

SOA ARB SUPPLEMENTAL GUIDELINES
PRESTWICK PLACE HOMEOWNERS ASSOCIATION
REVISION – HOA Approved 9/2019
SOA ARB Approved 10/16/2019
SOA BOD Approved 10/17/2019

The following are the SOA Supplemental Architectural Guidelines specific for Prestwick Place. 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 by 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 ARB Guidelines. Homes within Prestwick Place are to have a distinct character as "cottages in the woods" and will be similar to the other existing single and two story plans in the neighborhood.

BUILDINGS/ACCESSORY STRUCTURES SETBACKS

The building setbacks define the perimeter of an area within which all habitable structures, accessory structures, pools, and fences must be located. For setback information, see SOA ARB Guidelines.

If two lots are combined, the side setback for each lot will be added together and used as the side setback for the joined lots.

ACCESSORY STRUCTURES

The only accessory structures permitted in Prestwick Place will be a detached garage. See "Garage" section of these guidelines.

BUILDING HEIGHTS

Maximum building height of residences will be thirty-five feet (35') measured from the top of finished floor to the highest point of the roof excluding chimneys. No part of any home can be built to exceed forty feet (40') above the crown of the road at the midpoint of the front property line.

FINISHED FLOOR ELEVATIONS

The minimum finished floor elevation (first floor) will be twenty-four inches (24") above the crown of the adjacent roadway and the maximum finished floor elevation will be forty-eight inches (48") above the crown of the road.

The minimum garage floor elevation will be sixteen inches (16") above the crown of the adjacent roadway. 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: Acceptable exterior wall materials will be hardie-plank lap siding or composite material that has a similar appearance. No hardwood siding or stone.

Foundations: Foundation systems for houses are to be pilings; either pressure treated wood or concrete pilings, with suspended floors. Exposed crawl space may require lattice screening. Garages may be slab on grade with footers.

Windows: Aluminum, wood, solid vinyl, vinyl clad wood, and aluminum clad wood windows are acceptable. All windows, including mullions, will be white. Glass block, aluminum storefront-type windows, and "window walls" are not permitted. Lightly tinted glass is acceptable pending color submission, but foil or highly reflective material is prohibited. Where window coverings are used, drapery liners or some other internal neutral color barriers are required to create a unified exterior appearance.

Roofing: All main gable and hip roofs will have a maximum slope of 7:12. Accessory roofing, such as dormers, can have up to 12:12 slope.

Acceptable roof materials will include corrugated or 5-V crimp metal panels in natural metal or Galvalume silver.

Flashing will match the roofing material.

If replacing the roof, refer to SOA ARB Guidelines for submittal requirements.

Roof overhangs should be maximized whenever possible to provide shelter from both the subtropical sun and rain showers. Roof overhangs may incorporate balconies, verandas and screened porches. Vent pipes and mechanical attic vents are strongly recommended to be located on side elevations. Placement of solar energy producing devices (active and/or passive) are subject to ARB approval. When possible, it is recommended they not be visible from the street and golf course.

Chimneys: Must be designed to be compatible in character with the home. Flue endings must be covered. All exterior treatment of chimney will match the siding material of the main residence.

Doors: Front entry doors are expected to be designed as an integral component of the overall design theme. Aluminum sliding glass doors are not permitted unless they are within screened porches. There shall be no exterior screen doors on the front of the main residence.

Garage doors will be compatible with the exterior wall design and color. Garage doors must incorporate automatic garage door openers and closures.

Approval is required prior to making any changes to doors.

Shutters: Shutters must be designed in accordance with the overall style of the home. All operable shutters must incorporate traditional hardware, pivots and latches. Louvered shutters can be allowed to tilt from the top or swing open. Shutters must be installed in the traditional manner with the outer edge of the louver blade facing downward when closed. For shutter colors, see HOA approved color palette.

Acceptable materials for shutters are:

- Wood
- Anodized Aluminum
- Fiberglass

See SOA ARB Guidelines for information on hurricane protection shutters.

PORCHES, DECKS, VERANDAS AND BALCONIES

The creative use of wide verandas, porches and balconies on all elevations is strongly encouraged, especially as a means of framing views to the golf course, lakes and street.

The approved material for handrails and pickets is exterior wood. The approved material for decking is exterior wood or a manufactured decking material similar to TREX. The colors used for the deck will be similar to the colors used on the main residence. There shall be no screened front porches.

POOL/CABANAS/POOL ENCLOSURES

All pools and pool fences must conform to the setback requirements.

Pools will be designed to complement the architectural components of the residence and must be in ground. Pool coping may not be higher than either 42 inches (42") above the crown of the road or the finished first floor elevation whichever is lower.

Pools must be surrounded by a fence or within a screened enclosure, which is designed to coordinate with the architectural detailing of the home and meet all applicable building codes.

If screening is desired, the enclosure must be designed as a continuation of the eave line. The maximum allowable height of screening above the eave of the enclosure will be twenty-four inches (24"). Freestanding pool enclosures are not acceptable.

GARAGES

Garage must accommodate at least one (1) and no more than two (2) automobiles. Open carports are permitted. Some lots are large enough to accommodate a detached garage in addition to the main house. There will be no two story structures constructed in front of existing main residence and forward of the front line of the residence. Two-story detached garage with living space above is only permitted at the side or rear of main residence. Garages must be constructed within the building envelope defined in the ARB Guidelines. Detached garages shall not negatively impact a neighboring structure including the views from a neighboring property.

The maximum height of a one-story garage or carport shall be no more than 10' from the floor slab to the top of the framing of the roof and 12' from slab to apex of roof. If a two car garage or carport, then the roof pitch will be considered on a case by case basis.

To ensure consistency with main structure, garages must conform architecturally with details, materials and colors of the main residence.

FENCES

No masonry walls are permitted. Fences will not be constructed outside the buildable envelope defined by the site setbacks. For drainage purposes, only, landscape retaining walls may be built outside the setback lines up to six inches (6") above finished grade.

Decorative fences must be built in a style that is in keeping with the "cottage" design. Pool fences constructed between the house and the golf course will be limited in height to 48 inches (48") above finished grade.

DRIVEWAYS

Driveway widths should be sufficient to allow for one vehicle, except in the vehicular parking area or garage enclosure which may be wide enough for two vehicles. All hardscape, except fences, will remain at least 4' from property lines and owners are expected to provide significant natural screening between the driveway and side property lines to avoid impacting views on adjacent lots. Where possible, driveway should be located to avoid existing trees. Driveway design and color must be noted on the site plan, and will be approved with the landscape plans per the SOA ARB Guidelines.

Approved material for driveways is finished concrete or pavers that are compatible in size, color, and design with those existing in Prestwick Place.

DOCKS AND SEAWALLS

Small "social" docks at the lake bank will be considered and must conform to similar design, material, and color of existing docks in Prestwick Place. Only low benches, not to exceed nineteen inches (19") in height, are permitted.

LANDSCAPE

Prior to commencing any landscape changes, refer to SOA ARB Guidelines.

Privacy hedges will have a maximum height of six feet (6') above finished grade. Flower and vegetation beds should cover no more than 50% of the yard. Homeowners are encouraged to maximize the sod coverage on their property.

COLORS

Prestwick Place has approved color combinations palettes for owners to choose from when repainting their house. An owner can select from the approved color palette, two or three colors; a base color, a trim color and an optional accent color.

HOUSE	TRIM/Framework	ACCENT* (3 rd Color Optional)
Siding	Exterior Doors and Trim	Exterior Doors (not trim)
	Garage Doors and trim	Garage Doors (not trim)
	Shutters	Shutters
	Window trim	
	Rafter Rails	
	Fascia	
	Skirt band	
	Corner and upright trim above pilings	
	Porch – posts and railings	

Porch floor can be composite material or natural wood finish.

*If no accent color is chosen, all areas other than siding are considered trim.

The color palette is available for review upon request from the Neighborhood Association Management Company or SOA ARB staff. Benjamin Moore color identification numbers are included. Caution: often the reproduction of the actual paint chips will vary from the true colors. The exact colors should be checked at Benjamin Moore Paints.

There shall be no identical colored homes immediately adjacent to each other. The Prestwick Place currently approved colors must be used when an owner repaints. Existing colors are not grandfathered when repainting the entire house. Existing color may only be used when doing an addition or repair.

All garages and carports will have the same colors as the main structure. See Addendum A for the approved color palette

MISCELLANEOUS

1. There shall be no exterior, free standing light poles.
2. Yard art must be submitted to the SOA ARB for approval.
3. Any outside showers will be shielded from street view and will be constructed of the same materials and colors as the main residence.
4. There shall be no awnings on the main residence or garage.
5. Permanent outdoor kitchens will be located in rear of property.
6. Gas and electric lanterns are allowed if affixed to the main and/or detached garage, or as part of the patio design. Design must be approved by SOA ARB.