

SOA ARB SUPPLEMENTAL GUIDELINES

CRYSTAL LAKE II AT SANDESTIN HOMEOWNERS ASSOCIATION

SOA BOD Approved 3/15/2018 (This version rescinded 7/2021)

HOA Board Approved New Version 6/22/2021

SOA Board Approved New Version 7/29/2021

HOA Board Approved (Removal of Color Palette) 10/20/2021

SOA Board Approved (Removal of Color Palette) 12/14/21

HOA Board Approved 4/19/22

SOA ARB Recommended Approval 4/27/22

SOA Board Approved 5/24/22

The following are the SOA Supplemental Architectural Guidelines specific for Crystal Lake II at Sandestin. (CL2) 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 CL2 HOA and the SOA Board of Directors.

The PURPOSE of these guidelines is to maintain the beauty of the Crystal Lake II property, to ensure consistent aesthetic and practical standards for the common benefit of all its homeowners, and to protect the value of their investment. **All exterior modifications, improvements, construction, and changes to landscape must be submitted to the SOA ARB for approval, prior to commencing.** The first step of the approval process starts at the SOA Architectural Review Board (SOA ARB).

Exterior modification application forms SOA ARB guidelines, and the names and the contact information for the SOA ARB staff are available at www.sandestinowners.com.

Owners who commence any exterior modification prior to approval will be subject to fines and other enforcement action as defined in the SOA ARB Guidelines.

Crystal Lake 2 Supplemental Guidelines are provided below in alphabetical order by category. This document contains examples of the most common requests. External modifications not listed within must still be approved by the ARB.

Construction, modifications and improvements subject to approval specifically include, but are not limited to, painting, changes in materials, colors, size, configuration or other alteration of or addition to the exterior appearance of a Residence (including doors, windows and roof), installation of solar panels or other devices, fountains, swimming pools, whirlpools, or other pools, construction of walls or other fences, addition of awnings, signs, whether located on the parcel or in windows or on other portions of the residence, docks, gates, flower boxes, shelves, statues or other outdoor ornamentation, window coverings visible from the common roads or other parcels, any alteration of the landscaping topography of the property, including, without limitation, any cutting or removal of trees, planting or removal of plants and creation or alteration of lakes or similar features of the property and all other modifications, alterations or improvements visible from the exterior of the home/parcel.

DOCKS AND SEAWALLS

All docks shall be 10' x 12' and compatible in material and size with existing structures per shoreline topography. Walkways may extend no more than ten feet (10') from shoreline attaching to docks. Docks and seawalls must be maintained and in good condition.

EXTERIOR LIGHTING

Recessed or down lighting and landscape up lighting are recommended. Floodlights are prohibited. Solar-powered or wired lights are permitted to provide light at the access points of the home. These lights must be contained within flower/pine straw beds. They may not intrude on grassy areas frequently accessed by

maintenance personnel. Café/party lights attached between two structures or landscape material are not permitted.

EXTERIOR COLORS

The purpose of this color guideline is to establish and maintain a cohesive look in the neighborhood that blends with the natural surroundings of the neighborhood.

Colors will be a subtle range of natural color tones creating a sense of community harmony. When choosing body and trim colors, they must be natural color tones similar to those existing in the neighborhood. Body and trim color must complement each other.

For reference, a color palette is available at the SOA or HOA management office for reference of colors previously utilized in the neighborhood.

Approval is required even if repainting the same color. See SOA ARB Guidelines for submittal requirements.

Colors of surrounding homes will be taken into consideration when submittal for new colors is reviewed. If submitting for the same or similar body color that already exists on your street, your house must be at least three houses away (on same side) and not directly across from the existing one.

EXTERIOR WALLS (Decorative)

Small exterior decorative walls used to frame in backyard patios are permitted. The submittal must include detailed plans with specified building materials, size, color, etc.

FENCES

Fences must be included on the landscape plan with all design specifications and include setback and property lines.

Fences are permitted in the back yard and may not exceed 4 feet (4') in height. The two styles of fences permitted are traditional picket and alternating picket. Fence posts and caps are limited to a neutral color and all caps must be a consistent design.

Building material for fences: All wood

Posts: (4x4)

Pickets: (1x4) or (1x 6)

Back support: (2x4) or (2x6)

If a pool is present, the Florida Building Code will apply for fence heights.

When designing a fence, the owner or contractor must take into account gates and or space to allow clearance for lawn mower access. Fence design must allow for access points from the street. The ARB will require landscape material on the exterior of the fence to soften the view from adjacent properties; therefore, the proposed fence must be set off of the property line allowing adequate space for this to be achieved.

The border fence between CL 2 and the Bungalos may not be painted or altered. Owners who have a portion of this fence on their property are responsible for maintenance, and CL2 will enforce this requirement.

FIRE PITS

Requests for a permanent fire pit must include detailed design drawings including location, building material, measurements, and a photo or image of the proposed structure.

OUTDOOR ORNAMENTATION (ALL ELEVATIONS)

Outdoor ornamentation (decorations on exterior walls, windows, awnings, gates, flower boxes, shelves, statues, yard art, etc.) requires ARB approval. Art that is displayed on the exterior of the home or garage may not reflect political inclination or advertising.

GARAGE ADDITIONS

Second story garage additions are only permitted for two-story homes. Lean-to structures are not permitted.

When widening a garage, the new structure must be within the building envelope and architectural drawings must include setback and property lines.

GAZEBOS AND PERGOLAS

Architectural design of gazebos and pergolas must be consistent with the home and such structure may not be visible from the street.

GENERATORS

All submittals for generators must include location and landscape plan to obscure the visibility of the generator.

GUTTERS

Submittals for gutters must include pictures of existing roofline, proposed gutter material and color. If downspouts are being installed, the plan must include direction of water flow from the downspout top ensure proper drainage.

LANDSCAPE

Refer to the SOA ARB Guidelines for landscape modification submittal requirements, including a list of approved plants and trees. Diseased, dying, dead or unwanted plants may not be removed without written approval from the SOA ARB

OUT-DOOR SHOWERS

Outdoor showers must be consistent with the structural and exterior design of the home and not be visible from adjacent properties and streets.

PARKING PADS/DRIVEWAYS

Pavers or concrete shall be used for parking pads or driveways. If there are existing pavers on the property, any proposed additional pavers must match, if possible. Choose paver colors and patterns that compliment your home and the aesthetics of the neighborhood.

Requests for additional parking pads will be considered on an individual basis based on parcel size and location. Maximum parking pad size that will be considered is 13' x 16' and must allow ample space for landscaping to screen the hardscape.

Driveways may be widened to a maximum of twenty feet (20') with the flare at the curb not to exceed twenty-four feet (24'). Golf cart parking pads shall not exceed seven (7) feet in width. Landscaping must be utilized to soften the view of the golf cart parking pad.

Homeowners must consult with the termite company to ensure that the planned installation will not interfere with the termite bait stations. This will be enforced by the CL 2 HOA.

POOLS AND SPAS

Pools and spas are permitted in the rear of the home only, must be in ground, and must not be visible from the street. Pools and spas must be, located within the building setback lines, allow ample space for proper drainage, and include a fence and landscape to soften the view. They must be designed to complement the architectural design of the residence.

ROOF

In order to maintain consistency, metal as is currently installed in the neighborhood as to coloration and type (Standing Seam or Ribbed Panel), is the only approved roofing material. Roof maintenance does not require approval.

SATELLITE TV DISHES

Satellite Dishes should be placed in the rear of the property and not be viewed from the street, when possible.

SHUTTERS

Bahama shutters shall be retained on homes where they are currently installed and be maintained in good condition.

SOLAR PANELS

Refer to SOA ARB Guidelines.