

# Islands of Beaufort Architectural Review Board

## Are you considering building at Islands of Beaufort (IOB)?

Here's a quick overview of who we are and what you should know about building within our community.

IOB has several diverse neighborhoods, each with their own "personality" but each consisting of traditional, custom homes reflecting lowcountry architecture.

**The Village:** A William E. Poole neighborhood that sets the tone for IOB architecture.

**Belle Grove:** A traditional neighborhood that offers cul-de-sac living, as well as marsh views. Several lots have dock permits but are not deep water.

**Cotton Island:** Features raised residences, lots with marsh views and some with dock permits, but not deep water.

**Deer Island:** This is a gated neighborhood within our gated community offering lots which require larger, traditional homes, many with exclusive deep water access.

A typical home at IOB averages 2500 sq. ft.; construction averages \$175 sq. ft.

### Designers who have existing homes at IOB:

William E Poole Design: 910-251-8980  
Allison Ramsey Architects: 843-986-0599  
Moser Design Group: 843-379-5630  
The Home Design Co.: 843-525-1727

### Established Building Partners:

Allen Patterson Residential: 843-470-0040  
Powell Bros Construction: 843-812-6616

New builders must complete the New Builders Application Process in the Guidelines.

Most Important ... we encourage you to visit and familiarize yourself with the style, quality and overall look of our community. This will help you to choose an appropriate design for your home.

More information, which includes the complete Architectural Review Board's Guidelines for building at Islands of Beaufort, can be found on our website:

[www.islandsofbeaufort.com](http://www.islandsofbeaufort.com)

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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 1<sup>st</sup> 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 1<sup>st</sup> floor; 2,700 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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