

## II. DEFINITIONS

(See ZDSO and Myrtle Plantation Development Agreement for further definitions.)

“Architect”: Any person holding a valid license to practice Architecture in the State of South Carolina.

“County Zoning and Development Standards Ordinance” (ZDSO): Applicable development regulations and standards as adopted by the Beaufort County Council on April 22, 1999 in Beaufort County, South Carolina. Owners reserve the right to adopt any future changes to the ZDSO at their discretion.

“CRB” Southern Beaufort County Corridor Review Board

“Declaration”: The Declaration of Covenants, Conditions and Restrictions for the Project Properties.

“Design-Development Guidelines”: The guidelines herein described by which all development within the Project shall be undertaken, referred to as “Design-Development Guidelines” or “Development Guidelines”.

“Development Permit”: The written approval for the commencement of site improvements issued by the provisions of the Zoning and Development Standards Ordinance of Beaufort County.

“DRT” Beaufort County Development Review Team

“Interior Lot”: Any lot other than a corner lot.

“Land Surveyor”: Any person holding a valid and effective license to practice Land Surveying in the State of South Carolina.

“Landscape Architect”: Any person holding a valid license to practice Landscape Architecture in the State of South Carolina.

“Open Space”: Given that the overall project will provide approximately 16 acres of open space beyond that required under the ZDSO within the unified development, Open Space will be defined as:

- land area to be left open including Active and Passive Recreation Areas.
- natural and planted areas in each parcel provided each area is over 300 square feet.
- areas for trails whether in easements or dedicated to the County

See Section V-F and the Development

Agreement for additional information regarding open space.

“Owner/Owner of Record”: One or more of the Owners identified in the Development Agreement, persons who hold the record title to any parcel within the Project, but excluding in all cases any party holding an interest merely as security for the performance of an obligation.

“Professional Engineer”: Any person holding a valid license to practice Professional Engineering in the State of South Carolina.

“RMC”: The Register of Mesne Conveyances (RMC) for Beaufort County, South Carolina shall refer to the office or officer delegated with the responsibility for creating, filing or keeping all public records, including all real property records consisting of deeds, mortgages, plats, covenants, and other instruments affecting title to real property and the transfer thereof.

### EXCEPTIONS TO ZDSO

- 1) ZDSO locked into a specific date
- 2) Open space includes: planted areas in parcels provided each area is over 300 square feet; and areas used for trails

