

SOA ARB SUPPLEMENTAL GUIDELINES  
BURNT PINE EAST HOMEOWNERS ASSOCIATION  
Arrowhead Point, Club Estates, Preserve I & II, Ravenwood  
HOA Approved 5/16/2012  
ARB Approved 6/6/2012  
SOA BOD Approved 6/21/2012  
Setbacks approved on 3/25/2014  
ARB Approved 12/12/18  
SOA BOD Revision Approved 2/21/2019

The following are the SOA Supplemental Architectural Guidelines specific for Burnt Pine East. They have been approved by the Neighborhood Association Board of Directors as well as the SOA Board of Directors. Any significant revisions to these Guidelines must be approved by both the HOA and the SOA Board of Directors. Minor revisions such as adding an approved color etc. may be approved by the HOA and ARB only.

All new constructions and exterior modification applications, including landscaping, must comply with these Guidelines as well as the SOA Guidelines.

**FOR SINGLE FAMILY HOMES AT BURNT PINE EAST**

**Buildings/Accessory Structures Setbacks**

The building setbacks and envelope illustrations 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. Pool equipment, HVAC, generator pads and pumps of any equipment necessary to operate a single family home are permitted in the setback, with ARB approval.

**Accessory Structures**

Many lots are large enough to accommodate a gazebo, cabana and detached garage. 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 the same as the main house in both design and color.

**Building Heights**

Maximum building height will not exceed forty-six & one half feet (46½') above the crown of the roadway. Residences may have a third floor built within the roofline and egress windows or doors shall be permitted.

**Easements**

No permanent structures will be placed in any easement, with the exception of Pool Equipment, HVAC, generator pads, and pumps with approval from the ARB.

**Maximum Building Coverage**

A maximum of fifty percent (50%) 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 SOA ARB Guidelines and refer to air-conditioned space. There is a maximum square footage of 8,500 heated and cooled space.

**Finished Floor Elevations**

The minimum finished floor elevation (first floor) will be twenty-four inches (24") above the crown of the road and the maximum finished floor elevation will be forty-eight inches (48") above the crown of the road, located at the midpoint of the front property line. (A +2"/-2" tolerance is permitted from the approved elevation as long as it does not surpass the minimum or maximum.)

The minimum garage floor elevation will be sixteen inches (16").

**Exterior Appearances Walls:** The architectural design throughout these neighborhoods will be primarily stucco with accents in brick, wood shakes, concrete reinforced siding or stone graced with arches, and fenestrations (windows or openings) of stucco bands and accents. Colors will be a subtle range of pastels creating individuality between houses and a sense of community harmony.

**Windows:** Wood, aluminum, vinyl or painted metal clad wood windows are required. Clear and lightly tinted glazing is acceptable pending approval of tint color but deep tinted or highly reflective materials will not be approved. If draperies are used in the home and will be visible from the exterior, the draperies shall be lined with a neutral non-patterned lining that is consistent throughout the home.

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 ARB approval. All connecting roofs, i.e., garage to main structure or freestanding garage, etc., will have a roof with material the same as the main structure.

Roof materials may be chosen from a limited selection of cedar shakes, cedar shingles, imitation cedar shingle, slate or imitation slate, or concrete tile in a limited variety of shapes and colors. Metal roofs may be used as accent roofing only. The use of heavily variegated colors creating spotted contrast is not permitted.

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").

Fascia boards shall be a minimum of 6" or a combination of 2 x 4 fascia with a minimum 6" rafter tail.

Roof attachments such as ornamental ridge caps, weather vanes, and oversized fireplace flues are encouraged. Vents are required to be located on side and rear elevations.

Flashing is required to be copper or stainless steel. Raw aluminum or galvanized metal for exposed flashing is prohibited.

The use of solar energy producing devices (active and /or passive) is subject to ARB approval. They must be noted on the plan and may not be visible from the street and golf course.

Skylights are not permitted on the street elevation.

Satellite TV dishes, if used will be small, out of sight from the street and discreetly placed and screened with landscape to minimize visibility 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") 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 painted the same color as the roof tiles, and need not to 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 required 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 required. Sliding patio doors are permitted on the rear and side elevation. 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 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 may be operational or non-operational using traditional hardware, pivots and latches. Louvered shutters can be allowed to tilt from top or swing open. It is important to note that the installation of the shutters should be done. i.e., with the louver blade angled 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 approved authentic-looking materials. Anodized aluminum is acceptable for louvered shutters. The rough sawn unfinished wood look is not permitted.

For information regarding Hurricane or storm protection shutters, refer to the SOA ARB Guidelines.

### **Landscape and Site Trees**

As trees represent Sandestin's most valuable natural site amenities, extra care must be taken to insure their protection. Houses will be designed around existing stands of trees rather than removing excessive numbers of trees to locate a home. Site plans are required to include tree surveys, which locate all pine trees that have at least a six-inch (6") caliper at least four feet (4') above natural grade. Tree species other than pine over three-inch (3") must be individually identified. Trees to be removed must be flagged in the field for an inspection by the ARB. No Trees will be removed without a letter of approval from the ARB. Trees not flagged for removal, which are removed subsequently, must be replaced with trees of equal or greater canopy during landscape installation.

Street trees in the right-of-way, are not to be tampered with under any circumstances. Street trees or other installed landscape materials, which are damaged or removed by homeowners, must be repaired or replaced by the homeowner within 30 days of notification by the Burnt Pine East Homeowners Association and/or SOA ARB. No landscape or hardscape work will be permitted to commence without an express landscape/hardscape approval letter from the ARB.

The ARB requires landscaping to be of a type, density, and maturity consistent with the neighborhood and surrounding area. Landscaping at the rear of the house to the golf course or lake will be permitted to plant sod or indigenous planting materials.

Refer to our SOA ARB Guidelines for policy on yard art and playground equipment.

Fountains or statuary must be included on the landscape plan as well as all applicable building elevations for review and approval of the ARB.

### **Driveways**

Driveway entry from the street must generally be located at least ten feet (10') from the side property lines but in no case closer than four feet (4') and, where possible, should curve to the garage entrance rather than being overly straight. Driveway should be located to avoid existing trees.

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.

Required surfaces are brick, pavers, textured concrete either stamped or with patterns, or Chattahoochee rock or stone set in concrete. Each driveway design, pattern and coloring will be noted on the hardscape and/or landscape plan. Epoxy surfaces and asphalt driveways are not permitted. Circular driveways will be permitted on a case by case basis.

## **Garage**

The garage must accommodate at least two (2) vehicles and no more than four (4). A maximum of four (4) single vehicle stalls is permitted, including a golf cart stall. The garage may be detached from the main residence, but must fall into the building envelope as defined in the ARB Guidelines. Carports are not permitted; however, Porte Cocheres are permitted with the restriction of no underneath permanent parking. Garage doors facing the street are not permitted.

## **Sidewalks**

Certain property owners will be required to construct a poured concrete sidewalk a minimum of six feet (6') in width. Sidewalks will be installed at the time of installation of driveways with optional approved curb cuts. The owner will install sidewalks at time of construction where required.

Sidewalks fronting homes are to be maintained by property owner. Sidewalks which are damaged or not maintained must be repaired or replaced by the homeowner within 30 days of notification by Burnt Pine East Homeowners Association.

## **Walls/Fences**

Walls or fences can be constructed in the site setbacks. Landscape retaining walls may be built within the setbacks up to thirty inches (30") above finished grade. Pool fencing may encroach into the building setbacks to allow gating and pool access. Such fencing will be constructed with either columns or open aluminum or wrought iron not more than 4' above grade. This includes the privacy or screening structures used throughout the building envelope. Wood will not be permitted for any type of enclosure, fencing, or screening structure.

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 2 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.

## **Pools/Pool Cabanas/Pool Enclosures**

Pool must be designed to complement the architectural components of the residence. Pools and spas must be in-ground. Pool coping may not be higher than either the finished first floor elevation or forty-two inches (42") above the crown of the road, whichever is lower. Columns or raised decorative walls are allowed with approval.

Pools must be surrounded by a fence if not enclosed, which is designed to coordinate with the architectural detailing of the home and meet all applicable building codes. (Please also see Walls/Fences)

Pool enclosures and cabanas are permitted if approved. Pool enclosures may not be free standing. If screening is desired, the enclosure must be designed as an integral part of the roof and walls, and not appear as an added appendage nor be visible above the eave of the enclosure. Screen may extend no more than two feet (2') above the pool enclosure.

Pool cabanas will be permitted if compatible to the architectural elements of the residence, including roof, and must be situated within the pool setbacks established. The cabana may not be a dwelling residence, and only a minimal summer type kitchen will be allowed.

Swimming pools or other water features shall not extend forward of the living area of the house.

## **Greenhouses**

Greenhouses must be designed as an integral part of the roof and walls, not as an appendage.

## **Porches, Decks, Verandas and Balconies**

The addition of verandas, porches and balconies is encouraged especially as a means of framing views to the golf course and street.

Approved materials for handrails, pickets, columns and safety walls are:

Stone	Wood
Painted aluminum	Wrought iron (with rust inhibitor)
Stainless Steel	Stucco
Concrete	Brick

Porches and decks may not be freestanding. If screening is desired, the enclosure must be designed as an integral part of the roof and walls, not as an appendage.

### **Exterior Lighting**

Exterior lighting must be provided for safety and security and required approval prior to install. Recessed or down lighting and landscape up lighting are recommended rather than floodlights. Designs for lights must be presented as part of the landscape submission and must include details and product photos. After install, if a nuisance is deemed to exist the fixture will either be removed, or the wattage lessened to a more acceptable level.

### **Colors**

The color palette includes a subtle range of pastels and earth tones. The number of colors on the home should be kept to a minimum and intense contrasting of base and trim colors should be avoided.

Upon commencement of construction, contractors are expected to place a two by two (2X2) color board at the front of the property with both trim and wall color clearly denoted for review by the ARB. Adjacent to this color board, the contractor is to place one full sized roof tile for color approval. No exterior colors are to be applied to the exterior without a color approval letter.

### **Stormwater Drainage**

The storm water drainage plan for Burnt Pine East may be drained by a system of swales located along the front of each lot and adjacent to the common roads. Each owner will construct the driveway for the house over a 6" drainage pipe or will construct the driveway with a swale, which is consistent with the slope of the swale, so that the storm water drainage is not adversely affected and can flow freely.

A drainage plan will be submitted and reviewed by ARB and landscape architect for all new construction. Proper drainage will be maintained at the homeowner's expense.

## SETBACK CRITERIA

### Setbacks per lot

<u>Lot Number</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
3550-3568	20 feet	10 feet	20 feet
3569	30 feet	15 feet	15 feet
3570	140 feet	15 feet	45 feet
3571-3572	75 feet	15 feet	45 feet
3573	35 feet	15 feet	45 feet
3574-3575	20 feet	10 feet	25 feet
3576-3582	20 feet	10 feet	30 feet
3583	20 feet	10 feet	40 feet
3584-3587	20 feet	10 feet	45 feet
3588	20 feet	10 feet	45 feet on east side 20 feet on north side
3589-3590	20 feet	10 feet	45 feet
3591	20 feet	10 feet	20 feet on west side
3592	20 feet	10 feet	25 feet
3593	20 feet	10 feet	30 feet
3594-3598	20 feet	10 feet	45 feet
3599	20 feet	10 feet	10 feet
3600-3609	20 feet	10 feet	20 feet

If two lots are combined for a single building site the side yard setbacks will be 20 feet.