



DeBordieu Colony Community Association

PROPERTY OWNER'S GUIDE TO EMERGENCY PREPAREDNESS



be PREPARED

be READY

be INFORMED

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Table of Contents

HURRICANES, EARTHQUAKES, TORNADOES, FLOODS and FIRES	G-3
A DIFFERENCE WE CAN MAKE IS TO BE PREPARED.....	G-3
THE PROPERTY OWNER’S GUIDE TO EMERGENCY PREPAREDNESS	G-3
WHAT DO YOU NEED TO DO TO PREPARE?.....	G-4
HURRICANES	H-3
EVACUATION INFORMATION	H-5
RETURN AND RE-ENTRY	H-7
EMERGENCY PERMITTING.....	H-8
DISASTER DEBRIS REMOVAL ON DEBORDIEU COLONY....	H-11
DEBRIS REMOVAL GUIDELINES.....	H-12
EARTHQUAKES	E-3
TORNADOES	T-3
FLOODS	F-3
FIRE	FR-3
WILDFIRES	W-4
OBTAINING EMERGENCY INFORMATION.....	I-3
QUICK REFERENCE GUIDE	I-4
IMPORTANT DEBORDIEU COLONY PHONE NUMBERS.....	I-6



HURRICANES, EARTHQUAKES, TORNADOES, FLOODS and FIRES

These are all things we prefer not to think about and hope will never happen. Unfortunately, emergencies and disasters are part of and will impact all of our lives.

Here on the Waccamaw Neck we are vulnerable to a variety of hazards including hurricanes, earthquakes, tornadoes, flooding, fires, hazardous materials incidents, power outages and resource shortages. These types of events impact thousands of people across the country annually with significant financial and personal losses. Property owners have the ability to reduce the impact on themselves and our community. After an emergency, local disaster officials will work hard to manage the effects of the emergency or disaster. When planning, assume that basic services such as electricity, water, gas and telephones may not be available for some time. This is why it is critical for everyone to be PREPARED, be READY and be INFORMED.

A DIFFERENCE WE CAN MAKE IS TO BE PREPARED

Through preparedness, our local government can be better positioned to fulfill its obligation to respond to disasters in a timely and effective manner to protect lives and preserve property. It is equally important for you to take the necessary steps to ensure the health and safety of you and your family.

THE PROPERTY OWNER'S GUIDE TO EMERGENCY PREPAREDNESS

This guide has been developed by DeBordieu Colony Community Association (DCCA) to help our property owners and guests prepare to safely face a variety of emergencies. Everyone's needs and abilities are unique, but every individual can take steps to prepare for all kinds of emergencies and put plans in place. By evaluating your own personal needs and making an emergency plan, you can be better prepared for any situation.

This guide provides specific information for the hazards we face and is designed to help you develop your own personal emergency plan with the aid of checklists and sections for you to fill in your individualized plan information.

We hope that you will find the information provided helpful, and that you will not hesitate to contact us with any questions.



WHAT DO YOU NEED TO DO TO PREPARE?

- Learn the threats that we face in DeBordieu Colony, what to anticipate from each and what plans the DCCA has in place.
- Know what actions and precautions you should take before, during, and after an emergency.
- Use common sense, follow official instructions and stay informed.
- Take a first aid and CPR course.
- Build an emergency kit.
- Make a plan and know your evacuation routes.



DeBordieu Colony Community Association

PROPERTY OWNER'S GUIDE TO HURRICANE PREPAREDNESS



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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.



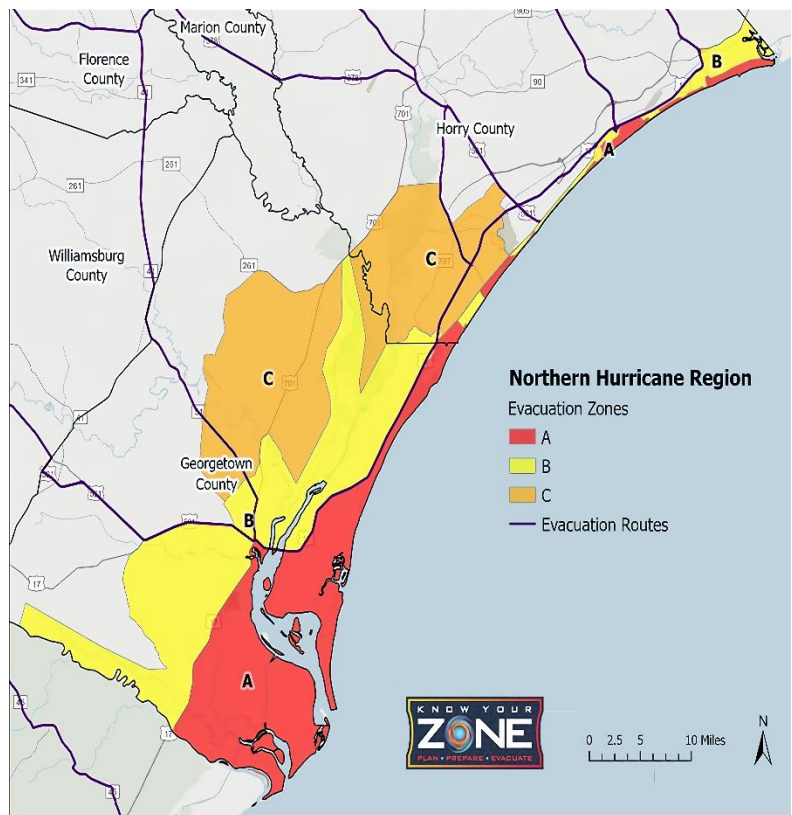
EVACUATION INFORMATION

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.

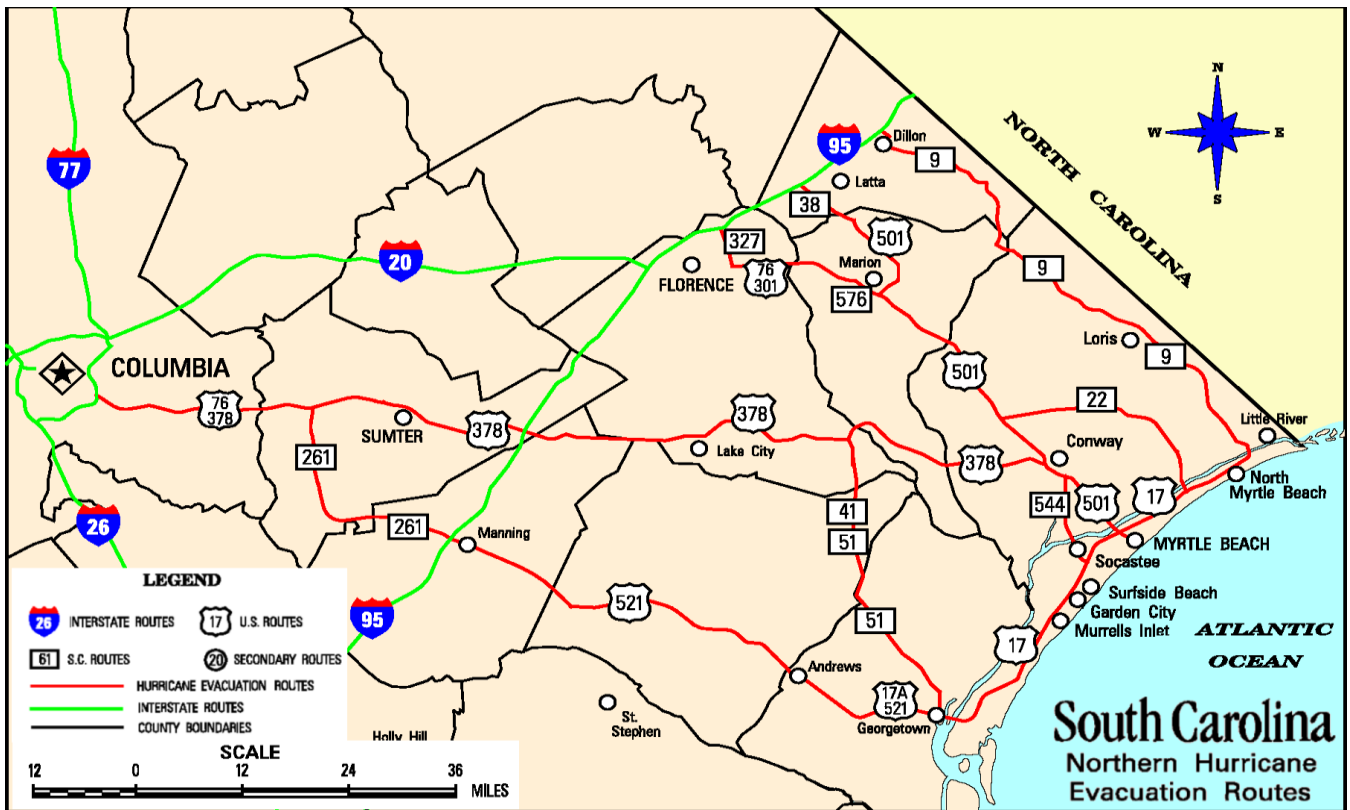




Georgetown County has three surge evacuation zones, **DeBordieu Colony is located in Evacuation Zone A** shown on the map. Remember, if you are ordered to evacuate, it's because there's a real possibility of storm surge reaching your home.

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
- 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 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

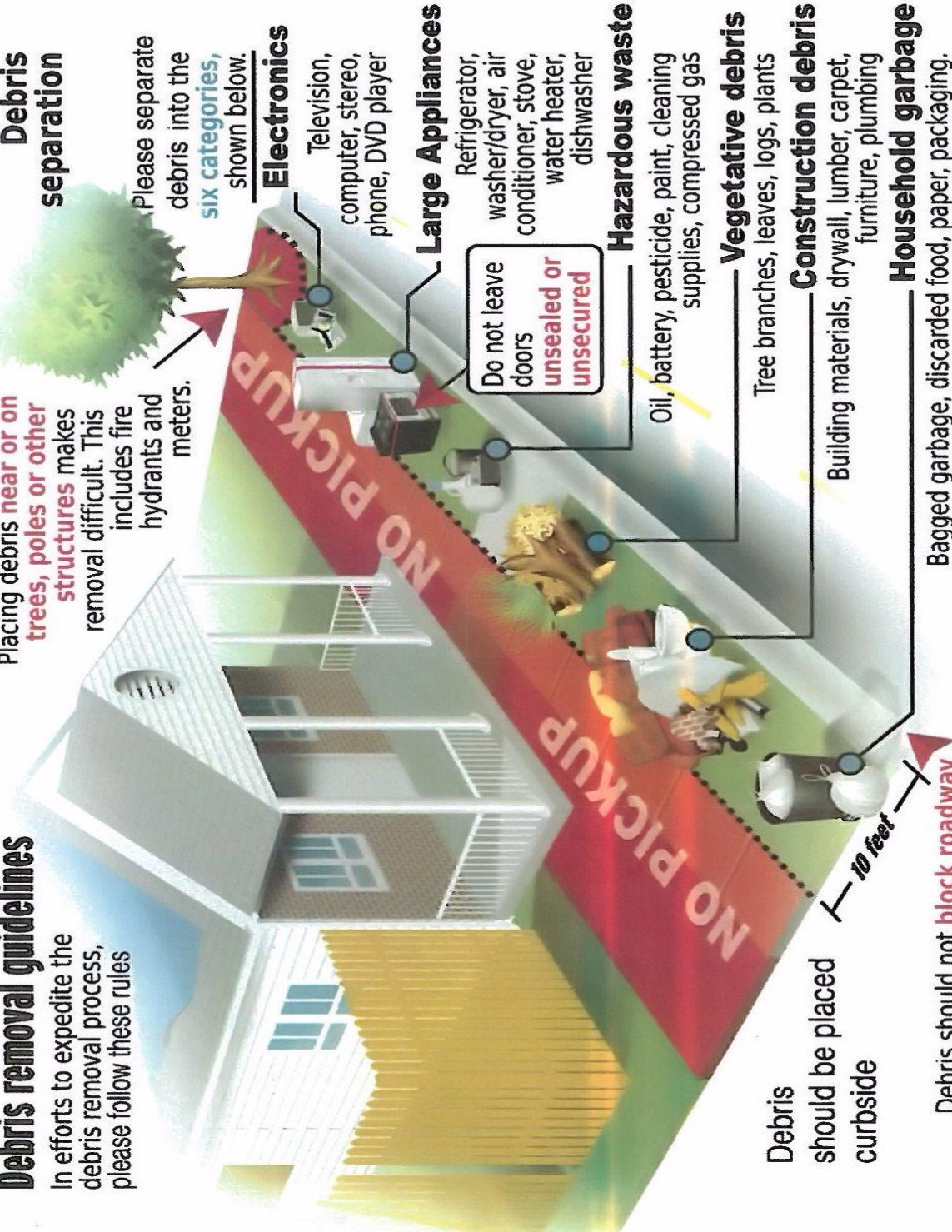
Construction debris

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



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PROPERTY OWNER'S GUIDE TO EARTHQUAKE PREPAREDNESS



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EARTHQUAKES

Despite occurring infrequently on the East Coast, earthquakes strike without warning and can affect areas far from their epicenter. In South Carolina, 10 to 30 earthquakes are recorded annually; two to five significant earthquakes are felt each year. The destructive impact of an earthquake is greatly influenced by the type of soil in a particular area. Buildings located in marshy, sandy, or artificially filled-in land are much more susceptible to damage from the waves generated by an earthquake than those built on bedrock. DeBordieu Colony is comprised of these sandy, marshy soils, and could expect significant amplification of forces transmitted by a nearby earthquake.

WHAT TO DO DURING AN EARTHQUAKE:

DROP down onto your hands and knees (before the earthquake knocks you down). This position protects you from falling but allows you to still move if necessary.

COVER your head and neck (and your entire body if possible) under a sturdy table or desk. If there is no shelter nearby, *only then* should you get down near an interior wall (or next to low-lying furniture that won't fall on you), and cover your head and neck with your arms and hands.

HOLD ON to your shelter (or to your head and neck) until the shaking stops. Be prepared to move with your shelter if the shaking shifts it around.

Indoors: Drop, Cover, and Hold On. Drop to the floor, take cover under a sturdy desk or table, and hold on to it firmly. Be prepared to move with it until the shaking stops. If you are not near a desk or table, drop to the floor against the interior wall and protect your head and neck with your arms. Avoid exterior walls, windows, hanging objects, mirrors, tall furniture, large appliances, and kitchen cabinets with heavy objects or glass. Do not go outside!

In bed: If you are in bed, hold on and stay there, protecting your head with a pillow. You are less likely to be injured staying where you are. Broken glass on the floor has caused injury to those who have rolled to the floor or tried to get to doorways.

Outdoors: Move to a clear area if you can safely do so; avoid power lines, trees, signs, buildings, vehicles, and other hazards.

- **Driving:** Pull over to the side of the road, stop, and set the parking brake. Avoid overpasses, bridges, power lines, signs and other hazards. Stay inside the vehicle until the shaking is over. If a power line falls on the car, stay inside until a trained person removes the wire.



DURING THE EARTHQUAKE

Protect yourself in the safest place possible without having to move far - no matter your limitations, you need to protect yourself to the extent possible. Do NOT try to get out of the building during an earthquake! You could be injured by people attempting to leave the building or falling debris during the earthquake. You should Drop under a piece of furniture or position yourself against an interior wall. Take Cover under a desk or table if possible, and protect your head and neck with one arm/hand. Hold On to a desk or furniture leg to keep it from shifting or uncovering you until the shaking completely stops. Learn more at www.DropCoverHoldOn.org

ADDITIONAL RESOURCES

FEMA – <http://www.ready.gov/earthquakes>

Red Cross – <http://www.redcross.org/prepare/disaster/earthquake>

US Geological Survey – <http://earthquake.usgs.gov/learn/preparedness.php>



DeBordieu Colony Community Association

PROPERTY OWNER'S GUIDE TO TORNADO PREPAREDNESS



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TORNADOES

Tornadoes can appear with little to no warning, and can cause catastrophic damage in a matter of minutes. During spring, tornadoes result from active cold fronts, whereas during summer and early fall many are associated with the passage of tropical cyclones. During November and December, it is not uncommon to have active cold fronts and tornadic activity. Tornado frequency is at a minimum in October and January but, remember, tornadoes can happen at any time of year.

ENHANCED FUJITA SCALE

EF-0 (65-85 mph) Light damage. Peels surface off some roofs; some damage to gutters or siding; branches broken off trees; shallow-rooted trees pushed over.

EF-1 (86-110 mph) Moderate damage. Roofs severely stripped; mobile homes overturned or badly damaged; loss of exterior doors; windows and other glass broken.

EF-2(111-135 mph) Considerable damage. Roofs torn off well-constructed houses; foundations of frame homes shifted; mobile homes completely destroyed; large trees snapped or uprooted; light-object missiles generated; cars lifted off ground.

EF-3 (136-165 mph) Severe damage. Entire stories of well-constructed houses destroyed; severe damage to large buildings; trees debarked; heavy cars lifted off the ground and/or thrown.

EF-4 (166-200 mph) Devastating damage. Whole frame houses completely leveled; cars thrown and small missiles generated.

EF-5 (>200 mph) Incredible damage. Strong frame houses leveled off foundations; automobile-sized missiles fly through the air.

ACTIONS TO CONSIDER

- Determine in advance where you will take refuge in the event of a tornado.
- Since underground shelters are uncommon in our area, take shelter in an interior room or hallway on the lowest floor of a building.
- Stay away from windows, doors, and outside walls.
- DO NOT get under an overpass or bridge, as winds can blow debris up into the gap or even collapse the bridge itself.

If you are outside and there is not a safe shelter nearby:

- Go to your vehicle, buckle your seat belt and drive to the closest sturdy shelter.



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- If conditions worsen and your vehicle is being hit by debris, pull over and park. Stay in the car with the seat belt on. Put your head down below the windows; cover your head with your hands and a blanket, coat or other cushion if possible.
- If you can safely get noticeably lower than the level of the roadway, leave your car and lie in that area, covering your head with your hands.
- Do not get under an overpass or bridge. You are safer in a low, flat location.
- Watch out for flying debris. Flying debris from tornadoes causes most fatalities and injuries.

AFTER THE TORNADO

Assess your surroundings and determine if there are any injuries. Be cautious and aware of your surroundings. Additional injuries can occur from walking through debris, downed power lines, or fire. Protect yourself and your family and call 911 for assistance.

ADDITIONAL RESOURCES

FEMA – <http://www.ready.gov/tornadoes>

SC Emergency Management Division –
<http://www.scemd.org/planandprepare/disasters/tornadoes>

National Weather Service -
<http://www.nws.noaa.gov/om/brochures/tornado.shtml>



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PROPERTY OWNER'S GUIDE TO FLOOD PREPAREDNESS



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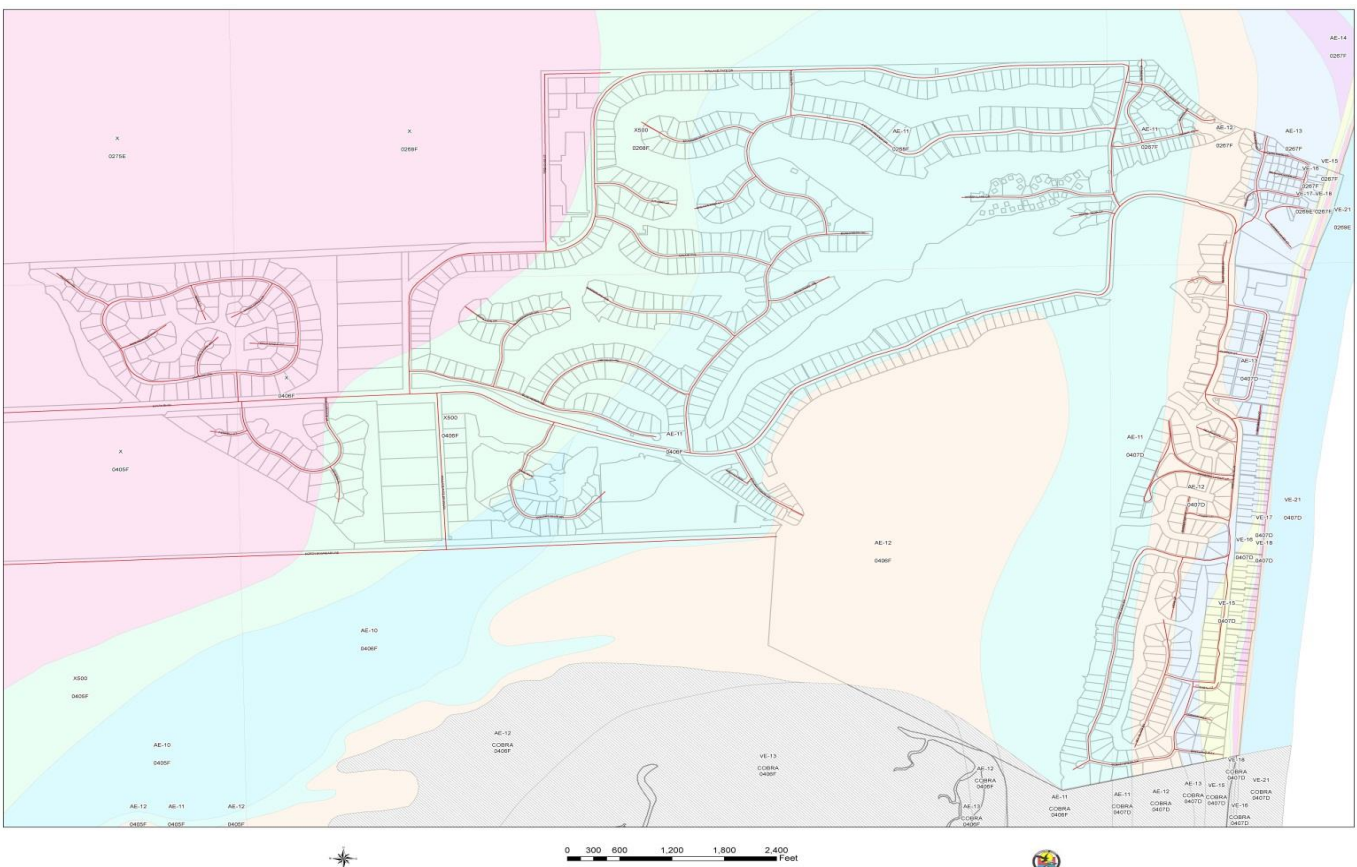


FLOODS

Whether during a hurricane, tropical storm, or rainstorm, the potential for flooding in DeBordieu Colony exists. One of the most proactive measures you can take as a homeowner is to purchase flood insurance through the National Flood Insurance Program (NFIP). The United States has billions in flood losses every year. The majority of those flood claims are paid by the NFIP. The NFIP provides additional coverage up to \$250,000 on a building and \$100,000 on its contents, and unlike most homeowners policies, will cover flood damage for almost any enclosed building.

Georgetown County participates in the National Flood Insurance Program (NFIP). Congress passed a law making it mandatory for property owners to obtain a flood insurance policy if the structure is in a special flood hazard area (SFHA) and the loan is federally backed. A new insurance policy, Increased Cost of Compliance (ICC) is now available that assists in bringing a non-compliant structure up to the NFIP standards if the building is substantially damaged or flooded repetitively.

Remember to avoid contact with flood water. Never walk through or drive on flooded roads. Assume all flooded water is contaminated and thoroughly decontaminate anything that becomes wet.





WHAT CAN YOU DO TO PROTECT YOURSELF AND YOUR PROPERTY?

Check with Georgetown County Building Department at 843-545-3116 to specifically identify what flood zone your property is in and what the base flood elevation (BFE) is for your location. Check with Georgetown County Emergency Management at 843-545-3273 to find out about the flood warning system and evacuation routes. There are specific measures that you should take to protect yourself from flood waters. Learn how to turn off gas and electricity to your house and do so if flooding is imminent.

When building a new structure it is important to strictly follow all building codes that apply to construction in a Special Flood Hazard Zone. To prevent shallow flooding from heavy rain storms the land should be graded away from the structure for positive drainage to the local storm water system. Make sure your local drainage is well maintained and free from debris and vegetation.

Older properties, while elevated, may be below the current predicted level of flooding due to changing federal regulations. In this case, the best way to minimize damage is to eliminate any enclosed habitable spaces at ground level, provide watertight closures at windows and doors, remove any materials that are not water resistant below the predicted flood level, move any mechanical and electrical equipment to a higher location in the building and structurally reinforce the foundation.

Staff from the Georgetown County Emergency Management Office is prepared to make site visits upon request to assist you with flooding issues. This service is provided at no charge.

Substantial Improvement Requirements: Any substantially improved or substantially damaged structure (more than 50% of the value of the structure) must be brought up to NFIP and Georgetown County's ordinance requirements. If the lowest finished floor of the existing house is below the base flood elevation and the cost of the repair or renovations is 50% or greater than the structure's original fair market value, the structure must be raised or elevated above the BFE. In Velocity Zones, the lowest horizontal member must be brought up to at least one foot above the BFE. Georgetown County enforces a five year cumulative requirement for substantial improvements.

Flood Warning System: The Georgetown County Office of Emergency Management (OEM) coordinates the system for warnings related to flooding events. Other agencies include the National Weather Service (NWS) and the South Carolina Emergency Management Division (SCEMD). Radio and cable alerts can be activated as well as the Community Alert Network which has the capacity to call affected properties individually



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on the telephone. The Georgetown County Sheriff's Office, Midway Fire Department and the Georgetown County Fire Department also have procedures in place to warn residents of imminent flooding. Such notices shall be transmitted on local television and radio stations.

ADDITIONAL RESOURCES

Georgetown County - www.georgetowncountysc.org/building

NFIP - www.fema.gov/national-flood-insurance-program



DeBordieu Colony Community Association

PROPERTY OWNER'S GUIDE TO FIRE PREPAREDNESS



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FIRE

HOW MUCH DO YOU KNOW ABOUT THE DANGERS OF FIRE?

In the United States, three home fires are reported to fire departments every four minutes. On average, nine people die in a home fire each day. Fire can happen in any home at any time. Don't underestimate the speed and power of a fire. Even a small kitchen fire can turn deadly in a matter of minutes. Fires can spread rapidly through your home engulfing it in smoke and flames which can make an escape nearly impossible. Take the time to walk through your home and follow these simple steps to reduce your chances of having a fire. It could save your life or the life of your family.

HERE ARE SOME BASIC THINGS YOU NEED TO KNOW:

- GET OUT AND STAY OUT! Fire won't wait so plan your escape! Make sure everyone knows how to get out and go to a special meeting place.
- Smoke alarms will decrease your chance of dying in a fire by 50%! Make sure you have working smoke alarms!
- Smoke alarms should be on every level of your home, as well as inside and outside each bedroom.
- Test your smoke alarms monthly and replace the batteries twice a year.
- Smoke alarms are good for 7 to 10 years – do you need to replace yours?
- Make sure all windows and doors will open so everyone can get out.
- Stay low and go! If there is smoke, make sure everyone knows to crawl low under smoke.
- Don't be a hoarder! Piles of stuff only act as fuel in a fire. Keep your home clutter free.
- Make sure space heaters are kept at least 3-feet away from anything combustible.
- Be aware of the hazards of lighted candles. Extinguish candles when you leave the room or go to sleep.
- Always stay in the kitchen when cooking.
- If a pan of grease catches fire on the stove do not use water! Turn off the heat and cover with a lid.
- Keep things like oven mitts, wooden utensils and paper towels away from the stove.
- Keep matches and lighters away from children.
- Practice makes perfect! Practice fire drills in your home on a regular basis.



HOW SAFE IS YOUR HOME? Find Out By Going Through This Safety Checklist!

- Are exits clear and unobstructed?
- Are extension cords in good condition (not frayed or cracked) and only used as temporary wiring?
- If multiple items need to be plugged in, is a surge protector being used?
- Are fire extinguishers visible and accessible?
- Is combustible rubbish removed from the building on a regular basis?
- Are oily rags and combustible chemicals stored in a container that limits oxygen or is filled with water?
- Are attic, closets and other storage areas kept neat and clean?
- Do you have working smoke alarms?
- Do you test your smoke alarm batteries monthly and change the batteries twice a year?
- Do you have your chimney and furnace/AC unit cleaned and serviced yearly?
- Are propane tanks stored outside the house?
- Are your address numbers clearly visible from the street?

WILDFIRES

DeBordieu Colony is located in a heavily forested area. In December 2012 DeBordieu Colony earned its status as a FireWise Community/USA. This status promotes wild fire awareness and strategies for improved fire safety for our community.

DO YOU KNOW WHAT DEFENSIBLE SPACE IS?

It is the space between your home and an oncoming wildfire where the vegetation has been modified to reduce the wildfire threat. Keeping this space properly maintained with shorter plants, increased moisture, free from dead branches and leaves, and well mowed provides firefighters with a greater opportunity to effectively and safely defend your home. Routine maintenance is key!

WHAT ITEMS SHOULD I KEEP OUT OF MY DEFENSIBLE SPACE?

Wood piles, lawn furniture, barbeque grills, tarp coverings, etc.

“FIRE SMART” PLANTS

There are no fire proof plants, but some are more fire resistant than others. These “fire smart” plants:



be PREPARED...be READY...be INFORMED

- Are less likely to ignite from a wildfire.
- Burn less intensely when they do ignite, and spread the fire slower.
- Are lower growing or smaller.
- Have stems and leaves that are not resinous, oily, or waxy.
- Have a high moisture content.
- Easy to maintain and prune.
- Have less accumulated debris and fewer dead branches.
- Have an open, loose branching habit.
- Are drought resistant, requiring less irrigation.

For a more complete list of plants of the south visit www.state.sc.us/forest/ref.htm

WHAT ELSE CAN I DO?

Consider installing protective shutters. Have a garden hose long enough to reach any area of the home or other structures on the property.

DEFENSIBLE SPACE

Do you have at least 30 ft of space surrounding your home that is **Lean, Clean and Green**?

The objective of Defensible Space is to reduce the wildfire threat to your home by changing the characteristics of the surrounding vegetation.

Lean – Prune shrubs and cut back tree branches, especially within 15 feet of your chimney.

Clean – Remove all dead plant material from around your home, this includes dead leaves, dry grass and even stacked firewood

Green – Plant fire-resistant vegetation that is healthy and green throughout the year.

Did You Know? Defensible space allows firefighters room to put out fires.

FIRE-RESISTANT ATTACHMENTS

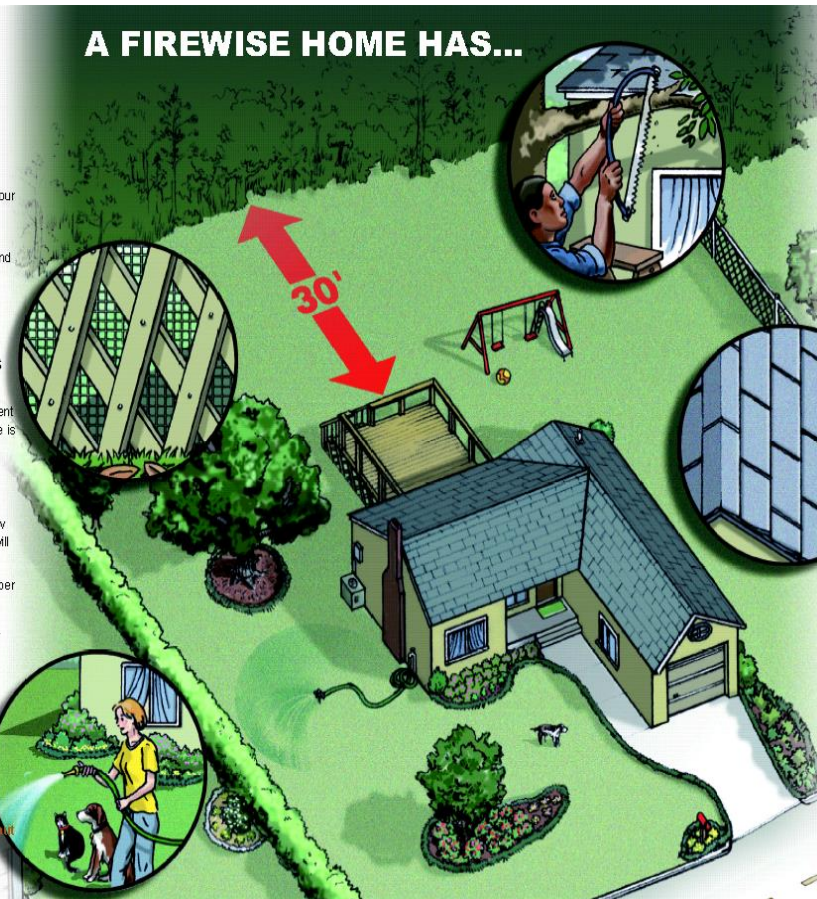
Attachments include any structure connected to your home, such as decks, porches or fences. If an attachment to a home is not fire-resistant, then the home as a whole is not firewise.

A DISASTER PLAN

The time to plan for a fire emergency is now. Take a few minutes to discuss with your family what actions you will need to take.

- Post your local firefighting agency's telephone number in a visible place.
- Decide where you will go and how you will get there. With fire, you may only have a moments notice. Two escape routes out of your home and out of your neighborhood are preferable.
- Have tools available: shovel, rake, axe, handsaw or chainsaw, and a 2 gallon bucket
- Maintain an adequate water source
- Have a plan for your pets
- Practice family fire drills

Did You Know? Evacuations for a wildfire can occur without notice; When wildfire conditions exist, BE ALERT.



LEAN, CLEAN AND GREEN LANDSCAPING

With firewise landscaping, you can create defensible space around your home that reduces your wildfire threat. Large, leafy, hardwood trees should be pruned so that the lowest branches are at least 6 to 10 ft high to prevent a fire on the ground from spreading up to the tree tops. Within the defensible space, remove flammable plants that contain resins, oils and waxes that burn readily. Ornamental junipers, yaupon holly, red cedar, and young pine. A list of less-flammable plants can be found within this brochure.

Did You Know? Although mulch helps retain soil moisture, when dry, it can become flammable. Mulch as well as all landscaping should be kept well watered to prevent them from becoming fire fuel.

FIRE-RESISTANT ROOF CONSTRUCTION

Firewise construction materials include Class-A asphalt shingles, metal, cement and concrete products. Additionally, the inclusion of a fire-resistant sub-roof adds protection.

Did You Know? Something as simple as making sure that your gutters, eaves and roof are clear of debris can reduce your fire threat.

FIRE-RESISTANT EXTERIOR CONSTRUCTION

Wall materials that resist heat and flames include brick, cement, plaster, stucco and concrete masonry. Double pane glass windows can make a home more resistant to wildfire heat and flames.

Did You Know? Although some vinyl will not burn, firefighters have found that some vinyl soffits can melt, allowing embers into the attic space.

EMERGENCY ACCESS

Identify your home and neighborhood with legible and clearly marked street names and numbers so emergency vehicles can rapidly find the location of the emergency. Include a driveway that is at least 12 feet wide with a vertical clearance of 15 feet – to provide access to emergency apparatus.



DeBordieu Colony Community Association

PROPERTY OWNER'S GUIDE TO EMERGENCY INFORMATION AND CHECK LISTS



be PREPARED

be READY

be INFORMED



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
- Georgetown County Information Hotline: 843-545-3900 (only available when EOC is activated)
- 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
- DeBordieu Colony Information Line: 843-436-0072 (activate during a storm event)

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 Charleston: 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 DEBORDIEU COLONY PHONE NUMBERS

EMERGENCY	911
GATEHOUSE	843-546-8520
INFORMATION LINE (only activate during a storm event).....	843-436-0072
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.