

# SOA ARB SUPPLEMENTAL GUIDELINES BUNGALOS HOMEOWNERS ASSOCIATION

HOA Approved 10/2011  
SOA ARB Approved 4/2012  
SOA BOD Approved 5/17/2012

The following are the SOA Supplemental Architectural Guidelines specific for Bungalos Homeowner Association. 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 construction and exterior modification applications, including landscaping, must comply with these Guidelines as well as the SOA Guidelines.

**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 material and 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 A.R.B. 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 or freestanding garage, etc., will have a roof with material compatible with the main structure.

Roof materials may be chosen from a limited selection of cedar shakes, cedar shingles, the imitation cedar shingle, copper, or concrete tile in a limited variety of shapes and colors. The use of heavily variegated colors creating spotted contrast is strongly discouraged.

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 balconies, 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 ornamental ridge caps, 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 either painted to match the roof color, or accentuated to form a statement. Wherever possible, vents will be located away from the entry elevations. Flashing is recommended to be copper except in the case of metal roofs, where it will be of the same material.

Solar energy producing devices (active and/or passive) must be indicated on the plans and are subject to ARB approval. Skylights are not permitted within view from the facing street.

**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") by four feet six inches (4'6"). All exposed surfaces of chimneys should be an appropriate earthen material with a preference for covered flue endings. Roof penetrations larger in diameter than 7", such as used for prefab fireplaces, gas furnaces etc. will be contained within chimneys. Penetrations smaller than 7" will be painted the same color as the roof tiles, and need not be contained within chimneys. Only chimney penetrations will be permitted to be seen on the front of the house.

**Doors:** Front doors should make a strong architectural statement. Wood or glass exterior doors are strongly recommended to exceed a height of seven feet (7'). The use of double front entry doors, or doors enhanced by side and/or top window panels are strongly 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. Garage doors must incorporate automatic garage door openers.

**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 an authentic looking material approved by the ARB. Anodized aluminum is acceptable for louvered shutters. The rough sawn unfinished wood look is not acceptable.

**Driveways:** Driveway widths should be sufficient to allow for vehicle, except in the vehicular parking area or as the drive enters the street or garage enclosure. Driveway entry from the street must generally be located at least ten feet (10') from the side property lines and, where possible, should gracefully curve to the garage entrance rather than overly straight and structured driveways and located to avoid existing trees. Access to garages will be reviewed on an individual basis by the Bungalos Board. Driveways will not be closer than four feet (4') from the side property lines.

The maximum driveway width at the intersection of the curb will not exceed twenty feet (20') and should have a curved or geometric pattern intersecting with the driveway. This cleared area will be part of the submission for committee approval as part of the hardscape drawings on the landscape site plan.

Preferred surfaces are stone, brick, concrete either stamped or with patterns, loose stone or Chattahoochee set in concrete. Each driveway design, pattern and coloring will be noted on the site plan for hardscape of the landscape design drawings. Epoxied surfaces and asphalt driveways are not permitted.

**Walls/Fences/Seawalls:** Walls or fences should be contained in the building envelope and not in the site setbacks. Landscape retaining walls may be built within the setbacks up to thirty inches (30") above finished grade. Privacy walls and privacy hedges constructed within the building envelope may have a maximum height of eight feet (8') above finished grade. Pilasters may extend an additional two feet (2') above the height of the walls. Walls must be built in a style that is in keeping with the design of the main residence.

The use of chain link or similar fencing is prohibited.

**Pools, Pool Cabanas, Pool Enclosures:** Pools are not permitted due to lot size.

Due to the Bungalows being distinctly different in architectural style, certain modifications to the exterior appearance may be permitted by the approval of the ARB. The modifications include, but are not limited to the use of dormers, louvered shutters, metal shed-style porch roofs, or any other architectural feature approved by the ARB to assist in the preservation of the already established neighborhood.