

**SOA ARB SUPPLEMENTAL GUIDELINES  
BUNGALOS HOMEOWNERS ASSOCIATION**

HOA Approved 08/04/2022  
SOA ARB Approved 8/24/2022  
SOA BOD Approved 9/22/2022  
*(All prior Guidelines rescinded.)*

The following are the SOA Supplemental Architectural Guidelines specific for Bungalos Homeowner Association. 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 Guidelines.

**1. Statement of Purpose.**

These standards provide information and direction to existing property owners, prospective owners, contractors, the Sandestin Owners Association Architectural Review Board (SOA ARB) and the Sandestin Owners Association Board of Directors (SOA BOD). These supplemental guidelines are for the purpose of promoting community interests and enjoyment, preserving and maximizing property values and maintaining a consistent and harmonious neighborhood that is architecturally and aesthetically pleasing. Due to the Bungalos being distinctly different in architectural style, certain modifications to the exterior appearance may not be permitted by the ARB. Modifications will only be allowed if they maintain the same look in keeping with the continuity within the Bungalos.

**2. Window Air Conditioners.**

Prohibited.

**3. Structures or Temporary Structures.**

The Bungalow HOA clarifies that a structure shall be defined within its ordinary meaning; referencing Black's Law Dictionary defining structure as "framework or construction with elements identifiable giving stability and form and able to resist strains and stresses"; synonyms: building, edifice. Structures or temporary structures shall *not* be interpreted to include a deck box or storage box.

**4. Trees, Landscape/Hardscape**

The Bungalow HOA will follow the ARB requirements for trees or any landscaping removal including obtaining the Parcel Owner's signature and submitting a photo of the tree to be removed, and the proposed replacement. If a homeowner wishes to remove a tree or shrub, the homeowner must go through the ARB process for approval. Any landscape/hardscape modifications must have SOA ARB approval prior to commencement.

**5. Building Restriction Lines.**

The ARB has established the following set back lines for all Bungalow lots: *side set back 5 feet, front set back 20 feet, and rear set back 10 feet.*

**6. Fences.**

Electric pet fencing (underground) or deck fencing/railings are permitted with ARB approval. Fences, walls and other forms of visual screens are prohibited, except as permitted in "Deck Boxes" section of these Guidelines.

**7. Paint Colors for Homes.**

Exterior paint is limited to specific colors consistent with the neighborhood's overall motif. The approved colors for painting or repainting are limited to the approved palette as shown in Exhibits A (Exterior

Paint Colors and Roofing Materials) & B (Exterior Paint Formulas) attached. Should a homeowner choose to change the color of their home, they must choose from the approved palette, and the color must not be the same as any immediately adjacent home. Rhino coating is permitted, as long as it is in the approved colors.

### **8. Windows.**

All windows shall match those existing in Bungalos regarding style in terms of size and frame material, color, and shape. The addition of any exterior windows on the front elevation is prohibited. The addition of any exterior windows to the side or rear elevations will be considered, particularly if such additions are consistent with the Bungalos' existing style in terms of size and frame material, color, and shape. Nothing in these provisions shall impair a homeowner's rights pursuant to Florida specific laws pertaining to Solar Energy.

### **9 . Roofs, Materials, and Appurtenances.**

The roofs of all residences within the community will have a similarity of form to provide for a homogeneous character, in terms of size, material, color, and shape with all gable and hip roofs having a minimum roof slope of 6:12. Roofing less than 6:12 slope is acceptable only with approval by the ARB, with primary acceptability in use as a connection to more dominant themes of the roofing mass. Roof materials may be chosen from a limited selection of the same grey to dark grey color scheme of asphalt shingles and metal as defined in Exhibit A (Exterior Paint Colors and Roofing Materials). The use of heavily variegated colors creating spotted contrast is prohibited.

Roof overhangs form an integral part of the architectural character of the community and should be maximized, wherever possible, to provide shelter from both the subtropical sun and rain showers. In many cases, the roof overhangs may incorporate balconies, decks and screened porches. The contemporary "shed" design is not appropriate. Roof overhangs will be a minimum of twelve inches (12") and a maximum of twenty-four inches (24").

All roof accessories such as vent stacks and roof vents and flashing must provide a homogenous character. Wherever possible, vents will be located away from the entry elevations. In the case of metal roofs, flashing should be of the same material.

Solar energy producing devices (active and/or passive) must be indicated on any plans and are subject to ARB approval. Skylights should be located away from the entry elevations. Skylights are not permitted within view from the front, facing street.

### **10. Doors.**

All doors should match those existing in the Bungalos in terms of size and frame material, color, and shape. The original style of framed, 8 foot, French ten (10) pane, front doors and single paned side doors shall be required in these locations. Sliding patio doors are prohibited.

### **11. Shutters.**

All shutters should match those existing in the Bungalos in terms of size and frame material, color, and shape. *See* SOA ARB Guidelines for Shutter requirements and Exhibit A for color requirements.

### **12. Driveways.**

All driveways shall be consistent with those that exist in the Bungalos in terms of paver material, color, and shape. Driveways will not be closer than four feet (4') from the side property lines. The maximum driveway width at the intersection of the curb will not exceed twenty-four feet (24'). Driveways shall be maintained with the same size and color stone as the original driveways, Appian Color Mix 32 pavers. If not available, an alternative of similar color mix and size of pavers matching the existing driveway pavers will be considered on a case by case basis.

### **13. Pools, Pool Cabanas, Pool Enclosures.**

Pools are not permitted.

### **14. Deck Boxes.**

The deck boxes must be a chest type box made up of a durable plastic resin, polyethylene, or similar construction, and must adhere to the following Size, Location, Number, Color, and Visibility restrictions:

- Size must not exceed 63 inches Length x 33 inches Depth x 35 inches Height. This restriction is in place to minimize visibility of the storage boxes from adjacent homes.
- Deck boxes may be placed on the ground or on pavers or paver squares. Excluding the first 2 inches, the paver height will be considered in the overall height restriction of the storage box.
- Placement must be at side or rear elevation against outer wall of home.
- A maximum of two (2) Deck Boxes per home will be allowed.
- Acceptable colors are limited to Neutral Colors or Earth Tones.
- Visibility of a Deck Box at side or rear elevation must be shielded from street view by vegetation; corral fencing, matching the height of the box and matching color of the home, may also be utilized for screening.
- Nothing may be placed on top of the deck boxes.

### **15. Gutters.**

Color must match trim color of the home (see Exhibit A). Gutters must be a single gutter line, limited to the sides and rear of the home, and appropriate downspouts. Submittal to ARB must include design details and a drainage plan to indicate the flow of the water from the downspouts.

### **16. Porch Lights.**

Front façade, street-facing porch lights shall match those existing in the Bungalos in style and in terms of size, material, color, and shape. Lighting plans that include these specifications and quantity must be submitted for consideration and include existing fixtures.

### **17. Café Lights.**

Café Lights will be limited to a single row/course installed under the eaves of a porch/patio with no wiring, fixture, or bulb visible. Café Lights on a front porch are prohibited unless the porch is screened, and there is compliance with the rest of the guidelines in this paragraph. Lights must not be attached to or wrapped down a column/post or tree/landscaping or strung across an open area. All lighting color is to be clear or white.

### **18. Rear Additions.**

All rear additions to the home structure shall match the Bungalow community's prevailing style in terms of size and frame material, color and shape, and roof. Any addition must be within the setback and be approved through the SOA ARB guidelines pertaining to additions. No rear additions shall be wider than the existing home structure.

### **19. Patios/Grill Pads.**

Grill pads will be permitted on the side elevation where there is existing door accessibility. The grill pad must be installed with Appian Color Mix 32 pavers, if available or alternatively a similar color mix of pavers to match the existing driveway pavers as closely as possible. The size of a side grill pad must not exceed seven (7) feet in length along the side of the home by six (6) feet in width, including the bordering concrete apron but in all cases cannot extend beyond the property line. The pad area must be screened from street view. Any side patio/grill pad addition must be approved through the SOA ARB. Due to the construction of the Bungalow homes at or near the setback line, all submittals for patio/grill pads will require a Variance Form sent to the adjacent property owner, per the SOA ARB Guidelines requirement for variances.

## **20. Rear Patios and Rear Decks.**

Rear patios, porches and decks consistent with the Bungalow community's prevailing style in terms of frame material, color and shape and roofing materials may be constructed within the set-back line. The pad/patio/deck area must be softened by the existing or additional landscape material.

## **21. Home Façade – Street Facing. Exterior appearance and materials.**

Structural additions and modifications to the front facing or visible street side of the home are prohibited, including the elimination of any front, street facing porch or deck or doors or windows unless for replacement purposes or for handicap accessibility reasons. Front doors must be maintained in the original style and any replacements must be in the original French ten (10) pane style. All front porches and decks must be regularly maintained, within a reasonable degree of the original home condition. Nothing in this provision shall preclude a homeowner from improving the existing siding by replacing wood siding with a like superior material such as hardy plank or replacing current wood on the porch or deck with a superior material such as TREX or composite decking subject to all other HOA and SOA ARB regulations.

## **22. Golf Cart / Electric Car Charging Posts.**

A maximum of two total exterior golf cart charging or electric car charging posts per residence shall be permitted in the front yard or adjacent to the front driveway or affixed to a carport, so long as they are reasonably unobtrusive, in an area that blends with the landscaping. Must not be more than 30 inches (30") in height, or in the case of electric car chargers, not higher than the recommended height on the installations guidelines. Must be in a natural wood material or color matching the permitted house trim or shutter colors: white, cream, or black (*see* Exhibit A). They may have a decorative light cap, but the cap will be inclusive of the height limit. Such post may not impair any existing utility, cable lines, or irrigation system.

## **23. Bicycles.**

To obtain a bike rack affixed to the driveway, the owner must obtain ARB approval.

## **24. Mailboxes.**

Cluster mailboxes are located within the Bungalows. No individual mailboxes are permitted.

## **25. House Numbers.**

House numbers shall be in the Bungalow community's prevailing style in terms of material, size and color: a black, floating mount five (5) inch, Distinctions model 843192, or if no longer available, the most desirable substitute in the discretion of the HOA and SOA ARB. Painted house numbers are prohibited. The full house number must be displayed vertically on the post immediately adjacent to the right or left of the front, street-facing door, outside the screened-in-porch. If there is not a screened-in-porch, the numbers must be on the porch vertical posts immediately adjacent to the right or left of the front, street facing door. House numbers shall not be obstructed.

## **26. Granting of Variances**

The SOA ARB may grant a variance of these provisions on a case-by-case basis. Any granted variance shall not set precedence. Refer to SOA ARB Guidelines for details regarding the process and request for a Variance.

### **Approved Colors for Home Exteriors, Trim, Roofs, and Pavers**

Colors for roof, building exteriors, trim, and pavers shall be coordinated for each home. They must also be compatible with other homes in the neighborhood.

#### APPROVED SIDING PAINT COLORS

Beige – Bungalo Tan Universal Khaki SW 6150

Crème –Chenille White SW 1162 [also a trim color]

Blue – Enchanted Evening SW 1229 [lighter blue]

Perfect Periwinkle SW9065 [deeper blue - matches another color brand with the same name of Enchanted Evening by Valspar 4003-8A]

Red – Roycroft Adobe SW 0040

Green – Boulder City (PPG paint color 3462 custom match by builder to PPG paint (see SW formula on Exhibit A; matches SW7741 Willow Tree ))

Salmon – Coronado Dunes 240-E –

(custom color match by Builder to Behr paint (see SW formula))

#### APPROVED TRIM COLORS

Chenille White SW1102 [also a siding color]

Cotton White SW7104

Pure White SW 7005

#### APPROVED DOOR COLORS

GreenBlack SW 6884 (black green hue)

INKWELL SW 6992 (black blue hue)

BM 2136 10 Black Knight (black tone)

( Black Knight is a Benjamin Moore paint, see SW formula for Builder custom match to SW) Note: this is NOT the same as a black night which is a SW color not used in the Bungalos

#### Approved Colors for Roofs

The Bungalo neighborhood has unique style of porch roofs and overhangs. Porch roofs and overhangs may be constructed in costal appropriate metal in light galvanized or gray color and must be consistent with the existing Bungalo neighborhood standards. Roofs must be Asphalt shingles in Oyster Gray or Pewter Gray by Timberline or Estate Gray by Owens Corning or a matching color to maintain neighborhood consistency.



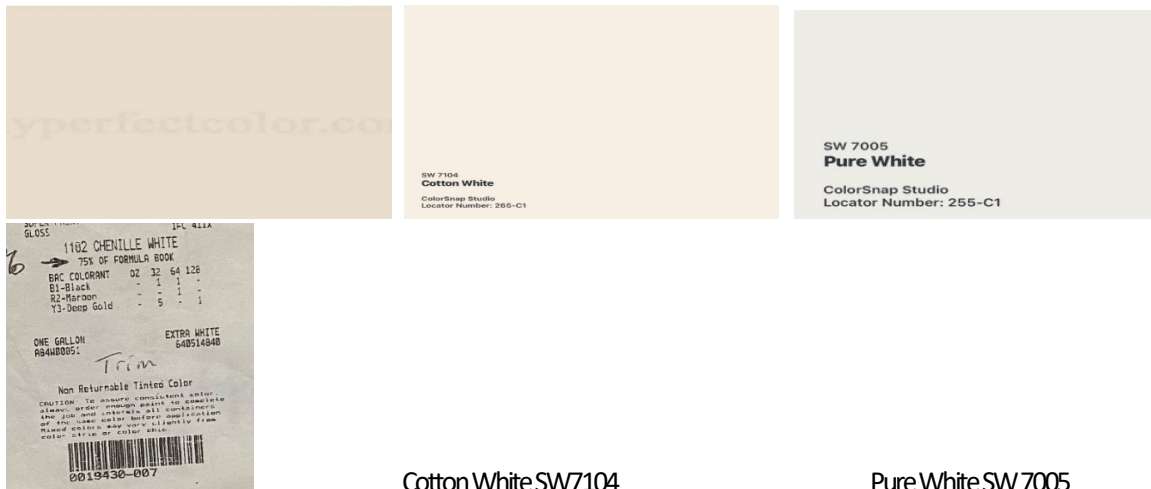
EXHIBIT B TO SUPPLEMENTAL GUIDELINES - BUNGALO APPROVED PAINT COLORS

APPROVED SIDING PAINT COLORS (pictured immediately below plus trim color Chenille White)



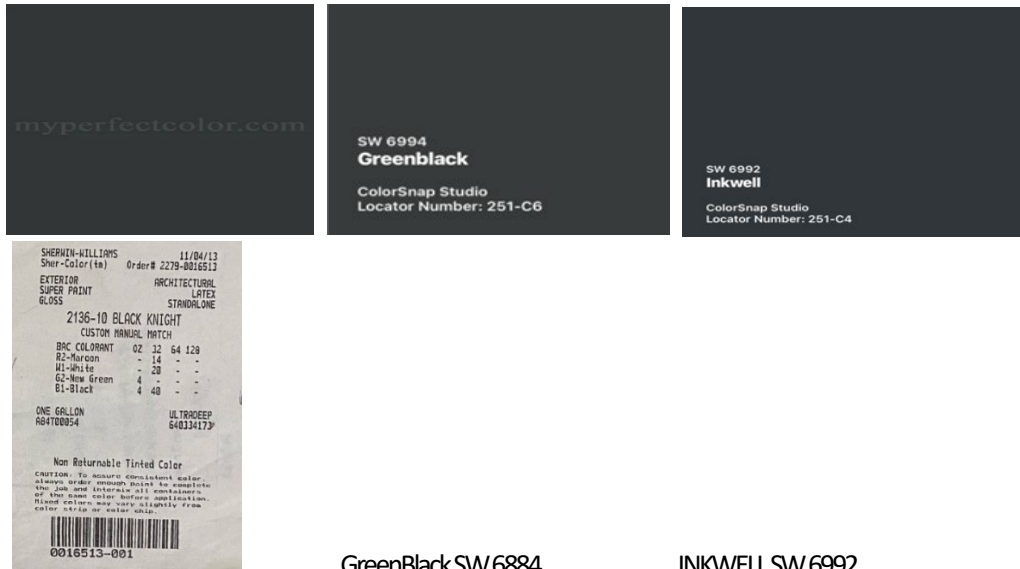
BoulderCityPPG 3462      EnchantedEvening SW1229      RoycroftAdobe SW0040      UniversalKhaki SW6150      CoronadoDunes 240E-3      PerfectPeriwinkleSW9065

APPROVED TRIM COLORS



ChenilleWhite SW1102      CottonWhite SW7104      PureWhite SW7005

APPROVED DOOR COLORS



GreenBlack SW 6884      INKWELL SW 6992

BM 2136 10 Black Knigh