

# SEA PINES ARB BEACH TRUST PROPERTY GUIDELINES

2015

\*No construction is permitted in the Trust Property except Approved structures for erosion control, such as dune crossings, which shall adhere to the requirements of the Office of Coastal Resources Management (OCRM), the Town of Hilton Head Island, and the Sea Pines Architectural Review Board (SPARB) and be permitted by formal encroachment agreement by the Beach Trust.

A. Construction Plans, including a site plan and elevations as well as a completed application form and application fee of \$300.00 must be submitted to the SPARB for approval. The site must also be staked out, including string lines indicating the length and height of the walk as it crosses over the dunes.

B. Walkway Design Guidelines:

Allowable structures consist of a dune crossing which conforms to the following guidelines:

1. Must generally conform to the contours of the land and the dunes and have adjustable elevation capability to allow conformation with dune accretion.
2. Must be constructed to conform to OCRM guidelines for height above the dunes. Currently this height is a minimum of 24" from the top of the dune to the top of the surface of the walk. The top of the walk surface should be kept as low as possible.
3. Must not displace any sand in the critical area.
4. Must be constructed with as little environmental damage as possible.
5. Must be constructed of wood - CCA 2.1 pressure treated or better. All hardware galvanized or Stainless Steel.
6. Must not exceed four (4) feet in width except as necessary for safety or any other reason the ARB deems acceptable..
7. Decking should run parallel to the coastline and perpendicular to pedestrian traffic.
8. Steps: Steps should be kept to a minimum with grade changes being gradual and sharp angles softened with gentle curves to minimize the visual impact of the walk.
9. Benches and handrails are not permitted unless required by code or as necessary for safety and must be submitted to and the SPARB for approval. Design guideline for safety guardrails is attached to this document.

C. All dunes must remain intact and undisturbed by construction.

- D. No Sea Oats or existing flora may be removed from dune area. The SPARB may require additional planting to screen the dune crossing from view of the beach or neighbors. The additional plants must consist of Sea Oats and indigenous plants. This is enforced by South Carolina Law.
- E. Authorization to build a dune crossing within the Trust Property carries the additional responsibility for the general appearance, cleanliness and repair and maintenance of the Trust Property in the vicinity of the dune crossing.
- F. Authorization to build a dune crossing within the Trust Property does not entitle the builder/Property Owner to exclusive use of the dune crossing which must be considered as an open beach amenity to be equally available for the use of all residents.

Note: The walkway specifications conform to South Carolina Office of Coastal Resources Management specifications. The SPARB reserves the right to allow exceptions from these design Guidelines providing it does not create conflict with the OCRM requirements.

Other construction currently existing within Trust Property cannot be replaced but may be repaired and maintained. If the existing construction is allowed to deteriorate to such an extent so as to be deemed a safety hazard by CSA, the construction must be removed and may not be rebuilt. CSA reserves the right to remove any construction within the trust property.