

HOMES OF HIDDEN OAKS HOMEOWNERS ASSOCIATION

EXTERIOR STANDARDS FOR REPAIRS AND IMPROVEMENTS



March 2021

INTRODUCTION

The specific purpose of this document is to provide the homeowner a reference in the planning, preparation, and execution of their improvements or repairs. It should also ensure that the quality of the workmanship and that work specifically performed would be in compliance and harmony with all the homes in the community. This document contains approved guidelines for use by the owners of Homes of Hidden Oaks for making exterior improvements and/or repairs to their homes.

In addition to the approval by the HoHO Board, the Architectural Review Committee (ARC) of the Seabrook Island Property Association (SIPOA) has also approved these standards.

OBJECTIVE

Construction of Homes of Hidden Oaks was begun in 1996 and completed with 29 homes.

Throughout the years, owners have elected to modify the external visages of their villas, some with HoHO Board & SIPOA ARC approvals/permits and some without, introducing a number of visual architectural inconsistencies.

In providing these standards, it is the express goal of the HoHO board to provide clear, consistent guidelines for the owners concerning the external appearance of their villas. These will also provide a fast track for our owners in expediting their work, providing it is in full compliance with these standards. Work differing from these standards will still require HoHO Board approval prior to submitting a request(s) to the ARC. At some point in time, with the implementation of these standards, owners should expect that all homes would be in harmonious conformity.

What follows are the individual standards in detail. At any point, these standards may be updated as materials and construction methods change. Any newly approved standard can also be added. The Standards will contain the most recent approved update as indicated by the revision or addition date.

THE APPROVAL PROCESS

All residents must complete a form detailing the work to be performed and all materials, paint colors, etc. All requests for exterior improvements and/or repairs must be approved by HoHO Association and SIPOA ARC before any work can begin. Below is the process for obtaining approval:

1. Complete the SIPOA ARC “Request for Conditional Approval” form (see appendix) and submit to the ARC manager at the SIPOA main office building. The ARC will then forward the form to HoHO Property Manager for approval.
2. If approved by both HoHO and SIPOA, building permits must be obtained from the Town of Seabrook and Charleston County Building Inspectors’ Office. All construction MUST comply with the Charleston County Building codes.
3. All work must meet current Charleston County codes and SIPOA requirements
4. Upon completion, final approval must be obtained from the Charleston County Building Inspectors’ Office.

NOTE: If the proposed request differs from the standard, approval by the HoHO Board is required and the reason(s) for the difference detailed in the owner’s request.

INDEX

SECTION I - Exterior Villa Structure

Exterior Siding & Trim
Roof and Roofing Accoutrements
Exterior Doors
Windows

SECTION II - Additional Exterior Structures

Decks, Railings, Balusters, Staircases, Handrails & Trash Enclosures
Exterior Shower Enclosures
Retractable Awnings
Exterior Propane Tanks
Fire Pits
Generators

SECTION III – Walkways and Grounds

Driveways

SECTION IV – Exterior Painting

Paint Colors - Specifications & Procedures

SECTION V - Lighting

Exterior Lights

SECTION VI – Forms

Request for Conditional Approval form

Section I – Exterior Home Structure

Standard: Siding & Trim

Location:

1. Exterior of home

Materials:

1. Villa siding can be either T1-11 untreated or pressure treated 5/8" x 4' x 8' cementitious siding (such as Hardy Plank), or Hardy Plank (5/8" x 4' x 8') or equivalent competitive product. Mixing of materials (T1-11 and Hardy Plank) is not permitted. If using cementitious siding, the entire home must be sided at the same time.
2. Trim boards must be cementitious siding trim.

Color:

1. The siding and trim must be painted with the approved paint color. See Appendix I for approved colors
2. All of the trim must be the same approved color. Trim includes *If you are not changing the paint color of the siding and/or trim and using the same color, approval is not required.*

Standard: Roofing and Roofing Accouterments

Materials:

1. Shingles: The approved shingles for HoHo are GAF Timberline HD, Owens Corner Duration, and Certainteed Landmark Pro
Color: Weathered Wood, Driftwood.
2. Chimney Flue Caps: Flue caps/termination covers shall be installed according to current Charleston County building code. All flue caps/covers shall be designed to cover top of chimney flue and prevent rain, snow, and animals from entering while allowing smoke to escape. All flue caps/covers must include a spark arrestor screening. The chimney flue caps/termination covers may be kept in the manufacturer's finish.

Color:

1. **Shingles:** GAF Timberline HD : Weathered Wood
 - Owens Corner Duration Color : Driftwood
 - Certainteed Landmark Pro : Weathered Wood
2. **Chimney Flue Caps:** May be kept in the manufacturer's finish

Details:

Refer to the ARC manual (revised 7/14/2016) for approved standard.

Standard: Exterior Doors and Windows**Details:**

1. Front entrance door should match an existing entrance door in HoHO
2. Sliding glass door must have the same dimensions
3. Garage door must be painted body color or a factory finish close to body color

General comment:

1. Cannot change rough window or door openings
2. Gutters and downspouts are allowed. Can be white in color.

SECTION II - Additional Exterior Structures**Standard: Decks, Railings, Balusters, Staircases, Exterior Shower Enclosure****Materials:**

1. Deck materials must be pressure treated pine, IPE or a wood plastic composite such as Trex

Color:

1. The decking, railings, balusters, staircase stringers, risers and hand railings must all be either painted an approved HoHO paint color, or stained to compliment the body color.

Details:

1. Deck floorboards may be nailed or screwed with stainless steel fasteners to prevent rusting and fastener failure.
2. Staircase stringers, railings and balusters must match deck railing

and baluster standards.

Design Options:

1. Open screened porches can be converted to an enclosed porch by installing full length glass window structures.

Standard: Exterior Shower Enclosure

Color:

1. The exterior shower enclosure must be painted or stained to match the villa body color.

Standard: Retractable Awning

Approved Commercially Available Awning:

Sun Setter Retractable Awning - Approved Models

1. Motorized- with woven acrylic fabric - includes hand crank, or
2. VISTA - with woven acrylic fabric- includes hand crank

Color:

1. Natural linen – Sun Setter brand 7952

Standard Details:

1. The overhang is an 8” scalloped valance.
2. The awning housing color is to match the awning color.
3. Unit is motorized with 18-foot cord on left end. It includes a hand crank for manual closing and a cloth cover.
4. It is recommended that rental units install the manual operating awnings.
5. All motorized awnings are required to have a wind sensor.

Optional Add-Ons:

1. Dimming LED lights, if mounted into the frame of the awning by the manufacturer. Owner installed lighting is not approved.

Sunsetter Contact Info: 800-876-2340 or www.sunsetter.com

Standard: Exterior Propane Tank

Location:

Must be hidden behind landscaping or buried so not visible from the road or neighboring property.

Standard: Fire Pits

Location:

Fire Pit may be placed on deck. It must have a heat absorbing material under the Fire Pit. It can have gas for the Fire Pit either by small tank or use gas lines from a main source from the house.

Standard: Generators

Location:

See ARC regulations. Generator must be above average mean high tides. Generator must not be visible from the road or neighboring property.

Section III: Walkways and Grounds

Standards: Driveways

Materials:

1. Driveways must be either asphalt or white pervious cement

SECTION IV – Exterior Painting

Standards: Exterior Painting

General Comments:

This Standard provides HoHO approval for painting the exterior. Because of the variety in how each home has been constructed and/or maintained, it is important to adhere to this standard as it specifically relates to trim painting.

NOTE: It is the responsibility of the owner to determine and maintain their and/or their contractor's compliance with all applicable codes and requirements.

Approved Colors:

SW6001 – Grayish
SW7050 – Useful Gray
SW7051 – Analytical Gray
SW6171 – Chatroom
SW7060 – Attitude Gray
SW6177 – Softened Gray
SW6178 – Clary Sage
SW6164 – Svelte Sage
SW6155 – Rice Grain
SW6134 - Netsuke
SW6136 – Harmonic Tan
SW7036 – Accessible Beige
SW7038 – Tony Taupe
SW6000 – Snowfall (stucco exterior only)
SW6126 – Navajo White (trim)

SECTION V – Lighting

Standards: Exterior Lights

Materials:


All exterior lights must have Dark Sky Lighting Fixtures.

SECTION VI – Forms

See Appendix II for “SIPOA ARC Request for Additional Approval”

APPENDIX I

EXTERIOR PAINT COLORS

 <p>USEFUL GRAY SW7050</p>	 <p>GRAYISH SW6001</p>	 <p>ANALYTICAL GRAY SW7051</p>
 <p>CHATROOM SW6171</p>	 <p>ATTITUDE GRAY SW7060</p>	 <p>SOFTENED GREEN SW6177</p>



CLARY SAGE SW6178



SVELTE SAGE SW6164



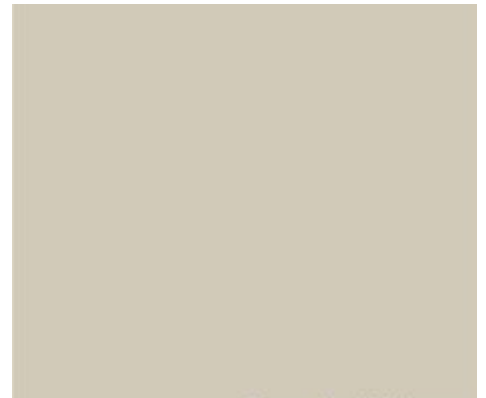
NETSUKE SW6134



RICE GRAIN SW6155



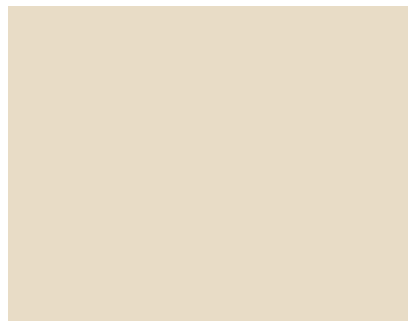
TONY TAUPE SW7038



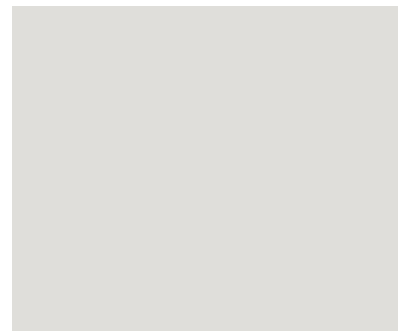
ACCESSIBLE BEIGE SW7036



HARMONIC TAN SW6136



NAVAJO WHITE SW6126



SNOWFALL SW6000