

ARCHITECTURAL REVIEW GUIDELINES FOR L'ATRIUM HOMEOWNERS ASSOCIATION

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III. Revision Date

I. Introduction

A. General Information

This document represents the latest Architectural Review Guidelines ("Guidelines" herein) for the L'Atrium Homeowners Association ("Association" herein) as defined by the L'Atrium Architectural Review Committee ("L'Atrium ARB" in the "Declaration of Covenants, Conditions, Restrictions and Limitations For L'Atrium" ("Documents" herein), "L'Atrium ARC" herein), and supersedes all previous revisions. This document applies to all projects submitted as of the revision date of these guidelines. If re-submittal of a project is required due to the original approval date having expired, the guidelines in place on the date of resubmission will apply.

Whenever possible, each provision of this document shall be interpreted to be valid and effective under applicable law, but if any provision of this document is prohibited, invalid or unenforceable under any particular circumstances, that provision shall be ineffective only to the extent of the prohibition, invalidity or enforceability, without invalidating that provision under any other circumstances or invalidating the remaining provisions of the document.

The inclusion of any guideline or recommendation herein shall not preclude the L'Atrium ARC'S right to approve or disapprove any proposed project, for any reason.

B. Compliance

The L'Atrium Board of Directors ("L'Atrium BOD" herein) has the right to bring any home into compliance with these Guidelines (Article IX, Section 1, Subsection v. of the Documents), which will occur after official notification has failed to motivate the owner to address all violations. In all cases the owner will assume all cost. It is imperative that homeowners take responsibility for making sure their homes are in compliance.

C. Nuisances

The L'Atrium Rules and Regulations address nuisances within the community. For nuisance issues homeowners should speak with association management. Approval of construction by the L'Atrium ARC does not imply the negation of any potential nuisance issue resulting from changes homeowners make to their property. In cases where changes result in a neighborhood nuisance, homeowners will be required to address all issues and will be responsible for all costs associated with any changes.

D. Homestead Improvement Applications

Homeowners must submit a Sandestin ARB improvement application to the L'Atrium ARC detailing all plans and specifications for any improvement, repair, structural change or new structure proposed upon any portion of their property unless a specific exception is granted within these guidelines.

In general improvement applications should include as much detail as possible, including:

- Sandestin Architectural Review Board ("Sandestin ARB" herein) application form available from the Sandestin Homeowner's Association web site.
- The construction plans and/or specifications if applicable.
- Proposed landscaping changes or improvements if applicable.
- Drawings showing a rendering of all proposed changes/improvements.
- Detailed explanation of the proposed changes, including pictures and/or brochures of any proposed materials, structures, or additions, colors of any surfaces, and dimensional information in respect to the property on which the changes are to be implemented.

The L'Atrium ARC may require submission of samples of building materials proposed for use and may require such additional information and/or plan details as reasonably may be necessary to completely evaluate the proposed changes.

All applications once approved by the L'Atrium ARC must be submitted to the Sandestin Architectural Review Board for approval. The Sandestin ARB defines a number of additional requirements beyond these Guidelines which homeowners must adhere to. Prior to submitting an application to the L'Atrium ARC, homeowners should review the Sandestin ARB guidelines to insure proposed changes are compliant

Under no circumstances should a homeowner commence work on any improvement prior to receiving approval from the Sandestin ARB. It is also highly recommended that no materials or supplies be purchased prior to the completion of the approval process.

Approval or disapproval of any improvement application shall not constitute a basis for any liability of the members of the L'Atrium BOD, L'Atrium ARC, or the Association.

E. Improvement Application Approval Process

Improvements approval shall be granted or denied based on compliance with the provisions of the Documents and these Guidelines, the quality of workmanship and materials, harmony of external design with surrounding structures, the effect of the construction on the outlook from surrounding property and units, and any other factors, including purely aesthetic considerations, which in the sole opinion of the L'Atrium ARC and/or L'Atrium BOD may affect the desirability or suitability of the construction.

In accordance with L'Atrium Documents, the L'Atrium ARC will have 60 days to render a decision from the date the Association receives a correct and complete application including all pertinent items required as detailed in the Applications section of these Guidelines. The L'Atrium ARC requires a seven day minimum time period in rendering any decision. Applicants will be notified in writing of the resulting decision. In the event that approval or disapproval is not forthcoming within 60 days, unless an extension is agreed to by the applicant, the application shall be deemed approved.

Upon receiving L'Atrium ARC approval, all improvement applications must be submitted to the Sandestin ARB for approval. Property management can assist homeowners in submitting this information. In accordance with the L'Atrium Documents, the Sandestin ARB will not accept any application that has not received prior approval by the L'Atrium ARC. The Sandestin ARB will communicate their decision to the homeowner in writing. For details on Sandestin ARB approval process and board schedule, please see the Sandestin Homeowner's Association web site.

The L'Atrium BOD reserves the right to independently approve or deny any L'Atrium ARC application, or overrule or modify any L'Atrium ARC decision, provided the ruling involves a unanimous vote by the Board.

Owners may appeal any decision by the L'Atrium ARC to the L'Atrium BOD. Owners may appeal any L'Atrium BOD or Sandestin ARB decision to the Sandestin Owners Association Board of Directors.

II. Architectural Guidelines

A. Driveways

Driveways should be kept clean via power washing or similar process. Major cracks or disruptions should be repaired. Please do not use off color sealers or unsightly patching kits on driveway cracks. When necessary, driveway sections should be replaced to address foundation issues. Driveway staining is not approved for L'Atrium Circle.

As an alternative to concrete driveways and walkways, the following pavers have been approved for use:

- Mfg. Hardscape USA
- Type: Cobblestone – 2 piece
- Color: Buff/Dark Brown Blend
- Pattern: Brokeline

B. Equipment

All exterior equipment (air conditioners, pool and spa equipment, lighting fixtures, or other mechanical equipment) must be screened from view with sufficiently large and dense plant or building material so as not to be visible from common thoroughways or neighboring properties.

Replacement of existing equipment does not require L'Atrium ARC approval assuming newly installed equipment generally matches the specification of equipment being replaced.

C. Exterior Lighting

Permanent exterior lighting must be approved prior to installation. The L'Atrium ARC will consider each project on a case-by-case basis. Temporary holiday oriented displays do not require approval.

D. Fences/Gates

Homeowners are expected to maintain the quality of any fencing around their home.

- Leaning fence sections and stucco fence supports should be straightened, including supports and sections that have been offset by tree growth.
- Damaged or nicked stucco supports should be repaired, especially when damage is visible from Golf View Drive.
- Wood fence design should not vary from the community standard. Please make sure contractors repairing fence areas understand how the exterior fence should appear before having work done.
- Existing Coquina stucco posts can be painted with an approved stucco paint color using an elastomeric paint.
- Posts may be replaced with either wood or masonry frame textured with a suitable colored sand stucco.
Association management can assist homeowners in defining proper materials for use in replacement.
- Gates should be constructed of wood and dimensions should mirror the fence heights.
- Wood areas must be painted with an approved fence color and kept in good condition.
- Please refrain from placing pots, planters, and / or garden gnomes on the top of stucco fence posts.

Fencing must meet approved fencing design as stipulated by the L'Atrium ARC. When replacing any fence section, particularly gated sections facing L'Atrium Circle, design must be approved by the L'Atrium ARC prior to installation.

Please note that some homes currently have fencing that is not in line with the standard exterior fence style. Please take the time to look at your exterior fence and note if you are in accordance. Over time if repairs dictate a section of a fence that does not match the approved design be replaced, please replace the entire fence in an effort to bring it in-line with the rest of the community.

E. Front Doors

Front doors should be panel wood or aluminum doors painted an individual color. Paint color may be chosen by the owner, no L'Atrium ARC approval is required. Additionally, decorative framed glass doors may be installed in place of standard panel doors if owners prefer. Outer framed glass or screened

doors may also be installed. Custom door design must be approved by the L'Atrium ARC prior to installation.

F. Garage Doors

Garage doors should be a traditional flat panel design and must be approved by the L'Atrium ARC prior to replacement. Homeowners should submit a brochure or picture of the proposed new door.

Garage doors should be kept closed at all times except when individuals are working within their garage.

G. House Exterior and Paint

Homeowners are expected to maintain the quality of the exterior of their homes. Faded or peeling exterior surfaces are a good sign your home is in need of a new coat of paint.

- Exterior wall color must match an approved house color.
- Exterior wood trim must match one of the approved matching trim colors.
- Changes in exterior house color must be approved by both the L'Atrium ARC and Sandestin ARB.
- When repainting an entire home, homeowners should first confirm their current house color is still approved for use. If a current house color is not approved, new colors must be chosen.
- Visible wood siding rot should be repaired as soon as possible.
- Outer wall paneling may be replaced with either original cedar or HardiPlank paneling. Independent of cedar or HardiPlank, no other paneling material is approved for use in L'Atrium. At no time should the direction of the boards being replaced be altered.
- Homes sided by side cannot be painted the same color.
- Elastomeric paint is not a requirement on coquina but suggested by Benjamin Moore IF water damage is discovered. It is an option as a base coat on any unpainted coquina then can be refreshed with non elastomeric paint. If an owner's home is repainted during the five year time frame 11/14 through 11/19 as approved by the Board, the coquina on the home, fence, posts and gate are included as part of the home repainting project.

H. Hurricane Shutters

The following shutters are approved for windows facing L'Atrium Circle:

- Decorative Bahamas hurricane shutters
- Roll-down hurricane shutters may be installed assuming windows have an eave above them which sufficiently conceals the shutter storage area.
- Removable Lexan shutters that do not require extensively visible mounting hardware.

The following shutters are approved for side and back windows:

- Bahamas
- Lexan,
- Accordion,
- Roll-down hurricane shutters provided storage and mounting equipment is appropriately screened from common throughways.

The following Bahamas shutter colors are approved:

- Black
- Evergreen
- Pewter
- Weathered Shingle
- Drift Wood
- Deep Sea Blue

Contact association management for details on matching currently approved Bahamas shutter colors.

When submitting an improvement application for shutter installation, homeowners should include a brochure of the shutters they wish to install. Shutter combinations that do not match those defined within these Guidelines will be considered on a case-by-case basis.

I. Landscaping Guidelines

Homeowners are welcome to install landscaping that suits their tastes, however, changes to overall landscaping design must be approved by the L'Atrium ARC. Please submit a general drawing of changes and details on the flora and fauna to be used. Note that the Sandestin ARB places added restrictions on flora and fauna, see the Sandestin ARB guidelines for details.

Trees with a 2-inches diameter or more, or four feet above the natural grade should not be installed, trimmed, or removed without prior L'Atrium ARC approval.

If a tree is removed, tree stumps with a diameter of 2-inches or more must be ground down to grade level so as not to be visible above existing foliage and ground cover.

J. Miscellaneous Exterior

- Window awnings — metal window awnings are not allowed. Designer fabric awning will be considered on a case by case basis.
- Address numbers — all homes should maintain some form of address number, preferably above the garage door. Homeowners may choose how they wish to display house numbers, no approval is required.
- Satellite dishes on exterior surfaces of homes are not to be visible from the street or common areas.
- Please keep your decorative lantern lights lit by replacing burned out bulbs as soon as they are noticed.
- Please paint weathered lanterns lights and repair malfunctioning lanterns as soon as possible.
- Lamp post should be maintained in working order, and clear or soft white will be used.
- Planters, hanging pots, wreaths, and other decorative displays are permitted and do not require L'Atrium ARC approval.

K. Paint Colors

The following colors are approved for use as a primary house color:

- Sandy Hook Gray (HC-108)
- Quincy Tan (HC-25)
- Berkshire Beige (AC-2)
- Monroe Bisque (HC-26)
- Revere Pewter (HC-172)
- Kennebunkport Green (HC-123)
- Nantucket Gray (HC-111)
- James River Gray (AC-23)
- Nantucket Fog – (AC-22)
- Boothbay Tray (HC-165)
- Copper Mountain (AC-12)
- Audubon Russet (HC-51)

The following colors are approved for use on house trim:

- White Dove (OC-17)
- Dove Wing (OC-18)
- Intense White (OC-51)
- Ballet White (OC-9)

The following color is approved for use on stucco surfaces:

- Monterey White (HC-27)

The following color is approved for use on wood fence surfaces:

- Davenport Tan (HC-76)

The following colors are approved for use on garage doors:

- Primary house color
- Current house trim color

Front sections of fencing facing L'Atrium Circle which attach to stucco walls of two homes may also be painted Monterey White (HC-27).

The following finish types may be applied to painted surfaces:

- House and trim: "egg shell"
- Wood fence: "egg shell" or "flat"
- Stucco: "egg shell" or "flat"

Color codes listed here are Benjamin Moore, and are available from Destin Paint which is located behind the Destin Wal-Mart.

L. Roof Replacement

The following shingles are approved for use on L'Atrium homes:

- Manufacturer: GAF
- Shingle brand name: Timberline
- Sub-brand name: Prestique, Natural Shadow, HD, Mira HD, Cool Series, ArmorShield Quality: 30 year, 40 year, or "lifetime"
- Color: Weathered Wood

An improvement application is required prior to replacing a roof. Please include contractor information and confirmation from the contractor that they are using an approved GAF shingle.

M. Screened Patio Additions

The L'Atrium ARC will consider screened or covered patio extensions and pool covers on a case by case basis. Generally additions should extend from the existing eave of a home so as to appear as part of the existing structure. Metal surfaces should match window frame surfaces in color (preferably bronze or dark brown) and screening should be of sturdy construction so as not to sag or tear.

The Sandestin ARB defines a number of additional requirements for screened additions. Please see the Sandestin ARB guidelines for details.

N. Stucco Siding

- Coquina stucco should be kept clean of mold and dirt via power washing or repainting as needed. Existing Coquina stucco may be painted with an elastomeric paint matching the approved stucco paint color. Coquina stucco may be replaced with a suitable colored sand stucco. Association management can assist homeowners in defining proper materials for use in replacement. Damaged stucco should be repaired ASAP, especially when visible from a street or path.
- Elastomeric paint is not a requirement on coquina but suggested by Benjamin Moore IF water damage is discovered. It is an option as a base coat on any unpainted coquina then can be refreshed with non elastomeric paint. If an owner's home is repainted during the five year time

frame 11/14 through 11/19 as approved by the Board, the coquina on the home, fence, posts and gate are included as part of the home repainting project.

O. Window Frames

Window frames in wood walls should be bronze in color. Frames within stucco walls may be bronze or white.

P. Yard Art

Free standing, permanent outdoor artwork permitted for any parcel may not be of a height greater than the height of the privacy wall on inner lots or the privacy fence for outer lots. Installation of such features must be approved by the L'Atrium ARC. Please provide a picture, dimensional information, and location information when applying for approval.

III. Revision Date

May 11, 2017