<u>SOA ARB SUPPLEMENTAL GUIDELINES</u>
THE FOUNTAINS AT SANDESTIN HOMEOWNERS ASSOCIATION
HOA Board Approval July 22, 2016, SOA ARB Approved October 3,
SOA Board of Directors Approved October 20, 2016
HOA Board approved 2/23/2022 (Rev. 3)
SOA ARB recommend approval to Board 4/13/2022 (Rev. 3)
SOA Board Approved 4/28/22 (Rev. 3)

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 metalwork, 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:

<u>Accessory Structures</u>:
<u>No</u> 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.

<u>Exterior Appearance Standards</u>:

a. **AWNINGS:** Sunbrella fabric in black 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 black[1] 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 with Sherwin Williams Emerald Rain Refresh, Alabaster SW 7008 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 PAINT SPECIFICATIONS:**

- **ALL AREAS OF STUCCO/EFIS, BALUSTRADES AND PRIVACY WALLS**
Paint used for all stucco surface areas will be Sherwin Williams LOXON Self-Cleaning Acrylic Satin Coasting, Color: Alabaster SW 7008

- **WOOD TRIM & GFRC/WOOD COLUMNS**
Columns and wood trim will be Sherwin Williams Emerald Rain Refresh, Color: Alabaster SW 7008

- **GARAGE DOORS**
Painted with Sherwin Williams Pro-MSA Semi-Gloss, Color: Alabaster SW 7008

- **ENTRY DOORS**
Exterior mahagony stain with clear urethane finish or option for Sherwin Williams Pro-MSA Eg-Shel, Color: Tricorn Black SW6528

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. **DOORS**
- **ENTRY DOORS -** solid mahogany or wood mahogany stained as currently evidenced on property. Alternatively, Pella or equivalent manufacturer six-panel fiberglass entry door in dark mahogany or black finish may be used. (Specifications attached is sample of design.) .
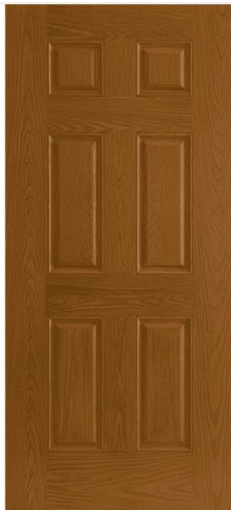
- **SCREEN DOORS** wood mahogany stained or aluminum painted a color consistent with adjacent exterior walls and screened porch framing.

k. **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.

l. **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

m. **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.

6 Panel Fiberglass Entry Door

Maximize your home's privacy with a 6 Panel fiberglass front door. The low-maintenance, classic design features six panels to add architectural interest and beauty. This long-lasting fiberglass panel and composite frame delivers years of personal style and enduring beauty.

- A high performing fiberglass panel with rot-resistant composite frame provides years of dependable performance.
- Solid 6 panel door provides the most privacy for your home by not letting in any light.
- Ranked as the #1 preferred brand for entry doors.[52]

$$-$$$

Not available for online purchase

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+ Design & Performance

+ Specifications

+ 2D Cross Section

+ Product Literature

Frame (Composite)	
	- Interior surfaces are composite to match exterior finish.
	- Extruded thermally broken aluminum sill with PVC threshold.
	- Available in 4-9/16", 5-1/4" and 6-9/16" Wall depths
	- Optional 20-minute fire rated frame is Warnock Hersey labeled.

Door Panels (Fiberglass Units)	
	- 12" and 21" solid wood lock block reinforces latch and deadbolt installations
	- Reinforcement available for Commercial hardware on out-swing panels for specific doors
	- Panel thickness is 1-3/4" (44.45 mm).
	- Unfinished panel skin color is beige
	- Minimum of 0.075 skin thickness.

Frame Reinforcement	
	Single doors without sidelights include a 24-gauge steel jamb reinforcement plate on the backside of the deadbolt bore, when the double bore option is chosen.

Hinges	
	- In-Swing and Out-Swing Hinges: three (3) per door panel on 6' 8" and 7' 0" panel heights; four (4) per door panel on 8' 0" heights for operable units.
	- All operable units are available with left- or right-hand hinging.

Standard Hardware Prep	
	- Each door panel is latch bore and 2-1/8" deadbolt
	- Optional interior and exterior cylindrical passage hardware with Kwikset 5-pin configured keyway pinlock cylinder.

DESIGN OPTIONS

Grain Type	Finishes	Hardware	Combinations	Smart Options

Pella entry doors are available in your choice of mahogany, fir, oak, or smooth, and can be factory finished in your choice of paint or stain. Stain is not available for smooth fiberglass or steel.

Grain Types

Fir-Grain   Oak-Grain   Smooth   Mahogany-Grain   Steel