

The Architectural Guidelines simplify the building process and help ensure consistencies in our neighborhood. We strive to protect the value of our homes and investments and create a quality environment that we can all enjoy for years to come. The guidelines were not drafted by the Beaufort Pointe developer, but by a committee composed of Beaufort Pointe owners, with input from the entire Owners Association. The guidelines incorporate and represent what the owners in Beaufort Pointe want to see our subdivision become. Owners are encouraged to ask questions if they desire clarification regarding any of the guidelines or if they have questions not covered by the existing guidelines. The Architectural Review Committee wants to work with Owners to help them build their dream homes!

Architectural Guideline	Approved Types	Approved Colors
Overall Architecture	River front type homes for coastal setting	NA
Building Sizes	1400 minimum square footage requirement for houses built outside the gate and an 1800 minimum square footage requirement for houses built inside the gate. No grade level living space can be included in either the minimum 1400 and 1800 square footage requirement. All other ARC requirements apply to all structures. The lots outside the gate are Lots 1-11 and 39-55.	NA
Building and Lot Setbacks	<p>Meet Restrictions and approval for things that will not impact adjacent lot owners</p> <ul style="list-style-type: none"> • Buried gas tank allowed • Satellite dish allowed (if the dish is not over one meter (39.37 inches) • Roof overhang allowed [No part of the permanent structure except roof overhangs are allowed in the 10 foot side setbacks.] • Existing native trees allowed • Landscaping allowed, limited to 6 feet in height • One intrusion allowed in the setback not to exceed 60 square feet and not to impede more than 5 feet into the 10 foot setback. This can be used for the placement of HVAC units, steps or concrete. The intrusion must be approved by the BP ARC as part of the plan approval process. • Driveway allowed as an exception if it prevents the removal of an existing native tree in the front yard. This must be approved by the BP ARC as part of plan approval process. 	NA
Construction Hours	Construction hours are restricted to Monday-Friday, 7am-7pm and Saturday, 8am-7pm. Construction work on Sunday is prohibited.	
Siding	Brick, Wood, Hardeeplank, Vinyl Shake (high quality), Vinyl (high quality) horizontal installed with no mid-lap seams (whole sheets only)	Natural colors that align to environment
Roofing	Metal (standing seam metal roofs) Roof Pitches Min: 6/12 on main structures	Blend with siding
Roofing Gables or Dormers	Roofs that are longer than 20 feet require gables or dormers to break the long roof architectural lines	NA
Boxing	Wood, Hardeeplank, Vinyl	Blend with siding

Windows	Wood, Clad, Vinyl	Blend with siding
Window Grids	Optional: none, between glass, or fixed	Match window trim
Window Shutters	Required on any wall that is longer than 20 feet in length	Blend with siding
Window Screens	Optional	Match window trim
External Doors	Wood, Steel, Fiberglass Doors must have architecture detail Glass next to doors or in doors allowed	Match window trim
Deck/Porch Flooring	Wood, brick, stone, stamped concrete, composite	Blend with siding
Deck/Porch Rails	Wood, Vinyl, composite	Blend with siding
Deck/Porch Screens	Optional: None or screenings in dark fiber on back of homes (preferred)	Blend with siding
Deck/Porch Ceilings	Wood, Hardeeplank, Vinyl	Blend with siding
External Stairs	Wood with flared or split design Cannot be placed in lot buffer areas	Brown, grey, or white
Driveway	Concrete, Stamped Concrete, Brick, Pea Gravel Cannot be placed in lot buffer areas	Natural colors that align to environment
Driveway Culvert	Compliance with BP HOA storm water permit	NA
Sidewalks	Concrete, Stamped Concrete, Brick, Pea Gravel Cannot be placed in lot buffer areas	Natural colors that align to environment
External Light Fixtures	Metal, Vinyl	Blend with siding
HVAC Screening	Wood, Vinyl	Brown or white
LP Tanks	Underground	NA
Grade level of house	Foundation architectural blocks allowed Optional: Arch. garage doors of wood or metal Open storage areas not allowed	Arch Blocks: grey or white
Landscaping and grading	Plans required	NA
Docks, piers, bulkheads	Looking to determine if any landscaping or grading will impact neighbors Treated wood, composite, or concrete slats	Blend with or complement residence
Boat House	Blend with or complement residence	Blend with or complement residence
Yard Fencing	Only allowed to screen in area under house structures, for utility shielding and as permitted under pool guidelines. Wood, metal, or vinyl allowed that blend with house structure.	Blend with or complement residence
Satellite Dish	No satellite dish allowed over 3 foot in diameter. Not visible from the road. No satellite dish allowed to be placed higher than the house. The base of the satellite dish should be fenced (if it can help hide the dish and the dish is still workable)	Blend with or complement residence
Play sets	Locate in rear of house Incorporate landscaping (if possible)	Blend with or complement residence
Basketball Goals	Temporary goals are allowed but must be stored out of sight when not used	NA

Placing Housing in the Middle of Combined Lots	If the BP ARC is asked to approve a house location in the middle of a combined lot located inside the entry gate, the BP ARC will require notification of the owners of nearby lots. The BP ARC will identify and notify the owners of nearby lots. If no objection by an identified nearby lot owner is made within 10 days of notice, the BP ARC will consider approving the location.	NA
Commercial Signs	Contractor and subcontractor signs are allowed while a house, boathouse, pier, or other structure is under construction or while landscaping work is being done, subject to restriction on size. Realtor signs are allowed for properties currently on the market, subject to restriction on size.	NA
Length of Construction	The Beaufort Pointe ARC requires that the time period be 15 months or there be a \$1,000 penalty for each month that construction extends beyond this period, to be paid to the BP HOA. The "start" of construction is considered once the foundation is started on the lot and the "end" is the final inspection by the building inspections department.	NA
Storm Water Management Plans	House plan approvals require a CAMA approval or acknowledgement for coverage of impervious areas to protect BP storm water subdivision permit	NA
Building Height Guideline	The BP ARC will NOT allow structures that are 3 full stories and higher (which excludes the grade level).	NA
Outdoor Kitchen Guideline	<ul style="list-style-type: none"> • Must provide a first class appearance. • All pipes, electrical, and range hoods, must be boxed in on the external elevations. 	NA
Grade Level Guidelines	<p>The ARC requires the grade level floor to be available to store two cars to prevent storing in the yards and driveways.</p> <p>The ARC will not force full enclosure on the grade level floor based on the flooding impacts to the owners, but will allow full enclosures at the discretion of the owner.</p> <p>The ARC will not consider any square footage on the grade level floor as part of the minimum square foot house requirement.</p> <p>ARC Standard - Lots Inside Entry Gate: Minimum backfill to build up lots for the construction areas will be allowed for minor leveling to the grade level for the slab. This will be measured with the highest measured natural point within the building parameter of the slab foundation and only for leveling the foundation area only. Backfill in the setbacks is not allowed.</p> <p>ARC Standard - Lots Outside Entry Gate (Lots 1, 2, 3, 4 and Lots 52, 53, 54, 55): Backfill to build up lots for construction area is allowed up to 4 feet and must be out of the lot setbacks areas. This is not an approval for a complete backfill for these lots.</p>	NA
Landscape Plan Guidelines	<p>Landscape plans are required which also include structures which are referenced as hardscape (patio, firepit, outdoor kitchen, decks, playsets, etc.).</p> <ul style="list-style-type: none"> • Landscaping plans should include the final growth size (circumference and height of plants/trees). • Landscaping plans should provide the location of the lot setbacks noted on plans submitted to the ARC. • Landscaping plans should have the size of landscaping items, like beds, noted on plans submitted to the ARC. <ul style="list-style-type: none"> • Changing out seasonal plants doesn't require BP ARC review. 	NA

Swimming Pools and Hot Tubs

Hot tubs are allowed on back decks. Hot tubs are also allowable if incorporated with in-ground pools and meet the criteria set forth for in-ground pools.

In-ground pools are allowable on privately-owned lots under the following criteria:

- Submissions for in ground pools should include clear drawings and pictures that accurately represent the intent of the owner. Plans should also include the layout of the proposed project, lot setbacks, total impervious coverage and landscaping.
- Fencing: Allowable to meet legal requirements. Allowable materials are black metal or white vinyl. Not allowed to extend further than what is needed to enclose the pool and associated surfaces and structures. Gates should not be on the street side when visible from the road.
- Landscaping: Pool must be shielded from the street with landscaping that doesn't exceed 6 feet in natural or maintained height. Landscaping should be designed to provide full coverage of the pool from street view. Landscaping allowed to grow in over 18 months.
- Pool must be within the lot setbacks.
- Pool is calculated as part of the impervious lot coverage and must meet the current lot requirements.
- In-ground pool allowed to be elevated 2.5 feet from natural grade of the footprint of pool. The natural grade of the lot should be retained at the location of perimeter fencing.
- No open plumbing or electric and must be boxed for coverage.
- Structures built in conjunction with the pool to cover plumbing, electric, storage, or additional uses are subject to all ARC requirements as applicable.
- Indoor pools allowed if structure meets the BP ARC requirements.
- ARC submission must include documented evidence that the proposed pool does not cause issues to Beaufort Pointe storm water management permits.
- Pool is subject to annual review by the HOA board to make sure upkeep occurs and ARC criteria set forth at time of approval continues to be met. Subject to further action by HOA if required.
- Should a homeowner wish to remove a pool, the area should be returned to its original state and subject to current ARC guidelines.

NA