



SEABROOK ISLAND
Property Owners Association

Are you planning to build or make improvements to a house on Seabrook Island?

Here are some tips from the Architectural Review Committee (ARC)

- 1. Thoroughly review the SIPOA Policies and Procedures for Residential Development** before you consider the details of the project. There are many design standards and regulations that you should be aware of prior to developing building plans. These standards are in place to ensure each addition or alteration to the housing stock on Seabrook Island is in harmony with unique attributes of the building site and surrounding neighborhood. The Policies and Procedures document is available on the SIPOA website (www.sipoa.org) under ARC Resources, and hard copies are available at the SIPOA Administrative Office.
- 2. Talk to your friends and neighbors about their building experiences before** you select an architect or builder. Most projects on Seabrook Island go well, and there are many competent professionals in the Charleston area who have served the community well over time. Unfortunately, there have also been some owners who have been less than pleased with their results. Problems have ranged from architects who do not take unique site features into consideration, to builders who have not lived up to expectations for various reasons. Checking references is the first step toward a successful project. The SIPOA will not make specific recommendations, however, we do have a list of SIPOA property owners who have recently completed new homes or major remodeling projects and are willing to share their experiences with other owners.
- 3. Become familiar with the approval & permitting process.** All exterior alterations and construction require prior SIPOA approval. Once SIPOA approval has been obtained, additional approvals from the Town of Seabrook Island and Charleston County are required in order to obtain a building permit. The area's Architects and Builders can be a great help in assisting with these approvals. Please note: if your property is located within a regime, the regime's approval is required prior to seeking ARC approval.
- 4. Please ask questions if you need clarification on any aspect of the building process.**

We look forward to working with you!

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