

# SOA ARB SUPPLEMENTAL GUIDELINES ST. ANDREWS HOMEOWNERS ASSOCIATION

HOA Approved 11/8/11  
SOA ARB Approved 12/14/11  
SOA BOD Approved 12/15/11

The following are the SOA Supplemental Architectural Guidelines specific for St. Andrews. 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.

St. Andrews has its own architectural style and requirements. The St. Andrews neighborhood consists of homes with one and two story designs with stucco exteriors, approved paint colors, uniform ~~and approved~~ lighting, and tile roofs. All color selections (Field, trim, roof tiles) must be approved by the BOD and the ARB.

Landscape designs and materials are consistent across all common areas and homes. Statuary and lawn art should not be visible from the street or neighbors. Only Yard art previously approved by the ARB and for the current owner only is allowed.

Modifications to the exterior appearance may be permitted as long as they are consistent with other homes in the neighborhood. Modifications are to be submitted to the St. Andrews Board of Directors. If acceptable, the Board will recommend approval of the modifications and forward the request via the Association Manager to the Sandestin Owners Association Architectural Review Board for final approval. Modifications found to be not acceptable by the St. Andrews Board may be appealed to the SOA ARB.

## **BUILDINGS/ACCESSORY STRUCTURES SETBACKS**

The building setbacks and envelope illustrations as indicated 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.

## **ACCESSORY STRUCTURES**

Many lots are large enough to accommodate a gazebo, or cabana. If built, the accessory structures must be located within the required setbacks and match the architectural details of the home. Roofs and exterior walls must be compatible with the main house in both design and color.

## **BUILDING HEIGHTS**

Maximum building height of residences will be thirty feet (30) measured from the first floor to the highest point of the roof (excluding chimneys). Maximum building height will not exceed thirty five feet (35) above the crown of the roadway. Residences may have a third floor if built within the roofline.

In specific areas, restriction may exist limiting houses to one story where the second story is deemed, in the sole opinion of the ARB, to violate the design intent and/or privacy of the neighbors.

Whenever possible, the second (or third) floor should be tucked into or related to the roof structure with dormers to diminish the scale.

## **MAXIMUM BUILDING COVERAGE**

A maximum of forty-percent (40%) of the lot can be covered by the building and accessory structures. The building will mean areas contained under the roof, including air-conditioned or non-air conditioned space.

## **SQUARE FOOTAGE AND STORIES**

All single-family residences will have minimum square footages as set forth in the chart in the SOA ARB Guidelines and refer to air-conditioned space.

## **FINISHED FLOOR ELEVATIONS**

The minimum finished floor elevation (garage) shall be 7.00 NAVD88 and/or will be a minimum of twenty-four inches (24") above the crown of the adjacent roadway. The maximum finished floor (first floor) elevation will be forty two inches (42) above the crown of the road.

Exceptions will be permitted only on lots that slope in a way that all drainage is to the rear of the lot.

## **EXTERIOR APPEARANCES**

**Walls:** The architectural design throughout this neighborhood will be stucco, graced with arches, and fenestrations of stucco bands and accents. Colors will be a subtle range of pastels creating individuality between houses and a sense of community harmony in accordance with the approved color pallet.

**Windows:** Wood frame windows are strongly suggested, as is the use of French doors in combination with windows. They should be carefully proportioned to enhance the exterior appearance and interior light quality. Vinyl or aluminum clad wood and aluminum windows will be permitted, subject to color approval.

Lightly tinted glass is acceptable, but foil or reflective material is not allowed. Drapery liners of a neutral color are required to provide a consistent exterior appearance. Roof overhangs; awnings, and shutters are appropriate sun screening devices with approval of design, material, and colors.

Roofs, Materials, and Appurtenances: The roofs of all residences within the community, while perhaps different in color, will have a similarity of form to provide for a homogeneous character, with all gable and hip roofs having a minimum roof slope of 6:12.

Roofing less than 6:12 slope, is acceptable only with approval by the ARB with primary acceptability in use as a connection to more dominant themes of the roofing mass. All connecting roofs, i.e., garage to main structure, will have a roof with material compatible with the main structure.

Roof materials may be chosen from a limited selection of concrete tile in a limited variety of shapes and colors. The use of heavily variegated colors creating spotted contrast is not allowed.

Roof overhangs form an integral part of the architectural character of the community and should be maximized wherever possible to provide shelter from both the subtropical sun and rain showers. In many cases, the roof overhangs may incorporate decks and screened porches. The contemporary "shed" design is not appropriate.

Roof overhangs will be a minimum of twelve inches (12") and a maximum of twenty-four inches (24").

Roof attachments, whether ornamental or functional such as weather vanes, oversized fireplace flues, etc., are not only permissible, but encouraged to give an additional scale of detail to the dwellings.

All roof accessories such as vent stacks and roof vents will be painted to match the roof color. Wherever possible, vents will be located away from the entry elevations. Flashing are to be pre-finished metal.

The use of solar energy producing devices (active and/or passive) are subject to the ARB approval, but in all cases must be removed from view from the street or adjacent properties. Skylights are not permitted within view of/from the facing street.

Satellite TV dishes, if used, will be small, out of sight from the street and discreetly placed to minimize being seen from neighboring property, the street, or the golf course.

**Chimneys:** Chimneys, along with other projections above roofing 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") square. All exposed surfaces of chimneys shall match the buildings finish and color. Roof penetrations larger in diameter than 7", such as used for prefab fireplaces, gas furnaces etc. will be contained with chimneys. Penetrations smaller than 7" will be painted the same color as the roof tiles, and do not need to be contained within chimneys. Roof penetrations, other than chimney penetrations, will be discouraged on the front of the house.

**Doors:** Front doors should make a strong architectural statement. Wood or wood with glass lites exterior doors are strongly recommended not to exceed a height of seven ft. six inches (7'-6"). The use of double front entry doors, or doors enhanced by side and/or top window panels are encouraged. Sliding patio doors are discouraged and in no case will be utilized where they are visible from the street. Garage doors should be compatible with the exterior wall design and color.

**Shutters:** From a design point of view, louvered shutters are encouraged, but bevel board and panel shutters are acceptable. In the bevel board style, the joints between boards and the crosspieces should be understated to avoid a rustic look. A very small "V" groove should be between boards, and all edges of the cross pieces should be chamfered. All shutters will be operable using traditional hardware, pivots and latches. Louvered shutters can be allowed to tilt from the top or swing open. It is important to note that the installation of shutters should be done in the historical manner, i.e., louver blade should angle with the outer edge downward when the shutters are closed in front of the window so that they block the sunlight. Tilting shutters have the advantage of allowing light to flow through the window while offering protection from sun and rain. All shutters must be sized to fit the window, and must be painted wood, or ARB approved authentic-looking materials. Anodized aluminum is acceptable for louvered shutters. The rough sawn unfinished wood look is not acceptable.