

SOA ARB SUPPLEMENTAL GUIDELINES  
CRYSTAL LAKE II AT SANDESTIN HOMEOWNERS ASSOCIATION

HOA Approved 3/12/18  
SOA ARB Approved 2/7/2018  
SOA BOD Approved 3/15/2018

The following are the SOA Supplemental Architectural Guidelines specific for Crystal Lake II at Sandestin.(CLAS) 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 CLAS HOA and the SOA Board of Directors.

These Supplemental Guidelines have been developed in accordance with the original Crystal Lake governing documents.

The PURPOSE of these guidelines is to maintain the beauty of the Crystal Lake II property, to ensure high aesthetic and practical standards for the common benefit of all its homeowners, and to protect the value of their investment. Homes within Crystal Lake II are to have a distinct appearance that preserves the historical character of the neighborhood.

Construction, modifications and improvements subject to approval specifically 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, 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 and all other modifications, alterations or improvements visible from the common roads or other parcels.

**SHUTTERS**

Bahama shutters shall be characteristic of the neighborhood.

**DRIVEWAYS/WALKWAYS/PATIOS**

Requests for additional hard surfaces will be reviewed on an individual basis and take into account impact on landscape, curb appeal, and reserved green space.

**LANDSCAPE AND SITE TREES**

- a. The SOA-ARB maintains an approved list of trees and plant material for landscaping purposes.
- b. Any changes needed to be done to the irrigation should be included.
- c. All plant varieties will be described by name, size, spacing, and quantity.
- d. Landscape plans will address the scale of the home, coverage of utilities, lot boundaries, desirable views, and existing landscape of adjacent homes.

## DOCKS

All Crystal Lake II docks shall be 10'x12' and compatible in material and size with existing structures per shoreline topography. Walkways may extend no more than ten feet (10') from shoreline attaching to docks. All docks must be approved by the SOA-ARB.

## EXTERIOR LIGHTING

Exterior lighting may be provided for safety and security. Recessed or down lighting and landscape up lighting are recommended rather than floodlight.

If a nuisance is deemed to exist the fixture will either be removed, the wattage lessened or kelvin temperature adjusted to not exceed 2700. Designs for lights must be presented as part of the landscape submission. No lights are to be installed without written approval of the SOA-ARB.

## COLORS

The original color palette for Crystal Lake was selected by the developer and approved by CLAS II to reflect the intense colors of nature in muted, more subtle shades. For those wishing to change their home's exterior appearance, a neighborhood color palette is on file with the SOA-ARB and the CLAS II Management Company. All exterior painting, whether it be the existing color, a color included in the neighborhood palette or a variance, requires approval of the SOA-ARB.

The SOA-ARB, in reviewing colors, will take into account the palette of surrounding residences. House colors may not be repeated for a minimum of three (3) houses in a row (see diagram below).

