

# VILLAS AND COTTAGES

*In addition to full-time residency, villas and cottages qualify for short-term rentals, making them ideal second homes or investment properties.*

## VILLAS IN HERON WALK



*Villas in Heron Walk are independent properties sharing a common side wall. The Heron Walk Association requires quarterly fees (\$460 per quarter) that provide services such as external maintenance, landscaping services and pest control.*

## CLUB COTTAGE AREA



*Club cottages are available offering a smaller footprint compared to other single, family houses on the Island.*

The Club Cottage section of Callawassie Island is its own unique area with the houses capturing the traditional Lowcountry look for all to enjoy. The Cottage section encompasses Callawassie Club Drive., Wims View Ct., River Marsh Lane., and River Marsh Court. In keeping with this style, there are three Cottage plans available allowing someone the ability to find a lot and quickly begin their move to Callawassie Island. Or bring your own Lowcountry designed plan to the Club Cottages and enjoy meeting all of the neighbors.

There are three phases in the Club Cottage section. Buyers interested in building in the Club Cottages can submit their own plans that will have an exterior design similar to the cottage plans on the front of the Club Cottage II brochure. Following are the requirements for a house that will be built in this section with specific requirements for the different phases. :

- All Exterior house designs in Phases 9B and 9C must express the traditional “Lowcountry” Cottage look with the overall goal to blend into the theme of both this special neighborhood and Callawassie Island.
- Houses on the Golf Course must be a minimum of 1,800 sf of enclosed, heated/AC conditioned space.

- Houses not on the Golf Course must be a minimum of 1,400 sf of enclosed, heated/AC conditioned space.
- Existing property frontage and setback requirements, previously approved by Beaufort County, will apply to all Club Cottage lots.
- The roof eaves must be approximately ten feet (10') above the first floor elevation in the Cottage area.
- In phase 9A the ridgeline of the roof must be from front to back. In phases 9B and 9C the ridgeline of all houses must extend side to side and must approximate the roof slope and height of neighboring houses.
- In phase 9A all homes must be Single Story. Houses may have rooms on the second floor, but only if they are completely contained within the roofline with windows in the gable end facing the rear of the house, no dormers are allowed.
- Houses in phases 9B and 9C may be two stories, but in the front, the second story must be completely contained within the roof line, dormers excepted and required. The roof front of a single story house in these phases must have some kind of dormers installed. In the rear, the houses in these phases may have a second story deck or porch.
- Houses in Phases 9B and 9C must have a full or substantially full front porch. Steps lead to an elevated front porch a minimum of seven feet deep. It is desirable that finished floor be a minimum of 24" above finished grade. All porches and decks, front and back, would be of a similar depth and design and require 2" x 2" square baluster railings between porch columns and on all step railings to the porches or decks. The porch may be traditional in style with five bays with centered front door or a non-symmetrical style with four bays with door on one side. This requirement is not applicable to section 9A.
- Window and door openings on the first floor must have a header height of eight feet. Front doors must have sidelights. Doors and windows may have, but need not have, transom windows.
- In phase 9A garages may face the street. In phases 9B and 9C garages may not face the street unless there is no other solution. In phases 9B and 9C, garages must be detached. There can be a covered walkway from the house to the garage.
- In phases 9B and 9C, garages may have a bonus room overhead, but this room must be built into the roofline of the garage.
- Transom windows may be allowed on the shorter setback side of houses in 9C.

We hope this information gives you a good start in designing your new Cottage home at Callawassie Island. If you have questions about these requirements, feel free to contact the Callawassie Island ARC at 843-987-3800.



**CALLAWASSIE**  
ISLAND