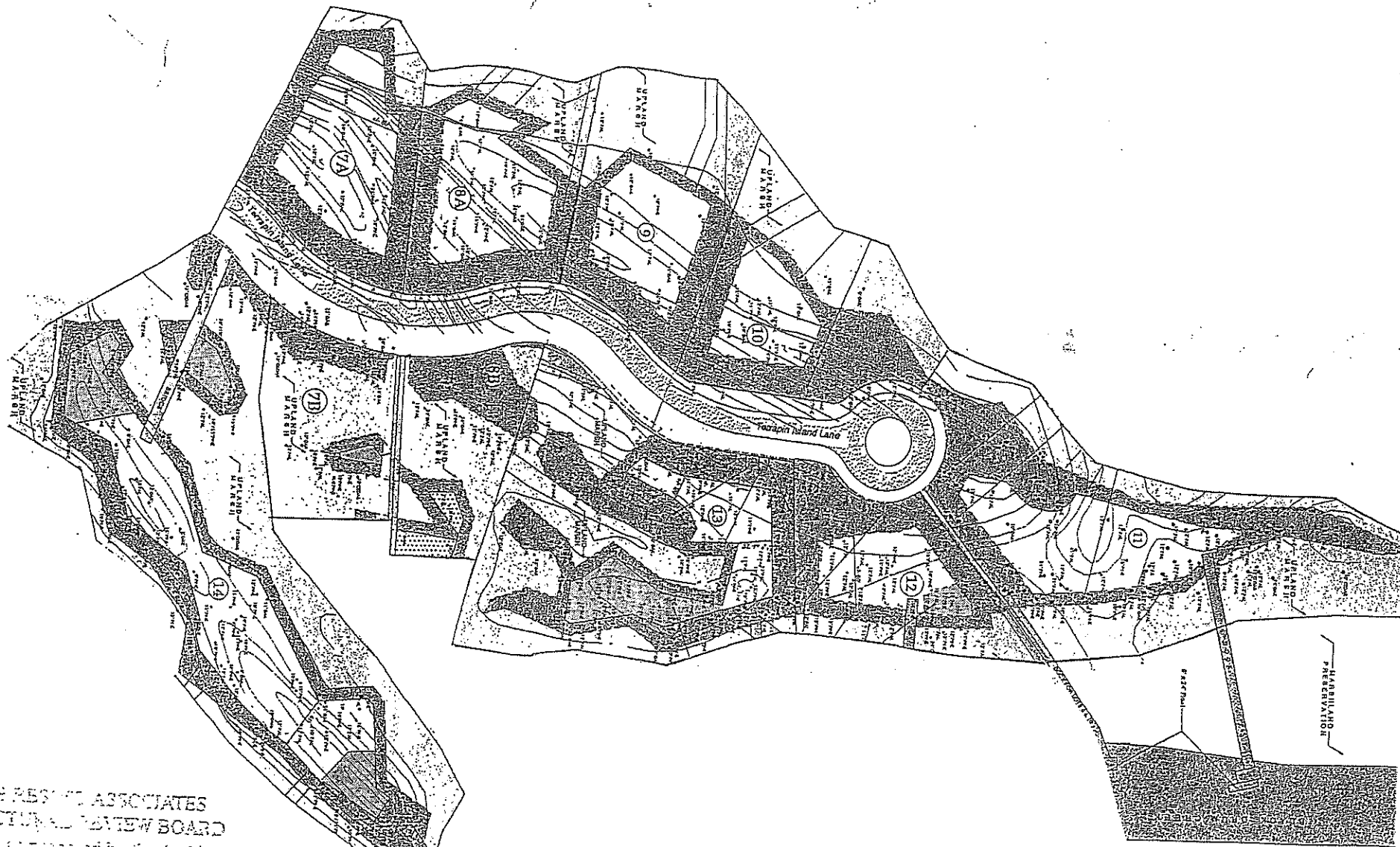
KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

John A. Nash Administrator      October 4, 1996 Date

SCALE: 1"=100'

# TERAPIN ISLAND LANE



LAVIAR RESIDENT ASSOCIATES  
INSPECTORIAL REVIEW BOARD  
plans are prepared by the Architectural  
and Homeowners are subject to revision  
based on the covenants and ARE

A. N. 29th October 4 1976  
or  
Date

SCALE: 1" = 100'

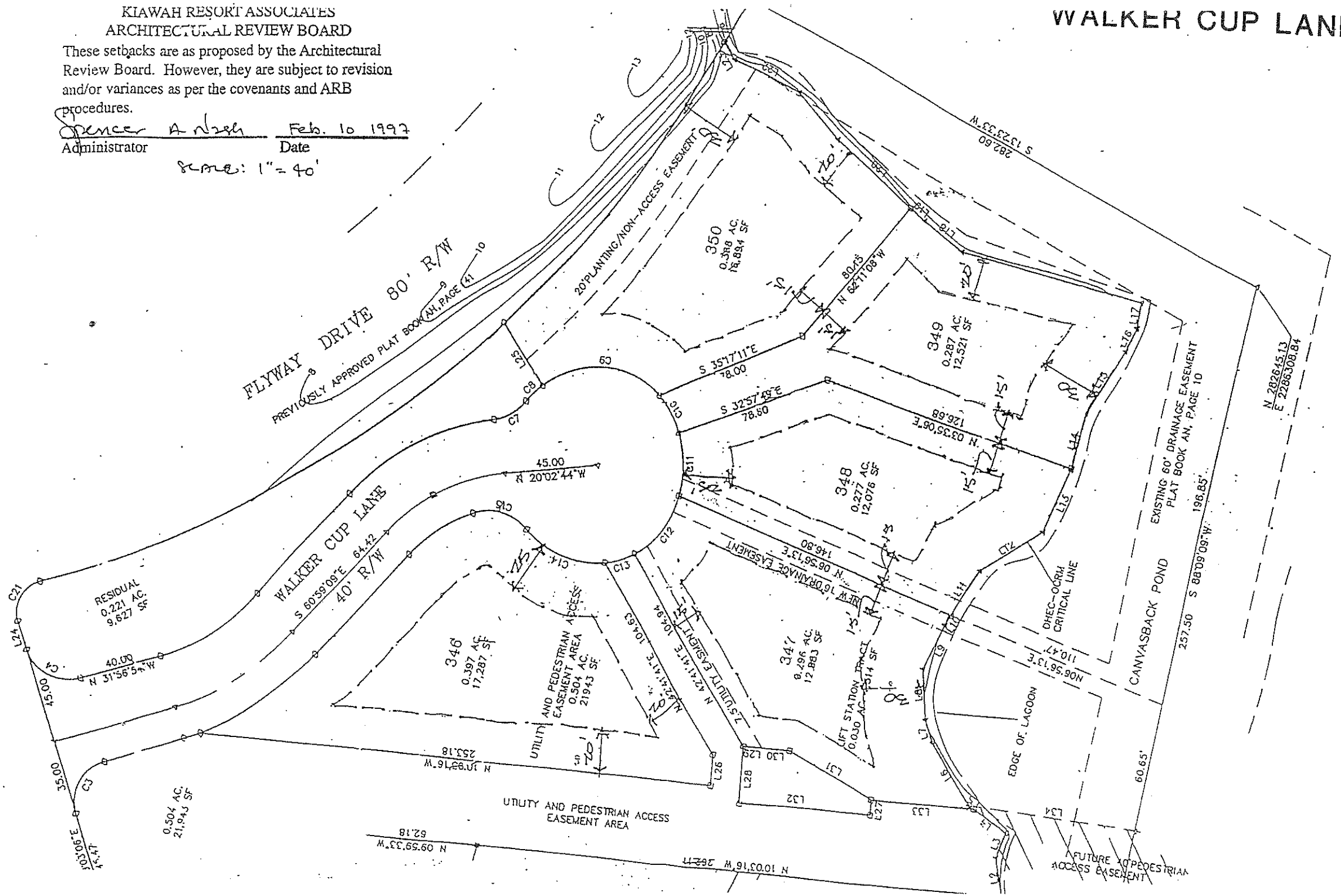
KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

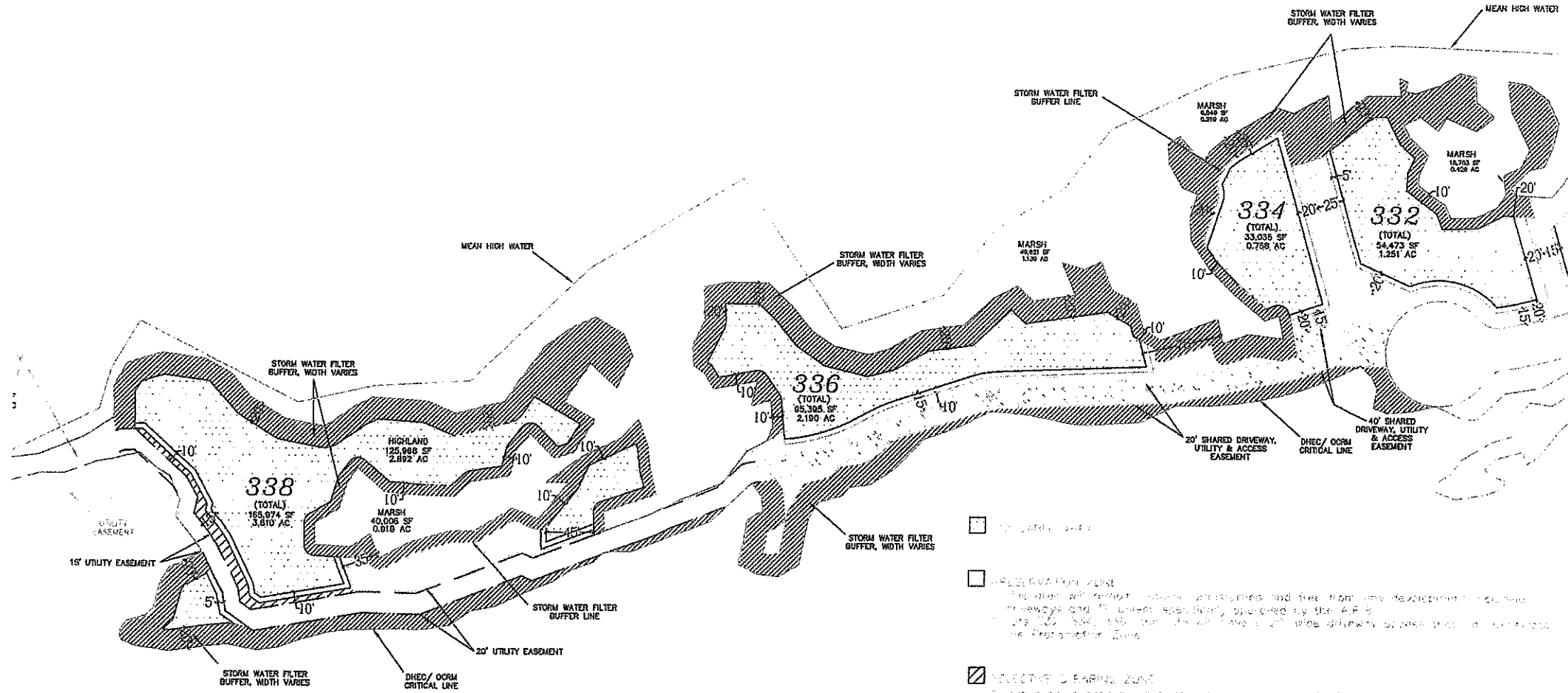
Spence A. Nash Feb. 10 1997  
Administrator Date

Scale: 1" = 40'

WALKER CUP LANE



# MOON TIDE LANE



S.C. THE ENGINEERS  
 1000 W. 10th Street  
 Tallahassee, FL 32310  
 (904) 224-1111

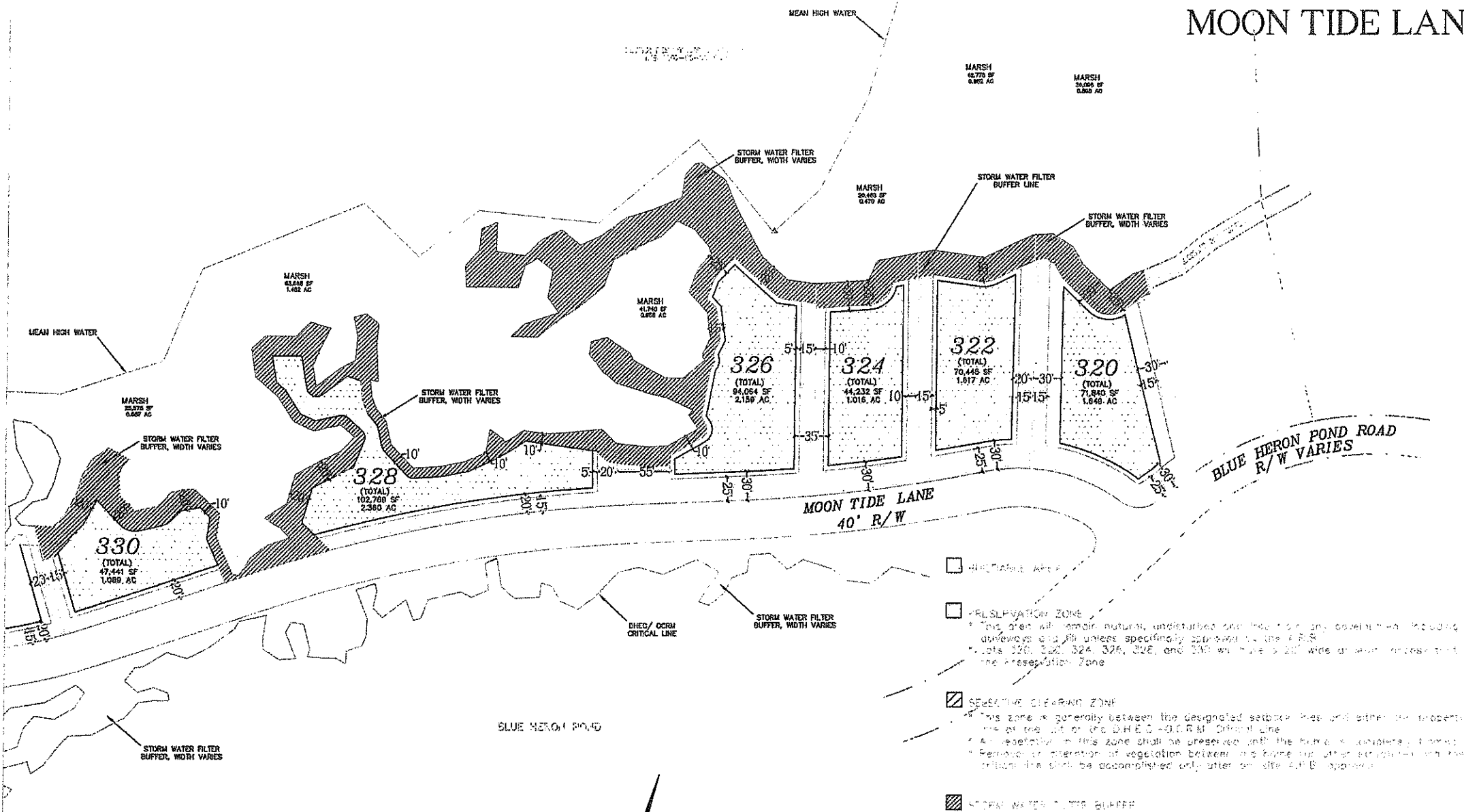
DUE NORTH POINT



- 10' SETBACK FROM FRONT
  - 10' SETBACK FROM REAR
  - 10' SETBACK FROM SIDE
  - 10' SETBACK FROM CORNER
- The above setbacks shall be measured and free from any development including  
 sidewalks and fire lanes, as approved by the A.P.D. and shall be measured from the  
 centerline of the driveway, utility and access easement and shall be measured from the  
 front setback line.
- 10' SETBACK FROM CORNER
  - This zone is generally between the designated setback lines and the line to be set  
 back from the corner of the lot.
  - Vegetation in this zone shall be preserved until the lot is completely  
 developed. After development, the lot owner shall maintain the vegetation in  
 this zone in a healthy and growing condition.
  - 10' SETBACK FROM CORNER

SCALE: 1" = 20' (AS SHOWN)  
 DATE: 10/20/2010

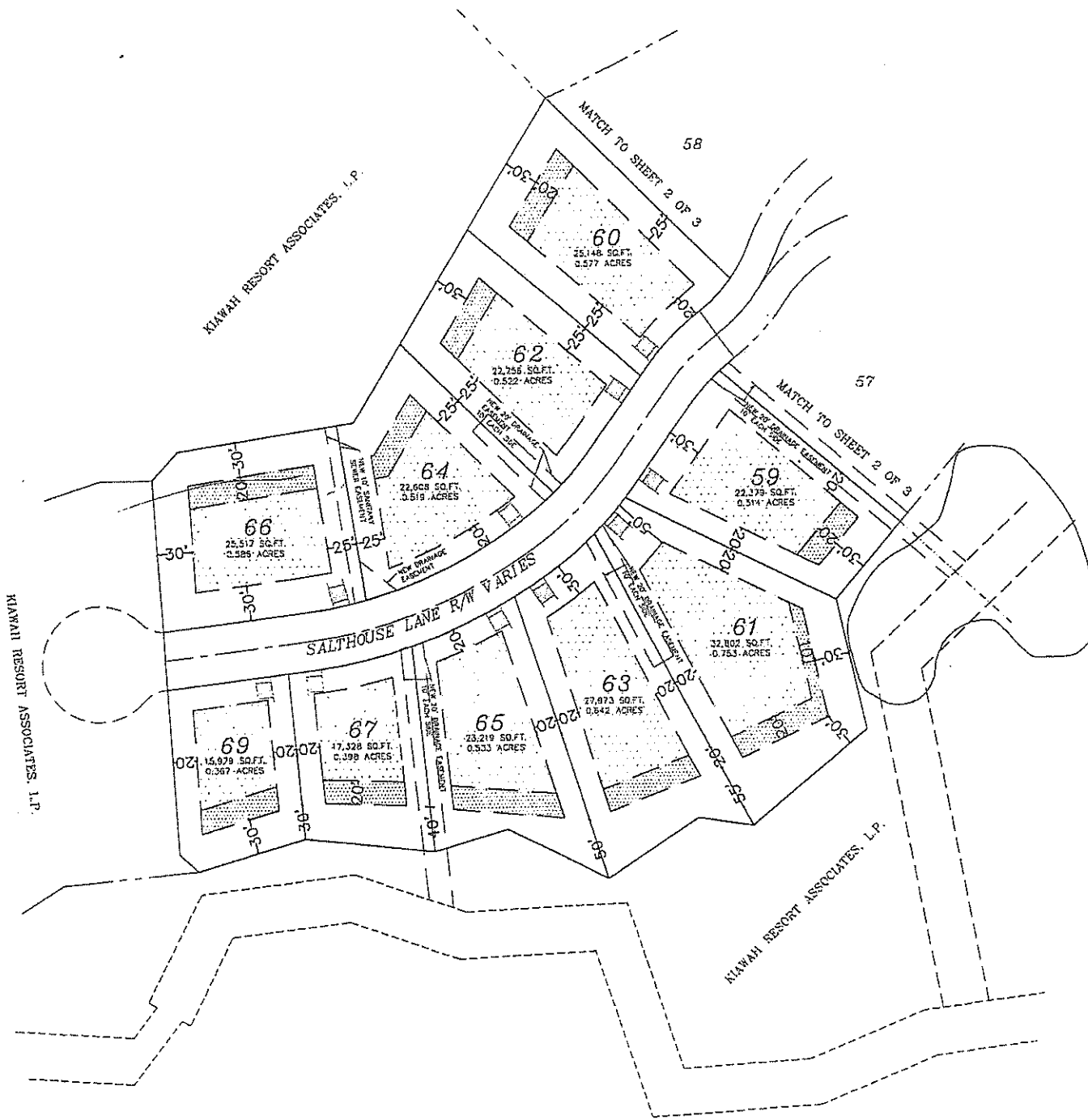
# MOON TIDE LANE



- WETLANDS AREA
- PRESERVATION ZONE
  - \* This area will remain natural, undisturbed and free from any development, including driveways and fill, unless specifically approved by the LRA.
  - \* Lots 320, 322, 324, 326, 328, and 330 will have a 20' wide driveway setback that will penetrate the Preservation Zone.
- SEPARATING CLEARANCE ZONE
  - \* This zone is generally between the designated setback lines and either the property line or the lot or the DHEC/OCRM Critical Line.
  - \* All vegetation in this zone shall be preserved with the following exceptions:
    - \* Removal or alteration of vegetation between the home and utility easement and the critical line shall be accomplished only after an site A/B approval.
- STORM WATER FILTER BUFFER
  - \* Subject to the Declaration of Restrictive Covenants for storm water protection.

Date: 11-1-2000  
 Project: Moon Tide Lane 2-01006

# SALTHOUSE LANE



- Buildable Area
- Limited Buildable Area
- 15' Driveway Location  
To Be Scaled Off Drawing

Scale : 1" = 100'  
Revised: March 9, 1999

These pages are extracted from the original  
PDD as **Exhibit "C"** for Ordinance 2023-23

permar

**Freshfields Retail Village**  
Planned Development District Application

Charleston County, South Carolina



Atlantic Partners, LLC  
211 King Street  
Suite 300  
Charleston, SC 29401

May 2002



permar

May 31, 2002

Ms. Brana S. Rerig, AICP  
Project Officer II  
Charleston County Planning Department  
4045 Bridge View Drive  
North Charleston, SC 29405-7464

RE: Freshfields Retail Village  
Planned Development District Application

Dear Ms. Rerig:

In accordance with provisions of the Charleston County Zoning and Land Development Regulations, Articles 3.4. and 3.5., please find attached an application for a zoning map amendment request to rezone approximately 60 acres of property on Seabrook Island, Charleston County, South Carolina, from an existing RSL to a proposed PDD zoning classification. This application is submitted for your review on behalf of the existing owners of the described property, Atlantic Partners, LLC.

Freshfields Retail Village is a mixed-use village center serving the combined needs of the Johns Island, Seabrook Island and Kiawah Island community. It will include a broad range of retail sales and services, and residential uses that will provide the islands' residents and guests a community center of activity within a beautiful walking environment. The proposed concept is consistent with the Charleston County Comprehensive Plan regarding long-range land use patterns.

Included for your review and evaluation are a Charleston County Zoning Change Application, fee, property description (survey/deeds), project text description, and supporting graphics and exhibits. Particular attention was given to the comments made at the various informal sessions, over the past several months, regarding proposed use types, traffic impact, and development guidelines.

The applicant and associated team members look forward to participating in your review and sharing our long-term vision.

Best regards,



Mark Permar

Cc: Mr. Charles P. Darby, III  
Mr. Trenholm Walker  
Mr. Ed Goodwin

**Freshfields Retail Village**  
Planned Development District Application  
Charleston County, South Carolina

Atlantic Partners, LLC  
211 King Street  
Suite 300  
Charleston, SC 29401

Application History:

Submittal .....  
Charleston County Planning .....  
Charleston County Council .....  
First Reading .....  
Final Reading .....

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Ordinance .....

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PROJECT TEAM

Master Developer/Planning  
Kiawah Development Partners, Inc.  
P. O. Box 12001  
Charleston, SC 29422

Archeology  
Chicora Foundation  
P. O. Box 8664  
861 Arbutus Drive  
Columbia, SC 29202

Civil Engineering  
Thomas and Hutton Engineering Company  
935 Houston Northcutt Boulevard – Suite 100  
Mt. Pleasant, SC 29464

Legal  
Pratt-Thomas, Pearce, Epting & Walker, P.A.  
16 Charlotte Street  
P. O. Drawer 22247  
Charleston, SC 29413-2247

Conceptual Planning/Market Research  
Permar Inc.  
76 Wentworth Street  
Suite 400  
Charleston, SC 29401

Land Planning/Landscape Development  
Design Works  
50 George Street  
Charleston, SC 29401

Surveying  
Southeastern Surveying, Inc.  
147 Wappoo Creek Drive  
Suite 102  
Charleston, SC 29412

Traffic Analysis  
Transportation Planners – Engineers, Inc.  
6620 Southpoint Drive South  
Suite 120  
Jacksonville, FL 32216

SECTION 1  
STATEMENT OF INTENT

The Freshfields Retail Village is a mixed-use village center serving the combined needs of the Johns Island, Seabrook Island and Kiawah Island community. It will feature a range of commercial and residential uses that will provide the islands' residents and guests a center of activity within a beautiful walking environment. Drawing from the long heritage of agriculture use on the site and immediate area, the village will blend the beauty of the low country agricultural landscape, parks and gardens, and intimate rural architecture.

Freshfields consists of approximately 60 acres generally bounded by Seabrook Island Drive and Kiawah Island Parkway on the north and open farm fields on the remaining property lines. A portion of the total acreage is adjacent to Haulover Creek that separates Seabrook Island and Johns Island.

Freshfields is conceived as a mixed-use activity center predominately composed of a broad range of commercial uses in combination with a limited number of residential uses characteristic of traditional rural village settings. The applicant is requesting rezoning the property to a Planned Development District (PDD) to allow for flexibility during the planning and development process, while maintaining the overall goals and objectives of the Charleston County Comprehensive Plan.

The proposed concept of a local village center providing a broad range of retail sales and services to the Johns Island, Seabrook Island and Kiawah Island area will be consistent with established and anticipated Charleston County growth policies and applicable comprehensive planning objectives. The applicant commits that the proposed Project development is in conformance with such criteria for the following reasons:

- A. The Project development is compatible with and complementary to the surrounding land uses.
- B. Project improvements are planned to be in substantial compliance with all applicable regulations.
- C. The Project development will promote design excellence by featuring amenities and permitting variations in siting, land usage, and diverse commercial and residential uses that respond to existing natural features.
- D. The Project development will result in an efficient, economical extension of community facilities and services.
- E. The Project development will be implemented in a manner that balances the community and natural environment.

SECTION 2  
OWNERSHIP AND PROPERTY DESCRIPTION

2.01 Short Title

This ordinance shall be known and cited as "The Freshfields Retail Village PDD \_\_\_\_\_ Ordinance".

2.02 Intent and General Location

It is the intent of the Developer to plan and develop a Planned Development Project on approximately 60 acres located in the unincorporated area of Charleston County, South Carolina. The site is depicted on the Location Map attached as Exhibit A.

The Real Property is on Seabrook Island, as depicted on the Survey of Real Property attached as Exhibit B. The site is bounded by the Kiawah Island Parkway and Seabrook Island Road on the north, and extensive open agricultural fields along the balance of the property to the east, south and west.

2.03 Legal Description of the Property

Tract I-D

All that certain piece, parcel, or tract of land situate, lying and being on Seabrook Island, County of Charleston, State of South Carolina, containing 52.659 acres, more or less, and shown and designated as "Tract D" on a plat prepared by Southeastern Surveying, Inc., entitled "A SUBDIVISION PLAT OF TRACT I-D OWNED BY HAULOVER CREEK DEVELOPMENT COMPANY, LLC, LOCATED ON SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA" dated June 22, 1999, last revised on July 13, 2000, and recorded in Plat Book EE at page 192, in the R.M.C. office for Charleston County, South Carolina, said property having such location, butts and bounds, metes, courses and distances as will by reference to said plat more fully appear.

Tract VII

All that certain piece, parcel, or trace of land situate, lying and being on Seabrook Island, County of Charleston, State aforesaid, know and designated at "Tract VII" containing 4.277 acres of highland above the DHEC-OCRM Critical Line, more or less, and 2.489 acres of marsh lying below the DHEC-OCRM Critical Line, more or less, as shown on a plat prepared by Southeastern Surveying, Inc., entitled "A SUBDIVISION PLAT OF TRACTS I-A, I-B, I-C, II, III, III-A, IV THRU X, C, D, AND A PUMP STATION OWNED BY EAST SEABROOK LIMITED PARTNERSHIP LOCATED IN THE TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA" dated January 2, 1998, last revised on January 20, 1998, and recorded in Plat Book EE at pages 194 through 202, in the R.M.C. Office for Charleston County, South Carolina, said property having such location, butts and bounds, metes, courses, and distances as will by reference to said plat more fully appear.

SECTION 3  
GENERAL PLAN OF DEVELOPMENT

3.01 Purpose

The Project will be a mixed-use commercial village serving the retail sales and service needs of the lower portion of Johns Island, and the residential resort communities of Seabrook and Kiawah Islands. The Project will be located on property that has been identified for such uses as outlined in the Charleston County Comprehensive Plan (April 20, 1999).

This new community village of approximately 60 acres consists of two parcels adjacent to the primary access roadways of Seabrook Island Road and the Kiawah Island Parkway, and is at the terminus of the Betsy Kerrison Parkway. The property has been substantially cleared of vegetation as a result of hundreds of years of agricultural use. The exceptions of this are the tree-lined roadways and the edge along Haulover Creek along the northern property line.

It is the intent of the Developer to create an active village center that combines the best of sales and service for necessities (groceries, pharmacy, dry cleaning, hardware, professional offices, etc.) as well as shopping as entertainment (restaurants, specialty retail, movies, etc.) within a pleasant walking environment. When combined with park space suitable for special events, the Freshfields Retail Village will be a center for community-wide activities.

The project will employ infrastructure design and placement that minimizes disruption to the mix of existing natural features while maintaining a high level of efficiency and economy. The purpose of this ordinance is to encourage environmentally sound development of the Real Property, improve the quality of life for area-wide residents and guests and establish guidelines and standards for development of the Real Property.

The standards provided herein are intended to permit the innovation necessary to accomplish this purpose. This ordinance, therefore, contemplates creative yet slight modifications from the strict application of every requirement found in the County's zoning and other regulations and ordinances. These modifications to the County's Zoning and Land Development Regulations Ordinance are set forth in Exhibit H.

The Developer has had extensive experience applying appropriate criteria in similarly sensitive coastal areas. The proposed standards strike a practical balance between more general countywide performance standards and the particular land areas comprising the Freshfields Retail Village.

The applicant is requesting a Planned Development classification in order to allow a flexible mixed-use development over a multiple phase time period. The proposed PD-FV (Freshfields Village) classification would allow for combined retail sales/services, office, and residential uses in a rural village setting. To address specific requirements of the Planned Development approach, the applicant outlines the following:

Art. 3.5. Planned Development  
3.5.3. Results

A. Greater choice in the type of environment and living units available to the public.

The proposed concept plan will include a composition of multiple uses (retail sales/services, offices, and residential) in single use and combined use structures. Living units of varying sizes will be located above some of the retail buildings, as well as freestanding buildings. This form of residential type, within a village setting, will be a positive addition to the range of residential types that presently exist. This housing type (in a village setting) is not presently available within the immediate market area, and will therefore provide additional diversity to the range of existing residential types.

B. More open space

The proposed concept plan approach includes substantial buffers along the major contiguous roadways (Kiawah Island Parkway 100', Seabrook Island Road 50' to the South and 30' to the North). In addition, the plan proposes a combination of planted open fields, interior gardens, "garden like" streetscapes, and a large open water area in order to provide contrast in the open space system. It is estimated that approximately one third of the land area will be one of the variable categories of open space noted above. Maximum building cover will be limited to no greater than 40% of the total area. Additional efficiency will be gained by locating select office and residential uses on upper floors.

C. A creative approach to the use of land and related physical development.

A key structuring element of the proposed concept plan is concentrating uses in a village setting that is characterized by reasonable walking distances from one point to another. The garden like atmosphere will be further accentuated with public gathering areas adjacent to diverse retail uses. This would include outdoor seating/eating areas, parks, and an outdoor amphitheatre designed specifically for community-wide special events throughout the year.

D. An efficient use of land resulting in smaller networks of utilities and streets, and thereby lower housing costs.

The concept plan will be developed in a way that concentrates retail sales/services for the John's Island, Seabrook Island, and Kiawah Island market area. This concentration of community-wide commercial in a central, easily accessible location will be a clear alternative to continuous strip commercial development that is often the norm for rural retail growth.

It is further anticipated moderate density housing over retail and freestanding village residential structures is an alternative to the continuous pattern of low density detached residential development throughout the area. While addressing a market need for the area, by locating residential units within a short walking distance of the village retail, many of the vehicular trips between uses will be reduced. This will have a positive impact on existing and anticipated traffic patterns in the islands' area.

E. Implementation of the Comprehensive Plan

The Comprehensive Plan for this location within Charleston County anticipated the need for community oriented retail sales/services as well as nearby residential uses. By concentrating such convenience uses at the intersection of three significant roadways, it is further predicted that the village will have a positive impact on circulation flow patterns.

### 3.02 Master Land Use Plan

Exhibit E, the Master Land Use Plan, is a conceptual design plan, which illustrates tentative, schematic land uses and locations of potential use types. The Master Land Use Plan is not intended to show the final land uses and Parcel boundaries. The final design of development use and locations as well as Parcel boundaries may be shifted to satisfy market objectives, respond to natural conditions, and be consistent with the overall general goals and approach for development provided herein. When used herein, the Master Land Use Plan shall mean the Master Land Use Plan then in effect. The Master Land Use Plan establishes an overall Project limit of 480,000 sq. ft. of commercial uses (including 100 hotel/inn rooms), and 200 dwelling units of residential uses.

### 3.03 Land Use Density

The Real Property encompasses approximately 60 acres within the unincorporated area of Charleston County, South Carolina. Approximately 240 residential Dwelling Units would be authorized under current zoning within the entire Project, which would result in an average overall Density of 4 Dwelling Units per highland acre. The Master Land Use Plan suggests a commercial land use type and residential density type that is consistent with the Charleston County Comprehensive Plan (April 20, 1999).

The intent of this Development and this application is that the Developer will have multiple alternatives in assigning Densities and commercial types to the various Parcels. Therefore, the Developer may vary Densities of individual tracts or building Parcels including the type of structures to be placed on such tract, and the final configuration of that tract, provided the overall Density Cap of 480,000 sq. ft. of commercial uses (350,000 on the first floor, and 130,000 on the second floor), 200 units of residential uses, and 100 hotel rooms, is not exceeded.

The proposed density and use allowance increase was based upon research evaluation of existing and future growth patterns of the immediate area. This included projections of permanent resident housing units and population, and resort guest and non-owner resident patterns.

It is anticipated that as the village is phased, both categories will not be maximized. This theoretical allowance results in an overall density of 3 dwelling units per acre and 8,000 square feet of non-residential per acre; however, the exact mix and final composition of residential/non-residential cannot be determined. As part of each phase, the applicant will provide the planning staff an accounting of residential density and retail area.

### 3.04 Development Sequence, Scheduling, Phasing

Phasing for the Project will ultimately be based on economic and marketing factors influencing applicable demands. Throughout the development process, phasing will vary, as refinements of these demands are determined along with preferences of the residential markets served by this community. It is the intent of the Developer to complete the land development over a 12-15 year program. Phases would generally be in segments of 100,000 to 150,000 sq. ft. of retail sales/services and offices, and 20-50 dwelling units. Three to four primary phases are anticipated.

3.05 Relationship to Zoning and Land Development Regulations Ordinance

The Project is consistent with the primary objectives of the Zoning and Land Development Regulations Ordinance (Nov 20, 2001), as outlined in Article 1.5 Purpose and Intent; however, the Developer is proposing certain alternatives or modifications to select sections of the Ordinance so as to allow for innovative solutions consistent with such objectives. Alternatives to specific sections of the Ordinance, as outlined in Exhibit H, are intended to enhance the flexibility of achieving the objectives without adversely impacting goals of other sections of the Ordinance.

This flexibility is critical to creating a multi-phased development that must respond to changes in market conditions, and consumer preferences while balancing long range community-wide goals and objectives.

3.06 Utility Services and Easements

The Developer anticipates the Real Property will be served by a community water and sewer system. The Developer shall grant the easements necessary and/or required to insure the continued operation and maintenance of all storm water management features, utilities, and other essential services. The Developer anticipates that utility services will be provided by the following:

|           |                                    |
|-----------|------------------------------------|
| Electric: | Berkeley Electric Cooperative      |
| Telephone | BellSouth                          |
| Water:    | St. John's Water Company           |
| Sewer:    | Seabrook Island Utility Commission |

Attached as Exhibit G are copies of letters from these utility providers indicating their willingness to provide service to the Real Property.

Water and sewer infrastructure shall be installed by the Developer and then transferred to the service provider.

3.07 Roadways/Traffic Study

The developer will construct the roadways serving the Project. The Master Land Use Plan, Exhibit E, illustrates the approximate location of the circulation systems. These locations are subject to change by the Developer depending on topography, natural features, subdivision layouts, amenities, utilities' locations, and other pertinent considerations.

Major collector/minor collector and local roads within the Project will be private. Certain road improvements immediately adjacent to the Project are anticipated as a result of the Project. The Developer has indicated to the appropriate governing bodies its willingness to contribute resources in order to advance improvements to existing road infrastructure. Specifically, the Applicant has presented to the towns of Seabrook Island and Kiawah Island road improvements for intersections that will provide ingress and egress for users.

The County shall have no maintenance obligation or responsibility for those roadways that remain private, which shall be maintained by the Developer and/or one or more duly organized homeowners' associations.

The Developer agrees to participate in such roadway improvements adjacent to the Property as deemed required as part of the Traffic Study (Exhibit F), required as a part of this application. In particular, a coordinated effort by Charleston County and the towns of Seabrook and Kiawah Island is presently evaluating proposed improvements at the intersection of Betsy Kerrison Parkway, Seabrook Island Road, and the Kiawah Island Parkway that will be coordinated with the planning of the Project. The Applicant has agreed to contribute up to 3.8 acres of land area to properly execute the future intersection improvement.

3.08 Signage, Buffers & Fencing, Tree Replacement

The Developer shall provide a uniform and integrated program of signage, buffers and fencing, and tree replacement, which will be enforced through restrictive covenants imposing architectural controls. This program will be implemented through the ARB standards adopted therefore, which shall be in place prior to the construction of any Lots, tracts, or building parcels and prior to the issuance of any building certificates of occupancy. The ARB standards shall contain criteria governing placement, size, shape, and color, and shall conform to the following standards:

1. Signage, related feature walls, and landscaping shall be located such that they do not materially detract from the natural scenic beauty of the Project site.
2. Signage, related feature walls, and landscaping shall be located such that they do not obscure other identification, informational, or vehicular control signs.
3. Signage, related feature walls and landscaping, shall be permitted within rights-of-way providing they do not interfere with traffic or pedestrian safety.

These standards shall meet all development standards as outlined in the Charleston County Zoning and Development Regulations with the following exceptions that would be integrated in the PD-FV district:

Signage

9.11.1.C.

Prohibited Signs

The following signs shall be allowed:

10. Banners (for special events only)

Time period limited to two weeks prior to and including special event.

11. Sandwich Signs

Reason: These signs are consistent with the character of rural villages.

9.11.1.E.

Illumination

The first listing shall read as follows:

1. All lighted On-Premises signs shall be set back at least 100 feet from property in an PD-FV district except Freshfields Village identity signs, which may be located within 25 feet of the property line. Only exterior lighting sources will be permitted (no interior lighting).

9.11.2.A.

Table for Free-Standing On-Premises Signs

Maximum area will be limited to 100 sq.ft.

SECTION 4  
PROPOSED DEVELOPMENT STANDARDS

4.01 Permitted Uses

All uses listed under the heading PDD-FV (Freshfields Village) within the Zoning and Land Development Regulations Ordinance, as modified by Exhibit H shall apply as a matter of right to the Property. This listing includes a range of residential and non-residential uses that is consistent with the vision of a rural village serving the three islands area.

4.02 Dwelling Units

The total number of single-family detached, single-family attached, or multi-family residential Dwelling Units within the Project shall not exceed 200 ("Project Cap").

Specific housing types will be evaluated prior to each phase based upon market demand and appropriate fit with the village concept. Based upon analysis at the time of application, the following is a listing and mix of housing types:

|                           |                 |
|---------------------------|-----------------|
| a. Single Family Detached | 0               |
| b. Town Homes             | 40 D.U.         |
| c. Apartments             | 160 D.U.        |
| - Over Retail             | 40              |
| - Freestanding            | 120             |
| TOTAL                     | <u>200 D.U.</u> |

4.03 Building Development Standards

It is the intent of the developer to establish a Freshfields Village Architectural Review Board to oversee the implementation of development standards and specific design guidelines for architecture and landscape architecture. These guidelines will be organized by the ARB prior to submittal of the initial phase of development. A general representation of the framework for these guidelines is as indicated by Exhibit I.

The ARB shall prescribe and determine Lot area, Lot width, Lot depth, Lot coverage, setback and yard requirements, square footage limitations, building heights, number of structures per Lot, in accord with the County's Zoning and Land Development Regulations Ordinance as modified below.

All development in the PDD-FV district shall be subject to the following density, intensity and dimensional standards:

| <b>PDD-FV<br/>DENSITY/INTENSITY AND DIMENSIONAL STANDARDS</b> |   |
|---|---|
| <b>MINIMUM LOT AREA</b>                                       | 4,000 square feet                                     |
| <b>MINIMUM LOT WIDTH</b>                                      | 50 feet   |
| <b>MINIMUM SETBACKS</b>                                       |   |
| Front/Street side   | None  |
| Interior Side   | None  |
| Rear  | None  |
| OCRM Critical Line  | 25 feet (Ave.)<br>* No less than 20 feet              |
| <b>MAXIMUM BUILDING COVER</b>                                 | 40% of lot  |
| <b>MAXIMUM HEIGHT</b>   | 3 Habitable Floors<br>(55' from F.F.E. to roof ridge) |

**I. Statement of Purpose, Intent, Objectives**

The Freshfields Village district is a mixed-use village center serving the combined needs of the Johns Island, Seabrook Island and Kiawah Island Community. The district is composed of a broad range of commercial uses in combination with a limited number of residential uses characteristic of traditional rural villages.

**II. Land Uses:**

The uses will be as outlined in Table 6.1-1 (Exhibit H)

| <u>Description</u>      | <u>Acreage</u>             | <u>Units</u>      | <u>Density</u>     |
|-------------------------|----------------------------|-------------------|--------------------|
| A. Residential          |                            |                   |                    |
| 1. Town Homes           | Mixed Use                  | 40 D.U.           | *                  |
| 2. Apartments           | Mixed Use                  | 160 D.U.          | *                  |
| - Over Retail           | 40                         |                   |                    |
| - Freestanding          | 120                        |                   |                    |
|                         |                            | <u>200 D.U.</u>   |                    |
|                         | * Overall density 3D.U./Ac |                   |                    |
|                         | <u>Acreage</u>             | <u>Structures</u> | <u>Sq. Footage</u> |
| B. Commercial           |                            |                   |                    |
| - Retail Sales/Services | Mixed Use                  | 10 -16            | 350,000            |
| C. Office               | Mixed Use                  | 4 - 8             | 130,000            |

- D. Recreational
  - Buffer Areas 4 Ac.
  - Parks, Gardens, Ponds 10 Ac.

**III. Setback Criteria**

Setback and dimensional standards are as outlined above.

**IV. Lot Size Criteria**

It is the intent of the applicant to own the entire development and not further subdivide; however, if subdivision occurs, the minimum lot size is 4,000 Sq. Ft.

**V. Lighting Plan**

A lighting plan will be developed with each phase that is consistent with S 9.6.4.C. Site Lighting.

**VI. Off-Street Parking**

Off-street parking will meet all dimensional requirements as outlined in Art. 9.3. The concept plan is based upon a walking distance village concept that encourages shared parking. The applicant requests that an overall parking ratio for all uses be established at 1 space for 300 Sq. Ft. of all non-residential, and 1.5 spaces for the standard 2 bedroom dwelling unit. Restaurant use will require one space per 150 sq. ft. of seating area, plus one space per employee. Provisions will be made for peak use times and special events on adjacent grass areas.

**VII. Tree Survey**

The property is substantially open fields void of trees that would require survey location. Trees existing on the property area are generally included in buffer areas along Seabrook Island Road (50' on the South and 30' on the North) and the Kiawah Island Parkway (100')

**VIII. Screening/Buffer Areas**

Proper screening of uses as required will be identified on detailed site plans for each phase. Landscaping will meet or exceed Charleston County planting requirements at time the site is developed.

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It is the intent of the applicant to phase the proposed development over a 12-15 year period. Phases would generally be in segments of 20-50 Dwelling Units and 100,000 to 150,000 Sq. Ft. of retail sales/services, and offices. Three to four primary phases are anticipated.

**XII. Signs**

The graphic system will meet the requirements of Art. 9.11, with exceptions noted.

SECTION 5  
GENERAL DEVELOPMENT COMMITMENTS

The Developer agrees, on behalf of itself, its successors and assigns, to the following commitments as part of the development of the Freshfields Retail Village:

- To act in good faith to implement the plan as described herein.
- To institute architectural restrictions and covenants ensuring quality development and augmenting governmental regulations.
- To establish the legal framework for one or more associations or some other appropriate organization to assume responsibility for any "common area" and community supported areas such as parks, wooded preserves, bike trails, private roads, etc.
- To employ high standards of planning, design, and management in all phases of development.
- To evaluate all express conditions adopted as part of this application, and if they are accepted, to faithfully abide by them.

SECTION 6  
DEFINITIONS AND ABBREVIATIONS

In this Agreement, unless the word or phase is non-capitalized:

- (a) "Agreement" means this Planned Development District Application, including the recitals and exhibits attached hereto.
- (b) "ARB" means the architectural review board appointed by the Developer that will be established under a binding declaration of covenants, conditions, and restrictions imposed on the Real Property.
- (c) "Comprehensive Plan" means the master plan for the County including the official map, adopted pursuant to S.C. Code § 6-29-310 et seq.
- (d) "County" is Charleston County, South Carolina, a local governmental entity organized and existing under the laws of South Carolina.
- (e) "Density" means the number of Dwelling Units per acre. Parcel Density equals the number of Dwelling Units divided by the gross acreage above DHEC-OCRM's critical line, including fresh water Wetlands and Water Bodies. In locations where the Property Owner has created new fresh water Water Bodies or Wetlands, the calculation of Parcel Density shall include newly created lagoon acreage in determining gross acreage.
- (f) "Developer" means Kiawah Development Partners, Inc., Kiawah Resort Associates, L.P., (or any one of them) and their successors in interest or successors in title and/or assigns.
- (g) "Development" means the planning for or carrying out of a building activity or mining operation, the making of a material change in the use or appearance of any structure or property, or the dividing of land into three or more parcels. "Development", as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, development refers to the planning for or the act of developing or to the result of development. Reference to a specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. Reference to particular operations is not intended to limit generality of this item.
- (h) "Development Parcel" means any tract of land on which Development may occur, including platted Lots and unplatted parcels, but excluding street rights-of-way.
- (i) "Dwelling Unit" has the same meaning as "Dwelling" in the County Zoning and Land Development Regulations Ordinance as modified by Exhibit H.
- (j) "Guest Lodging" means a room, suite, or cottage designed for occupancy as a single unit. Ancillary uses shall include meeting rooms, break rooms, dining areas and other similar spaces in support of the primary use of Guest Lodge.

- (k) "Lot" means Development Parcel identified in a Subdivision Plat recorded in the Charleston County RMC office.
- (l) "Open Areas" means areas of Pervious Cover and includes, but is not limited to, yards, vegetated areas, lagoons, lakes, Wetlands, and Water Bodies.
- (m) "Parties" are the Developer and Charleston County.
- (n) "Parcel" means any of those tracts of the Real Property that are located in the approximate areas identified on the Master Plan.
- (o) "Pervious Cover" Means land which permits the absorption of stormwater into the ground. This may include walkways and driveways, which are pervious to stormwater.
- (p) "Project" is the Development that has occurred and will occur on the Real Property.
- (q) "Project Cap" means the total number of Dwelling Units on the Real Property shall not exceed 200, the commercial uses shall not exceed 480,000 sq. ft., and hotel rooms shall not exceed 100 rooms.
- (r) "Real Property" is the real property described in Section 2.03 and includes any improvements or structures customarily regarded as part of real property.
- (s) "Setback" means and refers to the minimum distance to the nearest adjacent property line, street, or right-of-way.
- (t) "Single Family Detached Dwelling" means a building containing one Dwelling Unit that is not attached to any other Dwelling Unit and is surrounded by yards or open space.
- (u) "Subdivision Plat" means a recorded graphic description of property prepared and approved in compliance with the County's Zoning and Land Development Regulations Ordinance as modified by Exhibit H.
- (v) "Water Bodies" means property determined to be under water no less than eleven (11) months of the year and under such standing water for a continuous period of no less than nine (9) months of the year.
- (w) "Wetlands" means those properties with elevations below the mean high water line, and properties within a pond, lagoon, or other Water Bodies.
- (x) "Zoning Board of Adjustment" or "ZBA" means the duly appointed Zoning Board of Adjustment for the County.

EXHIBIT H  
Modifications To Charleston County Zoning And Land Development  
Regulations Ordinance

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DESCRIPTION

The applicant proposes certain modifications or replacement wording to select sections of the Zoning and Land Development Regulations Ordinance (As adopted November 20, 2001). These proposed modifications are intended to allow additional flexibility in meeting the intent of the ordinance as outlined in Art. 1.5 Purpose and Intent while responding to unique siting conditions and concept development for the Freshfields Retail Village.

These proposed modifications are specifically intended to address the unique attributes located near the resident neighborhoods of Johns Island, Seabrook and Kiawah as well as unique characteristics of the seasonal population of the coastal islands. The proposed mixed use village concept combining both residential and retail sales/services can best be executed when certain development standards (such as shared parking) are integrated. Additionally, a balance between technical requirements and aesthetics (such as signage and landscape design) is addressed by an Architectural Review Board.

All development in the PDD-FV district shall be subject to the following density, intensity and dimensional standards:

| <b>PDD-FV<br/>DENSITY/INTENSITY AND DIMENSIONAL STANDARDS</b> |   |
|---|---|
| <b>MINIMUM LOT AREA</b>                                       | 4,000 square feet                                     |
| <b>MINIMUM LOT WIDTH</b>                                      | 50 feet   |
| <b>MINIMUM SETBACKS</b>                                       |   |
| Front/Street side   | None  |
| Interior Side   | None  |
| Rear  | None  |
| OCRM Critical Line  | 25 feet (Ave.)<br>* No less than 20 feet              |
| <b>MAXIMUM BUILDING COVER</b>                                 | 40% of lot  |
| <b>MAXIMUM HEIGHT</b>   | 3 Habitable Floors<br>(55' from F.F.E. to roof ridge) |

**I. Statement of Purpose, Intent, Objectives**

The Freshfields Village district is a mixed-use village center serving the combined needs of the Johns Island, Seabrook Island and Kiawah Island Community. The district is composed of a broad range of commercial uses in combination with a limited number of residential uses characteristic of traditional rural villages.

**II. Land Uses:**

The uses will be as outlined in Table 6.1-1 (Exhibit H)

| <u>Description</u>         | <u>Acreage</u> | <u>Units</u>      | <u>Density</u>     |
|----------------------------|----------------|-------------------|--------------------|
| A. Residential             |                |                   |                    |
| 1. Town Homes              | Mixed Use      | 40 D.U.           | *                  |
| 2. Apartments              | Mixed Use      | 160 D.U.          | *                  |
| - Over Retail              | 40             |                   |                    |
| - Freestanding             | 120            |                   |                    |
|                            |                | 200 D.U.          |                    |
| * Overall density 3D.U./Ac |                |                   |                    |
|                            | <u>Acreage</u> | <u>Structures</u> | <u>Sq. Footage</u> |
| B. Commercial              |                |                   |                    |
| - Retail Sales/Services    | Mixed Use      | 10 -16            | 350,000            |
| C. Office                  | Mixed Use      | 4 - 8             | 130,000            |

- D. Recreational
  - Buffer Areas 4 Ac.
  - Parks, Gardens, Ponds 10 Ac.

**III. Setback Criteria**

Setback and dimensional standards are as outlined above.

**IV. Lot Size Criteria**

It is the intent of the applicant to own the entire development and not further subdivide; however, if subdivision occurs, the minimum lot size is 4,000 Sq. Ft.

**V. Lighting Plan**

A lighting plan will be developed with each phase that is consistent with S 9.6.4.C. Site Lighting.

**VI. Off-Street Parking**

Off-street parking will meet all dimensional requirements as outlined in Art. 9.3. The concept plan is based upon a walking distance village concept that encourages shared parking. The applicant requests that an overall parking ratio for all uses be established at 1 space for 300 Sq. Ft. of all non-residential, and 1.5 spaces for the standard 2 bedroom dwelling unit. Restaurant use will require one space per 150 sq. ft. of seating area, plus one space per employee. Provisions will be made for peak use times and special events on adjacent grass areas.

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**XII. Signs**

The graphic system will meet the requirements of Art. 9.11. with exceptions noted.

TABLE 6.1-1

PDD-FV (Freshfields Village)

● Use permitted as a Matter-of-Right

| AGRICULTURAL USES                              |   |   |
|--|---|---|
| <b>ANIMAL PRODUCTION</b>                       |   |   |
|  | Animal Aquaculture, including Finfish Farming, Fish Hatcheries, or Shrimp or Shellfish Farming (in ponds) |   |
|  | Apiculture (Bee Keeping)  |   |
|  | Horse or Other Animal Production  |   |
|  | Concentrated Animal Feeding Operations  |   |
| <b>CROP PRODUCTION</b>                         |   |   |
|  | Greenhouse Production or Food Crops Grown Under Cover   | ● |
|  | Horticultural Production or Commercial Nursery Operations   | ● |
|  | Hydroponics   |   |
|  | Crop Production   |   |
| <b>FORESTRY AND LOGGING</b>                    |   |   |
|  | Commercial Timber Operations  |   |
|  | Lumber Mills, Planing, or Saw Mills, including Chipping or Mulching                                       |   |
| <b>STABLE</b>                                  |   |   |
|  | Stable  |   |
| <b>SUPPORT ACTIVITIES FOR AGRICULTURE USES</b> |   |   |
|  | Agricultural Processing   |   |
|  | Agricultural Sales or Services  |   |
|  | Roadside Stands, including the sale of sweetgrass baskets   | ● |
| <b>RESIDENTIAL</b>                             |   |   |
|  | Congregate Living for the elderly (up to 15 residents)  |   |
|  | Duplex  | ● |
|  | Dwelling Group  | ● |
|  | Farm Labor Housing (up to 10 residents)   |   |
|  | Farm Labor Housing (Dormitory) (more than 10 residents)   |   |
|  | Child Caring Institution (more than 20 children)  | ● |
|  | Group Care Home, Residential (up to 20 children)  |   |
|  | Group Residential, including Fraternity or Sorority Houses, Dormitories, or Residence Halls               |   |
|  | Manufactured Housing Unit   |   |
|  | Manufactured Housing Unit, Replacement  |   |
|  | Manufactured Housing Park   |   |
|  | Multi-Family, including Condominiums or Apartments  | ● |
|  | Retirement Housing  | ● |
|  | Retirement Housing, Limited (up to 10 residents)  |   |
|  | Single-Family Attached, also known as Townhouses or Rowhouses   | ● |
|  | Single-Family Detached  | ● |
|  | Single-Family Detached [affordable]   |   |
|  | Single-Family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)        |   |

TABLE 6.1-1

PDD-FV (Freshfields Village)

- Use permitted as a Matter-of-Right

|  |   |   |
|--|---|---|
|  | Transitional Housing, including Homeless and Emergency Shelters, Pre-Parole Detention Facilities, or Halfway Houses                               |   |
| <b>CIVIC/INSTITUTIONAL</b>                   |   |   |
| <b>COURTS AND PUBLIC SAFETY</b>              |   |   |
|  | Court of Law  |   |
|  | Correctional Institutions   |   |
|  | Parole Offices or Probation Offices   |   |
|  | Safety Services, including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection  | ● |
| <b>DAY CARE SERVICES</b>                     |   |   |
|  | Adult Day Care Facilities   | ● |
|  | Child Day Care Facilities, including Group Day Care Home or Child Care Center   | ● |
|  | Family Day Care Home  |   |
| <b>DEATH CARE SERVICES</b>                   |   |   |
|  | Cemeteries or Crematories   |   |
|  | Funeral Services, including Funeral Homes or Mortuaries   |   |
| <b>EDUCATIONAL SERVICES</b>                  |   |   |
|  | Pre-school or Educational Nursery   | ● |
|  | School, Primary   |   |
|  | School, Secondary   |   |
|  | College or University Facility  |   |
|  | Business or Trade School  |   |
|  | Personal Improvement Education, including Fine Arts Schools or Automobile Driving Schools   |   |
| <b>HEALTH CARE SERVICES</b>                  |   |   |
|  | Medical Office or Outpatient Clinic, including Psychiatrist Offices, Abortion Clinics, Chiropractic Facilities, or Ambulatory Surgical Facilities | ● |
|  | Community Residential Care Facilities   | ● |
|  | Convalescent Services, including Nursing Homes  |   |
|  | Counseling Services, including Job Training or Placement Services   |   |
|  | Intermediate Care Facility for the Mentally Retarded  |   |
|  | Public or Community Health Care Centers   |   |
|  | Health Care Laboratories, including Medical Diagnostic or Dental Laboratories   | ● |
|  | Home Health Agencies  |   |
|  | Hospitals, including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Hospices           |   |
|  | Outpatient Facilities for Chemically Dependent or Addicted Persons  |   |
|  | Rehabilitation Facilities   |   |
|  | Residential Treatment Facility for Children or Adolescents (mental health treatment)  |   |
| <b>MUSEUMS, HISTORICAL SITES AND SIMILAR</b> |   |   |
|  | Historical Sites (Open to the Public)   | - |
|  | Libraries or Archives   | ● |
|  | Museums   | ● |

TABLE 6.1-1

PDD-FV (Freshfields Village)

● Use permitted as a Matter-of-Right

|  |   |
|--|---|
| Nature Exhibition  | ● |
| Botanical Gardens  | ● |
| Zoos   |   |
| <b>POSTAL SERVICE</b>  |   |
| Postal Service, United States  | ● |
| <b>RECREATION AND ENTERTAINMENT</b>  |   |
| Community Recreation, including Recreation Centers   | ● |
| Fishing or Hunting Guide Service (Commercial)  | ● |
| Fishing or Hunting Lodge (Commercial)  |   |
| Golf Courses or Country Clubs  |   |
| Parks and Recreation   | ● |
| Recreation and Entertainment, Indoor, including Billiard Parlors, Bowling Centers, Ice or Roller Skating Rinks, Indoor Shooting Ranges, Theaters, or Video Arcades | ● |
| Recreation and Entertainment, Outdoor, including Amusement Parks, Fairgrounds, Miniature Golf Courses, Race or Go-Cart Tracks, or Sports Arenas                    | ● |
| Drive-In Theaters  |   |
| Golf Driving Ranges  |   |
| Outdoor Shooting Ranges  |   |
| Recreation or Vacation Camps   |   |
| <b>RELIGIOUS, CIVIC, PROFESSIONAL AND SIMIL</b>  |   |
| Business, Professional, Labor, or Political Organizations  | ● |
| Social or Civic Organizations, including Youth Organizations, Sororities, or Fraternities  | ● |
| Religious Assembly   | ● |
| Social Club or Lodge   | ● |
| <b>UTILITIES AND WASTE-RELATED USES</b>  |   |
| Utility Service, Major   |   |
| Electric or Gas Power Generation Facilities  |   |
| Utility Substation   | ● |
| Electrical or Telephone Switching Facility   | ● |
| Sewage Collector or Trunk Lines  | ● |
| Sewage Disposal Facilities   |   |
| Utility Pumping Station  | ● |
| Water Mains  | ● |
| Water or Sewage Treatment Facilities   |   |
| Water Storage Tank   |   |
| Utility Service, Minor   |   |
| Electric or Gas Power Distribution   | ● |
| Sewage Collection Service Line   | ● |
| Water Service Line   | ● |
| Waste-Related Uses   |   |
| Hazardous Waste Treatment or Disposal  |   |
| Nonhazardous Waste Treatment or Disposal   |   |
| Septic Tank Installation, Cleaning, or Related Services  |   |
| Solid Waste Combustors or Incinerators, including Cogeneration Plants  |   |
| Solid Waste Landfill (Public)  |   |

TABLE 6.1-1

PDD-FV (Freshfields Village)

● Use permitted as a Matter-of-Right

|  |   |   |
|--|---|---|
|  | Waste Collection Services   | ● |
|  | Waste Transfer Facilities   |   |
| <b>COMMERCIAL</b>                        |   |   |
| <b>ACCOMODATIONS</b>                     |   |   |
|  | Bed and Breakfast Inns  | ● |
|  | Hotels or Motels  | ● |
|  | Rooming or Boarding Houses  |   |
|  | RV (Recreational Vehicle) Parks or Campgrounds  |   |
| <b>ANIMAL SERVICES</b>                   |   |   |
|  | Kennel  | ● |
|  | Pet Stores or Grooming Salons   | ● |
|  | Small Animal Boarding (enclosed building)   | ● |
|  | Veterinary Services   | ● |
| <b>FINANCIAL SERVICES</b>                |   |   |
|  | Banks   | ● |
|  | Financial Services, including Loan or Lending Services, Savings and Loan Institutions, or Stock and Bond Brokers  | ● |
| <b>FOOD SERVICES AND DRINKING PLACES</b> |   |   |
|  | Bar or Lounge (Alcoholic Beverages), including Taverns, Cocktail Lounges, or Member Exclusive Bars or Lounges   | ● |
|  | Catering Service  | ● |
|  | Restaurant, Fast Food, including Snack or Nonalcoholic Beverage Bars  | ● |
|  | Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants   | ● |
|  | Sexually Oriented Business  |   |
| <b>INFORMATION INDUSTRIES</b>            |   |   |
|  | Communication Services, including Radio or Television Broadcasting Studios, News Syndicates, Film or Sound Recording Studios, Telecommunication Service Centers, or Telegraph Service Offices | ● |
|  | Communications Towers   |   |
|  | Data Processing Services  |   |
|  | Publishing Industries, including Newspaper, Periodical, Book, Database, or Software Publishers  | ● |
| <b>OFFICES</b>                           |   |   |
|  | Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services  | ● |
|  | Government Office   | ● |
|  | Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services   | ● |
| <b>OTHER NONRESIDENTIAL DEVELOPMENT</b>  |   |   |
|  | Convention Center or Visitors Bureaus   | ● |
|  | Heavy Construction Services or General Contractors, including Paving Contractors, or Bridge or Building Construction  | ● |
|  | Office/Warehouse Complex  |   |
|  | Off-Premises Sign (e.g. Billboard)  |   |

TABLE 6.1-1

PDD-FV (Freshfields Village)

● Use permitted as a Matter-of-Right

|  |   |
|--|---|
| Special Trade Contractors (Offices)  | ● |
| Building Equipment or other Machinery Installation Contractors   |   |
| Carpentry Contractors  | ● |
| Concrete Contractors   | ● |
| Drywall, Plastering, Acoustical or Insulation Contractors  | ● |
| Electrical Contractors   | ● |
| Excavation Contractors   | ● |
| Masonry or Stone Contractors   | ● |
| Painting or Wall Covering Contractors  | ● |
| Plumbing, Heating or Air-Conditioning Contractors  | ● |
| Roofing, Siding or Sheet Metal Contractors   | ● |
| Tile, Marble, Terrazzo or Mosaic Contractors   | ● |
| <b>PARKING, COMMERCIAL</b>   |   |
| Parking Lots   | ● |
| Parking Garages  | ● |
| <b>RENTAL AND LEASING SERVICES</b>   |   |
| Charter Boat or other Recreational Watercraft Rental Services  | ● |
| Commercial or Industrial Machinery or Equipment Rental or Leasing  |   |
| Construction Tools or Equipment Rental   | ● |
| Consumer Goods Rental Centers  | ● |
| Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods, or other Household Items   | ● |
| Heavy Duty Truck or Commercial Vehicle Rental or Leasing   |   |
| Self-Service Storage / Mini Warehouses   |   |
| Vehicle Rental or Leasing, including Automobiles, Light or Medium Duty Trucks, Motorcycles, Moving Vans, Utility Trailers, or Recreational Vehicles  | ● |
| <b>REPAIR AND MAINTENANCE SERVICES</b>   |   |
| Boat Yard  |   |
| Repair Service, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops   | ● |
| Repair Service, Commercial, including Electric Motor Repair, Scientific or Professional Instrument Repair, Tool Repair, Heavy Duty Truck or Machinery Servicing and Repair, Tire Retreading or Recapping, or Welding Shops |   |
| Vehicle Repair, Consumer, including Muffler Shops, Auto Repair Garages, Tire or Brake Shops, or Body or Fender Shops   | ● |
| Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes  | ● |
| <b>RETAIL SALES</b>  |   |
| Nonstore Retailers   |   |
| Direct Selling Establishments  |   |

Office Use ( No Material Storage )

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TABLE 6.1-1

PDD-FV (Freshfields Village)

- Use permitted as a Matter-of-Right

|   |   |
|---|---|
| Electronic Shopping or Mail-Order Houses  |   |
| Fuel (except liquefied petroleum gas) Dealers, including Heating Oil Dealers                    |   |
| Liquefied Petroleum Gas (Bottled Gas) Dealers   |   |
| Vending Machine Operators   |   |
| Building Materials or Garden Equipment and Supplies Retailers                                   | ● |
| Hardware Stores   | ④ |
| Garden Supplies Centers   | ● |
| Outdoor Power Equipment Stores  | ④ |
| Paint, Varnish, or Wallpaper Stores   | ④ |
| Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops | ● |
| Liquor, Beer, or Wine Sales   | ● |
| Retail Sales or Services, General   | ● |
| Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store                  | ④ |
| Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store         | ● |
| Convenience Stores  | ④ |
| Drug Stores or Pharmacies   | ● |
| Duplicating or Quick Printing Services  | ● |
| Electronics, Appliance, or Related Products Store   | ④ |
| Florist   | ④ |
| Furniture, Cabinet, Home Furnishings, or Related Products Store                                 | ● |
| Pawn Shop   |   |
| Private Postal or Mailing Service   | ④ |
| Tobacconist   | ④ |
| Warehouse Clubs or Superstores  |   |
| Service Stations, Gasoline (with or without convenience stores)                                 | ● |
| Truck Stop  |   |
| Vehicle Sales (new or used)   |   |
| Automobile, or Light or Medium Duty Truck Dealers   |   |
| Heavy Duty Truck or Commercial Vehicle Dealers  |   |
| Manufactured (Mobile) Home Dealers  |   |
| Motorcycle, Watercraft, or Recreational Vehicle Dealers   |   |
| Vehicle Parts, Accessories or Tire Stores   | ● |
| <b>RETAIL OR PERSONAL SERVICES</b>  |   |
| Consumer Convenience Service  | ④ |
| Automated Bank / Teller Machines  | ④ |
| Drycleaners or Coin-Operated Laundries  | ● |
| Drycleaning or Laundry Pick-up Service Stations   | ④ |
| Locksmith   | ④ |
| One-Hour Photo Finishing  | ④ |
| Tailors or Seamstresses   | ④ |
| Hair, Nail, or Skin Care Services, including Barber Shops or Beauty Salons                      | ● |

Design Source Center

