

# **SOA ARB SUPPLEMENTAL GUIDELINES**

## **THE FOUNTAINS AT SANDESTIN HOMEOWNERS ASSOCIATION**

**HOA Board approval July 22, 2016, SOA ARB Approved October 3, 2016**

**SOA Board of Directors Approved October 20, 2016**

**Revision 1 Approved by SOA ARB 9/27/2017**

**Revision 1 Approved by SOA Board 10/19/2017**

The Fountains at Sandestin is an exclusive property of lakeside homes within a village-like community setting of exceptional beauty and design. The architectural design throughout the Fountains will be Mediterranean-style stucco villas, embellished with ornamental gates, metal fencing, window metal work, balustrades, and awnings.

The Fountains Homeowners Association (HOA) Board of Directors (BOD) wishes to protect the beauty of the property, to assure its continued maintenance as a residential development of the highest quality, and to promote a premier community that serves the well-being of all its homeowners.

To those ends, acting as the Architectural Review Committee, the BOD has developed and approved the following.

### **ARCHITECTURAL CONTROL PROCEDURES:**

All applications for new construction or exterior modification must comply with the Sandestin Owners Association (SOA) Architectural Review Board (ARB) guidelines, The Fountains Covenants, as well as these procedures and standards. In reviewing such applications for approval, the following factors will be considered:

#### **Accessory Structures:**

No accessory structure can be constructed including, but not limited to, greenhouses, athletic equipment, swing sets or playhouses. Temporary recreational equipment of this nature is permitted provided it is stored inside when not in use at the end of each day.

#### **Exterior Appearance Standards:**

- a. AWNINGS:** Sunbrella fabric in Terra Cotta color
- b. ROOFS:** Pitched Roof Areas – Clay Barrel Tile in Terra Cotta color  
Flat Roof Areas in neutral color
- c. GATES, METAL FENCING AND ORNAMENTATION:** Semi-gloss black<sup>1</sup> in straight or bellied style as currently evidenced on property.
- d. DRIVEWAYS:** Brick paver – soft red in color, with concrete ribbons. Colors to match existing pavers in The Fountains.
- e. BALUSTRADES:** Concrete painted white. Consistent with one of the two styles currently evidenced on property.
- f. WINDOWS:** Single or double hung vinyl clad wood, solid vinyl or aluminum clad. Horizontal sliders and picture windows are not permitted. Lightly tinted glass is acceptable pending color submission and approval by the BOD. Foil or highly reflective material is not permitted.
- g. WINDOW COVERINGS:** Where window coverings are used, drapery liners or some other internal neutral color barrier is required to create unified exterior appearance.

- h. EXTERIOR HOUSE AND PRIVACY WALLS:** Paint used for all surface areas will follow existing color schemes as currently evidenced on property using Sherwin Williams SherLastic Elastomeric Coating in one of three custom Fountains colors:
- Exterior Stucco Body
  - Exterior Trim
  - Exterior Accent Darker
- Custom paint specifications are attached.
- i. LIGHTING:** Garage and entry area lights to match existing fixtures as currently evidenced on property using Minka Lavery Cast Aluminum Newport # 8907-94 or equivalent.
- j. GARAGE DOORS:** Painted or finished to match custom Fountains Exterior Trim color
- k. DOORS:** Entry doors—solid mahogany or wood mahogany stained. Metal doors are not permissible.  
Screen doors – wood mahogany stained or aluminum painted a color consistent with adjacent exterior walls and screened porch framing.
- l. DECKS AND PATIOS:** Consistent with construction and materials as currently evidenced on property. Decking or patios constructed of wood or composite materials are not permissible.

#### **EXTERIOR APPURTENANCES AND RULES OF USE:**

##### **The following exterior appurtenances are not permitted:**

- Exterior shutters
- Above ground pools, cabanas, pool enclosures, free standing screened enclosures, and hot tubs

##### **The following rules of use apply:**

- a. LANDSCAPING AND YARD MAINTENANCE:** In addition to the Common Property areas, the HOA will provide regular landscaping maintenance for yards and courtyards. Such maintenance shall include lawn mowing, irrigation, as well as care of trees, shrubs, grass and other similar green areas. Owners may upgrade and improve the quality and quantity of landscaping provided they comply with the ARB guidelines. This includes the addition of planters, trellises, gardens and similar enhancements. Maintenance of these enhancements is the responsibility of the homeowner.
- b. GARAGE DOORS:** Are to remain closed except when in active use.
- c. PARKING:** Vehicles must be parked within the boundaries of the driveways or in designated guest parking areas.

<sup>1</sup>Rev.10/2017 - Change approved paint color for gates, metal fencing and ornamentation from bronze base with green patina finish.

# Attachment 1

## Fountains Exterior Custom Paint Color Specifications

Sherwin Williams Sherlastic (Elastomer/Acryl) FLAT STANDALONE  
 Order # 2279-0050769

**EXTERIOR TRIM** BAC Colorant OZ 32 64 128  
                   Y3 – Deep Gold                   32 1 -  
                   Y1 – Yellow                        5 - -  
 Five Gallon                                       Extra White  
 A05W00151                                       640515367

**EXTERIOR STUCCO BODY** BAC Colorant OZ 32 64 128  
                   Y3 – Deep Gold                   10 60 - -  
                   B1 – Black                         - 1 - -  
                   G2 – New Green                 - 6 - -  
 Five Gallon                                       Extra White  
 A05W00151                                       640515367

**EXTERIOR ACCENT DARKER** BAC Colorant OZ 32 64 128  
                   Y3 – Deep Gold                   10 60 - -  
                   B1 – Black                         - 1 - -  
                   G2 – New Green                 1 - -  
 Five Gallon                                       Deep  
 A05W00153                                       640515375