

SOA ARB SUPPLEMENTAL GUIDELINES PRESTWICK PLACE HOMEOWNERS ASSOCIATION

REVISION - HOA APPROVED 01/2017

SOA ARB Approved 2/22/2017

SOA BOD Approved 3/16/2017

The following are the SOA Supplemental Architectural Guidelines specific for Prestwick Place. 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. Homes within Prestwick Place are to have a distinct character as "cottages in the woods" and will be similar to the other existing single and two story plans in the neighborhood.

BUILDINGS/ACCESSORY STRUCTURES SETBACKS

The building setbacks define the perimeter of an area within which all habitable structures, accessory structures, pools, and/or fences, must be located. There will be no two story structures constructed in front of existing main residence and forward of the front line of the residence.

For setback information, see SOA ARB Guidelines.

ACCESSORY STRUCTURES

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

- a) Detached garage or carport, one story
- b) Detached garage with living space above, to be located only at side or rear of main residence.

Accessory structures must conform architecturally with details, materials and colors of the main residence. Accessory structures must not be constructed outside the envelope of land defined by the building setbacks.

BUILDING HEIGHTS

Maximum building height of residences will be thirty-five feet (35') measured from the top of finished floor to the highest point of the roof excluding chimneys. No part of any home can be built to exceed forty feet (40') above the crown of the road at the midpoint of the front property line.

EXTERIOR APPEARANCES

Walls: Acceptable exterior wall materials will only include hardie plank lap siding or similar material.

Foundations: Foundation systems for houses are to be pilings; either pressure treated wood or concrete pilings, with suspended floors. Exposed crawl space may require lattice screening. Garages may be slab on grade with footers.

Windows: Aluminum windows are included in the base cottage plans; wood, 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.

Roofing: All main gable and hip roofs will have a maximum slope of 7:12. Accessory roofing, such as dormers, can have up to 12:12 slope. 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 corrugated or 5-V crimp metal panels in natural metal or Galvalume silver.

Roof overhangs should be maximized whenever possible to provide shelter from both the subtropical sun and rain showers. Roof overhangs may incorporate balconies, verandas and screened porches. Vent pipes and mechanical attic vents will be located on side elevations. Placement of solar energy producing devices (active and/or passive) is subject to ARB approval. When possible, they should be placed so they are not visible from the street and golf course. Flashing will match the roofing material.

Chimneys: Must be designed to be compatible in character with the home. Flue endings must be covered. All exterior treatment of chimney will match the siding material of the main residence.

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 unless they are within screened porches. There shall be no exterior screen doors on the front of the main residence.

Garage doors are will be compatible with the exterior wall design and color. Garage doors must incorporate automatic garage door openers and closures.

In the event an owner wishes to change the front door, approval of the changes must be obtained from the HOA and SOA ARB. The color of the door will be the same as the house trim.

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 are 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. Colors of shutters must follow the color theme of the main residence.

Acceptable materials for shutters are:

- Wood
- Anodized Aluminum
- Fiberglass
- Mahogany Bahama in a natural brown finish

See SOA ARB Guidelines for information on hurricane protection shutters. Roll down hurricane shutters are acceptable in addition to the SOA ARB Guidelines regarding hurricane protection.

PORCHES, DECKS, VERANDAS AND BALCONIES

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

The approved material for handrails and pickets is exterior wood. The approved material for decking is exterior wood or a manufactured decking material similar to TREX. The colors used will be similar to the colors used on the main residence.

There shall be no screened front porches.

POOL/CABANAS/POOL ENCLOSURES

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

Pools will be designed to complement the architectural components of the residence and must be in ground. Pool coping may not be higher than either 42 inches (42") above the crown of the road or the finished first floor elevation whichever is lower.

Pools must be surrounded by a fence or within a screened enclosure, which is designed to coordinate with the architectural detailing of the home and meet all applicable building codes.

If screening is desired, the enclosure must be designed as a continuation of the eave line. The maximum allowable height of screening will be twenty-four inches (24") above the eave of the enclosure. Freestanding pool enclosures are not acceptable.

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 permitted. The maximum height of a one car garage or carport shall be no more than 10' from the floor slab to the top of the framing of the roof and 12' from slab to apex of roof. If a two car garage or carport, then the roof pitch will be on a case by case basis.

FENCES

No masonry walls are permitted. Fences will not be constructed outside the buildable 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.

Decorative fences must be built in a style that is in keeping with the "cottage" design. Pool fences constructed between the house and the golf course will be limited in height to 48 inches (48") above finished grade.

DRIVEWAYS

Driveway widths should be sufficient to allow for one vehicle, except in the vehicular parking area or garage enclosure which may be wide enough for two vehicles. All hardscape will remain at least 4' from property lines and owners are expected to provide significant natural screening between the driveway and side property lines to avoid impacting views on adjacent lots. Where possible, driveway should be located to avoid existing trees. Driveway design and color must be noted on the site plan. Driveway design and color is approved with landscape plan per SOA Guidelines.

Approved materials for driveways are finished concrete or pavers that are compatible in size, color, and design with those existing in Prestwick Place.

IRRIGATION

An irrigation system will be required for all new plantings on each lot. Irrigation water and a two inch (2") water line tap will be provided at the front of each lot. Each irrigation system will be connected to and controlled by a common timer/clock, which is operated and maintained by the HOA.

LAKE ACCESS

Rear yards, not including lake banks adjacent to a lake, are to be maintained by the HOA.

Proposals for docks adjacent to the surrounding lakes must be made to the SOA ARB for individual consideration. Small "social" docks at the lake bank will be considered and must conform to similar design and material of existing docks in Prestwick Place. Only low benches, not to exceed nineteen inches (19") in height, are permitted. No other railings or other superstructure is allowed.

Maintenance of the lake bank and/or seawall adjacent to the water for purposes of erosion control shall be the sole responsibility of each homeowner.

COLORS

The trim color is to be used for the entire framework of the house, including the skirt band, corner and upright trim above pilings, porch posts and railings, window and door trim, shutters and rafter tails and fascia. The combination selected for an individual house will require approval by the SOA ARB. The selected colors will be in accordance with the pre-approved colors on file with the SOA ARB and HOA.

LANDSCAPE

All lots in Prestwick must be regularly maintained by mowing and trimming. Any dead trees, shrubs, bushes or tree limbs overhanging adjacent property or the street must be removed by the owner within 15 days upon notification by property manager or they will be removed by the HOA and the property owner will be billed the cost. This notification does not take the place of ARB approval for modifications and removal of trees or landscape. The owner must contact the SOA ARB prior to commencing the work.

Privacy hedges will have a maximum height of six feet (6') above finished grade. Flower and vegetation beds should cover no more than 50% of the yard. Homeowners are encouraged to maximize the grass coverage on their property.

MISCELLANEOUS PRESTWICK PLACE GUIDELINES

1. There shall be no exterior, free standing light poles, or yard art
2. Any outside showers will be shielded from street view and will be constructed of the same materials and colors as the main residence.
3. There shall be no awnings on the main residence or garage.
4. Permanent outdoor kitchens will be located in rear of property.
5. Gas and electric lanterns are allowed if affixed to the main and/or accessory structures, or as part of the patio design. Design must be approved by HOA and SOA ARB.

To Our Prestwick Place Homeowners:

The purpose of the Prestwick Place Guidelines is to establish a framework for those who are anticipating remodeling their properties. The main objective of these Guidelines is to preserve the wonderful neighborhood we have for all of us. With realistic standards, we will be able to be proud of our Prestwick Place and continue to enhance our property values.

The Prestwick Place Board and ARC recommend the owner present remodel plans "informally" to them prior to a formal submission to the SOA ARB. This will allow for a "team approach" to the approval process and help ensure the owner that the Guidelines are followed. This "informal" session process does not guarantee final HOA and/or SOA ARB approval. The timeline for response on all submittals will begin when the SOA ARB office receives the submittal.

Thank you

Prestwick Place Board of Directors