



DeBordieu Colony Community Association

PROPERTY OWNER'S GUIDE TO HURRICANE PREPAREDNESS



be PREPARED

be READY

be INFORMED



HURRICANES

If we look at past hurricane events, they will show us that lack of hurricane awareness and preparation are common threads among all major hurricane disasters. By knowing your vulnerability, developing an emergency plan and keeping an emergency kit, you can reduce the effects of a hurricane's impact on you or your family.

There are many hazards associated with hurricanes, including storm surge, high winds, tornadoes, heavy rainfall, inland flooding and rip currents. Along the immediate coast, storm surge is the greatest threat to life and property.

Storm Surge: A large dome of water often 50 to 100 miles wide that sweeps across the coastline near where a hurricane makes landfall. The surge of high water topped by waves is devastating. The stronger the hurricane, the higher the surge will be.

This advancing surge combines with the normal tides and increases the water level to heights that will impact roads, homes and other critical infrastructure. This rise of water can cause severe flooding in coastal areas, particularly when the storm tide coincides with the normal high tide.

Winds: Hurricane winds can destroy homes, buildings and other property. Debris, such as signs, roofing material, siding and other items become missiles in a hurricane. Hurricanes also often produce numerous tornadoes, which add to the storm's destructive power. Tornadoes most often occur in rain bands well away from the center of the storm.

Hurricanes are classified into five (5) categories based on their wind speed, central pressure, and damage potential.

Category	Wind Speed (mph)	Damage
1	74 – 95	Very dangerous winds will produce some damage
2	96 – 110	Extremely dangerous winds will cause extensive damage
3	111 – 129	Devastating damage will occur
4	130 – 156	Catastrophic damage will occur
5	> 156	Catastrophic damage will occur

Tropical storms have all the characteristics of a hurricane, including storm surge, with winds being 39 to 73 mph. Each year on average, 10 tropical storms develop over the Atlantic Ocean, Caribbean Sea and Gulf of Mexico. Of these, six become hurricanes. Many of these storms remain over the ocean: however about five hurricanes strike the United



States coastline every three years. Of these five, two will be major hurricanes (category three or greater).

Rainfall-Induced Flooding: Widespread torrential rains, often in excess of 6-inches, can produce deadly and destructive floods. Long after the winds have subsided, hurricanes can still generate immense amounts of rain.

The National Hurricane Center uses watches and warnings to inform the public of possible impacts from a storm. Familiarize yourself with the terms used to identify a tropical weather threat.

Tropical Storm Watch: An announcement that sustained winds of 39 to 73 mph (63 to 117 km/hr) are possible within the specified area within 48 hours in association with a tropical, subtropical, or post-tropical cyclone.

Tropical Storm Warning: An announcement that sustained winds of 39 to 73 mph (63 to 117 km/hr) are *expected* somewhere within the specified area within 36 hours in association with a tropical, subtropical, or post-tropical cyclone.

Hurricane Watch: An announcement that sustained winds of 74 mph or 119 km/hr) or higher are possible within the specified area in association with a tropical, subtropical, or post-tropical cyclone. Because hurricane preparedness activities become difficult once winds reach tropical storm force, the hurricane watch is issued 48 hours in advance of the anticipated onset of tropical storm force winds.

Hurricane Warning: An announcement that sustained winds of 74 mph (119 km/hr) or higher are expected somewhere within the specified area in association with a tropical, subtropical, or post-tropical cyclone. Because hurricane preparedness activities become difficult once winds reach tropical storm force, the warning is issued 36 hours in advance of the anticipated onset of tropical-storm-force winds. The warning can remain in effect when dangerously high water or a combination of dangerously high water and waves continue, even though winds may be less than hurricane force.

Unlike locations further inland, any tropical weather (tropical depressions, tropical storms, and hurricanes) is cause for concern in DeBordieu Colony because DeBordieu is close to sea level, where storm surge and wind shear pose a greater threat.

EVACUATION INFORMATION

Direction and control of evacuation is generally assumed by the Georgetown County Emergency Operations Center following orders issued by the Governor of South Carolina. A single evacuation order will be issued by the Governor or local Georgetown County



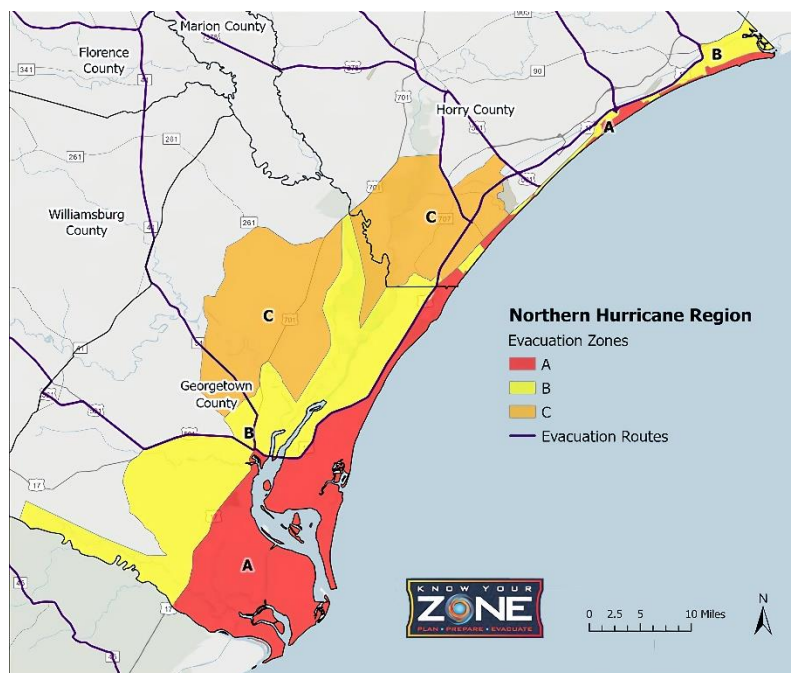
officials when significant emergency conditions threaten an area. The DCCA recognizes that in the interest of safety, convenience and timeliness of evacuation, the best plan for all residents is to evacuate early before an official evacuation notice is issued. In Georgetown County the Hurricane Response Plan identifies the Sheriff's Office as being solely responsible for evacuation including operations, traffic control points, security in evacuated areas and actual announcement to the public in our area. Residents evacuating DeBordieu Colony will be required to turn onto Hwy 17 South.

S.C. Law Enforcement Division, S.C. Highway Patrol, and other designated agencies are also involved with evacuation procedures. Residents are encouraged to evacuate well before such action is taken. **Prepare now.** Know how you will travel and where you will go if you are evacuated, anticipate what roads you will travel on, and make plans that will accommodate young children and pets, if necessary. If you plan on using a public shelter, be aware that they will not accommodate pets.

PLANNING YOUR EVACUATION: KNOW YOUR ZONE!

What is your Georgetown County Evacuation Zone?

One of the hardest decisions to make when a hurricane approaches is whether to stay or travel hundreds of miles inland. To help you make the best decision possible, a new study conducted by the U.S. Army Corps of Engineers, the first of its kind since Hurricane Hugo in 1989, redefines the evacuation zones in Georgetown counties. The new evacuation zones are based on a hurricane's storm surge potential, not the wind speed. That makes sense since flooding, not wind, does the most damage and kills the most people.

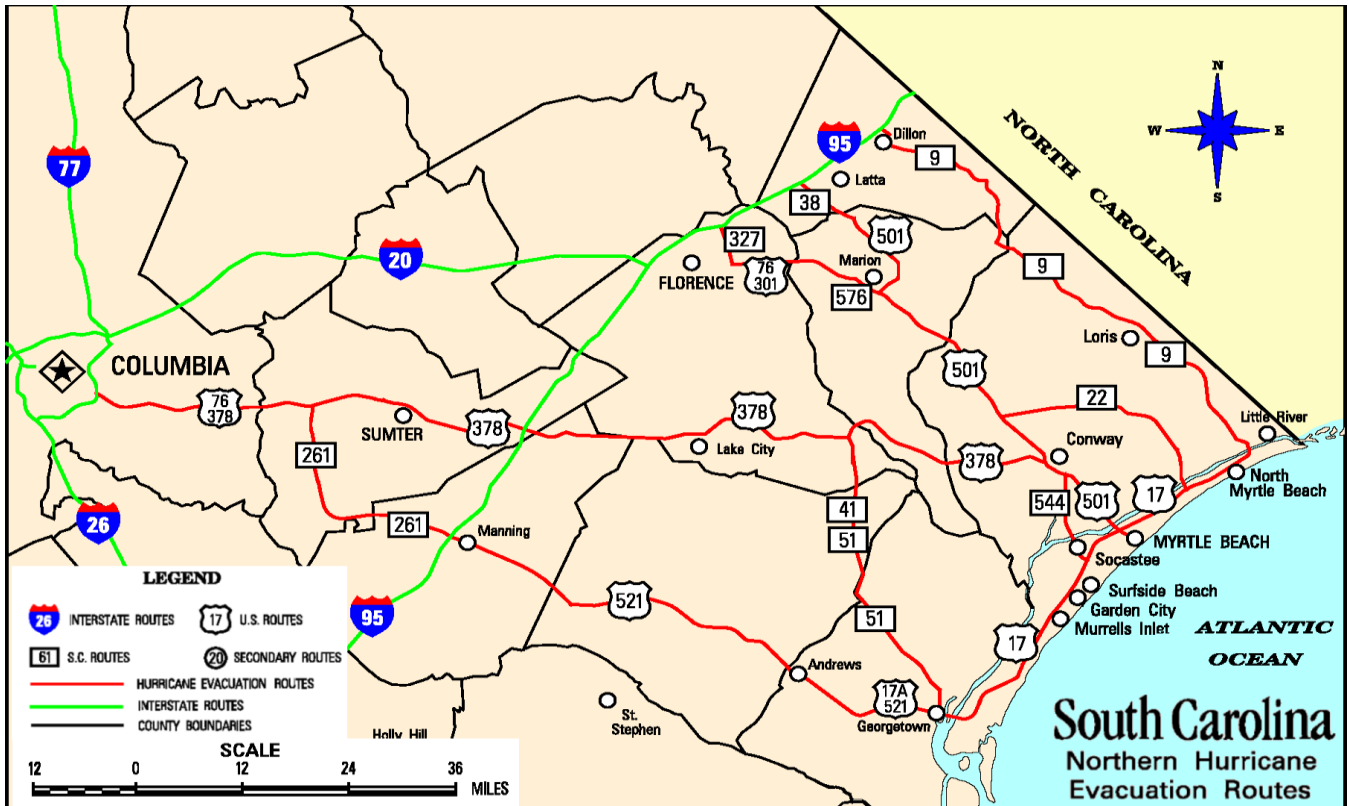


Georgetown County has three surge evacuation zones, **DeBordieu Colony is located in Evacuation Zone A** shown on the map. Remember, if you are ordered to evacuate, it's because there's a real possibility of storm surge reaching your home.



Georgetown County Evacuation Route: Take US 17 south through Georgetown, then take US 521 to SC 261 to US 378 to Columbia. Once an evacuation has started, all traffic on Highway 17 will be directed to the south.

Under certain conditions, an alternate route from Georgetown will be Black River Road to US 701 to SC 51 to SC 41 to US 378 at Kingsburg.



Where will you go? When planning an evacuation destination, consider staying with friends or relatives. Factor in the additional fuel that will be used during stop-and-go traffic that is common in evacuations, and the additional time it will take to reach your destination.

What routes will you take? If you are going to wait for the evacuation order, know which route you will be taking; learn the route; take the time to drive the route and realize that cell service in some areas will be limited or may not be available at all.

If you are going to leave prior to the evacuation order, determine your final destination and develop a travel plan for that destination. It is recommended you select alternate locations in case you cannot get to your primary location. Have a plan “B”.



RETURN AND RE-ENTRY

There may be conflicting reports about returning to DeBordieu Colony after an evacuation. Even if the Governor has rescinded the evacuation order, the final authority for allowing residents to return to DeBordieu Colony is the Georgetown County Sheriff's Department. Residents will not be permitted to return to DeBordieu Colony until such time as there is water and sewer available.

Once the evacuation order has been lifted, the DCCA recognizes that all residents will be eager to return to inspect their property for damages. The DCCA will announce details about returning to DeBordieu Colony through the following outlets:

- DeBordieu Colony Community Website, www.debordieucolony.org
- Email blasts
- Onsolve/CodeRed: Register your cell number and cell phone provider with the DCCA Administration Office, 843-527-4436 to receive text message alerts.

Be prepared for possible delays when entering and exiting at our Gatehouse. The DCCA Community Safety Department will stop and check all vehicles entering DeBordieu Colony. While computer systems are down, all vehicles will be logged on paper to record all vehicles and drivers passing through gate. Also if possible, all vehicles leaving DeBordieu will be stopped and checked out.

A Contractor Pass Request form will be provided and available on the website. This form will be used by residents to request contractor access to their property when the normal gate pass system is not available due to lack of power and/or internet. The completed Contractor Pass Request form is required to be returned to the security gate. Working hours for contractors will be dawn to dusk. At night, all contractor lanes will be closed and one resident lane will remain open.

EMERGENCY PERMITTING

Following a hurricane or other natural disaster, the following procedures will be in effect to enable property owners to quickly restore their developed properties to habitable conditions. It is the intent of the Architectural Review Board (ARB) to maintain the highest quality of construction while keeping accurate records and issuing approvals for exterior changes/upgrades as required by County and related governing agencies.

The Administration office maintains files on each property. These files can be valuable in effecting reconstruction since the County will also have certain procedures in place for emergency repairs. To expedite processing repair approvals, the ARB Administrator is



authorized to approve repair or replacement of structures to pre-storm conditions without the necessity of input from the ARB Committee. Additional damages, as set out below, require the following:

MINOR DAMAGE

In situations where trees need to be removed, roofs need repairs, windows or doors need to be replaced or the building needs to be repainted because of minor exterior damage, no prior approval by the ARB will be required as long as NO CHANGES to any of the exterior finishes are made.

- a. Tree removal is permitted when trees have fallen on the ground, across structures or are leaning more than 30%.
- b. Roof repairs are permitted when the exact same materials matching the color and texture of the original roof are used.
- c. Window replacements are permitted in accordance with building code and must match the style and color of the existing windows.
- d. Doors and garage door replacements are permitted. All doors must be an exact match to the doors being replaced.
- e. Exterior wall/siding replacement is permitted when the exact same materials and colors are used to match the existing.

MAJOR DAMAGE

In situations where the building is going to be reconstructed identically to the Approved plans on file with the ARB, the property owners must submit a signed Declaration Form/Affidavit. The form will be promptly reviewed by a representative of the ARB and approved, if appropriate. A copy of the building plans in both paper and in pdf format must be submitted to the ARB.

DESTROYED BUILDINGS

In situations where the building must be completely razed a Demolition Permit must be issued in accordance with ARB Policies and Procedures Section 3.6 REPLACEMENT AFTER DAMAGE OR DESTRUCTION. Owners must submit a request for demolition which will be promptly reviewed and processed. Per the ARB Policies and Procedures, debris must be removed and the site finished preventing unsightly conditions, blowing sand/dirt, erosion and other hazards to neighboring properties.

Owners who plan to rebuild and change the design, size or materials of the home, must submit plans in accordance with the ARB Policies and Procedures. The time frame and



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deadlines to submit new plans and rebuild remain the same as those under new construction. In accordance with ARB Policies and Procedures Section 3.6.2.4 50% of the then applicable ARB (review) fee is required with the Application. The infrastructure fee and deposits remain the same. Deposits will be refunded with 100% compliance with all regulations and inspections.

Upon completion of repairs/replacement in the above, the property owner shall notify the ARB in writing. Before and after photographs of the property must be submitted.



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THE ARB IS COMMITTED TO PROMPTLY REVIEWING AND APPROVING REPAIR APPLICATIONS AS EXPEDITIOUSLY AS POSSIBLE.

ARB Application # (office use only)

DCCA Architectural Review Board
181 Luvan Boulevard
Georgetown, SC 29440
Telephone: 843.527.5033 Fax: 843.546.8704
Email: mwilcox@debordieucolony.org

DISASTER RECOVERY DAMAGE DECLARATION/AFFIDAVIT

Date: _____

Property Information:

Lot#: _____ Street: _____ Section: _____

Property Address: _____

Property Owner: _____

Property Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Property Owner Telephone #: _____

Property Owner Email Address: _____

I/We the undersigned do hereby certify that the above referenced property has been damaged as a result of the recently declared disaster and will be repaired to the condition that existed prior to the damage. No exterior changes will be made from the previously approved structure, including architectural design, windows, doors or other finish materials and colors without prior written Approval from the ARB.

Signature of Property Owner/Date

Signature of Property Owner/Date

____ Before Photo Received/Date: _____

____ After Photo Received/Date: _____

Builder Information (if selected):

Construction Company: _____ Contact Name: _____

Address/City/ST/Zip: _____

Telephone #: _____ Email Address: _____

Cell#: _____ Proof of General Liability/Workman's Comp/Residential Builders License provided _____ Yes _____ Contractor initialed



DISASTER DEBRIS REMOVAL ON DEBORDIEU COLONY

If a natural disaster strikes DeBordieu Colony and generates debris ranging from building materials and tree limbs to electronics, the DCCA has coordinated with governmental bodies and private contractors to timely remove the debris. The DCCA has established protocol to remove, reduce and dispose of disaster-generated debris.

In the event of a major storm, our priority will be to clear debris from the primary roads for emergency personnel and to provide access to critical sites such as DCCA/Club facilities and utility companies. After that, secondary routes will be cleared based on priority of use. Primary roads are defined as:

- Luvan Boulevard
- Wallace Pate Drive
- DeBordieu Boulevard
- Bonnyneck Drive

Residents should be aware that it may take some time before residential streets are cleared of debris and standing water. Debris collection efforts will begin after the initial road clearance efforts are complete.

- Residents may expect that all debris will not be collected at once. Collection efforts will continue until it is determined that all storm-related debris has been satisfactorily removed.
- Georgetown County may pick up disaster-related storm debris placed along the edge of the road on private roads where right-of-entry has been granted.

TIPS FOR DEBRIS REMOVAL

- DO NOT attempt to handle debris near downed power lines. Contact Santee Cooper at (843) 237-9222 if you have questions about the status of lines near your home.
- Different types of debris may be collected at different times.
- To facilitate faster collection, residents should separate different types of debris as follows: loose vegetative debris; hazardous waste (paint, pesticides, etc.); appliances or “white goods” (refrigerators, air-conditioning units, etc.); and construction/demolition debris.
- Place debris along the curb or edge of the pavement as soon as possible after the storm in anticipation of collection.
- Keep debris away from utilities such as fire hydrants, cable or telephone boxes to avoid damage during pick up.



DEBRIS REMOVAL GUIDELINES

Debris removal guidelines

In efforts to expedite the debris removal process, please follow these rules

Placing debris near or on trees, poles or other structures makes removal difficult. This includes fire hydrants and meters.

Debris separation

Please separate debris into the six categories, shown below.

Electronics

Television, computer, stereo, phone, DVD player

Large Appliances

Refrigerator, washer/dryer, air conditioner, stove, water heater, dishwasher

Hazardous waste

Oil, battery, pesticide, paint, cleaning supplies, compressed gas

Vegetative debris

Tree branches, leaves, logs, plants

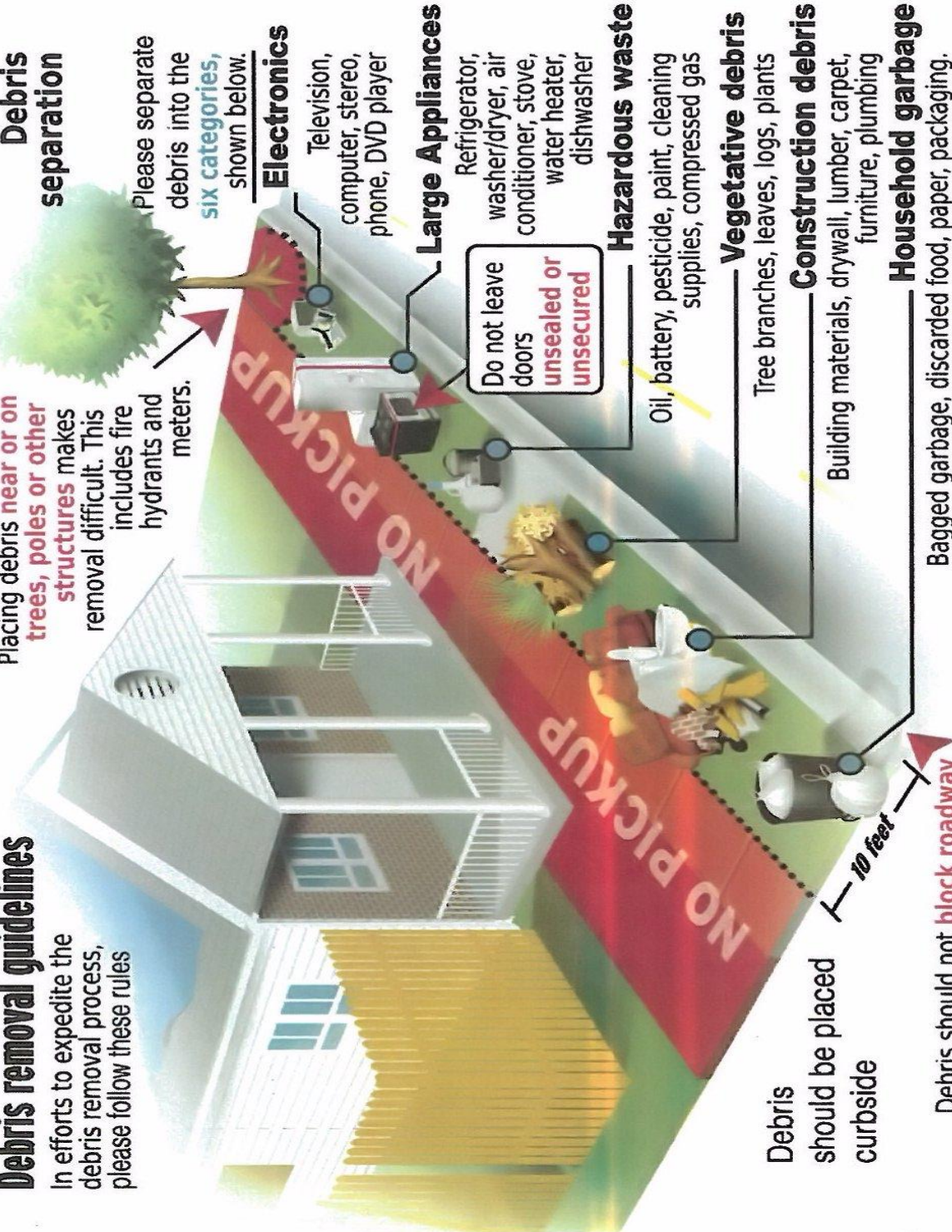
Construction debris

Building materials, drywall, lumber, carpet, furniture, plumbing

Household garbage

Bagged garbage, discarded food, paper, packaging.

Do not leave doors unsealed or unsecured



Debris should be placed curbside

10 feet

Debris should not block roadway



FEMA

www.fema.gov



US Army Corps of Engineers®

www.usace.army.mil



OBTAINING EMERGENCY INFORMATION

Your communication plan should not only include contact information, it should also include how you will obtain information from Federal, State and Local sources. Consider using some of the below resources.

PHONE NUMBERS

- Georgetown County Administrator: 843-546-4189
- Georgetown County Emergency Management: 843-545-3273
- SC Evacuation & Shelter Information: 866-246-0133 (Used as needed)
- SC Emergency Traffic Network: 888-877-9151 (Used after a storm)
- SC Animal Care and Control: 803-776-7387
- SC Insurance News Service: 803-252-3455

SOCIAL MEDIA

- Georgetown County Emergency Management: Facebook and X @GCEMD
- SC Emergency Management Division: Facebook and X @SCEMD
- SC Department of Transportation: X @SCDOTPress
- SC Emergency Manager App: The official app of the SCEMD, designed for users to build their own emergency plan, inventory supplies, and stay informed with emergency information. Available in both the Apple App Store and Google Play.

WEBSITES

- DeBordieu Colony: www.debordieucolony.org
- Georgetown County Emergency Management: www.gtcounty.org/gcemd
- SC Emergency Management Division: www.scemd.org
- SC Emergency Traffic Network: www.sctraffic.org
- SC Hurricane Preparedness Virtual Platform: www.hurricane.sc
- National Hurricane Center: www.nhc.noaa.gov
- National Weather Service Wilmington, NC: www.weather.gov/ilm/



Quick Reference Guide

SHELTER IN PLACE EMERGENCY KIT

Prepare a shelter-in-place kit containing the following:

- A battery-operated AM/FM radio with spare batteries
- Flashlight with spare batteries
- Food and bottled water (one gallon per person per day)
- Towels; toys for young children
- First-aid kit and medicine
- Other items essential for your family's survival
- Include food and water for your pets
- Consider sanitary arrangements for your family and pets.

EVACUATION SUPPLY KIT

Assemble an Evacuation Supply Kit containing the following:

- Food and water for three days (one gallon per person per day) and/or special dietary foods.
- Toilet articles (soap, toothbrush, toothpaste, shampoo, etc.)
- Prescription medicines, medical equipment and important medical records.
- Clothing for several days.
- Blankets, pillows, and towels (particularly if you may stay at a public shelter).
- Identification and important papers.
- Checkbook, credit card and cash.
- Flashlights with extra batteries, phone chargers and extra phone batteries.
- Baby and/or pet supplies including special food, sanitary items and play items.

OTHER IMPORTANT INFORMATION

- Have a good road map. Evacuation routes may take you on unfamiliar roads.
- Know how to safely shut off electricity, gas and water supplies at main switches and valves.
- Secure all loose yard items like lawn furniture, BBQ grills, bird baths, trash cans, planters, awnings, etc.
- Move valuable items to inner rooms or upper floors.
- Check your refrigerator and freezer for perishable items.
- Unplug major appliances to avoid damage from lightning strikes or power surges.
- Consider obtaining and pre-drilling plywood to board up windows of your home.



PETS

- Pets are not allowed in Public Shelters for health and space reasons, so arrangements need to be made in advance for your pets.
- Pet Disaster Supply Kit:
- Proper Identification including immunization records
- Ample supply of food and water
- A carrier or cage
- Medications
- Muzzle, collar, and leash

PROTECTION FROM FLOODING

- Move valuables and appliances out of the basement.

INSURANCE CHECK-UP

Most people don't think about their insurance until after a disaster happens, but now is the time to be preparing.

Review your insurance coverage with your insurance agent to understand what it covers. Write down your basic insurance information, such as the name, phone number of your insurance agent, your policy number, and insurance claims phone number. Keep information with you if you have to evacuate.

Ask your agent what you can do to reduce your chance of a loss, such as installing hurricane shutters, in order to protect your valuable personal belongings.

Update your household inventory. Make a list, take pictures or videotape your personal belongings and store the inventory in a safe place outside your home.

Flood Insurance is NOT part of most homeowner insurance policies. You must buy separate flood coverage and there is a waiting period of 30 days. To obtain information on flood insurance, contact your local insurance agent, or call FEMA at 800-427-4661.



IMPORTANT DCCA PHONE NUMBERS

EMERGENCY	911
GATEHOUSE.....	843-546-8520
Administration	843-527-4436
Architectural Review Board	843-527-5033
Club Manager	843-527-6150
Grounds Operations Manager	843-520-9548
Golf Course Manager	843-527-2789
Golf Pro Shop.....	843-527-6000
Tennis Pro Shop	843-546-9408
Sales Office	843-546-4176
Rental Office	843-527-9894

Do not call 9-1-1 for general information or questions about a disaster/emergency; emergency workers need these lines open for emergency use. If you need information or have questions that do not involve a criminal, medical or fire emergency immediately threatening your life please call the Georgetown County Office of Emergency Management at 843-545-3273.