

SOA ARB SUPPLEMENTAL GUIDELINES

THE FOUNTAINS AT SANDESTIN HOMEOWNERS ASSOCIATION

HOA Board Approval July 22, 2016, SOA ARB Approved October 3,

2016 SOA Board of Directors Approved October 20, 2016

Revision 1 Approved by HOA July 29, 2020

Revision 1 Approved by the SOA ARB August 12, 2020

Revision 1 Approved by the SOA BOD August 27, 2020

The following are the SOA Supplemental Architectural Guidelines specific for The Fountains at Sandestin. (The Fountains HOA) 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.

The Fountains HOA is an exclusive property of lakeside homes within a village-like community setting of exceptional beauty and design. The architectural design throughout the Fountains will be Mediterranean-style stucco villas, embellished with ornamental gates, metal fencing, window metal work, balustrades, and awnings.

The Fountains HOA Board of Directors (BOD) wishes to protect the beauty of the property, to assure its continued maintenance as a residential development of the highest quality, and to promote a premier community that serves the well-being of all its homeowners.

To those ends, acting as the Architectural Review Committee, the BOD has developed and approved the following.

ARCHITECTURAL CONTROL PROCEDURES:

All applications for new construction or exterior modification, including landscape and hardscape, must comply with the Sandestin Owners Association (SOA) Architectural Review Board (ARB) Guidelines and these Supplemental Guidelines. In reviewing such applications, the following factors will be considered:

Accessory Structures:

No accessory structure can be constructed including, but not limited to, greenhouses, athletic/recreational equipment, swing sets or playhouses. Temporary recreational equipment of this nature is permitted provided it is stored inside at the end of each day.

Exterior Appearance Standards:

- a. AWNINGS:** Sunbrella fabric in Terra Cotta color
- b. ROOFS:** Pitched Roof Areas – Clay Barrel Tile in Terra Cotta Color
Flat Roof Areas in neutral color
- c. GATES, METAL FENCING AND ORNAMENTATION:** Semi-gloss black¹ in straight or bellied style as currently evidenced on property.
- d. DRIVEWAYS:** Brick paver – soft red in color, with concrete ribbons. Colors to match existing pavers in The Fountains.
- e. BALUSTRADES:** Concrete painted white. Consistent with one of the two styles currently evidenced on property.

- f. **WINDOWS:** Single or double hung vinyl clad wood, solid vinyl or aluminum clad. Horizontal sliders and picture windows are not permitted. Lightly tinted glass is acceptable pending color submission and approval. Foil or highly reflective material is not permitted.
- g. **WINDOW COVERINGS:** Where window coverings are used, drapery liners or some other internal neutral color barrier is required to create unified exterior appearance.
- h. **EXTERIOR AND PRIVACY WALLS:** Paint used for all stucco surface areas will follow existing color schemes as currently evidenced on property using Sherwin Williams LOXON Self-Cleaning Acrylic-Satin Coating in one of three custom Fountains colors:
 - Light Yellow Match
 - Fountains White Match
 - Yellow Match

Columns, balustrades, garage doors and other exterior home trim accents will follow existing color schemes as currently evidenced on property using Sherwin Williams DURATION Latex-Satin in Extra White.

Custom paint color specifications are attached. These detailed specifications are maintained on file in the Community Association Management office for owner reference.

- i. **LIGHTING:** Garage and entry area lights to match existing fixtures as currently evidenced on property using Minka Lavery Cast Aluminum Newport # 8907-94 or equivalent.
- j. **GARAGE DOORS:** Painted or finished to match custom Fountains Exterior Trim color
- k. **DOORS:** Entry doors—solid mahogany or wood mahogany stained. Metal doors are not permissible.

Screen doors – wood mahogany stained or aluminum painted a color consistent with adjacent exterior walls and screened porch framing.

- l. **DECKS AND PATIOS:** Consistent with construction and materials as currently evidenced on property, which is tile, paving stones, poured concrete, and/or a combination thereof. Decking or patios constructed of wood or composite materials are not permissible.

m. EXTERIOR APPURTENANCES

The following exterior appurtenances are not permitted:

- Exterior shutters
 - Above ground pools and hot tubs/spas, cabanas, pool enclosures, free standing screened enclosures,
- n. **LANDSCAPING** - While the HOA provides regular landscaping maintenance for yards and courtyards, owner may upgrade and improve the quality and quantity of the material provided they comply with the ARB Guidelines. This includes obtaining approval prior to commencement of any modifications including but not limited to planters, trellises, gardens, and similar enhancements. Consideration will be given to the proposed modifications and, if approved, the owner will be responsible for the maintenance of the enhancements. Enforcement of the required maintenance will be by The Fountains HOA.

Attachment 1

Fountains Exterior Custom Paint Color Specifications

<p>SHERWIN-WILLIAMS 702914 05/01/20 850-650-2002 Order# 0080260</p> <p>EXTERIOR ARCHITECTURAL LOXON SELF-CLEANING MASON ACRYLIC SATIN STANDALONE</p> <p style="text-align: center;">DARKER YELLOW MATCH CUSTOM MANUAL MATCH</p> <table border="0" style="width: 100%;"> <tr> <td>CCE*COLORANT</td> <td>OZ</td> <td>32</td> <td>64</td> <td>128</td> </tr> <tr> <td>G2-New Green</td> <td>-</td> <td>3</td> <td>-</td> <td>1</td> </tr> <tr> <td>Y3-Deep Gold</td> <td>6</td> <td>44</td> <td>-</td> <td>1</td> </tr> <tr> <td>B1-Black</td> <td>-</td> <td>4</td> <td>-</td> <td>-</td> </tr> </table> <p>ONE GALLON EXTRA WHITE LX14W0051 651075699</p> <p style="text-align: center;">SIDING</p> <p style="text-align: center; background-color: black; color: white; padding: 2px;">NOT RECOMMENDED FOR USE ON VINYL</p> <p style="text-align: center;">Non Returnable Tinted Color</p> <p><small>CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.</small></p>	CCE*COLORANT	OZ	32	64	128	G2-New Green	-	3	-	1	Y3-Deep Gold	6	44	-	1	B1-Black	-	4	-	-	<p>SHERWIN-WILLIAMS 702914 05/01/20 850-650-2002 Order# 0080260</p> <p>EXTERIOR ARCHITECTURAL LOXON SELF-CLEANING MASON ACRYLIC SATIN STANDALONE</p> <p style="text-align: center;">LIGHT YELLOW MATCH CUSTOM SHER-COLOR MATCH</p> <table border="0" style="width: 100%;"> <tr> <td>CCE*COLORANT</td> <td>OZ</td> <td>32</td> <td>64</td> <td>128</td> </tr> <tr> <td>B1-Black</td> <td>-</td> <td>-</td> <td>1</td> <td>1</td> </tr> <tr> <td>G2-New Green</td> <td>-</td> <td>1</td> <td>-</td> <td>1</td> </tr> <tr> <td>Y3-Deep Gold</td> <td>2</td> <td>22</td> <td>-</td> <td>1</td> </tr> </table> <p>ONE GALLON EXTRA WHITE LX14W0051 651075699</p> <p style="text-align: center;">SIDING</p> <p style="text-align: center; background-color: black; color: white; padding: 2px;">NOT RECOMMENDED FOR USE ON VINYL</p> <p style="text-align: center;">Non Returnable Tinted Color</p> <p><small>CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.</small></p>	CCE*COLORANT	OZ	32	64	128	B1-Black	-	-	1	1	G2-New Green	-	1	-	1	Y3-Deep Gold	2	22	-	1
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<p>SHERWIN-WILLIAMS 702980 05/18/20 850-863-3737 Order# 0000000</p> <p>EXTERIOR ARCHITECTURAL DURATION LATEX SATIN STANDALONE</p> <p style="text-align: center;">7006 EXTRA WHITE PACKAGE COLOR Location 257-C1</p> <p>ONE GALLON EXTRA WHITE K33W00251 650405822</p> <p style="text-align: center; background-color: black; color: white; padding: 2px;">NOT RECOMMENDED FOR USE ON VINYL</p> <p style="text-align: center;">Non Returnable Tinted Color</p> <p><small>CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.</small></p> <p style="text-align: center;">0000000-000</p>	<p>SHERWIN-WILLIAMS 702980 05/18/20 850-863-3737 Order# 0000000</p> <p>EXTERIOR ARCHITECTURAL LOXON SELF-CLEANING MASON ACRYLIC SATIN STANDALONE</p> <p style="text-align: center;">FOUNTAINS WHITE CUSTOM MANUAL MATCH</p> <table border="0" style="width: 100%;"> <tr> <td>CCE*COLORANT</td> <td>OZ</td> <td>32</td> <td>64</td> <td>128</td> </tr> <tr> <td>R2-Maroon</td> <td>-</td> <td>-</td> <td>-</td> <td>1</td> </tr> <tr> <td>Y3-Deep Gold</td> <td>-</td> <td>14</td> <td>-</td> <td>1</td> </tr> </table> <p>ONE GALLON EXTRA WHITE LX14W0051 651075699</p> <p style="text-align: center; background-color: black; color: white; padding: 2px;">NOT RECOMMENDED FOR USE ON VINYL</p> <p style="text-align: center;">Non Returnable Tinted Color</p> <p><small>CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.</small></p> <p style="text-align: center;">0000000-000</p>	CCE*COLORANT	OZ	32	64	128	R2-Maroon	-	-	-	1	Y3-Deep Gold	-	14	-	1
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