

**SOA ARB SUPPLEMENTAL GUIDELINES
DEL MAR HOMEOWNERS ASSOCIATION**

HOA Approved 11/2011

SOA ARB Approved 12/14/2011

SOA BOD Approved 12/15/2011

The following are the SOA Supplemental Architectural Guidelines specific for Del Mar Homeowners Association. 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 construction and exterior modification applications, including landscaping, must comply with these Guidelines as well as the SOA Guidelines.

Del Mar is a neighborhood of single-family residences bordering lakes and the Golf Course. All parcels in Del Mar are oriented to the lakes or the golf course.

Homes within Del Mar are to have a distinct character as set by the typical courtyard or "Charleston house".

1. BUILDINGS/ACCESSORY STRUCTURES SETBACKS

The building setbacks and envelope illustrations in the SOA ARB Guidelines 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. The ARB will establish setbacks on these lots in consultation with the owner and architect during the initial review stage.

2. ACCESSORY STRUCTURES

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

Examples of accessory structures are:

- a) An attached garage or carport
- b) A detached garage or carport
- c) A gazebo
- d) Carriage House

All 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.

3. BUILDING HEIGHTS

Maximum building height of residences will be forty-five (45') measured from the top of first floor to the highest point of the roof, excluding chimneys. No part of any home can be built to exceed forty-eight feet (48') above the crown of the road at the midpoint of the front property line.

Residences may include up to three (3) stories.

4. SQUARE FOOTAGE AND STORIES

Refer to SOA ARB Guidelines.

5. FINISHED FLOOR ELEVATIONS

Refer to SOA ARB Guidelines

6. EXTERIOR APPEARANCES

- a. Walls: Acceptable exterior wall materials will include:
 - Stucco
 - Hardwood siding
 - Hardboard siding
 - Wood shakes and shingles
- b. Windows: Wood frame windows are strongly suggested, as are French doors. Aluminum, 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.
- c. Roofing: All gable and hip roofs will have a maximum slope of 12/12 and a minimum slope of 4/12. Flat roofs are not allowed. 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:

- Concrete barrel tile
- Concrete flat "Shake" tile

Upon commencement of construction, one full size piece of roof material is to be placed on site, adjacent to a four-foot (4') house color board for review by the ARB.

Roof overhangs should be maximized wherever possible to provide shelter from both the subtropical sun and rain showers. Roof overhangs may incorporate balconies, verandas and screen porches.

Roof attachments such as ridge vents, weather vanes and oversized fireplace flues, are encouraged. Vent pipe and mechanical attic vents are strongly recommended to be located on side elevations. The use of solar energy producing devices (active and/or passive) is 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.

- d. Chimneys: Chimneys along with other projections above roof 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 stucco with covered flue endings. Prefab metal fireplaces, with exposed flue pipes larger in diameter than 7", will be contained within chimneys.
- e. 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. Garage doors are to be compatible with the exterior wall design and color. Garage doors must incorporate automatic garage door openers and closers. Garage doors are to remain closed at all times other than during vehicle entrance or exit. No garage door may appear on the golf course elevation of the home.
- f. Shutters: Shutters must be designed in accordance with the overall style of the home. All operable shutters must incorporate traditional hardware, pivots and latches. 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

7. **LANDSCAPE AND SITE TREES**

As trees represent Sandestin's most valuable natural site amenities, extra care must be taken to insure their protection. Houses are expected to be designed around existing stands of trees rather than removing excessive numbers of trees to locate a home. Site plans are required to include tree surveys which locate all pine trees that have at least a six inch (6") caliper at least four feet above natural grade and all non-pine species 3" in diameter. Each must be individually identified. Trees to be removed must be flagged in the field for an inspection by the ARB. Inspections can be scheduled with the approval from the ARB. Trees not flagged for removal, which are removed subsequently, must be replaced with trees of equal or greater canopy during landscape installation.

Street trees, which are planted by Sandestin in the right of way, are not to be tampered with under any circumstances. Street trees which are damaged or removed by homeowners must be repaired or replaced by the homeowner within two weeks of notification by the ARB, the SOA, the Resort at Sandestin, or any of their assigns.

No landscape or hardscape work will be permitted to commence without an express landscape/hardscape approval letter from the Architectural Review Board.

Yard decoration or artwork is prohibited. Fountains or statuary, which is desired by the owner, must be included on the landscape plan as well all applicable building elevations for review by the ARB.

10. **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 entry cannot be located closer than seven and one-half feet (7'6") from the side property lines and should curve gracefully to the garage rather than being overly straight. All hardscape must remain at least four feet (4') from side property lines. Owners are expected to provide significant natural screening between the driveway and side property lines to avoid impacting views on adjacent lots. Driveways must be located to avoid existing trees. Lot and garage access will be reviewed by the ARB on a case-by-case basis.

The maximum driveway width at the intersection of a curb will not exceed twenty feet (20') and will not be permitted to cross over the imaginary extension of the side property line through the SOA right-of-way. Approval of driveways will be done as part of the hardscape/landscape review. Driveway design and color must be noted on the site plan. Appropriate materials for driveways:

- Stone
- Brick
- Concrete
- Concrete pavers
- Stamped or patterned concrete

11. **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 not permitted. Garage doors must incorporate automatic garage door openers.

12. **WALLS/FENCES**

Walls or fences should be contained within the building envelope defined by the site setbacks. For drainage purposes only, landscape retaining walls may be built outside the setback lines up to six

inches (6") above finished grade.

Privacy walls and privacy hedges constructed within the building envelope have a maximum height of eight feet (8') above finished grade. Walls must be built in a style that is in keeping with the design of the main residence.

Fences constructed between the house and the golf course will be limited in height to forty-eight inches (48") above finished grade and must allow egress and ingress for the retrieval of golf balls.

13. **POOLS/CABANAS/POOL ENCLOSURES**

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

Pools must be designed to complement the architectural components of the residence. Pools must be in-ground. Pool coping may not be higher than either forty-two 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. Maximum height of the pool fence will be forty-eight inches (48") above the finished grade.

Pool enclosures are strongly discouraged and freestanding enclosures will not be acceptable. Enclosures must be designed as a continuation of the eave line and not appear as an added appendage. The maximum allowable height for screening above the eave is twenty-four inches (24").

14. **PORCHES, DECKS, VERANDAHS AND BALCONIES**

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

Approved materials for handrails and pickets are exterior wood, metal, or concrete. 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.

17. **EXTERIOR LIGHTING**

Exterior lighting may be provided for safety and security. Recessed or down lighting and vertical landscape lighting are recommended rather than floodlights. All post mounted and building mounted fixtures, which cast light onto adjacent properties, must be reviewed in field after installation. If a nuisance is deemed to exist the fixture will either be removed or the wattage lessened to a more acceptable level. If exterior lighting is to be installed, it must be presented as part of the landscape submission. No lights are to be installed without the expressed approval of the SOA ARB.

18. **COLORS**

Color schemes may be submitted to the ARB for approval. The purpose for these color schemes is to have homes blend in with the natural, rich colors already present at the site. White will be permissible only as a trim color.