# ARCHITECTURAL REVIEW BOARD GUIDELINES AND PROCEDURES FOR NEW CONSTRUCTION

UPDATED APRIL 30, 2025





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All Checklists and Forms, also available on <a href="https://www.willbrookplantationsc.com">www.willbrookplantationsc.com</a> – New Construction Packet

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#### 1. OVERVIEW

#### 1.1 FORWARD

Welcome to Willbrook Plantation. This guide has been prepared to help property owners, their residential design consultants and builders create and present for review plans that are appropriate to the Willbrook community.

The Willbrook community honors the Plantation's history as the site of three colonial rice plantations by featuring generously sized homesites frequently interspersed with open spaces. Designs strongly reflect the traditional and stately architectural forms and details of Colonial times in the Lowcountry that complement the community plan.

It is the intent of the Architectural Review process to provide property owners with the assurance that Willbrook Plantation will reflect continuity and enduring quality through the homes and amenities of their community. To this end, the Architectural Review Board (ARB) offers a free conceptual review to any homeowner early in the decision-making process. Ultimate approval of any plan, elevation, particular form, material, detail, color, and/or similar design aspect does not constitute a precedent.

#### 1.2 INTRODUCTION

The New Construction guidelines for the Architectural Review Board (ARB) completement the main ARB Guidelines specifically with the additional considerations pertinent to Lot owners planning to build a property. Please review the main Guidelines in tandem with this document for your planned new construction.

#### 2. SUBMITTING A NEW CONSTRUCTION REQUEST TO THE ARB

For new construction, review this entire document and Complete Exhibit NC-D and ALL sub-Exhibits for the New Construction Packet.

No requests will be reviewed until the associated fees and deposits have been received by Waccamaw Management. Missing items will delay your request and could result in possible denial. Please refer to the Fee and Deposit Schedule delineated in Exhibit NC-A.

Once you have all of these items ready, for new builds, submit your application, fees and deposits in person to Waccamaw Management 41 Maintenance Road, Pawleys Island SC 29585.

All of the forms referenced in these Guidelines are included under Exhibits. Forms, guidelines, fees, processes and procedures may also be accessed on the Willbrook Plantation website at <a href="https://www.willbrookplantationSC.com">www.willbrookplantationSC.com</a> under the ARB section or by calling the ARB Administrator in Waccamaw Management at (843) 237-9551. Office Hours are: Monday – Thursday 9:00 am – 5:00 pm; Friday 9:00am – 2:00pm.

#### 3. NEW CONSTRUCTION ARB SUBMISSION REVIEW SCHEDULE

Applications for New Builds are reviewed on the second Wednesday of each month. New Build applications will require a site visit walk through that will be scheduled at the Lot Owners convenience. You will be notified of all decisions via the email address provided on your application(s).

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#### BUILDING ADDITIONS

Owners desiring to increase the square footage of an existing property must comply with the ARB Guidelines pertaining to New Construction. All requirements set forth within the ARB Guidelines pertaining to New Construction Planning and Architectural Features which govern the site location, grading and excavating, structures, roofs, landscaping, and aesthetics shall apply to additions to the same extent as they do to New Construction.

#### NEW CONSTRUCTION

#### 5.1 LOWCOUNTRY CLIMATE SITE IMPACT

The climate has always been influenced by Willbrook's southern latitude, proximity to the ocean and low land elevation, producing a sub-tropical environment. Summers are long, hot and humid. Winters are relatively mild. All of these elements have influenced or dictated the design of houses for centuries. Cross ventilation and high ceilings functioned as relief from summer heat. Wide overhangs offered shade and kept rainwater away from windows and foundations. Raised floor plans provided protection from rising waters. Shutters secured windows during hurricanes. All were practical responses to the same natural elements which today's Willbrook owners need to consider in developing a comprehensive site, architectural and landscape plan.

#### 5.2 REVIEW ARB GUIDELINES

Review the ARB Guidelines and the CCR's of Willbrook Plantation Community Association, Inc. Pay particular attention to the specifications identified under Section 6, Construction & Architectural Criteria.

#### 5.3 RETAIN PROFESSIONAL DESIGN CONSULTANTS

Retain a design professional to inspect your homesite, prepare a site design, design the property and other improvements, and prepare the design documents for submission to the ARB. It is strongly recommended that to protect your investment, the professionals who are retained (including but not limited to architects, surveyors, engineers, and landscapers) are licensed in SC. Your design professional requires experience in designing structures with a traditional Colonial Revival character as well as experience with meeting all Georgetown County building codes and ordinances.

The design consultant needs to provide a formal reproducible landscape plan at a scale of 1''=20'.

#### 5.4 SITE SURVEY

Site Plans begin with a complete survey prepared by a professional surveyor. This is important to preserving the unique aspects of your homesite. The survey needs to be supplemented by a visual inspection noting views, sun angles, unique features, tree canopy spreads and similar site-specific information. The details of existing surrounding homes, including height, setbacks, drive locations, size and front elevation, must be factored in at the beginning of the design process.

All designs that are not visually harmonious with existing homesites will be rejected by the ARB.

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#### 5.4.1 SITE SURVEY REQUIREMENTS

A survey must include these details as amended by Georgetown County from time to time:

- All existing roads, utilities and other lot improvements
- Property height, size and elevation
- Driveway location
- Property lines with dimensions and bearings
- Locations and species of all trees over 4" in caliper measured 4 feet above the ground and any significant tree canopy (limbs which extend out more than 10 feet from the trunk)
- Any other significant site features
- North arrow, minimum scale shall be 1"=20'
- All setbacks, easements and rights of way
- Any unusual grade changes
- Title with name of legal owners and name, address, phone and license number of surveyor
- Notation of total under roof square footage (minimum 2,200 sq ft)

#### 5.5 SITE STAKEOUT PLAN

Prior to the Pre-Clearing approval, Lot lines in front, on the sides, and in the rear must be marked with wooden stakes. Lot lines on the sides and rear must be strung. The Building Footprint must be marked with wooden stakes, with string running from stake to stake. The driveway and any patios, as well as pool areas, must be marked separately with stakes and string. The Lot Owner must identify trees outside of the Building Footprint that the Lot Owner intends to keep with survey/engineer tape. ARB representatives and the Lot Owner's representative will meet at the Lot and the ARB will determine which trees may be removed and those that must remain. Trees for which removal has been requested, but for which approval by the ARB is still pending, must be remarked with pink tape. An ARB representative and the Lot Owner's representative will count the number of trees that must remain on the Lot and mark those trees on the survey. The ARB representative and the Owner's representative will both sign the tree survey agreeing to the number and location of all trees that must remain. All necessary approvals and permits must be sought from Georgetown County in compliance with Georgetown County Requirements for Right-of-way and Adjacent Property Owner Permission as appropriate following ARB approvals.

#### 5.6 SITE PLANNING ARCHITECTURAL CONSIDERATIONS

Each Lot may contain only one detached single-family private property and attached, side-loaded entry to private garage unless the ARB, in its sole and absolute discretion, approves, in writing, a front-loaded garage; with the exception that Lots under .22 acre are permitted front loaded garages in their design without prior ARB approval. The address of a corner lot is determined by the location of the front door for setback purposes.

Appropriate design solutions begin with a thoughtful analysis of the location and surroundings of the proposed homesite and adjacent properties. The analysis requires a comprehensive survey of the property lines, topography, vegetation, existing improvements, and the location of utility lines at the street. The location and design of each property should be tailored to the specific features and limitations of each Lot. All construction should be sited to minimize disruption to the existing natural setting and drainage and should complement line of sight views from neighboring properties.

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It is essential that significant attention is paid to the style, color and materials of the surrounding homes, in order to be complementary, yet maintain individuality. Each Lot has limitations and opportunities to build a unique property. The community is comprised of a collection of Colonial Revival styles, and each Lot Owner needs to present a thoughtful interpretation of these classic styles that can be accommodated within their Lot location.

Examples of the Colonial Revival design theme include gracious, traditional home styles with personalities that include English Country, Williamsburg, French Country, Carolina Lowcountry and Louisiana Cottages. Other styles, such as modified New England Saltbox, may be appropriate on selected homesites with the careful addition of traditional details, materials and colors. Significant attention should be paid to the style, color and materials of the surrounding homes, in order to be complementary, yet maintain individuality.

All design decisions, from driveways to rooflines and chimney caps, need to complement Willbrook's park-like streets and open spaces. Some basic details that require attention include roof overhangs and trim, entrances and steps, windows and window trims, chimneys, ventilation, and the combination and finish of materials. Main entrances require careful planning and are considered as a collective system of entry walkway, steps, protection from the elements, tasteful, low-level lighting, and street views that move from the off-street parking area to the front door. The manner in which entry details, such as sidelights, transoms, fan lights, pediments, recesses, panels, grills, storm doors, thresholds, etc., complement the overall aesthetic are all critical considerations.

Windows are also important basic elements. Heights, grids and trim must be appropriately scaled and consistent throughout, along with drip cap and the sill construction. For brick homes, the bond or pattern and details provide the means for achieving a traditional feeling. Soldier courses, ledges, lintels, keys and quoins are traditional details. Similar details can be achieved in stucco homes. The placement and utilization of expansion joints in stucco homes can make a statement. Chimneys, because of their height and usual mass, also require thought in creating a traditional exterior. Many traditional chimneys demonstrated the chimney builder's skill and artistry. Size, shape, trim and caps are important in today's design and construction.

Balconies can be used in connection with full-length French doors to increase natural light in upper floor spaces. How dormers, dormer windows and balustrades are detailed, again provide an opportunity for the homeowner to express traditional styling and personality.

Each of these elements requires careful thought and consideration, as well as assurance of compliance with the ARB guidelines, before a plan is submitted, while always referencing the overall gracious, traditional community style.

#### 5.6.1 SETBACKS

Setbacks are determined from the roof drip line of structures, which must be clearly delineated on the Site Plan. The minimum setbacks for front, side and rear in Willbrook Plantation are:

Front 25' Side 15'

Side Corner 22.5' from side street

Side adjacent to lake / wetland 25'

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Rear adjacent to golf course 50' Rear adjacent to lake / wetland 25' Rear adjacent to another lot 40'

#### 5.6.2 PROPERTY SIZE

Minimum square footage of a property is 2,200 sq ft.

#### 5.6.3 SITE PLAN REQUIREMENTS

No clearing, grading, excavation, filling or tree removal is permitted without prior written ARB approval, and Georgetown County approval as required. Other items that must be depicted on the site plan include driveways, walks, decks, patios, pools, HVAC equipment, irrigation pumps, propane tanks (along with their screening solution, or a service yard or screening plants), and any other alterations proposed.

Engineering Site Plan at a scale of 1'' = 20' to include:

- North arrow.
- Property lines with dimensions and bearings.
- All setbacks, easements and rights of way marked.
- Arrows indicating intended drainage directions.
- Location of all significant trees and trees to be removed must be noted.
- Footprint of property to be indicated as foundation plan with entry area and stairs shown roof overhangs and deck lines shown as dotted lines.
- Building accurately located from the property lines.
- Driveway(s), walkways and patios and hardscapes shown.
- Utility connections (water, sewer, electricity, cable)
- Exterior mechanical service areas shown and the intended screening noted.

Failure to clearly provide the foregoing information in the correct scale will result in a delay of the review process.

#### 5.6.4 DRAINAGE / GRADING PLAN

The drainage / grading plan must be prepared by a qualified drainage professional (civil engineer, architect, licensed surveyor, or landscape architect) and meet all county, state and Federal guidelines. No Lot Owner should cause excess water runoff to affect a neighboring Lot. Existing grade topography showing flow direction, new spot elevations, and points of outfall must be included in the Drainage/Grading Plan. The plan must be dimensioned to scale of one inch to twenty feet (1"=20').

The site drainage / grading plan must be based on the Lot's location, its terrain, soil conditions, vegetation, drainage, proposed cuts and fills, proximity to wetlands and any other conditions specific to the Lot.

The creation of fill to artificially elevate buildings is generally prohibited outside of meeting FEMA compliance requirements. Please refer to the Flood Insurance Rate Map (FIRM) for your lot.

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#### 5.7 ELEVATED RESIDENCES

Most Colonial Revival homes were constructed above a crawl space. This requires thought about foundation vent detailing, steps to entry doors and water table lines. These offer another opportunity to reinforce the traditional design effect with careful detailing.

Minimum first floor elevation is 24" (an additional 6" higher than Georgetown County code requirements) above ground level and forces the consideration of landings, stoops, porches and steps. Current building codes require protective railings, which are another opportunity to reinforce traditional design.

The property may not exceed the currently adopted Georgetown County building height restriction of thirty-five (35') feet to the mean roof ridge height (which is measured from the midpoint between top of the roof and the overhang). At the sole discretion of the ARB, a height certification may be required.

If the total Site Plan is incompatible with the community, the ARB is vested with the sole discretion to disapprove the Site Plan. All consideration of elevation will also incorporate properties on surrounding Lots and line of sight and may be disapproved solely based on the particular location of the Lot.

#### 5.7.1 FINISH FLOOR ELEVATION

The finish floor is considered to be either the top of the first-floor or, in the case of a framed floor system, the top of the first-floor sub-flooring. The minimum first floor elevation of any habitable area shall comply with the required Base Flood Elevation (BFE) as defined and determined by FEMA and Georgetown County.

#### 5.7.2 MAXIMUM HEIGHT

Current Georgetown County guidelines limit maximum height to thirty-five (35') feet above existing grade or Base Flood Elevation as measured to the mean roof ridge height. This is measured from the midpoint between the top of the roof and the overhang. Those properties located in a flood zone should consult with Georgetown County and Federal officials for further guidance on building requirements. The ARB will require the height and width of the proposed property to be in proportion. Property owners attempting to achieve elevated plans for view purposes are prohibited from any design resembling a non-traditional beach residence on raised piers with or without breakaway walls.

Of particular note, current and future Willbrook residents are advised that proposed plans with extreme elevations in relation to homesite size and location in this mature neighborhood will be disapproved.

#### 5.8 REQUIRED ARCHITECTURAL FEATURES SUMMARY

A balanced, historic emphasis must be placed on building details, including a unique variety of façade treatments, massing, and proportions. Symmetry is encouraged to provide a simple and elegant arrival elevation.

Detailing should be consistent with the order on all elevation drawings and buildings. No more than three different exterior materials (brick, stone, stucco, wood, or cement fiberboard) may be placed on the main body of buildings. Exterior material colors should reflect the Colonial Revival period utilizing only the muted tones from the Sherwin Williams Colors of Historic Charleston paint colors series and be complemented by the property style, design, and location, the surrounding homesites, and the Landscape

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Plan. The Property should blend aesthetically with the natural site features and existing terrain of the Lot and neighboring Lots.

To allow each property to maintain its individuality while honoring the Colonial Revival architecture of Willbrook Plantation, all new construction needs to have ALL of the "Required Architectural Features" noted in 5.8.1 and AT LEAST 11 out of the following 19 "Additional Architectural Features" noted in 5.8.2 integrated into the design.

#### 5.8.1 REQUIRED ARCHITECTURAL FEATURES

All of the following architectural features are required:

- Main roof: Roof pitch minimum of eight: twelve (8:12) with a maximum of twelve: twelve (12:12). Either hip or gable with no flat roofs or main roofs with a slope less than eight: twelve (8:12).
- **Dormer roof:** Same as Main roof requirements
- **Roof material:** Architectural or fiberglass shingles, wood shingles or shake. Metal roofs are permitted only on secondary roofs with approval from the ARB
- Siding material: Concrete (Hardie) board, brick, stucco, wood shingles or clapboard, tabby or bead
- Windows: Are required to have mullion inserts on front and side elevations as a minimum
- All visible exterior window trim: Flat white, cream or black
- Window types: Single, double hung, bay, bow or casement
- Ridge venting: Continuous ridge venting is required on all new homes or additions

#### 5.8.2 ADDITIONAL ARCHITECTURAL ELEMENTS

Additional architectural elements to be considered in the design utilized for new properties, additions or renovations. For New Construction, the design must utilize a minimum of 11 elements of the 19. All parameters for each selected element must comply with the requirements detailed in Section 6, Construction and Architectural Criteria, and Section 7, Landscape Design:

- 1. Foundation vents are required only on properties with crawl spaces. If foundation vents are utilized, they must be trimmed out and louvered
- 2. Shutters. If operable, shutter dogs will be required
- 3. Chimney. When chimneys are utilized, a chimney cap is required and a detailed drawing provided
- 4. Water table trim board or brick water table
- 5. Post, doorway, and garage lights in traditional shapes
- 6. Door architrave
- 7. Entry door panel, French or half-lights. If a single front door is proposed, sidelights are required
- 8. Fan lights and transom lights
- 9. Pilaster or columns
- 10. Trim, returns and rakes
- 11. Quoins, soldier course, windows/door/arch keystone
- 12. Full, half or kick dormer
- 13. Multiple gables
- 14. Multiple ridge lines
- 15. Brick walkways
- 16. Driveway edging pattern and traditional material

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- 17. Terraces and patios
- 18. Mullions and trim for all windows
- 19. Dog ear returns on roof ends

#### 5.9 BUILDING PLAN REQUIREMENTS

Submitted building plans need to include:

- Elevations
- Floor plans
- Engineering blueprints
- Foundation plan
- All decks and porches shown with railings
- All exterior detailing shown
- NO mirror image or reversed plans will be accepted

#### 5.10 LANDSCAPE PLANNING

The landscape of a site includes all plantings, driveways, fences, walls, patios, decks, berming, pools and lighting design. The existing trees and character of the homesite are the starting point for the landscape plan. A landscape design needs to be prepared by a landscape professional who is knowledgeable about the plant types indigenous to this area and who has experience in local residential landscape design. All parameters identified in ARB Guidelines Section 6, **Construction and Architectural Criteria**, and Section 7, **Landscape Design**, need to be reviewed and applied appropriately.

Please also refer to ARB Guidelines Exhibit C.1. Georgetown Counties **Tree Protection Ordinance** for further guidance and consideration. Under no circumstances should a tree be cut or removed from any Lot without the necessary permits and approvals from Georgetown County in addition to ARB approval.

A formal reproducible landscape plan at a scale of 1'' = 20', preferably prepared by a landscape professional who is knowledgeable about the plant types indigenous to this area and who has experience in local residential landscape design, needs to be submitted with house plans.

Landscape design should complement the natural elements and vegetation within Willbrook Plantation. Various hardwoods, flowering trees, and oak and pine trees are plentiful within the community, and the ARB intends to maintain this landscape integrity when reviewing and approving landscape designs. Landscape design should always complement and account for the architecture and location of the property and garage. When reviewing a specific Landscape Plan, the ARB considers the relationship of the buildings to the site, and to the location of the buildings on adjacent Lots. The ARB also considers primary views, prevailing breeze, solar orientation, ponds, as well as other amenities.

#### 5.11 CONCEPTUAL "SKETCH" REVIEW

To optimize the review process, the ARB recommends that Lot Owners submit a conceptual sketch plan of the proposed property design and site plan. Lot Owners are encouraged to submit pictures as examples. The intent of this review stage is to receive guidance from the ARB before the expense of detailed plans is incurred by the Lot Owner. No fees are necessary to request a conceptual review. Attach the ARB Conceptual Review Application (Exhibit NC-D.2) to the submission.

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#### 5.12 APPLICATION FOR CONSTRUCTION REVIEW PROCESS

Submit plans by the Friday immediately preceding the scheduled ARB Monthly meeting (held on the second Wednesday of the month) to Waccamaw Management at ARB Willbrook Plantation, 41 Maintenance Road, Pawleys Island, SC 29585 along with the following:

- Two scalable copies of the Site Plan, Landscape Plan, Build Plan
- Samples of all exterior colors and materials:
  - Sample of actual siding material with paint or stain applied.
  - Sample of trim color.
  - o Entry door cut sheets and colors.
  - o Identification of windows including manufacturer, literature or cut sheet.
  - Sample of roofing material.
- Completed Exhibit NC-D.4, New Construction Application
- Check for all fees and deposits according to the prevailing ARB fee schedule, Exhibit NC-A.

Once approved, please ensure Waccamaw Management receives a signed Construction Rules for all **Exhibit NC-D.7** from all vendors working on the construction project.

#### 5.13 NEW CONSTRUCTION SIGN

An ARB-approved construction site sign must be installed on the Lot during the construction process. No other signs or advertising are permitted. This sign must be ordered and purchased from Waccamaw Management Exhibit NC-D.6. The grading and building permits must be attached to a post on the Lot in such a manner as to protect the permits from the elements. Under no circumstances, may the permits or other signage be attached to trees.

#### 5.14 CONSTRUCTION HOURS

Construction hours for all construction and landscaping work are as follows:

Monday through Friday: 7:00 am. to 6:00 pm. Saturday: 8:00 am. to 5:00 pm.

Sunday / Public Holidays: NO WORK

#### 5.15 NEW CONSTRUCTION INSPECTIONS

Throughout the process of construction, the ARB and Waccamaw Management will complete the following inspections:

- **Site Clearing** A reviewing of protective fencing around remaining trees over 10" DBH, trees to be removed marked, site stakes clearly visible, staking plan laid out indicating house location on the Lot.
- Mid Construction When property is vertical and under roof the Mid Construction Survey must be requested by the Lot owner. This will Cross check materials being used, site plan accuracy to

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build, ongoing protection of landscaping, all General Contractor construction requirements are being met.

• **Final Construction** - Ensure approved plan matches final build and landscaping will be completed within approved timelines. Assess damages (if any) incurred through the construction process.

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#### EXHIBIT NC-A FEES AND DEPOSITS SCHEDULE

No plans will be accepted for review by the ARB until receipt of the application fee(s) and the completed applications for Construction / Modification or Removal Projects.



Please make Community Impact Fee and Construction Deposit checks payable to: THE WILLBROOK PLANTATION COMMUNITY ASSOCIATION.

For ARB Administrative Fees, Mailbox & Sign Fees please make checks payable to: WACCAMAW MANAGEMENT.

TYPE OF REVIEW	Admin Fee	Community	Construction	Landscape
	Payable	Impact Fee Payable	Deposit * Payable	Deposit * Payable
	Waccamaw	Willbrook	Willbrook	Willbrook
	Mgt.	Plantation	Plantation	Plantation
Unimproved Lots				
Single Family New Build +	\$1,200	\$2,000	\$8,000	\$5,000
Construction Sign +	\$250 **			
Concept Site Plan Review +	\$0			
Improved Lots (existing homes)				
Major Change or Modification				
Building Addition (Increase in Sq. Ft Under Roof) +	\$200	\$200	\$2,500	
Driveway / Patio / Masonry ( <u>Over</u> 250sq ft.) +	\$200	\$200	\$1,000	
Major Landscaping, including ponds (excluding trimming and maintenance) +	\$100	\$100		
Outdoor Shower	\$100	\$100		
Solar Panels	\$200	\$100		\$500
Swimming Pool +	\$200	\$200	\$2,500	\$2,000
Minor Change or Modification				
Add Shutters / Awnings / Canopies	\$-			
Driveway / Patio / Masonry ( <u>Under</u> 250sq ft.) +	\$-			
Exterior Lighting	\$-			
Fence / Wall / HVAC Screen additions or modifications	\$-			
Flagpole	\$-			
Gazebo	\$-			
Gutter and Downspout Addition / Replacement	\$-			
Outdoor Lighting	\$-			
Play Equipment	\$-			
Propane Tank Replacement	\$-			
Re-inspection caused by Owner or Builder – Stakeouts and trash compliance inspections and will be billed to the owner	\$100	\$100		
Replace or Change doors / Windows / Garage Doors	\$-			
Re-stain / Paint House / Doors / Shutters	\$-			
Roof Shingle Replacement	\$-			
Tree / Planting Removal	\$-			

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- \* Impact and Landscape Deposits: Portions of the deposits may be refunded after completion of the project, final inspection and Certificate of Occupancy is obtained by Georgetown County (If appropriate). These deposits cover any damages or heavy use of Willbrook Plantation common areas from contractors, vendors, etc. during construction. Deposits are also the property owners guarantee of compliance with the rules and regulations for all stages and elements of construction. Deposit refund amounts may vary according to the scope of the project, i.e., utilization of heavy equipment, including but not limited to, trucks with more than two axels, track-driven equipment, front-end loaders, backhoes, concrete trucks, dumpsters, etc. Please pay Deposits with a separate check made payable to WILLBROOK PLANTATION.
- \*\* Subject to change based on Waccamaw Management Sign Pricing
- + Site Survey and Legal Plat to Scale required with Application to review request.

If an Owner commences any work or causes any work to commence that is deemed to be in violation of the Covenants, Rules and Regulations and Guidelines Bylaws then the Owner shall be subject to a fine See Exhibit NC-B Enforcement Fine Schedule, plus the cost required for any corrective action.

All work approved by the ARB shall require the Owner to obtain all applicable government permits and provide a copy of these permits to the ARB for their records. If an Owner undertakes work that has been approved by the ARB without obtaining and submitting to the ARB for file, the appropriate government permit, the Owner shall be subject to \$100 fine in addition to any government fines and the costs of any corrective action deemed appropriate by Georgetown County and Willbrook Plantation.

Should the actual review costs exceed fees, owner will be billed additional costs additional charges may apply.

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#### EXHIBIT NC-B ENFORCEMENT FINE SCHEDULE

Fines are due upon Notice. Late payments are subject to interest. **Fines do not include the homeowners' costs for resolving the issue.** 



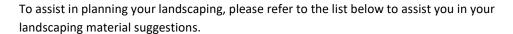
Deposits held in escrow are not refunded until all fines are paid in full.

Infraction	Fine
Non-confirming Building Site Sign (after warning)	\$100/Day
Severe Damage to a Protected Tree (health/viability of tree is severely threatened) Assessment Plus cost of replacement if necessary.	\$500/Tree
Unauthorized Tree Removal (fee & replacement) In addition to any fines levied by Georgetown County and cost of replacement if deemed necessary Canopy Tree  Non-Canopy Tree	Up to \$5,000/Tree Up to \$1,000/Tree
Unauthorized Change in Approved Plans ( <i>Placement of property, Height, Roof material, Windows, or other changes as determined by the ARB and stipulated in The Guidelines or Rules and Regulations</i> )	Up to \$5,000
Vehicles Parked on Adjacent Property (After Prior Warning)	\$100/Day
Unauthorized Burning on Lot	\$500/Per Occurrence
Unauthorized Major Change	\$2,500/Per Change + \$250 per week until resolved *
Unauthorized Minor Change	\$250/Per week until resolved *
Poorly Maintained Improved Property ( <i>Property with existing structures per first 90 days, then monthly thereafter</i> ):  Exterior of Building  Lawn, landscaping and natural areas	\$500 \$500
Damage to roadways and community property not repaired after 10 days	Up to \$500/Day
Unapproved removal of vegetation, brush or trees from Willbrook Common property, Founders Club property or outside of Lot lines	\$ Unlimited dependent on offence
Dumping of yard debris on common land	\$500 per offence
Unapproved extension in construction timeline	\$200/week*
Other contractor/construction miscellaneous violations after prior warning: (Example: Temporary sanitary facilities unscreened, littered construction site, dumpster or materials on right of way, materials on adjacent property, overflowing dumpster, failure to use gravel at curb cut, etc.)	\$100/Day or Occurrence
Other Violations of Guidelines and Procedures After Warning	\$250/week*

<sup>\*</sup> Weekly fines are charged for violations incurred Saturday to Friday a full week will be charged each Saturday.

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## EXHIBIT NC-C SUGGESTED DEER RESISTANT TREES, SHRUBS, GROUND COVER & VINES





\* Deer will eat new growth at times and will eat old growth when extremely hungry. Trees and shrubs should be large enough, or protected while growing larger, so that the deer cannot reach edible parts. Also, the lower bark should be watched for deer rubbing or gnawing which could damage the plant.

TREES	EVERGREEN SHRUBS & SMALL TREES	DECIDUOUS SHRUBS
Live Oak	Camellia *	American Beautyberry
Tulip Tree	Sasanqua Camellia *	Butterfly Bush
Red Oak	Reeve's Spirea	Chaste-Tree
Swamp Red Maple	Wax Leaf Ligustrum	
Cypress	Gardenia	
Dogwood	American Olive *	PLANTS & PERENNIALS
Crepe Myrtle *	Banana Shrub	Salvia "Victoria Blue"
Oriental Magnolia	Wild Azelia	Dusty Miller
Crab Apple *	Elaeagnus	Marigold
Bradford Flow Pear	Dwarf Palmettos	Prostrate Podocarpus
Cherry Laurel	Oak Leaf Hydrangea *	Trailing Lantana
American Holly	Pineapple Guava	Plumbago
Red Birch	Nandina	
River Birch	Oleander	
Sweet Magnolia	Rosemary	GROUND COVER & VINES
Gardenia	Savannah Holly	English Ivy
Red Bay	Carissa Holly	Fig Vine
Loblolly Pine	Dwarf Yaupon Holly	Wood Fern
Japanese Black Pine	Yaupon Holly (Upright & Weeping)	Algerian Ivy *
Long Leaf Pine	Foster Holly	Vinca (Big Periwinkle)
Bald Cypress	Fragrant Tea Olive	Periwinkle
Leland Cypress	Spring Bouquet Viburnum	Aspidistra
Southern Magnolia	Anise	Daylily *
	Florida Anise	Trumpet Honeysuckle
	Glossy Abelia	Muscadine Grape
	Cast Iron Plant	Confederate Jasmine *
	Spanish Bayonet	Caolina Jasmine
	Dwarf Gardenia	Lady Banksiae Rose
	Heller Japanese Holly	Asian Jasmine
	East Palatka Holly	Liriope
	Thorny Elaeagnus	Monkey Grass
	Dwarfed Horned Holly	
	Pampas	
	Azalea (Formosa & Southern Charm *)	

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#### EXHIBIT NC-D FULL NEW CONSTRUCTION PACKET

#### D.1 NEW CONSTRUCTION APPLICATION CHECKLIST



Please have printed copies and attach ALL items listed below and submit with to your application.

D.1.1	COMPLETED FORMS AND ATTACHMENTS		
	<ul> <li>□ New Construction Application Form</li> <li>□ Tree Removal Request Form New Construction</li> <li>□ Landscape Plan</li> </ul>		
	<ul><li>☐ List Plant materials, number and sizing list</li><li>☐ Construction Site Signage Form</li></ul>		
	☐ Construction Site Signage Form ☐ Construction Rules for General Contractors (Must be	on file prior to co	mmencement of construction)
D.1.2	TWO SETS OF PLANS – INCLUDING		
	Scaled Survey / Site Plan with:		
	□ Setbacks	☐ Tree Surv	ey (showing footprint of property
	☐ Elevations on all sides	☐ Architect	=
	House Roof pitch	☐ Driveway	
	<ul><li>☐ Aerial plan</li><li>☐ Scaled Grading Plan</li></ul>	☐ Service Ya	
	☐ Scaled Draining Plan	☐ Deck plan	_
D.1.3	CUT SHEETS		
	☐ Exterior wall material	☐ Chimneys	
	☐ Roofing	☐ Windows	
	<ul><li>Exterior and Landscape Lighting</li><li>Trim, gutters and downspout</li></ul>	☐ Doors ☐ Shutters	
	☐ Cupolas	□ Silutters	
D.1.4	PAYMENTS AND DEPOSITS		
	Checks payable to WACCAMAW MANAGEMENT:	Checks payable to	O WILLBROOK PLANTATION:
	☐ Admin Fee	☐ Comn	nunity Impact Fee
	☐ Construction Sign Fee		ruction Deposit
		☐ Lands	scape Deposit
	Refer to Exhibit NC-A Fees and Deposit Schedule		
For In	ternal Use by Waccamaw Management ARB		
Date i	received: / /		
Comn	nents:		
Commi			

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#### D.2 CONCEPTUAL REVIEW APPLICATION FORM

Lot Number:	FEMA Flood Zone:	WILLBROOK
Street Address:		PLANTATION est. 1798
Lot Owner Name:		68.1790
Telephone (Day):	(Evening/Weekend)	
ARCHITECT:		
Address:		
Telephone:		
Email:		
CONTRACTOR:		
Address:		
Telephone:	Mobile:	
Email:		
Attachments to be	submitted with form:	
<ul><li>☐ Sketches</li><li>☐ Photographs</li><li>☐ Color samples</li></ul>	e plan Scale 1":20' ormation and specifications regarding your proposed Lot development.	
For Internal Use by	Waccamaw Management ARB	
Comments:		
Date received: /	/ Approved: □ Denied: □ Conditional Approval: □	Date: / /
Conditions:		

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#### D.3 TREE REMOVAL FORM NEW CONSTRUCTION **Requesting Applicant:** Property Owner(s): est.1798 Address: Phone#: In House 10' Proximity Tree **Type of Tree Requesting Removal:** Footprint to Footprint Health Trees requested for removal marked on submitted Site Plan $\Box$ **Proposed Contractor / Arborist: Business Address: Business Phone#: Business Address: Georgetown County Permit Acquired: Georgetown County Permit Attached:** For Internal Use by Waccamaw Management ARB **ARB Site Visit Conducted by:** Date:

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Yes □

and / or Mitigation:

**Georgetown Permits Received and on File:** 

Date of ARB Approval Letter for Removal:

#### D.4 NEW CONSTRUCTION APPLICATION – ARCHITECTURAL QUESTIONNAIRE

To be completed by all architects submitting documents for approval at Preliminary **AND** Final stages



Lot #:	FEMA Flood Zone Street:		
Owne	ers Name:		
Archi	tect's / Builder's Name		
Firm:	S.C. Reg./License #:		
Addre	ess:		
Phone	e: Mobile: Email:		
	Preliminary		
1.	Has the architect visited the site?	Yes □	No □
2.	If Yes, date of last visit	/	/
3.	Has the architect read the Declaration of Covenants and Restrictions of Willbrook Plantation Community Associations, Inc, and Architectural Review Board Guidelines and designed the proposed house accordingly?	Yes □	No □
4.	Are any variances from the Architectural Review Board Guidelines being requested under this application?	Yes □	No □
5.	If yes, please describe and give reason:		
6.	Has the house been designed according to the standard residential building code especially in regards to wind resistant construction?	Yes □	No □
7.	Has the architect attempted to minimize the removal or damage of existing trees and vegetation?	Yes □	No □
8.	Is building elevated to a minimum of 18" inches above surrounding grade?	Yes □	No □
9.	First floor elevation (FFE) minimum 3' feet above finished grade?	Yes □	No □
10.	Height of building (midpoint of highest roof)		ft
11.	Does the building block the principal views from existing dwellings on adjacent properties?	Yes □	No □
12.	If Yes, describe:		
13.	Mean finished grade within this footprint		u
14.	Total under roof area		Sq ft
15.	Total Heated area		Sq ft
16.	Total open porch / deck areas		Sq ft
17.	Total screened porch area		Sq ft

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18.	De	scribe the following:	
	a.	Siding / Wall Material:	
		Color	
	b.	Trim Material:	
		Color:	
	c.	Roofing Material:	
		Color	
	d.	Exterior Doors:	
		Color	
	e.	Windows Material:	
		Color	
	f.	Exterior Lighting:	
		Color	
	g.	Screening Material:	
		Color	
	h.	Driveways and Paving:	
	i.	Fences:	
		Color	
	j.	Service Yard:	
		Color	
	k.	Other:	
To the	bes	t of my knowledge, the for	egoing statements are true.  Architect's Seal
			Architect's Seal
		Architect / Builder Signatu	re
Data			
Date		/ /	

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#### D.5 NEW CONSTRUCTION LANDSCAPING PLAN CHECKLIST Lot Number: **FEMA Flood Zone:** Street Address: est.1798 Lot Owner Name: Telephone (Day): (Evening/Weekend) **Landscape Architect: ENSURE EACH ITEM IS SUBMITTED WITH YOUR LANDSCAPING PLAN:** Landscaping Plan 1":20' List of Plant material removing List of Plant material adding, including number and size of plantings List of all hardscape materials in plan with samples or cut sheets for all items Does the landscape screen undesirable views from dwellings on adjacent properties or properties across the street? Minimized the removal or damage of existing vegetation Have the exterior spaces and circulation been staked out on the lot (required prior to submitting this form)? (Trees to remain are to be tied with pink surveyor/engineer tape □ No Have drainage requirements been addressed? How?: ☐ Yes Are any variances from the ARB Standards being requested under this application? Yes No If yes, Please list each variance and provide a reason for each: Cut Sheets and the Color for Exterior Materials for the following: ☐ Trellises, Arbors, and Gazebos: Color: ☐ Decks and Terraces: Color ☐ Fences Color: ☐ Walls: Color: ☐ Driveways and Paving: Color:

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#### D.6 CONSTRUCTION SITE SIGNAGE REQUEST FORM



Willbrook Plantation has a uniform standard construction sign for all new construction ordered through Waccamaw Management. Complete and submit to ARB@willbrookplantationSC.com

The construction sign location must be a minimum of 10' behind the front Lot line.

**NO** additional signage that is visible from the street, adjacent lots or golf course is permitted and will be removed. No signs may be nailed or otherwise attached to trees.

Location Lot #	S	itreet
Owner:		
Designer:		
Landscape Designer:		
Builder:		
The total cost is <b>\$250.00</b> . Ple Sign will be installed within fiv		e to Waccamaw Management
For Internal Use by Wad	ccamaw Managem	ent ARB
Payment Received:	□ Date	<b>:</b>
Sign Ordered:	□ Date	:
Sign Delivered Onsite:	□ Date	: 

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### D.7 CONSTRUCTION RULES FOR GENERAL CONTRACTORS / CONTRACTORS AND OWNERS



Please remember that all contractors, are guests of the Willbrook Plantation Community Association. We ask that you conduct yourself with good manners and require the same of your subcontractors and suppliers. Please review these two pages, sign and return a copy to Waccamaw Management at ARB@waccamawmanagement.com

- 1. All contractors, subcontractors and material suppliers must use the Willbrook Front Gate on Willbrook Blvd/Tidewater Drive to access the community. DO NOT ATTEMPT TO ENTER THE REAR OWNERS GATE. It is possible to EXIT through the back gates.
- 2. All contractors, subcontractors and suppliers must obtain and display a Visitor pass from the Guard House.
- 3. Speed limit inside the community is **25 MPH**. Please inform all subcontractors and suppliers of this speed limit.
- 4. Access is allowed **only** to the properties where you are currently working. Contractors are not allowed to use any of the facilities of the community, including lakes, pools and/or wildlife areas.
- 5. **Do not feed or molest alligators** maximum fine is \$200.00. If you have a nuisance alligator at your job site, please contact Waccamaw Management immediately and they will contact the Wildlife Department.
- 6. Construction site must be kept clear of trash at all times. **Dumpsters** are mandatory on site at all times during the construction process. Loose trash that may be scattered by wind must be contained.
- 7. Construction site must be cleared of construction debris and policed before the crew leaves each day.
- 8. **No burning** of trash on the property is allowed.
- 9. No construction site signage is permitted without approval of the ARB. One approved sign may be placed on each site. Signs must be removed when the Certificate of Occupancy for the home is issued.
- 10. Street rights-of-way are not to be used for storage of materials or parking.
- 11. All portable toilets are to be located a minimum of 35 feet from the curb line. The toilets must be screened as much as possible from the street and/or adjacent neighbors.
- 12. Parking must be contained to the construction site. If that is impossible, please contact the ARB office for a designated parking location.
- 13. No parking or driving on pedestrian or golf cart paths.
- 14. Walking, bike and golf cart paths must be kept clear, clean and unobstructed at all times.
- 15. Radio noise must be kept to a minimum.

#### 16. Hurricane Preparation (after a Hurricane Warning has been issued)

- Remove dumpsters from work site.
- Remove portable toilets from work site.
- Secure all materials and equipment which cannot be removed from work site.
- Be prepared to leave when evacuation orders are given.

#### 17. After storm clean-up

- Each contractor is responsible for cleanup of his work site including neighboring lots where trash and materials might have been blown by the wind.
- After an evacuation, you must contact Waccamaw Management for an emergency pass to enter the property.

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#### **Construction hours are as follows:**

Monday through Friday 7:00 am. to 6:00 p.m. Saturday 8:00 a.m. to 5:00 p.m.

Sunday / Public Holidays NO WORK

Failure to abide by these rules will result in the following actions:

/

Date Received:

Working past 6:00 p.m. weekdays / 5:00 p.m. Saturday or at any point on Sunday or a Major Public Holiday First Offense: \$100.00 fine and/or suspension from property.

Second Offense: \$250.00 fine and suspension from property. These fines will be levied against the construction deposit for each property.

If damages to posts, landscaping or grass are incurred by attempting entry through the back gate repair costs will be charged against the construction deposit.

If the management company is forced to clean up a job site or contract with another firm to have a site cleaned up, the Contractor will be charged \$500.00 for the clean-up fee.

The **Owner** of the property is ultimately responsible for the actions of his or her contractor with respect to the construction of the owner's residence. A violation of any of these rules results in the property owner being contacted immediately for their assistance in bringing the construction site into compliance.

I have read and understand the above rules for Willbrook Plantation Community Association

Signature of Property Owner	Date
I have read and understand the above rules for Willbroom that I am responsible for the actions of my General Conf	•
Signature of General Contractor	Date
Signature of General Contractor  I have read and understand the above rules for Willbroom that I am responsible for my actions, all subcontractors	ok Plantation Community Association. I understand

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D.8 MID CONSTRUCTION				
Date of Onsite Construction R	eview: /	/		
ARB Member(s) Present:				WILLBROOK PLANTATION
Accordance with Approved Pl	ans:			est.I798
Feature			Yes / No / No	tes
Tree Removal as per Tree Surv	ey Y□N□			
Damage to any Trees	Y 🗆 N 🗆			
Erosion Control	Y 🗆 N 🗆			
Damage to Curb or Street	Y 🗆 N 🗆			
Elevations	$Y \square N \square$			
Front Porch	Y 🗆 N 🗆			
Rear Porch - Column Sizing	Y 🗆 N 🗆			
Garage Door	Y 🗆 N 🗆			
Enclosed Eves	Y 🗆 N 🗆			
Sizing Elevations	Y 🗆 N 🗆			
Topper Cupola Sizing	Y 🗆 N 🗆			
Mandatory FEATURES same as	s plans			
Roof / Material / Pitch	n / Color	$Y \square N \square$		
Siding / Material / Col	or	$Y \square N \square$		
Windows / Style / Gri	ls / Trim / Color	$Y \square N \square$		
Window Shutters / Co	olor	$Y \square N \square$		
Visible Exterior Windo	ow Trim / Color	Y 🗆 N 🗆		
Ridge Venting		$Y \square N \square$		
Selected Architectural Elemen	ts – Check selected Fea	tures		
☐ Foundation Vents			Y 🗆 N 🗆	
☐ Shutters (if operable)	Shutter Dogs		Y 🗆 N 🗆	
☐ Chimney with Cap / C	Chimney with Cap / Color			
☐ Water Table Trim Boa	rd or Brick		Y 🗆 N 🗆	
☐ Door Architrave			$Y \square N \square$	
☐ Front Door Sidelights	or Panels / Color		Y 🗆 N 🗆	
☐ Fan and Transom Ligh	Fan and Transom Lights			
☐ Pilasters or Columns			Y 🗆 N 🗆	
☐ Connie Trim, Return a	nd Rakes		Y 🗆 N 🗆	
☐ Quoins, Soldier Cours	e, Window / Door Arch	Keystones	Y 🗆 N 🗆	
☐ Full, Half kick Dormer	S		$Y \square N \square$	
☐ Multiple Gables			Y 🗆 N 🗆	
☐ Multiple Ridge Lines			Y 🗆 N 🗆	
☐ Brick Walkways			Y 🗆 N 🗆	
☐ Driveway Edging Patte	ern		Y 🗆 N 🗆	
☐ Terraces and Patios			Y 🗆 N 🗆	
☐ Windows Mullions, G	rills and Trim		Y 🗆 N 🗆	
□ Dog Far Returns on Re	nof Ends		v 🗆 N 🗆	

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#### D.9 NEW MAILBOX APPLICATION - WILLBROOK PLANTATION

# WACCAMAW MANAGEMENT

#### **CRITERIA FOR NEW MAILBOX INSTALLATION:**

- Driveway should be installed prior to mailbox installation.
- Area for installation should be cleared of debris.
- Any Installation Instructions should be noted on this form (e.g. "Please put mailbox to left side of driveway facing home").
- Landscaping should be completed or near completion.
- Installation date should be near closing date of home to prevent damage or destruction to mailbox.
- Placement of mailbox desired installation location should be clearly marked. Mailbox placement must be 20" from road edge. Installation depth will be approx. 24" deep.
- All irrigation should be marked prior to mailbox installation. If irrigation is not marked and damage results during installation owner will be billed for repairs.

OWNER ACKNOWLEDGEMENT OF CRITERIA:			
	Signature		
OWNER NAME:	PHONE #:		
INSTALLATION ADDRESS:			
OWNER ACCOUNT NUMBER:	LOT#:		
INSTALLATION INSTRUCTIONS:			

- Check should be payable to Waccamaw Management call 843-237-9551 for current market price.
- Payment must be received when order is placed.
- Applications and payments may be:
  - dropped off at 41 Maintenance Road, Pawleys Island, SC 29585
     OR
  - mailed to PO Box 2308, Pawleys Island, SC 29585.
- Every effort will be made to install within 14 days, but please note that it may take longer.

For Internal Use by Waccamaw Management ARB					
PAYMENT RECEIVED DATE:	CHECK #:				
ORDER PLACED DATE:	INSTALLED DATE:				

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#### D.10 FINAL CONSTRUCTION REVIEW APPLICATION

Please complete Contact information below and attach a copy of submitted Exhibit C with this application.

W
WILLBROOK
PLANTATION
est.1798

Date:						NTATION est.1798
Home Owner:						est.1/90
Street Address:						
Phone:						
-						
All Elevations		Yes □	No □			
Height of building (midpoint of	highest roof)	Yes □	No □			
First floor elevation (FFE) min 3	feet above	Yes □	No □			
finished grade		res 🗀	NO L			
Siding / Wall Material:		Yes □	No □	Color:	Yes □	No □
Trim Material:		Yes □	No □	Color:	Yes □	No □
Roofing Material:		Yes □	No □	Color:	Yes □	No □
Exterior Doors:		Yes □	No □	Color:	Yes □	No □
Windows Design and Material:		Yes □	No □	Color:	Yes □	No □
Shutters / expanded windows t	reatments:	Yes 🗆	No □	Color:	Yes 🗆	No □
Exterior Lighting:		Yes □	No □	Color:	Yes □	No □
Accent Lighting:		Yes □	No □	Color:	Yes □	No □
Service Yard / Screening (HVAC	etc):	Yes □	No □	Color:	Yes □	No □
Driveways and Paving:		Yes □	No □	Color:	Yes □	No □
Fences:		Yes □	No □	Color:	Yes □	No □
Landscaping:		Yes □	No □			
Setback Compliance all sides:		Yes □	No □			
Irrigation System:		Yes □	No □			
Landscaping		Yes □	No □			
Curb and Street:		Yes □	No □			
Issues Identified Mid Construction		Resolve	ed	Outstanding		
		Yes □	No □			
		Yes □	No □			
		Yes □	No □			
		Yes □	No □			
Properly Moved from Site						
Construction Sign:	Porta John	: 🗆		Dumpster:		
Building Materials:	Debris:			Temp Service:	: 🗆	
Silt Fence □	Stakes:			Street Cleaned	d: □	
For Internal Use by Waccamaw Management ARB						
In accordance with Approved Plans:		Yes □	No □			
Final Review Fee Paid:		Yes □	No □			
Willbrook Plantation ARB Member:				[	Date:	

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#### D.11 FINAL LANDSCAPING REVIEW POST CONSTRUCTION Name: Address: est.1798 Date: Reviewed by: **Foundation Plants on All Sides of House:** Yes □ No □ Mulched Yes □ No □ Weeded Evergreens Yes □ No □ 3 Gallon Minimum Yes □ No □ **Side Property Lines Planted:** Mulched Yes □ No □ Weeded Yes □ No □ Yes □ No □ Yes □ No □ Evergreens 3 Gallon Minimum **Beds Within Lawn:** Mulched Yes □ No □ Weeded Yes □ No □ Evergreens Yes □ No □ 3 Gallon Minimum Yes □ No □ **Parking Area Screened from Neighboring Lot:** Evergreens Yes □ No □ 5 Gallon Minimum Yes □ No □ **Entrance to Side Garage Screened:** Evergreens Yes □ No □ 5 Gallon Minimum Yes □ No □ Sod or Seeded Lawn Area: Healthy Yes □ No □ Sod to Street Yes □ No □ Service Yard and Trash Storage Screened on all sides to Ground: Evergreens Yes □ No □ Meter and Irrigation Equipment Screened: Evergreens Yes □ No □ **Drainage Swales Maintained:** Yes □ No □ For Internal Use by Waccamaw Management ARB Yes ☐ No ☐ **Final Landscaping Review Approved**

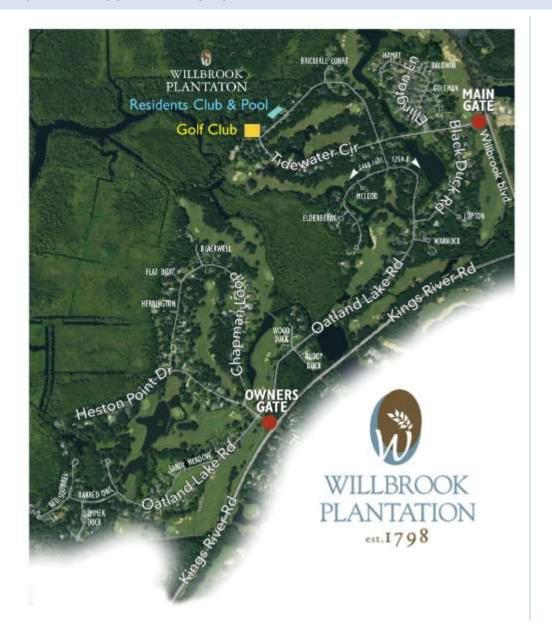
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#### EXHIBIT NC-E VARIANCE REQUEST FORM

The undersigned Applicant requests a variance from the requirements of the Guidelines  Section(s):						WILLBROOK PLANTATION			
Descript	tion	of Property:				est.1798			
	Ow	ner(s):							
	Str	eet Address:							
Require	men	ts:							
The app	lican	t must respond	d to each of the foll	owing in an atta	ched document:				
	1.	A unique hard	ship described by t	he applicant exis	sts requiring the improvement	(s) on the property;			
	2.	-	rdinary and exceptional conditions described by the applicant exist requiring the rement(s) requested;						
	3.	Why, if applica	able, such hardship	and conditions	are peculiar to the particular p	piece of property; and			
	4.	The requested	relief, if granted						
			not cause substant pining property,	ial detriment to	the Willbrook Plantation com	munity nor to owners			
		b. would	not impair the inte	nt of the ARB Ru	les and Regulations, and				
		c. shall n	ot constitute a pred	edent.					
Notices:									
					erty owners briefly describing on favor or opposed to the requ	·			
			all statements mad wledge and belief.	e on this Applica	ition and all attachments are t	rue and correct to the			
Signatu	ure:				Date:				
Mailing	g Ad	dress:			Telephone:				
City, St	ate,	Zip							
For Int	ern	al Use by Wa	accamaw Mana	gement ARB					
Date re		, ,	Approved: □	Denied: □	Conditional Approval:	l Date: / /			
		<u> </u>							
		-							

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#### EXHIBIT NC-F WILLBROOK PLANTATION OVERVIEW MAP



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