

NEW CONSTRUCTION EXHIBITS PACKET

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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, please make checks payable to: WACCAMAW MANAGEMENT.

TYPE OF REVIEW	Admin Fee	Community Impact Fee	Construction Deposit *	Landscape Deposit *
	Payable Waccamaw Mgt.	Payable Willbrook Plantation	Payable Willbrook Plantation	Payable Willbrook 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	\$-			

* **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.

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 (<i>health/viability of tree is severely threatened</i>) 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	Up to \$5,000/Tree
Non-Canopy 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	\$500
Lawn, landscaping and natural areas	\$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: (<i>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.</i>)	\$100/Day or Occurrence
Other Violations of Guidelines and Procedures After Warning	\$250/week*

* Weekly fines are charged for violations incurred Saturday to Friday a full week will be charged each Saturday.



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

- New Construction Application Form
- Tree Removal Request Form New Construction
- Landscape Plan
- List Plant materials, number and sizing list
- Construction Site Signage Form
- Construction Rules for General Contractors (Must be on file prior to commencement of construction)

D.1.2 TWO SETS OF PLANS – INCLUDING

Scaled Survey / Site Plan with:

- | | |
|--------------------------------------------------|----------------------------------------------------------------------|
| <input type="checkbox"/> Setbacks | <input type="checkbox"/> Tree Survey (showing footprint of property) |
| <input type="checkbox"/> Elevations on all sides | <input type="checkbox"/> Architectural Drawings |
| <input type="checkbox"/> House Roof pitch | <input type="checkbox"/> Driveway plan |
| <input type="checkbox"/> Aerial plan | <input type="checkbox"/> Service Yard location |
| <input type="checkbox"/> Scaled Grading Plan | <input type="checkbox"/> Patio wall heights |
| <input type="checkbox"/> Scaled Draining Plan | <input type="checkbox"/> Deck plan |

D.1.3 CUT SHEETS

- | | |
|----------------------------------------------------------|-----------------------------------|
| <input type="checkbox"/> Exterior wall material | <input type="checkbox"/> Chimneys |
| <input type="checkbox"/> Roofing | <input type="checkbox"/> Windows |
| <input type="checkbox"/> Exterior and Landscape Lighting | <input type="checkbox"/> Doors |
| <input type="checkbox"/> Trim, gutters and downspout | <input type="checkbox"/> Shutters |
| <input type="checkbox"/> Cupolas | |

D.1.4 PAYMENTS AND DEPOSITS

Checks payable to WACCAMAW MANAGEMENT:

- Admin Fee
- Construction Sign Fee

Checks payable to WILLBROOK PLANTATION:

- Community Impact Fee
- Construction Deposit
- Landscape Deposit

Refer to Exhibit NC-A Fees and Deposit Schedule

For Internal Use by Waccamaw Management ARB

Date received: / /

Comments: _____



Lot Number: _____ **FEMA Flood Zone:** _____
Street Address: _____
Lot Owner Name: _____
Telephone (Day): _____ **(Evening/Weekend)** _____

ARCHITECT: _____
Address: _____
Telephone: _____
Email: _____

CONTRACTOR: _____
Address: _____
Telephone: _____ **Mobile:** _____
Email: _____

Attachments to be submitted with form:

- Preliminary site plan Scale 1":20'
- Sketches
- Photographs
- Color samples
- Any other information and specifications regarding your proposed Lot development.

For Internal Use by Waccamaw Management ARB

Comments: _____

Date received: / / **Approved:** **Denied:** **Conditional Approval:** **Date:** / /

Conditions: _____



Requesting Applicant: _____

Property Owner(s): _____

Address: _____

Phone#: _____

Type of Tree Requesting Removal:	In House Footprint	10' Proximity to Footprint	Tree Health
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Trees requested for removal marked on submitted Site Plan

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: ____ / ____ / ____

Georgetown Permits Received and on File: Yes

Date of ARB Approval Letter for Removal: ____ / ____ / ____ and / or Mitigation: ____ / ____ / ____

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: _____
 Owners Name: _____
 Architect's / Builder's Name _____
 Firm: _____ S.C. Reg./License #: _____
 Address: _____
 Phone: _____ Mobile: _____ Email: _____

Preliminary Final

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 _____ "

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

18. Describe 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

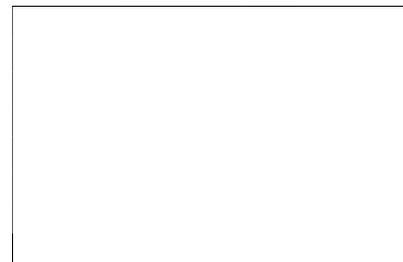
k. Other:

To the best of my knowledge, the foregoing statements are true.

Architect / Builder Signature

Date: / /

Architect's Seal



D.5 NEW CONSTRUCTION LANDSCAPING PLAN CHECKLIST



Lot Number: _____ **FEMA Flood Zone:** _____
Street Address: _____
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
- Have drainage requirements been addressed? Yes No How?:
- 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: _____

D.6 CONSTRUCTION SITE SIGNAGE REQUEST FORM



WACCAMAW
MANAGEMENT
An Associa® Company

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 #

Street

Owner:

Designer:

Landscape Designer:

Builder:

The total cost is **\$250.00**. Please make check payable to Waccamaw Management

Sign will be installed within five (5) working days

For Internal Use by Waccamaw Management ARB

Payment Received:	<input type="checkbox"/>	Date: _____
Sign Ordered:	<input type="checkbox"/>	Date: _____
Sign Delivered Onsite:	<input type="checkbox"/>	Date: _____

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.

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:

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 Willbrook Plantation Community Association. I understand that I am responsible for the actions of my General Contractor, his subcontractors and vendors.

Signature of General Contractor

Date

I have read and understand the above rules for Willbrook Plantation Community Association. I understand that I am responsible for my actions, all subcontractors and vendors.

For Internal Use by Waccamaw Management ARB

Date Received: / /

D.8 MID CONSTRUCTION REVIEW REQUEST



Date of Onsite Construction Review: _____ / _____ / _____

ARB Member(s) Present: _____

Accordance with Approved Plans: _____

Feature	Yes / No / Notes	
Tree Removal as per Tree Survey	Y <input type="checkbox"/>	N <input type="checkbox"/>
Damage to any Trees	Y <input type="checkbox"/>	N <input type="checkbox"/>
Erosion Control	Y <input type="checkbox"/>	N <input type="checkbox"/>
Damage to Curb or Street	Y <input type="checkbox"/>	N <input type="checkbox"/>
Elevations	Y <input type="checkbox"/>	N <input type="checkbox"/>
Front Porch	Y <input type="checkbox"/>	N <input type="checkbox"/>
Rear Porch - Column Sizing	Y <input type="checkbox"/>	N <input type="checkbox"/>
Garage Door	Y <input type="checkbox"/>	N <input type="checkbox"/>
Enclosed Eaves	Y <input type="checkbox"/>	N <input type="checkbox"/>
Sizing Elevations	Y <input type="checkbox"/>	N <input type="checkbox"/>
Topper Cupola Sizing	Y <input type="checkbox"/>	N <input type="checkbox"/>
Mandatory FEATURES same as plans		
Roof / Material / Pitch / Color	Y <input type="checkbox"/>	N <input type="checkbox"/>
Siding / Material / Color	Y <input type="checkbox"/>	N <input type="checkbox"/>
Windows / Style / Grills / Trim / Color	Y <input type="checkbox"/>	N <input type="checkbox"/>
Window Shutters / Color	Y <input type="checkbox"/>	N <input type="checkbox"/>
Visible Exterior Window Trim / Color	Y <input type="checkbox"/>	N <input type="checkbox"/>
Ridge Venting	Y <input type="checkbox"/>	N <input type="checkbox"/>
Selected Architectural Elements – Check selected Features		
<input type="checkbox"/> Foundation Vents	Y <input type="checkbox"/>	N <input type="checkbox"/>
<input type="checkbox"/> Shutters (if operable) Shutter Dogs	Y <input type="checkbox"/>	N <input type="checkbox"/>
<input type="checkbox"/> Chimney with Cap / Color	Y <input type="checkbox"/>	N <input type="checkbox"/>
<input type="checkbox"/> Water Table Trim Board or Brick	Y <input type="checkbox"/>	N <input type="checkbox"/>
<input type="checkbox"/> Door Architrave	Y <input type="checkbox"/>	N <input type="checkbox"/>
<input type="checkbox"/> Front Door Sidelights or Panels / Color	Y <input type="checkbox"/>	N <input type="checkbox"/>
<input type="checkbox"/> Fan and Transom Lights	Y <input type="checkbox"/>	N <input type="checkbox"/>
<input type="checkbox"/> Pilasters or Columns	Y <input type="checkbox"/>	N <input type="checkbox"/>
<input type="checkbox"/> Connie Trim, Return and Rakes	Y <input type="checkbox"/>	N <input type="checkbox"/>
<input type="checkbox"/> Quoins, Soldier Course, Window / Door Arch Keystones	Y <input type="checkbox"/>	N <input type="checkbox"/>
<input type="checkbox"/> Full, Half kick Dormers	Y <input type="checkbox"/>	N <input type="checkbox"/>
<input type="checkbox"/> Multiple Gables	Y <input type="checkbox"/>	N <input type="checkbox"/>
<input type="checkbox"/> Multiple Ridge Lines	Y <input type="checkbox"/>	N <input type="checkbox"/>
<input type="checkbox"/> Brick Walkways	Y <input type="checkbox"/>	N <input type="checkbox"/>
<input type="checkbox"/> Driveway Edging Pattern	Y <input type="checkbox"/>	N <input type="checkbox"/>
<input type="checkbox"/> Terraces and Patios	Y <input type="checkbox"/>	N <input type="checkbox"/>
<input type="checkbox"/> Windows Mullions, Grills and Trim	Y <input type="checkbox"/>	N <input type="checkbox"/>
<input type="checkbox"/> Dog Ear Returns on Roof Ends	Y <input type="checkbox"/>	N <input type="checkbox"/>



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 when ordering (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.

ORDERING MAILBOX

Mailboxes are ordered through Sign Studios, 204 Elk Hunt Ct, Murrells Inlet, SC 29576

(843)-651-3560

Be prepared with the following information:

- Name
- Contact information
- Installation address including Lot #
- Installation instructions

D.10 FINAL CONSTRUCTION REVIEW APPLICATION



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

Date: _____

Home Owner: _____

Street Address: _____

Phone: _____

All Elevations	Yes <input type="checkbox"/>	No <input type="checkbox"/>			
Height of building (midpoint of highest roof)	Yes <input type="checkbox"/>	No <input type="checkbox"/>			
First floor elevation (FFE) min 3 feet above finished grade	Yes <input type="checkbox"/>	No <input type="checkbox"/>			
Siding / Wall Material:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Color:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Trim Material:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Color:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Roofing Material:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Color:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Exterior Doors:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Color:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Windows Design and Material:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Color:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Shutters / expanded windows treatments:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Color:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Exterior Lighting:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Color:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Accent Lighting:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Color:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Service Yard / Screening (HVAC etc):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Color:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Driveways and Paving:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Color:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Fences:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Color:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Landscaping:	Yes <input type="checkbox"/>	No <input type="checkbox"/>			
Setback Compliance all sides:	Yes <input type="checkbox"/>	No <input type="checkbox"/>			
Irrigation System:	Yes <input type="checkbox"/>	No <input type="checkbox"/>			
Landscaping	Yes <input type="checkbox"/>	No <input type="checkbox"/>			
Curb and Street:	Yes <input type="checkbox"/>	No <input type="checkbox"/>			

Issues Identified Mid Construction	Resolved	Outstanding
	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Properly Moved from Site		
Construction Sign: <input type="checkbox"/>	Porta John: <input type="checkbox"/>	Dumpster: <input type="checkbox"/>
Building Materials: <input type="checkbox"/>	Debris: <input type="checkbox"/>	Temp Service: <input type="checkbox"/>
Silt Fence <input type="checkbox"/>	Stakes: <input type="checkbox"/>	Street Cleaned: <input type="checkbox"/>

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:** _____

D.11 FINAL LANDSCAPING REVIEW POST CONSTRUCTION



Name: _____

Address: _____

Date: _____

Reviewed by: _____

Foundation Plants on All Sides of House:

Mulched Yes No Weeded Yes No

Evergreens Yes No 3 Gallon Minimum Yes No

Side Property Lines Planted:

Mulched Yes No Weeded Yes No

Evergreens Yes No 3 Gallon Minimum Yes No

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

Final Landscaping Review Approved Yes No



The undersigned Applicant requests a variance from the requirements of the Guidelines

Section(s): _____

Description of Property:

Owner(s): _____

Street Address: _____

Requirements:

The applicant must respond to each of the following in an attached document:

1. A unique hardship described by the applicant exists requiring the improvement(s) on the property;
2. Extraordinary and exceptional conditions described by the applicant exist requiring the improvement(s) requested;
3. Why, if applicable, such hardship and conditions are peculiar to the particular piece of property; and
4. The requested relief, if granted
 - a. would not cause substantial detriment to the Willbrook Plantation community nor to owners of adjoining property,
 - b. would not impair the intent of the ARB Rules and Regulations, and
 - c. shall not constitute a precedent.

Notices:

The ARB Administrator will send out notices to adjoining property owners briefly describing the request. The adjoining property owners have 10 business days to respond in favor or opposed to the request.

The Applicant affirms that all statements made on this Application and all attachments are true and correct to the best of the Applicant’s knowledge and belief.

Signature: _____ Date: _____

Mailing Address: _____ Telephone: _____

City, State, Zip _____

For Internal Use by Waccamaw Management ARB

Date received: / / Approved: Denied: Conditional Approval: Date: / /

Conditions: _____

