

**SOA ARB SUPPLEMENTAL GUIDELINES
HARBOUR POINT CONDOMINIUM ASSOCIATION**

HOA Approved 10/2011
SOA ARB Approved 11/8/2011
SOA BOD Approved 11/17/11

The following are the SOA Supplemental Architectural Guidelines specific for Harbour Point. 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 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.

BALCONIES, DECKS, AND PATIOS

Article 9.4 of the Sandestin Harbour Point Condominium Association Condo Documents outlines the Association regulation and responsibilities for balconies, decks and patios. The last two sentences of this article states the following:

“Balconies, decks or patios may be extended to a maximum depth (from the building) of twelve feet, six inches (12’ 6”) and a maximum width (parallel to the building) of fourteen feet (14’ 0”) only with the prior written approval of the Board of Directors. Any such extension must be constructed in strict compliance with any requirements or specifications promulgated by the Board in its written approval for the extension or other written requirements adopted by the Board”.

For those unit owners considering a deck extension, a written request must be submitted to the Board. The following additional requirements are established for deck extensions by the Harbour Point Board of Directors.

1. The applicant for approval of any proposed deck that is to be extended over another deck of any size must have written approval of the owner of the unit the deck extension will be constructed over. This written approval must accompany the request to the Board. If the deck is not going to be constructed over another deck, no approval is required of the lower unit owner.
2. Adjacent owners to any proposed deck extension will be notified in writing of the deck extension request by the Association Manager. The adjacent owners approval is not needed prior to submitting the request to the Board of Directors. Exception, see # 1 above.
3. A construction drawing of the deck extension must be submitted with the request for the deck extension.
4. Any deck extension in the first 800 building would be limited to 10 feet with one exception. Unit 804 would be limited to an 8 foot extension because of the small amount of land that exists in that area between the building and lake. The 804 extension as described would be the same length as unit 805.
5. The second 800 building would qualify for a 10 foot, 6 inch extension if approved by the Board.
6. The 900 building would also qualify for a 10 foot, 6 inch extension if approved by the Board.
7. The width of any deck shall not exceed 14 feet, and the division wall will protrude from the building 7 feet.
8. Lumber for corner posts are to be 5 ½” square.

9. Lumber for support joists are to be 2x8 and spaced 24" apart.
10. The railings on the deck are composed of two boards on top and bottom. These boards are 3 1/2" x 1 3/4".
11. The railing height is 36". The railing slats are 1 1/2" x 1 1/2" and are spaced 4 1/4" apart.
12. Construction must begin after September 1st, and be completed by March 1st.
13. If Construction has not begun within 12 months, Board approval will lapse and the application must be resubmitted.
14. Any damage to Association property, including landscaping material, by the construction of the deck will be repaired at the expense of the owner constructing the deck extension.
15. Subsequent to approval of the Harbour Point Board, the request must be submitted and approved by the Sandestin Owners Association Architectural Review Board prior to the start of any construction.
16. It is the explicit intent of the Board that deck extensions look identical in size, construction, construction material, and color to those decks already existing at Harbour Point.

Adopted by the Harbour Point Board of Directors October 3, 2005