

COMMUNITY CHARTER

FOR

PALMETTO BLUFF

THE VISION FOR PALMETTO BLUFF. Palmetto Bluff's guiding principle is to preserve and protect one of America's treasured landscapes, while creating a human settlement for those who will cherish this unique environment.

The intrinsic value of Palmetto Bluff lies in the beauty, vastness and richness of its sea island landscape. For most of the last century, Palmetto Bluff has been managed and enjoyed as a private hunting club and forest preserve. Palmetto Bluff is surrounded by approximately 32 miles of frontage on the May, Cooper and New Rivers and their salt marshes.

The plan for Palmetto Bluff has been and will continue to be guided by the land, rather than by imposition of a "developer template" on the land. Planners have crafted a plan that respects the property's physical form, the topography, wetlands, and the diverse maritime forest and miles of undulating marsh and river edge.

It is our desire to create a "place" rather than a "project". While there is no set formula for accomplishing this, our plan will allow ideas to evolve. We will strive not to be predictable in all of our development patterns, such that Palmetto Bluff, as it evolves, will remain a place for discovery and surprise.

Palmetto Bluff as a place will have many dimensions. It will promote connection to the Lowcountry land, to the rivers, to history, to people, and to ideas. Form will be given to the plan by walking, riding and water trails, which will connect

rural "escapes" with gathering places and provide people with opportunities for both activities and solitude.

Perhaps most importantly, the people drawn to Palmetto Bluff will likely establish common visions and a common goal central to the community. A primary goal and vision will be the shared dedication to the natural treasures which have made Palmetto Bluff so special for so long.

The Founder's vision is that we will preserve and protect and enhance this place as we build. Our vision for Palmetto Bluff as a place requires, however, that we remain authentic. As we plan for the future of Palmetto Bluff, we will also respect its past and be guided by it. We will connect with its history.

This Community Charter is intended to serve as a framework for community governance reflective of the priority given to the preservation of Palmetto Bluff's rich history, abundant wildlife, natural beauty and critical fresh and salt water environments.