

Treeloft Villas Owners Association

Physical Standards

Revised June 2012

Explanation

Living in Seabrook Island has many benefits. Your realtor has probably informed you of these. It also has numerous obligations that realtors may not mention. But when you signed the papers for your property, you have agreed to comply with these obligations. Your realtor should have provided you with copies of the "**Covenants and By-Laws,**" and "**Rules & Regulations**" of the **Seabrook Island Property Owners Association** (SIPOA). If not, they are available at the SIPOA office (843-768-0061), or accessible on its website, <www.sipoa.org>.

SIPOA's **Architectural Review Committee** (ARC), is comprised of an administrator and resident volunteers. Approval by the ARC is required of any exterior change of villas, after approval by Treeloft Association board of directors. ARC Non-compliance with ARC standards "**Policies and Procedures for Residential Development**" can result in fines. This document is also available at the SIPOA office or on the POA website.

Treeloft Villa Owners Association (TVOA), a sub-organization of the SIPOA, is comprised of all 19 Treeloft villa owners, who annually elect five Board members that set policy and contract property managers to handle many operational functions. TVOA's property manager is **The Marshland Communities**: (843) 377-1696 or <info@marshlandcommunities.com>. After property closings, Marshland should provide new owners with, among other things, copies of: **Treeloft Covenants & By-Laws; a Treeloft owner directory, Treeloft Rules and Regulations, and Treeloft Physical Standards.** Marshland sub-contracts TVOA landscape services, pest control, street lighting maintenance, and tree pruning. It can offer contractor suggestions for owners and will answer any specific questions you may have about your villa.

The physical property you own is your villa and within the "drip-line," (the line around your villa where rainwater from your roof hits the ground). You may upgrade, revise, or remodel any part of the interior of your villa without SIPOA, ARC, or TVOA approval. Everything outside the "drip-line" is "common property" owned by Treeloft Villa Owners Association (TVOA) and regulated by the ARC and by TVOA.

All visible exterior villa changes (ie. roofing, painting, doors, siding repairs, lighting, including fixture wattage and direction, trash closets, window coverings, decks, AC equipment and screening, exterior furniture and decorations etc.) are under the approval authority of the ARC and TVOA. TVOA has established unique Treeloft physical standards (paint color, roofing, trash closets, lighting fixtures, etc.). Changes by owners must be submitted in writing and approved before implementation, first by TVOA (via The Marshland Communities), and then by the ARC.

Contents

Exterior finishes_____	4
Exterior lights_____	5
Decorative lights_____	5
Step lights_____	6
Security lights_____	6-7
Driveway lights_____	7-8
‘Up-lights’_____	8
Exterior enclosures_____	8
Trash closets_____	8-9
Architectural modifications_____	10
Deck extensions_____	10
Attachment A_____	13
HVAC enclosures/platform_____	10-11
Attachment B_____	14
Support posts_____	11
Attachment C_____	15
Exterior shower enclosure_____	12
Ground level decking or boardwalks _____	11
Other_____	11
Miscellaneous_____	11
Mail Boxes_____	11
Dish antennae_____	11
Exterior furniture_____	11

Exterior finishes



Roof replacement- GAF Timberline 30-Year Shingles. Color: "Weathered Wood."

Exterior siding- Sherwin Williams **Woodscape Solid Latex Stain (Perfect Greige) SW 6073**. Use on all T-111 siding, door, door trim, window trim, and all horizontal trim boards except as stated below.

Exterior trim- Sherwin Williams **Woodscape Solid Latex Stain, (Popular Gray) SW 6071**. Use only on eaves (double board), vertical trim boards on external corners, and only horizontal trim boards at 1st floor base level, including those at base of overhanging bedroom closets. No trim color on any portion of decks, railings, stairways, doors, windows, or chimney.

Exterior deck flooring and stair treads- Five options by owners:

(A) If new or pressure-washed natural pine wood:

Use **1) Sherwin-Williams Deckscape Clear Sealer A15T260**, or **2) a custom match to SW 6073, Sherwin-Williams Deckscape Semi-Transparent FF Treeloft Deck Color**. This can be ordered at Sherwin-Williams, 1776 Main Road, Johns Island, or at any other Sherwin-Williams store with the order number **2332-0101744**.

(B) If already painted or stained in some other color finish, such as redwood, chesnut, cedar, etc., owners should refinish horizontal decks and stair treads **ONLY** by either: **3) stripping existing finish and applying options 1 or 2 above**, or, over- painting with **4) Sherwin Williams Deckscape Solid Color Latex Stain, A15 Series, Poplar Gray SW6073**, OR, if you prefer a darker shade, use **5) Sherwin Williams Deckscape Solid Color Latex Stain, A15 Series, Spalding Gray SW6074**. Sherwin Williams does not recommend oil base paints for stair treads because the gloss is more prone to accidental falls when wet, and is more susceptible to mildew.

More exotic natural woods, such as redwood, ipe, etc., may be used on decks or stair treads only with the express permission of Treeloft Association Board.

Front door- Same color as exterior siding standard (SW 6073). If glass pane(s), must follow window standard below.

Screen or storm doors- To be same color as external metal window casings--black or dark bronze.

Windows- Only clear or tinted glass permitted. Shades, curtains, or blinds visible from the exterior must be neutral in color and compatible with exterior color of villa.

Pedestal exterior- Natural original stucco color.

Exterior lights

Decorative lights

All decorative lights are *Lantana* style by Kichler, approved by the Board of Directors and the ARC, purchased and installed by Treeloft Association in 2009. Replacements are to be obtained and installed by Treeloft Association at expense of owners. Recommended wattages are to be used.



Front deck
Kichler 9167 AZ
60W bulb

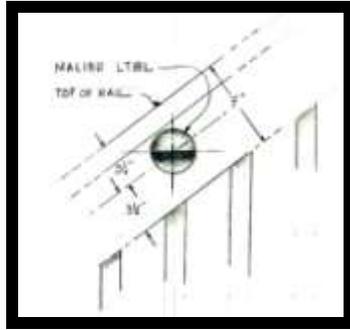
Rear deck
Kichler 9166 AZ
40W bulb

Street post light
Kichler 9967 AZ
100W bulb

Street post lights were purchased by and are maintained by Treeloft Association as common property. Deck lights were purchased and installed by the association in 2009. Owners must maintain deck lights and pay the Association for replacement of damaged fixtures. Marshland Communities has replacement fixtures, should these models go out of stock.

Step Lights

Exterior steps at night can be dangerous. This optional light can make them safe without intruding light to neighboring properties, thus better than bright floodlights.



Malibu Model LT8L low-voltage (7W halogen bulb) round surface mount deck light

This is the outdoor step light adopted by the Treeloft Board of Directors on June 7, 2008, and approved by the SIPOA Architectural Review Committee (ARC). Non-compliant fixtures may be cited as a violation of Treeloft standards.

A low-voltage fixture, it requires a transformer to convert 110 Volt house current to low voltage. They are available from Lowe's, or perhaps other retail stores, singly or in a 6-pack with transformer included (Lowe's item 135203, \$59). Also available from Lowe's online. Depending on the number of lamps desired, different transformers and power cables may be required. They may be operated with automatic light sensor or manual switch. Preferred Treeloft color of fixture is matte black, but bronze or pewter color options are acceptable.

Installation should be as indicated in diagram above, with fixtures centered on side railing toward steps as shown. Hole for power cable should be drilled directly behind fixture, with power cable on outside surface of railing, connecting the series of lights. Manufacturer instructions contain detailed installation procedures.

Security Lights

Many owners desire to have an outdoor light that turns on with motion, partly to warn intruders, and partly to provide automatic light when guests or owners arrive on foot or by car. The least intrusive way to achieve this is to install a motion-sensitive light in the general area of the 'carport' under the villa. Such a fixture may be mounted above or beside the pedestal access door, or on the 'ceiling' of the 'carport.' 40 watt light bulbs or less are recommended to avoid light intrusion to neighbors. Several acceptable motion sensor options are shown below, but such items often go out of stock, in which case, similar products can be submitted to Treeloft board for approval.



Kitchler 'Designer's Fountain'
2371MD-ORB cast alum
12" high, 7" dia, \$107.55
<http://www.lightinguniverse.com/products/view.aspx?sku=2582445&linkloc=searchDirectToSku>



HeathCo SL-4305-WH (or BL)
\$31 online, \$50 Home Depot,
Sears, Amazon, etc.
<http://www.motionlightsensor.com/motion-sensor-light-articles/consider-outdoor-motion-detector-ceiling-lights.html>

The least preferred option for outdoor security is a floodlight. Although some owners have these, they are overly bright and often intrude into neighboring properties. **Owners who already use such lights, as well as new applications, must point them directly downward, and locate them no higher than 8 feet above the ground.** Below is an outdoor security flood light approved by the Treeloft Board of Directors on Nov 12, 2011, which has protective light shields to avoid intrusion. Non-compliant fixtures may be cited as a violation of Treeloft standards.



Bronze energy star 16" 2-light sensor, \$59.99. www.lampsplus.com

Driveway Lights

Driveway lights are not recommended for Treeloft villas unless the driveway is three car-lengths long. Approval by Treeloft Board and ARC is required. If used, such lights are to be of the black bollard type illustrated below, dirt-mounted, and should be powered by low-voltage systems using 20W MR11 halogen bulbs. Similar designs are available such as Malibu CL635R and other manufacturers.



Up-lights

No landscape 'up-lights' are permitted, except for Association-installed and maintained lights along street.

Exterior enclosures Trash closets

The design on the following page has been approved by the Treeloft Board and the SIPOA Architectural Review Committee (ARC) to protect trash storage and aid collection. All Treeloft villas are required to have such an enclosure to prevent animals from accessing trash, and if necessary, further protected by installing 16-gauge hardware wire cloth on the **interior** surfaces to prevent animal access.

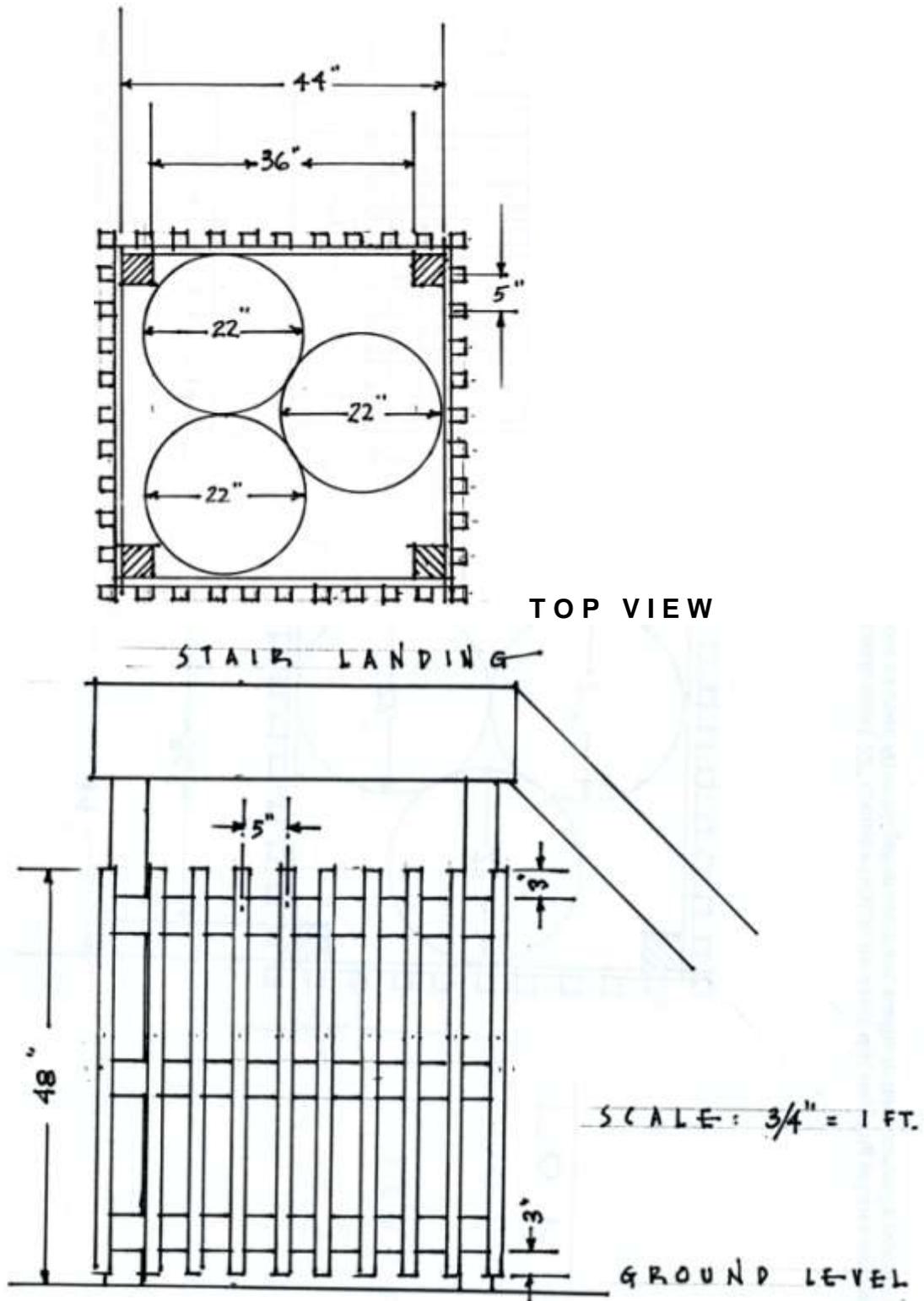
The closet should be built using the 4" X 4" vertical supports for the exterior step landing as framing. The four sides shall consist of vertical 1.75" square pickets (the same as the pickets on the stair railings) spaced 5" center to center, mounted on three 4" X 1" horizontal boards, two of which are 3" from picket ends, and the third centered from top to bottom. Sides shall extend vertically from ground level to a height of 48" above ground level (if space beneath landing does not permit this full height, this dimension may be altered to fit the space available).

The side toward the access driveway or walkway shall be an outward-opening hinged door, mounted on sturdy hinges that allow a free-swinging door access to empty trash containers. The door shall be secured to the frame with an easily accessible sturdy bolt or latch, which must be kept in good repair so trash collectors can easily open, close, and lock the closet to exclude animals.

Closet will hold three standard 30-gallon trash cans with 22" diameter lids, or one standard 60 or 90-gallon container provided by trash collectors.

Closet to be painted in same color as base color on villa exteriors.

Trash Closet specifications



Architectural Modifications

Deck Extensions

Over the years, a number of Treeloft owners have extended the size of their decks to provide additional space for furniture or seating. In 2008, Treeloft association invested in the preparation of deck extension plans for owners who wish to do so. **Attachment A** to this document show these plans, which provide options for two sizes of deck extensions: 8' X 10' or 10' X 10'. Using the latter size on the entrance deck requires the reconstruction of the access stairway. The plans have been pre-approved by Treeloft Board and the ARC.

The plans are available through Greg Hider, (843) 437-8845, at a cost of \$275. Such plans need to be submitted by Marshland Communities to the ARC for approval and to the Town of Seabrook for a construction permit.

HVAC enclosures

Enclosures are required for any exterior, ground-mounted HVAC equipment adjacent to the villa. These enclosures should follow a similar appearance and structure as the trash closets, and plans must be submitted to the Treeloft Board and the ARC prior to construction. See below for guidelines.

A May 5, 2011 letter to owners describes the need for any HVAC replacement to be in compliance with County Flood Ordinance 1526, effective January 6, 2008.

The following is an excerpt from the County regulations (Charleston County Ordinance 1526 "Flood Damage Prevention & Protection") as it pertains to new & replacement installations of electrical/mechanical equipment:

1. All new construction and substantial improvements within the areas of special flood hazard shall:

- a. be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy and debris impact,
- b. be constructed with Class 4 or 5 materials resistant to flood damage as per FEMA Technical Bulletin 2-93, entitled "Flood-Resistant Materials Requirements for Buildings Located in Special Flood Hazard Areas", incorporated herein by reference, in all areas below one foot above the base flood elevation,
- c. be constructed by methods and practices that minimize potential for flood damages, and

d. be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are located so as to prevent water from entering or accumulating within the components during conditions of flooding to a minimum of one foot above the base flood elevation.

6. Replacement of electrical, heating, ventilation, plumbing, and air conditioning equipment to existing structures where substantial improvement or damage is not a factor, shall be elevated to at least existing lowest floor level; and ductwork installed below BFE shall be designed so as to prevent water from entering or accumulating within during conditions of flooding.

On May 7, 2011, Treeloft board approved plans for a platform that complies with this ordinance. Plans are available to owners at no cost. See **Attachment B**.

Support posts

Some villas require support posts at corners that may be sagging. Supports need to be installed by qualified tradesmen, approved by Treeloft Villa Association and a building permit obtained from the Town.

1. Support posts or columns installed under main beams (trusses) of villas shall be constructed of 6 inch by 6 inch solid timber. No hollow framing shall be permitted.
2. Footings for the posts (or columns) shall be no higher than grade level.
3. Posts (or columns) shall be painted the same color as approved for the villa. **See Attachment C**

Ground level decking and boardwalks

Any ground level decking or boardwalks require submission of proposed designs to Treeloft Association and the ARC for approval.

Mail boxes

Mail boxes and posts are provided by Treeloft Association as part of the common areas. Contact Marshland Communities for replacement or repair.

The only acceptable decorations on mailboxes are those of a temporary nature, such as national holidays, special parties, open houses, or special guests.

Direct TV antennae

Receiving dishes must comply with ARC regulations, one meter or less in diameter, and located so that they are not visible from the street. Requests must be submitted to the Treeloft Board and the ARC prior to installation. Cannot be located on common property.

Exterior furniture

Exterior furniture must be confined to wooden decks, basically out of sight of the road. No lawn furniture or grills are permitted on the common property, whether visible from the road or not. Lawn statuary, signs or decorations on the common property are also not permitted.

Exterior shower enclosure

All outside showers are to be enclosed and located at the rear of the villa

- 1 Location:**
 - o The shower is to be located no less than 36" from either end of the villa pedestal.
 - o The orientation is the greater dimension (length) to be parallel with the rear of the pedestal
- 2 Size:**
 - o 52"wide x 92"long x 72"high
- 3 Siding:**
 - o 1" x 6" overlapping boards **OR**
 - o T1-11 as per the villa siding
 - o The sidewalls should begin 12" up from the floor and be 60" tall for a total height of 72".
- 4 Finish:**
 - o Painted to match the villa
- 5 Flooring:** (also see Standard # for patio areas)
 - o Concrete- plain or stamped
 - o Precast stone blocks
 - o Brick
 - o Composite boards
 - o Wood

Other

Any external architectural modification of villas requires the submission of construction plans to Treeloft Association and the ARC.

Attachment A Dwg. 100 (10X10 rear deck; 8X10 front deck)

Attachment B HVAC Platform

TYPICAL ELEVATION

FLOOR PLAN

DETAIL

NOTES:

1. SEE ALL NOTES ON DRAWING SET FOR GENERAL NOTES AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
3. ALL MATERIALS SHALL BE AS SHOWN OR APPROVED BY THE ARCHITECT.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SAFETY STANDARDS.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL STANDARDS.

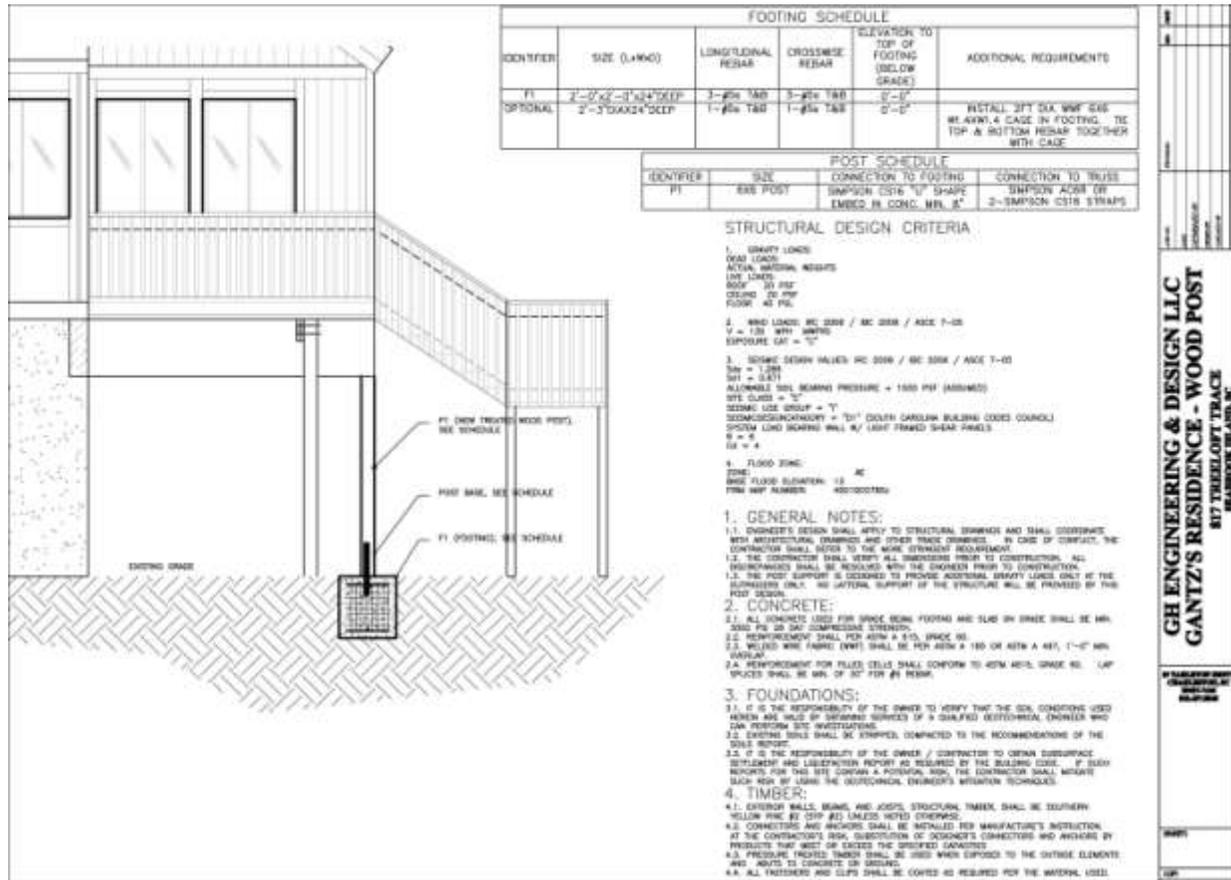
HUDSON
DESIGN, INC.
ARCHITECTS
1000 PINEAPPLE AVENUE
SUITE 100
SEASIDE, NC 28582
TEL: 919.285.1111
WWW.HUDSONDESIGN.COM

**TRELOFF VILLAS
HVAC STAND DETAIL
TRELOFF TRACE
SEASIDE ISLAND, NC**

FLOOR PLAN

A1

Attachment C Support Post



The Marshland Communities, LLC, (843) 377-1695, www.marshlandcommunities.com