

SOA ARB SUPPLEMENTAL GUIDELINES PRESTWICK PLACE HOMEOWNERS ASSOCIATION

HOA Approved 10/2011
SOA ARB Approved 11/8/11
SOA BOD Approved 11/17/11

The following are the SOA Supplemental Architectural Guidelines specific for Prestwick Place. 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 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.

Prestwick Place is a neighborhood of residential cottages in a natural setting bordering three lakes and the golf course. Thoughtful attention has been paid to the preservation of natural vegetation, which is typical of upland pinewoods and Titi wetlands. Lot owners are encouraged to retain indigenous vegetation as much as feasible and to introduce additional native landscape material.

The lake banks are to be planted with natural grasses and the roadside landscaping is intended to blend with the indigenous landscape material. All parcels in Prestwick Place are oriented to the lakes or the golf course and the neighborhood is connected to Baytowne Golf Club by a pedestrian path and bridge.

Homes within Prestwick Place are to have a distinct character as "cottages in the woods". Typical floor plans for two and three bedroom cottages are available. The standard plans may be modified with Architectural Review Board approval or entirely new plans may be proposed which meet these Supplemental Guidelines and are approved by the ARB.

All cottages in Prestwick Place will have two "fronts" – one facing the street, the other the golf course or adjoining lakes. From the golf course or neighboring communities, homes at Prestwick Place should have no jarring elements or bright colors and should, as much as possible, be shielded from view by lush natural vegetation

BUILDINGS/ACCESSORY STRUCTURES SETBACKS

The building setbacks define the perimeter of an area within which all habitable structures, accessory structures, pools, fences, and privacy walls must be located. Variance to setbacks can be proposed by owners, but will be granted only in instances where true hardship cannot be mitigated through design.

For setback information, see SOA ARB Guidelines.

If two lots are combined, the side setback amounts for each lot will be added together and used as the side setback for the joined lots.

ACCESSORY STRUCTURES

Some lots are large enough to accommodate accessory structures in addition to a main house. Examples of accessory structures are:

- a) Detached garage or carport
- b) Detached garage with living space above
- c) Gazebo
- d) Cabana or pool house
- e) Greenhouse

Plans for a detached garage are available with the basic cottage plans. Other accessory structures must also conform architecturally with details, materials and colors of the main residence. Accessory structures cannot be constructed outside the envelope of land defined by the building setbacks, without approval of the ARB.

BUILDING HEIGHTS

Maximum building height of residences will be thirty-five feet (35') measured from the top of finished floor to the highest point of the roof excluding chimneys. No part of any home can be built to exceed forty feet (40') above the crown of the road at the midpoint of the front property line.

FINISHED FLOOR ELEVATIONS

The minimum finished floor elevation (first floor) will be twenty-four inches (24") above the crown of the adjacent roadway and the maximum finished floor elevation will be forty-eight inches (48") above the crown of the road.

The minimum garage floor elevation will be sixteen inches (16") above the crown of the adjacent roadway. Exceptions will be permitted only on lots that slope in a way that all drainage is to the rear of the lot.

EXTERIOR APPEARANCES

Walls: Acceptable exterior wall materials will include:

- Hardwood siding
- Hardboard siding
- Wood shakes and shingles

Foundations: Foundation systems for houses are to be pilings; either pressure treated wood or concrete pilings, with suspended floors. Exposed crawl space may require lattice screening. Garages may be slab on grade with footers.

Windows: Aluminum windows are included in the base cottage plans; wood, solid vinyl, vinyl clad wood, and aluminum clad wood windows are also acceptable. Glass block, aluminum storefront-type windows, and "window walls" are not permitted. Lightly tinted glass is acceptable pending color submission, but foil or highly reflective material is prohibited. Where window coverings are used, drapery liners or some other internal neutral color barriers are required to create a unified exterior appearance. Shutters are appropriate pending approval of design, material and color.

Roofing: All main gable and hip roofs will have a maximum slope of 7:12. Accessory roofing, such as dormers, can have up to 12:12 slope. Roofs, which connect accessory structures with each other or with the main residence, are recommended to be built with a similar roofing material as the main house.

Acceptable roof materials will include corrugated or 5-V crimp metal panels in natural metal or Galvalume silver.

Upon commencement of construction, one full size piece of roof material is to be placed onsite, adjacent to a two-foot by two-foot house color board for review by the ARB

Roof overhangs should be maximized whenever possible to provide shelter from both the subtropical sun and rain showers. Roof overhangs may incorporate balconies, verandas and screened porches. Roof attachments such as ridge vents, weather vanes and oversized fireplace flues, are encouraged. Vent pipes and mechanical attic vents are strongly recommended to be located on side elevations. The use of solar energy producing devices (active and/or passive) are subject to ARB approval, but in all cases, must be removed from view of the street and golf course. Flashing is recommended to be stainless steel or Galvalume. In the case of metal roofs, the flashing will match the roofing material.

Chimneys: Must be designed to be compatible in character with the home. Flue endings must be covered.

Doors: Front entry doors are expected to be designed as an integral component of the overall design theme. Aluminum sliding glass doors are not permitted unless they are within screened porches. Garage doors are will be compatible with the exterior wall design and color. Garage doors must incorporate automatic garage door openers and closures.

Shutters: Shutters must be designed in accordance with the overall style of the home. All operable shutters must incorporate traditional hardware, pivots and latches. Roll down shutters are prohibited. Louvered shutters can be allowed to tilt from the top or swing open. Shutters must be installed in the traditional manner with the outer edge of the louver blade facing downward when closed.

Acceptable materials for shutters are:

- Wood
- Anodized Aluminum
- Fiberglass
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See SOA ARB Guidelines for information on hurricane protection shutters.

PORCHES, DECKS, VERANDAS AND BALCONIES

The creative use of wide verandas, porches and balconies on all elevations is strongly encouraged, especially as a means of framing views to the golf course, lakes and street.

The approved material for handrails and pickets is exterior wood. Porches and decks may not be freestanding. If screening is desired, the enclosure must be designed as an integral part of the roof and walls; not an appendage.

POOL/CABANAS/POOL ENCLOSURES

All pools and pool fences must conform to the setback requirements.

Pools will be designed to complement the architectural components of the residence and must be in-ground. Pool coping may not be higher than either 42 inches (42") above the crown of the road or the finished first floor elevation whichever is lower.

Pools must be surrounded by a fence, which is designed to coordinate with the architectural detailing of the home and meet all applicable building codes.

If screening is desired, the enclosure must be designed as a continuation of the eave line. The maximum allowable height of screening will be twenty-four inches (24") above the eave of the enclosure. Freestanding pool enclosures are not acceptable.

GARAGES

All garages must accommodate at least one (1) and no more than two (2) cars. Garages may be detached from the main residence. Open carports are permitted.

FENCES

No masonry walls are permitted. Fences will not be constructed outside the buildable envelope defined by the site setbacks without approval from the ARB. For drainage purposes, only, landscape retaining walls may be built outside the setback lines up to six inches (6") above finished grade.

Privacy fences are permitted but are considered less desirable than screening with hedges or other natural vegetation. Fences, when approved, and privacy hedges constructed on individual lots have a maximum height of six feet (6') above finished grade. Fences must be built in a style that is in keeping with the cottage design. Pool fences constructed between the house and the golf course will be limited in height to 48 inches (48") above finished grade.

DRIVEWAYS

Driveway widths should be sufficient to allow for vehicle, except in the vehicular parking area or as the drive enters the street or garage enclosure. The driveway cannot enter the site nearer than seven and one-half feet (7' 6") from the side property lines and should curve gracefully to the garage. All hardscape will remain at least 4' from property lines and owners are expected to provide significant natural screening between the driveway and side property lines to avoid impacting views on adjacent lots. Where possible,

driveway should be located to avoid existing trees. Driveway design and color must be noted on the site plan.

Approved materials for driveways are:

- Rock salt finished concrete
- Concrete pavers

IRRIGATION

An irrigation system will be required for all new plantings on each lot. Irrigation water and a two-inch (2") water line tap will be provided at the front of each lot. Each irrigation system will be connected to and controlled by a common timer/clock, which is operated and maintained by the neighborhood association.

LAKE ACCESS

The lake banks are to be maintained by the neighborhood association and cutting of vegetation by owners is not allowed. Proposals for docks adjacent to the surrounding lakes must be made to the Architectural Review Board for individual consideration. Small "social" docks at the lake bank will be considered by the ARB. They will need to conform to a standard size and format for Prestwick Place. Low benches may be permitted, but railings or other superstructure will not be allowed.

COLORS

The trim color is to be used for the entire framework of the house, including the skirt band, corner and upright trim above pilings, porch posts and railings, window and door trim, and rafter tails and fascia. The combination selected for an individual house will require approval by the ARB.