

SOA ARB SUPPLEMENTAL GUIDELINES DEERWOOD HOMEOWNERS ASSOCIATION

HOA Approved 11/3/11
SOA ARB Approved 11/8/11
SOA BOD Approved 11/18/11

The following are the SOA Supplemental Architectural Guidelines specific for Deerwood. They have been approved by the Neighborhood Association Board of Directors as well as the SOA Board of Directors. Any modifications to these Guidelines must be approved by both the HOA and the SOA Board of Directors.

All new constructions and exterior modification applications, including landscaping, must comply with these Guidelines as well as the SOA Guidelines. Note: ARB in all cases refers to the SOA ARB.

BUILDING HEIGHTS

Deerwood is a single-story neighborhood. No structure may be higher than any existing residence in Deerwood. Any rebuilding will be on the level of the existing slab.

EXTERIOR APPEARANCES

Walls: The architectural design throughout this neighborhood will be primarily brick facade and vinyl siding. Colors will be those currently existing within Deerwood.

Windows: Vinyl or aluminum clad wood and aluminum windows will be used, subject to color approval. Only existing colors will be considered..

Lightly tinted glass is acceptable, but foil or reflective material is not allowed. Drapery liners of a neutral color are required to provide a consistent exterior appearance.

Roofs, Materials, and Appurtenances: The roofs of all residences within the community, while perhaps different in material and color, will have a similarity of form to provide for a homogeneous character, with all gable and hip roofs having a minimum roof slope of 6:12.

Roofing less than 6:12 slope, is acceptable only with approval by the ARB with primary acceptability in use as a connection to more dominant themes of the roofing mass. All connecting roofs, i.e., garage to main structure or freestanding garage, etc., will have a roof with material compatible with the main structure.

Roof materials may be chosen from a limited selection of colors and shingles currently in use within Deerwood. The use of heavily variegated colors creating spotted contrast will not be approved.

Roof overhangs should be maximized where possible to provide shelter from both the subtropical sun and rain showers. In many cases, the roof overhangs may incorporate balconies, decks and screened porches. The contemporary "shed" design is not appropriate. Due to the proximity of the residences, overhangs may be no larger than those originally constructed.

Roof attachments, whether ornamental or functional such as ornamental ridge caps, weather vanes, oversized fireplace flues, etc., are permissible; however, may not be visible from the street elevation.

All roof accessories such as vent stacks and roof vents will be either painted to match the roof color, or use an existing Deerwood accessory color. Wherever possible, vents will be located away from the entry elevations.

The use of solar energy producing devices (active and/or passive) are subject to the ARB approval, but in all cases must not be in view from the street or adjacent properties. Skylights are not permitted within view of/from the facing street.

Chimneys: Chimney dimensions will be compatible in scale to the structure and will be of chimney sizes and colors currently existing within Deerwood. Roof penetrations larger in diameter than 7", such as used for prefab fireplaces, gas furnaces etc. will be contained within chimneys. Penetrations smaller than 7" will be painted the same color as the roof and need not be contained within chimneys. Only chimney penetrations will be permitted to be seen on the front of the house.

Doors: Front doors may make an architectural statement. Materials and colors, other than replacement doors similar to existing doors, are subject to ARB approval. Double front entry doors, or doors enhanced by side and/or top window panels, are permitted. Sliding patio doors are discouraged and in no case will be utilized where they are visible from the street. Garage doors should be compatible with the exterior wall design and color. Garage doors must incorporate automatic garage door openers.

Shutters: Permanent shutters are not permitted in Deerwood. The only shutters permitted are the various hurricane shutters approved by the ARB.

Yard Art: Yard art, as defined in the overall SOA ARB guidelines, is not permitted in Deerwood unless approved by the SOA ARB.

Safety Items: Solar-powered or wired lights, sufficient to light access to the residence, and one house-number plaque similar to those already approved, are permissible. All items must be within delineated beds [e.g. flower, pine straw, mulch] and not intrude on grassy areas, which may cause a problem for lawn maintenance contractors.