

Islands of Beaufort Architectural Review Board

Per the Islands of Beaufort Covenants, the *minimum* square footage is as follows:

Phase I. Five Oaks Circle and Dela Gaye Point (lots 1 through 31). See pp. 6, Master Covenants.

Interior 2 story residence...1,500 sq. ft. on 1st floor; 2,300 sq. ft. total.

Interior 1 story residence...2,000 sq. ft.

Marshfront residence.....2,500 sq. ft.

Phase II. Deer Island. See pp. 3 of Supplemental Deer Island Covenants. First Floor...2,000 sq. ft. on 1st floor; 2,750 sq.ft. total.

Phase III. See pp. 3-4 of Supplemental Phase III Covenants.

Lots 1 and 7 – 28 on Battery Chase....2 story residence: 2,000 sq. ft.

1 story residence: 1,800 sq. ft.

Lots 48 – 68 on Palmetto Place..... 2 story residence: 2,000 sq. ft.

1 story residence: 1,800 sq. ft.

Lots 1 -26 on Cotton Island...1,800 sq. ft.

All other Phase III residences...2,000 sq. ft.

The ARB interprets “1 story” to be a residence with a full first floor with no less than 9’ ceilings, plus a roofline which incorporates dormers and allows for a living space with no less than 8’ ceilings. William E. Poole’s Carolina Coastal Cottage is one such example.

NOTE: Minimum Square Footage shall mean the finished and heated living area contained within the residence, exclusive of open porches, garages, and steps.

Please feel free to call or email with any questions.

Sincerely,

Frederic W. Mueller

ARB Administrator

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