

SOA ARB SUPPLEMENTAL GUIDELINES LAUREL GROVE HOMEOWNERS ASSOCIATION

HOA Approved 6/4/2021
SOA ARB Approved 6/16/2021
SOA BOD Approved 6/24/2021

The following are the SOA Supplemental Architectural Guidelines specific for Laurel Grove. They have been approved by the Neighborhood Association Board of Directors as well as the SOA Board of Directors. Any significant revisions to these Guidelines must be approved by both the HOA and the SOA Board of Directors. Minor revisions such as adding an approved color etc. may be approved by the HOA and ARB only.

Laurel Grove has a distinctive architectural style. Certain modifications to the exterior appearances may be permitted, which includes but is not limited to the use of heavy timber columns, open soffits, lap siding, garages or carports, or any other architectural feature that assists in the preservation of the architectural style of Laurel Grove.

Construction, modifications, and improvements subject to approval prior to commencing include, but are not limited to, painting, changes in materials, colors, size, configuration or other alteration of or addition to the exterior appearance of a Residence (including doors, windows and roof), installation of solar panels or other devices, fountains, swimming pools, whirlpools, or other pools, construction of walls or other fences, addition of awnings, signs, whether located on the parcel or in windows or on other portions of the residence, exterior lights, (including decorative or in landscaping) docks, gates, flower boxes, shelves, statues or other outdoor ornamentation, window coverings visible from the common roads or other parcels, any alteration of the landscaping topography of the property, including, without limitation, any cutting or removal of trees, planting or removal of plants and creation or alteration of lakes or similar features of the property.

1. BUILDINGS/ACCESSORY STRUCTURE SETBACKS

The building setbacks and envelope illustrations shown on survey represent the placement of buildings, garages, decks, patios, walls and hedges, depending on the lot's location. Some lots may have required variations to the illustrations due to special factors.

2. ACCESSORY STRUCTURES

Some lots are large enough to accommodate a golf cart garage or detached garage. If built, the accessory structures must be located within the building envelope and match the architectural details of the home. Roofs and exterior walls must be compatible with the main house in both design and color.

3. BUILDING HEIGHTS

Maximum building height of residences will be forty feet (40') measured from the first floor to the highest point of the roof (excluding chimneys). Maximum building height will not exceed forty-five feet (45') above the crown of the roadway.

Whenever possible, the second floor should be tucked into the roof structure with dormers or small roof terraces to diminish the scale.

4. EASEMENTS

No permanent structures will be placed in any easement.

5. FINISHED FLOOR ELEVATIONS

The minimum finished floor elevation 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 drain to the rear of the lot.

6. EXTERIOR APPEARANCES

- a. Walls:** The architectural design throughout Laurel Grove will be stucco foundation, Hardie board horizontal siding and wood accents.

Entire exterior must be painted, including Hardie board siding, corner boards, doors, windows, and shutters to maintain the aesthetics and integrity of the home. Porches may be stained or painted to compliment the color scheme of the home.

Approved colors for body, shutters, and trim are posted inside the Laurel Grove clubhouse as well as available at the SOA ARB office. Only approved colors may be requested. Houses side by side may not be painted the same color. Front door and shutters are to be painted in the same color.

- b. Windows:** Windows should be carefully proportioned to enhance the exterior appearance and interior light quality. Vinyl or aluminum clad wood and aluminum windows will be permitted in white (SW7005—Pure White).

Lightly tinted glass is acceptable, but foil or reflective material is not allowed.

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

Roofing less than 6:12 slope, is acceptable when used as a connection 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 to match main structure.

Replacement shingles must match the existing size and color currently on house. The acceptable color palette is in range of gray to dark charcoal.

The roof overhangs will be an open eave with a minimum of twelve inches (12") and a maximum of twenty-four inches (24") projection from the face of the building with exposed painted rafters. No closed eaves allowed.

All roof accessories such as vent stacks and roof vents will be painted to match the roof color. Wherever possible, vents will be located away from the front elevation. Flashing is recommended to be metal matching color of roof shingles.

The use of solar energy producing devices must be submitted to include design specification and proposed placement. Skylights are not permitted within view of/from the facing street.

When possible, satellite TV dishes, must be small out of sight from the street, and discreetly placed to minimize visibility from adjacent property, the street, or the golf course.

- d. Chimneys:** Chimneys, along with other projections above roofing surfaces, play a dominant role in depicting the character desired. Chimney dimensions will be compatible in scale to the structure; however, the minimum size will be two feet, six inches (2'6") by four feet, six inches (4'6"). All exposed surfaces of chimneys should be an appropriate earthen material with a preference for covered flue endings. Must have spark guard/arrestor screen with an integral chimney cap.

Roof penetrations larger than 7" in diameter, such as those used for prefab fireplaces, gas furnaces, etc. will be contained within chimneys. Roof penetrations smaller than 7" in diameter will be painted the same color as the roof tiles and need not be contained within chimneys. Only chimney penetrations will be permitted to be seen on the front of the house.

- e. Doors:** Front doors are important to integrate stylistically with existing architectural integrity. Wood or glass exterior doors must match existing door opening, height of eight feet (8'), and painted to match existing color scheme of house. Sliding patio doors are not permitted.

Laurel Grove currently utilizes 4 styles of exterior doors:

- The distinctive 8' entry door with 4-light panel near top
- The single glass door with no mullions, just double pane glass
- 12-pane glass doors matching same presently on some front and back porches
- Solid pane, metal garage door

All glass is to be flat and clear. No art or decorative glass is allowed on doors. The proportion of side light window must compliment design of existing doors.

Garage doors when replaced must match the current style utilized in the Laurel Grove neighborhood in both color (SW7005—Pure White) and style.

An exterior passage door, if added to a garage, shall be consistent with others in the neighborhood and be painted SW7005—Pure White.

- f. Shutters:** Louvered shutters are encouraged but bevel board and panel shutters are acceptable. In the bevel board style, the joints between boards and the crosspieces should be understated to avoid a rustic look. A very small "V" groove should be between boards and all edges of the cross pieces should be chamfered.

All shutters must be attached securely to the exterior walls of the home. If shutters are operational, the hardware used to attach them must be traditional hardware, pivots, lashes, and shutter dogs. Shutters may swing open, if they are operational. It is important to note that installation of shutters should be done in the historical manner to be consistent with the architectural tone of Laurel Grove Florida Cottage look.

Replacement of existing shutters must be consistent with the size currently on the home. Or, if installing operational shutters, the new shutters must be able to cover the existing windows. Tilting Bahama shutters are not permitted.

Shutter color selection must be from approved HOA color palette.

7. LANDSCAPE AND SITE TREES

If a tree is threatening the integrity of the home, the sewer system, concrete slab foundation, the SOA ARB Compliance officer must be contacted to schedule an on-site inspection to consider field approval.

Fountains or statues that are desired by the owner must be included on the landscape plan as well as all applicable building elevations for review.

All modifications to landscape and/or hardscape requires approval from the SOA ARB prior to commencement. See the SOA ARB Guidelines for Landscape Rejuvenation process and policy.

8. DRIVEWAYS/GOLF CART PARKING PADS

Driveways are concrete as installed during the initial development of Laurel Grove. Driveway must have clearance to access garage. Any modifications to existing driveways requires matching concrete.

Golf cart parking pads are permitted using pavers that match existing Laurel Grove paver style, color, and pattern. In addition to the SOA ARB Exterior Modification Application, a signed Waiver from the LGHOA is required. (Available from the LGHOA Association Management office.) Location and size of the proposed parking pad will be determined on a case by case basis. Permanent, electrical receptacle for charging golf cart is required.

9. GARAGES

All garages must be able to accommodate one (1) car. Garages may be detached from the main residence and must fall in the building envelope as defined in the attached building setbacks. Carports and golf cart garages are permitted on side of home and must be within building envelope.

10. WALLS, FENCES, SEAWALLS

Walls and fences are not permitted in Laurel Grove.

Seawall materials shall be vinyl Marine Sheet Piling or wood-approved materials for seawalls. The cap material shall be wood or Trex.

11. PORCHES

The original porches of the Laurel Grove homes are wood which must be stained or painted to ensure its longevity. If it is necessary to replace a porch, the replacement must follow the style and board width of the original. Detached porches or decks are not permitted.

New porches may be added to home where it fits in the building envelope as shown on a survey.

If screening is desired for the porches, the enclosure must be designed as an integral part of the roof and walls, not as an appendage. Screening material must be dark, similar to existing window screens, which are black, charcoal or hurricane screen.

12. EXTERIOR LIGHTING/CAFÉ LIGHTS

Recessed lighting within the porches and landscape lighting is recommended. Flood lights are not permitted. Placement and installation of all exterior lighting must be placed to avoid casting light onto adjacent properties.

All porch light fixtures must be recessed or a down light. Bulbs may not exceed 3000 Kelvin. Any light that is below 3000K is considered in the warm white range.

The installation of exterior cafe lights shall be limited to ONE course (row) of café lights to be located around the perimeter of the rear porch. Café lights on front porches will be considered on a case by case basis as a variance.

There is to be no strand doubling in order to accommodate a strand that is too long for the porch. Lights are to have clear bulbs that are rated for outdoor use, with a maximum 750-watt output per strand. The strand is to be mounted horizontally behind the eave so the wiring, fixture, and bulb are not visible.

If a nuisance is deemed to exist following the installation of any outdoor lighting, the fixture will either be removed, relocated, or the wattage lessened to a more acceptable level. Details of all lighting must be submitted for approval prior to installation.

13. FIREPITS/GRILLS

Permanent fire pits are considered a landscape/hardscape modification and therefore, must be approved prior to being constructed. All details, such as specific location, materials, and dimensions are required to be included and the fire pit must be placed on a non-combustible surface.

14. GUTTERS

Gutters with downspouts are permitted and must match trim color. Submittal for approval must include dimensions of proposed gutter as well as a drainage plan indicating the flow of water from the downspout.

15. SCREEN DOORS

Screen doors are permitted in a simple, crossbar pattern with all materials to match the adjoining screened porch.

16. MAILBOXES

Mailboxes will be clustered and provided by LGHOA. No individual mailboxes are permitted.