

SOA ARB SUPPLEMENTAL GUIDELINES GRAND HARBOUR ASSOCIATION

HOA Approved 12/29/2011
SOA ARB Approved 1/5/12
SOA BOD Approved 1/19/12

The following are the SOA Supplemental Architectural Guidelines specific for Grand Harbour. 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 constructions and exterior modification applications, including landscaping, must comply with these Guidelines as well as the SOA Guidelines.

Due to the nature of the townhome concept, any modifications to existing structures, including porches, as well as the addition of lighting, yard art, potted plants and landscape plants will affect the overall appearance of the entire community. In other words, what one neighbor does has a direct impact on another. Therefore, in order to maintain the aesthetics of the total Grand Harbour complex, the following design guidelines have been applied.

EXTERIOR LIGHTING

The installation of exterior lighting of any kind requires approval.

WINDOWS

The base townhome plans are to be followed when replacing windows. Glass block, aluminum storefront-type windows, and "window-walls" are not permitted. Tinted glass is not acceptable and foil or highly reflective materials is also prohibited. Clear plexi-glass for potential golf ball damage may be considered if need is apparent.

ROOFING

The addition of solar energy producing devices (active and/or passive) is subject to Sandestin ARB approval.

DOORS

Front entry doors must be consistent with the existing townhome plan. Glass storm doors are allowed but must be white with "full view" clear glass.

SHUTTERS

Shutters must be consistent throughout the community. No additional shutters may be added. In the event of a necessary replacement, the new shutters must be identical to the old and must be installed by a qualified EIFS installer. This does not apply to hurricane protection. See SOA ARB Guidelines for information regarding hurricane protection.

PORCHES, DECKS AND BALCONIES

Porches, decks and balconies may not be freestanding. Enclosure of any attached porch or deck using glass, wood, plexi-glass or any other material other than the existing screen that has been installed throughout, is not permitted. Upper decks may not be screened or enclosed.

FENCES

Fences may not be constructed. For drainage purposes only, landscaping retaining walls may be built outside the setback lines by the Association. No masonry walls, privacy walls, or privacy hedges are permitted.

COLORS

Building and trim colors are to be consistent throughout the community. Exterior painting will be done as a community when necessary to maintain consistent exteriors. All homes in Grand Harbour will have two "fronts" --- one facing the street, the other facing the Golf Course or Bay. From the Golf Course, townhomes at Grand Harbour should, as much as possible, be softened and shielded by lush vegetation.

EXTERIOR APPEARANCE

- Skylights are prohibited.
- Satellite TV dishes, if used, will be small, out of sight from the street and discreetly placed to minimize being seen from neighboring townhomes, neighboring properties, and the golf course.
- Recreational equipment, such as but not limited to, hot tubs and swing sets are not permitted.
- No signs, decorative flags (see SOA ARB Guidelines for permitted flags) or other items may be attached to the exterior of the townhomes (or freestanding) where visible from the street, the golf course or the Bay.
- No chairs, tables, bicycles, etc. are to be left in yard areas.
- Overnight parking of large trucks, RV's, and construction vehicles is prohibited.