

**SOA ARB SUPPLEMENTAL GUIDELINES
BUILDING AND ARCHITECTURAL STANDARDS
SINGLE FAMILY GENOA**

HOA Approved 11/4/2011
SOA ARB Approved 11/8/11
SOA BOD Approved 11/18/11

The following policy has been established by the Genoa Architectural Review Committee (ARC) and may be revised from time to time by a future Board.

This policy has been reviewed and approved by the Sandestin Owners Association Architectural Review Board (ARB) and the Sandestin Owners Association (SOA) Board of Directors.

The Genoa ARC will review all architectural and landscape drawings and plans for residences to be built or modified in Genoa, for conformance to these standards, in consultation with the builder (or owners representative) and the SOA ARB.

Approval of the architectural design and drawings must be obtained in writing from the SOA ARB prior to the commencement of any site clearing or construction. Changes and additions will follow the same approval process. The SOA ARB may impose fines and may require removal or restoration of non-approved changes and additions.

Drawings and Standards must be submitted in both hard copy and digital format that can be distributed to Board members as e-mail attachments.

There are currently several approved residence designs on file at the SOA ARB for review. These plans are the intellectual property of various designers and architects and there likely will be a charge for their use.

The design and the building plans for Genoa lot 1654 as built are considered a one-time approval.

Construction must start within one year of SOA ARB approval and must be completed within 18 months in compliance with SOA ARB standards. Construction is deemed to have begun upon receipt of the SOA ARB letter of approval.

Approval of any variance will not become precedent for another residence or landscape.

Genoa residences will continue to be constructed in the Tuscan style and will be consistent with exterior features and appearance of existing residences.

Members of the Genoa ARC shall have the right to inspect the property under construction during normal business hours upon giving reasonable notice.

These standards are not "all inclusive" and plans may be approved, denied or altered at the discretion of the Genoa ARC.

1. Setbacks for Residence and Accessory Structures

Building setbacks and building envelopes presented represent the placement of residences, garages, pools and their security walls or fences, cabanas, attached or detached pool houses, covered porches,

covered balconies, and decks and patios on Genoa lots. All of these items including hardscapes shall be located within the 10' side setback lines and the 25' front and the thirty 30' back setback lines, with the exception of the driveway and the sidewalk, and shall be shown on the architectural drawings. Some lots may require exceptions. The SOA ARB will establish such exceptions in consultation with the architect, the builder and the Genoa ARC during the initial review stage. Exceptions will be valid only for the lot receiving the exception.

2. Building Heights

Maximum building roof height will be twenty 26' and the maximum first story roof height will be 20', both measured from the first floor elevation to the highest point of the respective roof. Maximum garage roof height will be the same as the first story roof height. First story ceiling height will be 10' and the second story ceiling height will be 9'.

3. Easements

No permanent structure may be placed on any easement.

4. Maximum Building Coverage on the Lot

A maximum of 40% of the lot may be covered by the building and accessory structures listed in item 1.

5. Square Footage, building stories including garages and second story restriction

All residences shall be a combination of one story and two story construction and have a minimum of 2,650 square feet and a maximum of 5,000 square feet. The square footage of the second story must be a minimum of 20%, but not more than 50%, of the first story. Total square footage is defined as that which is heated and cooled and excludes the garage, porches or verandas. The garage must be a single story structure attached to the residence. No unbroken second story exterior wall may exceed 40' in length. The second story shall be set back a minimum of 6' from the front roof line.

6. Finished First Floor Elevations and Termite Protection

The first floor elevation will be between 18" and twenty 24" above the crown of the adjacent roadway and will be in compliance with all county and municipal requirements and permits. The minimum garage floor elevation will be 6" above the crown of the adjacent roadway and will be in compliance with all county and municipal requirements and permits. Termite protection must be in place prior to installing foundations and first floors in accordance with applicable State requirements.

7. Exterior Appearance

- a. Exterior elevations – The architectural design throughout the Genoa neighborhood will incorporate exterior stucco walls of a texture consistent with the existing residence walls. Eldorado Stone, type Hillstone Lucera (www.elderadostone.com) consistent with currently installed stone, shall be used for architectural accent on the front elevation.
- b. Windows and glass doors – Window style shall match existing window style. Frames may be vinyl, vinyl clad or aluminum. Lightly tinted glass is acceptable. Nominal window opening widths shall be 16", 24" or 30" for a single width window and shall be 36" or 60" for a double width window. Nominal window opening heights shall be 24", 52", 60" or 72". First floor front windows shall be 24" wide by 72" high. Second story front windows shall be 24" wide by 60" high. Front accent windows may be 24" by 24". Larger windows and glass doors in the back walls of the residence shall be submitted for approval. All glass must meet county, state and federal building codes.

- c. Roofs – Gable, hip and shed roofs shall have a pitch of 4:12. The garage will have a gable roof facing the street. Other roofs facing the street shall be hip roofs but may be shed roofs at the second story setback. Hip, gable and shed roofs may face the back of the residence. The exposed roofing material will be Terra Cotta Barrel of a size, shape and color to match existing roofs. Roof overhangs for gable roofs will be 12” and for hip roofs will be 14” and they shall match existing overhangs. Soffit and fascia material will be vinyl consistent in color with the existing Sherwin Williams Genoa Brown (C.D. Jones Brown). See paint color details below under “Doors”.

Functional roof accessories such as heating and fireplace flues and vents shall match the roof color and shall not be viewed from the street. Framed chimneys are not permitted. Solar energy producing devices are subject to SOA ARB approval and may not be viewed from the street. Skylights, satellite and communication devices may not be viewed from the street.

- d. Doors – Front entry doors shall be varnished mahogany double doors without sidelights, must be 7’ or 8’ in height and 60” in width, shall be installed in a recessed entry area and shall face the street. Front entry doors may be rectangular or may have an arched top. Glass inserts in front entry doors must not exceed 50% of the door surface and be in compliance with applicable codes. All other doors may be varnished mahogany, fiberglass or vinyl/aluminum painted with the trim color. Wrought iron style gates leading to the entrance door that are similar to existing installations may be used.

Garage and golf cart doors shall match existing doors in style, material and color. Garage doors shall be 8’ or 9’ wide by 8’ high. Golf cart doors shall be 8’ wide by 8’ high. The doors shall be Wayne Dalton, 9700 Estate Woodgrain Flush, model Oak Park, without windows. Each of the doors shall accommodate only a single vehicle and shall have an automatic door opener. Garage doors shall face the street. Golf cart doors shall face to the side of the residence. They shall be painted with C.D. Jones Dark Brown (also called Genoa Brown) available and identified as Exterior Super Paint, Satin, ULTRADEEP, Control Number 0060635 at the Destin Sherwin Williams store. The formula is:

BAC COLORANT	OZ	32	64	128
B1-Black	-	44	-	-
G2-New Green	2	21	1	1
N1-Raw Umber	4	21	1	1
R2-Maroon	-	42	1	1

- e. Shutters – Wood vertical board shutters of a decorative nature similar to existing shutters and Bahama style shutters of wood or metal are acceptable. Hurricane shutters shall meet current Florida State and SOA ARB standards for construction, installation and removal.
- f. Sidewalk and front entryway - A curved sidewalk shall lead from the driveway to the front entrance. The front entry way shall be faced with an archway approximately 6’ wide and 9’ high similar to existing residence archways.
- g. Exterior materials – The contractor shall submit a list of all exterior materials, colors and finishes and receive approval in advance of construction. Physical samples shall be provided.

8. Landscape

- a. Landscape and Irrigation Plan – A landscape plan developed by a Florida licensed Landscape Architect shall be submitted to and approved by the Genoa ARC and the SOA ARB. The landscape plan shall include an automatic underground irrigation system. The irrigation system between the curb and the sidewalk shall be connected into the Genoa common area system. The irrigation system for the remaining landscape shall not be connected into the Genoa common irrigation system. Landscape plans shall not include changes, additions or modifications to the architectural design or drawings.
- b. Trees – Tree removal for construction will be in accordance with SOA ARB guidelines. At least one, and two if desired, live oak trees matching existing trees in specie and size shall be located in front of each residence between the side walk and the curb. Sabal palm trees shall number between 8 and 16 per lot. Other trees shall include southern magnolia, dogwood and 2 or 3 white or pink crepe myrtles near the front entrance.
- c. Shrubs and bushes – Shrubs and bushes shall be similar and compatible to existing landscaped lots.
- d. Landscape lighting – Landscape lighting shall be low voltage and shall be installed at ground level and will require Genoa ARC as well as SOA ARB approval.
- e. Genoa central lake lots – Lots bordering on the Genoa central lake shall maintain a 10' foot buffer strip bordering the lake that is free of turf grass. This strip shall be planted with Variegated Flax Lilly plants to match the plantings behind the Genoa entrance fountain and shall be shown on the landscape plan.
- f. Turf grass – Turf grass shall be St. Augustine and shall not be over seeded with any other type of grass at any time during the year.
- g. Drainage easements – Lots 1649-1650, 1655-1656 and 1658-1659 bordering a 15' drainage easement to the Genoa central lake shall be landscaped to allow a light truck with a boat trailer to access the lake when traveling on the property line between the two adjacent lots. The lake is part of the Genoa drainage system will be accessed from time to time by the SOA for normal lake maintenance
- h. Landscape installation and maintenance – The preferred landscape installer is the current landscape maintenance company employed by the Board for the Genoa common areas and they shall be given an opportunity to submit a competitive bid on each landscape installation. The Genoa Board requests, but does not currently require that homeowners use the current landscape maintenance company for their weekly maintenance under the negotiated neighborhood agreement.
- i. Fountains, water features and yard art – Fountains, water features and yard art are not permitted in accordance with SOA ARB standards.

9. Driveways and Sidewalks

- a. Driveways and sidewalks – Pavers of a size, color and pattern matching existing installations shall be used. (Block USA, Cobblestone pattern, St. Joe blend color www.specblockusa.com) or (Pavestone, Plaza pattern, St. Joe Blend color (www.pavestone.com)) are suggested suppliers.

- b. Driveways – The shape of the driveway shall be shown on the drawings. Circular driveways are not permitted. Driveways shall not contain sports equipment.
- c. Sidewalks – Sidewalks shall be 9 pavers or approximately 50 inches wide extending from property line to property line. The setback from the curb will vary up to approximately 8’ depending on utility obstructions and the connection to adjacent sidewalks and the setback area shall be planted with turf grass.

10. Garages

- a. Garages shall accommodate two vehicles, be attached to the residence and face the street. A garage for a golf cart may be incorporated into the residence structure with the door facing to a neighboring lot. The structural footprint of the garage area shall be 22’ to 23’ wide and 22’ to 28’ long. The garage shall extend from the front residence wall toward the street a minimum of 20’ and a maximum of 28’ to produce an “L” shaped footprint.

11. Walls and Fences

- a. No walls or fences are permitted except those approved for swimming pools or spas. Pool or spa fences submitted for approval at the edge of the central Genoa Lake shall be wrought iron style and located a minimum of 3’ inside of the property line. The area outside of the fence shall be included in the landscape plan.

12. Swimming Pools, Spas and Cabanas

- a. Swimming pools and spas shall be in-ground, designed to complement the architectural components of the residence and shall be surrounded by a fence that meets all applicable building codes. Pool cabanas shall be designed integrally with the residence.

13. Porches, Verandas, Patios, Balconies and Decks

- a. Porches and verandas shall be designed to complement the architectural components of the residence. There shall be no uncovered front patios.
- b. Decks and patios constructed of bricks, pavers or tiles may be located on the back side of the residence and shall be shown on the drawings.
- c. Balconies shall not overhang setbacks. Front balconies shall only be used for architectural appearance and shall be consistent with those currently installed.

14. Mailboxes

- a. Clustered mailboxes are provided and no individual mailboxes will be permitted.

15. Exterior Lighting and House Numbers

- a. Light fixtures of a style and size consistent with those currently installed shall be placed at the outside edges of the garage doors and between the two garage doors at an elevation of about 8’ from the driveway surface to the point of penetration through the wall. These fixtures shall be Hampton Bay #002-33022ORB Oil Rubbed Bronze Outdoor Wall Lights. Similar fixtures shall be placed at the entrance door if wall lights are installed at that location.

- b. House numbers consistent with the style and color currently installed shall be placed below the garage light fixture that is adjacent to the residence entrance door. No other numbers are permitted.

16. Exterior Color Palette

- a. The same exterior color may not be used on adjacent residences. Similar colors may not be approved for residences located less than 3 lots away.
- b. Approved Sherwin Williams colors are #7012 Creamy, #6059 Interface Tan, #6085 Simply Beige, #6360 Folksy Gold, #6366 Ambitious Amber and #6356 Copper Mountain. Approved Sto Corp colors are #10609 French Vanilla and #10522 Ivory Key.

Architects, builders and landscape architects shall consult with the SOA ARB for deviations from all standards contained in this document prior to obtaining final SOA ARB approvals. If any item or product becomes unavailable, the SOA ARB will select the replacement item or product in consultation with the Genoa ARC.

The Genoa Home Owners Association Board of Directors has approved this document 11/2011.