

**The Coves at the Lakes of Cane Bay  
Request for ARB Approval of  
Home Improvements or Modifications**

Items 1 - 9 are to be completed by the Homeowner. **Please allow 30 days for processing this request.**

1. Name of Homeowner \_\_\_\_\_ 2. Date of Request \_\_\_\_\_

3. Property Address \_\_\_\_\_ 4. Lot # \_\_\_\_\_

5. Telephone Number \_\_\_\_\_ 6. Email \_\_\_\_\_

7. Description of Request \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. For fences, pools, TV Dish, landscape, porches and decks, gas tanks or other screening, attach a sketch on a **surveyor's plat** showing the addition/modification. Attach any other descriptive material, which will support or explain request. **The plat must be submitted for review.**

9. Requested start date \_\_\_\_\_ Approximate completion date \_\_\_\_\_

**Please see attached fence guidelines. All exterior modifications must be submitted for review.**

\_\_\_\_\_

To be completed by ARB

Date ARB received \_\_\_\_\_

ARB Action:    Approved without conditions \_\_\_\_\_  
                  Approved with the following conditions \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
Additional information required \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
Not approved for the following reason \_\_\_\_\_

\_\_\_\_\_  
ARB signature(s) \_\_\_\_\_

Date ARB action \_\_\_\_\_      Date Homeowner informed \_\_\_\_\_

Mail to: The Coves at The Lakes of Cane Bay  
201 Sigma Drive  
Suite 350  
Summerville, SC 29486  
Or fax to 843-278-6853  
thecoves.sc@fsresidential.com

# *The Coves at The Lakes of Cane Bay*

## **Architectural Guidelines**

1. **DESIGN & MASSING:** The overall design of the home shall be reflective of the historical Lowcountry architectural context. The design and application of exterior materials, doors and windows must be consistent on all four sides of the home. The front wall of the garage must be set back from the primary front wall of the home by a minimum of 2’.
2. **FOUNDATION & CEILING HEIGHT:** The minimum foundation height shall be 16” above adjacent grade. The minimum ceiling heights shall be 9’ for the first floor and 8’ for the second floor.
3. **EXTERIOR BUILDING MATERIALS:** Exterior walls may be 1.) true wood or cementitious wood composite horizontal lap siding, 2.) true wood or cementitious wood composite shake siding, 3.) true wood or cementitious wood composite board & batten (battens at 16” o.c. maximum), 4.) true cement-based stucco or brick masonry. A combination of siding types is encouraged for larger and/or multi-story homes. Vinyl or aluminum siding, stone veneer and synthetic stucco are prohibited. Vinyl or aluminum eaves, soffits, fascias, cornices and porch ceilings are permitted. Trim may be 1 ½” min. depth pressure treated true wood or cementitious wood composite material. Roofs may be asphalt shingle, standing seam or 5-V crimp metal. Foundation finishes may be brick veneer, stucco or tabby finish.
4. **EAVES & CORNICES:** Traditional boxed soffit cornices shall have 12” min. and 24” max. overhang. Exposed rafter tails shall be detailed and have decorative bead board sheathing at the exposed underside of the roof. All box soffits at gable end walls shall be returned.
5. **DOORS & WINDOWS:** Faux leaded or beveled glass in exterior doors is prohibited. The mullion pattern for any exterior door must be consistent with the windows. The mullion pattern for all windows must be consistent for all sashes and must be a minimum of 2 over 2. The head heights for the doors and windows should typically align. The doors and windows should typically align vertically as well. Garage doors must be decorative “carriage design” type. Plain, non-decorative paneled garage doors are prohibited.
6. **COLORS:** Colors for all exterior materials shall be selected from the Colors of Historic Charleston paint palette.
7. **PORCHES:** Porches must be a minimum of 6’ deep. Columns shall be true wood, wood composite or fiberglass. Round columns must be a minimum of 10” diameter on the first floor and 8” on the second floor. Square columns must be no smaller than 8”
8. **FENCES:** Fencing shall be 48” tall black prefabricated prefinished aluminum (Alumi-Guard Ascot 2-Channel or approved equal). All gates must match the fencing. For shared side yard property lines, only one fence shall be installed. Fences shall be installed as close to the property line as possible and shall tie into the sides of the home as close to the middle of the home as possible.
9. **LANDSCAPING:** All plant materials shall be indigenous to the Lowcountry. Exotic, non-indigenous plant species are prohibited. Both front and rear yards must have sod installed. Minimum landscaping requirements will be provided in a separate document.