

Islands of Beaufort Architectural Review Board

Welcome to the Islands of Beaufort (IOB). IOB is a community of custom homes reflecting lowcountry architecture. The original and continuing vision of Islands of Beaufort is to create a neighborhood of traditional homes which reflect lowcountry exterior designs using materials, landscape, and site plans to blend with the natural environment and neighboring properties.

The Islands of Beaufort has several diverse neighborhoods, each with their own "personality". The Village, planned as a William E Poole-designed neighborhood, sets the tone for the Islands of Beaufort architecture. Deer Island is a gated neighborhood within the gated community, and offers grand homes with exclusive, deep water access. Cotton Island's architecture features raised residences and marsh views. The Belle Grove neighborhood offers cul-de-sac living on Palmetto Place and Battery Chase, as well as marsh view access on Dela Gaye and Plough Points and Islands Avenue. In order to maintain the look and value of the neighborhood community, the ARB strongly recommends that you use the following local sources for your design and construction requirements and spend the time necessary to familiarize yourself and your architect with your homesite.

The Architectural Review Board's (ARB) Guidelines may be referenced at www.iobhoa.com from the "Visitors Link to IOB HOA Governing Documents". It is an essential part of your contractual obligation when purchasing property at Islands of Beaufort. Please read it thoroughly - it documents the design and construction process at Islands of Beaufort. The Homeowner's Association encourages you to visit the Islands of Beaufort to familiarize yourself with the style, quality and overall look of our community. We feel that this will help you in choosing a design for your home. Additionally, the Architectural Review Board has a selection of photographs of neighborhood homes to help guide you in understanding the architecture of the community. You may request electronic files of the photos through the ARB email site - iobarb@hotmail.com, or view them at www.iobhoa.com.

We believe that a first step is to obtain a current 'Tree and Topo' of your property from a surveyor. This will familiarize you with your lot configuration as you explore design alternatives for your residence.

Surveyors familiar with Islands of Beaufort are:

David Gasque (843-522-1798)

Lorrick Fanning (848-575-5206)

Local designers who have architectural and design review experience within the Islands of Beaufort are:

Allison Ramsey Architects Inc. - Wayne (Cooter) Ramsey - (843-986-0559). www.allisonramseyarchitect.com

CBL Architects LLC – Brandy Long – (843-379-7900), www.cblarchitects.com

Frederick + Frederick Architects – Michael and Jane Frederick – 843-522-8422, www.f-farchitects.com

Montgomery Architecture and Planning – Robert Montgomery – (843-522-8077), www.monarchpl.com

Moser Design Group Inc. - Eric Moser - (843-379-5630). www.moserdesigngroup.com

The Home Design Company Inc. - Paul Cole- (843-525-1727). www.thehomedesigncompany.com

William E. Poole Design - William E Poole - (910-251-8980). www.williampooledesigns.com

When you are ready to proceed with design, we suggest that your architect, designer and/or general contractor present preliminary renderings of your plan to the ARB to assure that your proposed residence is in keeping with the Islands of Beaufort "Declaration of Covenants, Conditions and Restrictions" and the ARB "Guidelines".

If you are exploring plans with an architect or home designer unfamiliar with Islands of Beaufort, please provide

them with a copy of the Guidelines. You may reference www.iobhoa.com for the "Visitors Link to IOB HOA Governing Documents" and photos of homes at Islands of Beaufort.

The Established Builder Partners at Islands of Beaufort are:

Allen Patterson Residential - Allen Patterson - (843-470-0400). www.allenpattersonresidential.com

Powell Brothers Construction - Eric and Bryan Powell - (843-812-6616).

Interviews with each of these builders will be helpful in understanding the level of quality construction expected within Islands of Beaufort and its impact on maintaining the overall value of your community.

Should you choose a New Builder, please note the New Builder Application Process in the Guidelines.

The ARB encourages you to practice due diligence in your selection of architect and builder.

Most important, as questions arise, please do not hesitate to contact me by phone or email.

We welcome you to the neighborhood, and hope to make your building experience as pleasant as possible. With that in mind, I would be most happy to help you with resident contacts, and hopefully show you through a particular home or homes currently built that may be of design or construction interest to you.

Sincerely,

Frederic W. Mueller
Administrator
Architectural Review Board
843-816-2305
iobarb@hotmail.com