

# SOA ARB SUPPLEMENTAL GUIDELINES ST. ANDREWS HOMEOWNERS ASSOCIATION

HOA Approved 11/8/11  
SOA ARB Approved 12/14/11  
SOA BOD Approved 12/15/11  
Minor Revision effective 5/27/20\*  
Revisions Approved by HOA 1/11/2023  
Revisions Approved by ARB 1/25/2023  
Revisions SOA BOD Approved 2/23/2023\*\*

The following are the SOA Supplemental Architectural Guidelines specific for St. Andrews. 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 both the HOA and the SOA Board of Directors.

All new constructions and exterior modification applications, including landscaping, must comply with these Guidelines as well as the SOA Guidelines.

St. Andrews has its own architectural style and requirements. The St. Andrews neighborhood consists of homes with one and two story designs with stucco exteriors, approved paint colors, uniform lighting, and tile roofs. All color selections (Field, trim, roof tiles) must be approved by the BOD and the ARB.

Landscape designs and materials are consistent across all common areas and homes. Statuary and lawn art should not be visible from the street or neighbors. Only Yard art previously approved by the ARB and for the current owner only is allowed.

Modifications to the exterior appearance may be permitted as long as they are consistent with other homes in the neighborhood. Modifications are to be submitted to the St. Andrews Board of Directors. If acceptable, the Board will recommend approval of the modifications and forward the request via the Association Manager to the Sandestin Owners Association Architectural Review Board for final approval. Modifications found to be not acceptable by the St. Andrews Board may be appealed to the SOA ARB.

**Note:** St. Andrews has an approved selection for the following: Exterior colors, driveway and walkway pavers, and exterior light fixtures. \*

## **BUILDINGS/ACCESSORY STRUCTURES SETBACKS**

The building setbacks and envelope illustrations as indicated in the SOA ARB Guidelines represent the placement of buildings, garages, decks, patios, walls and hedges, depending on the lot's location. Some lots may have required variations to the illustrations due to special factors. The ARB will establish setbacks on these lots in consultation with the owner and architect during the initial review stage.

## **ACCESSORY STRUCTURES**

Many lots are large enough to accommodate a gazebo, or cabana. If built, the accessory structures must be located within the required setbacks and match the architectural details of the home. Roofs and exterior walls must be compatible with the main house in both design and color.

## **BUILDING HEIGHTS**

Maximum building height of residences will be thirty feet (30) measured from the first floor to the highest point of the roof (excluding chimneys). Maximum building height will not exceed thirty-five feet (35) above the crown of the roadway. Residences may have a third floor if built within the roofline.

In specific areas, restriction may exist limiting houses to one story where the second story is deemed, in the sole opinion of the ARB, to violate the design intent and/or privacy of the neighbors.

Whenever possible, the second (or third) floor should be tucked into or related to the roof structure with dormers to diminish the scale.

## **MAXIMUM BUILDING COVERAGE**

A maximum of forty-percent (40%) of the lot can be covered by the building and accessory structures. The building will mean areas contained under the roof, including air-conditioned or non-air conditioned space.

## **SQUARE FOOTAGE AND STORIES**

All single-family residences will have minimum square footages as set forth in the chart in the SOA ARB Guidelines and refer to air-conditioned space.

## **FINISHED FLOOR ELEVATIONS**

The minimum finished floor elevation (garage) shall be 7.00 NAVD88 and/or will be a minimum of twenty-four inches (24") above the crown of the adjacent roadway. The maximum finished floor (first floor) elevation will be forty-two inches (42) above the crown of the road.

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:** The architectural design throughout this neighborhood will be stucco, graced with arches, and fenestrations of stucco bands and accents. Colors will be a subtle range of pastels creating individuality between houses and a sense of community harmony in accordance with the approved color pallet.

**Windows:** Wood frame windows are strongly suggested, as is the use of French doors in combination with windows. They should be carefully proportioned to enhance the exterior appearance and interior light quality. Vinyl or aluminum clad wood and aluminum windows will be permitted, subject to color approval. (See approved color palette)

Lightly tinted glass is acceptable, but foil or reflective material is not allowed. Drapery liners of a neutral color are required to provide a consistent exterior appearance. Roof overhangs; awnings, and shutters are appropriate sun screening devices with approval of design, material, and colors.

Roofs, Materials, and Appurtenances: The roofs of all residences within the community, while perhaps different in color, will have a similarity of form to provide for a homogeneous character, 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. All connecting roofs, i.e., garage to main structure, will have a roof with material compatible with the main structure.

Roof materials may be chosen from a limited selection of concrete tile in a limited variety of shapes and colors. The use of heavily variegated colors creating spotted contrast is not allowed.

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 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").

Roof attachments, whether ornamental or functional such as weather vanes, oversized fireplace flues, etc., are not only permissible, but encouraged to give an additional scale of detail to the dwellings.

All roof accessories such as vent stacks and roof vents will be painted to match the roof color. Wherever possible, vents will be located away from the entry elevations. Flashing are to be pre-finished metal.

The use of solar energy producing devices (active and/or passive) are subject to the ARB approval, but in all cases must be removed from view from the street or adjacent properties.

Satellite TV dishes, if used, will be small, out of sight from the street and discreetly placed to minimize being seen from neighboring property, the street, or the golf course.

**Chimneys:** Chimneys, along with other projections above roofing surfaces, play a dominant role in depicting the character desired. Chimney dimensions will be compatible in scale to the structure; however, the minimum size will be two feet six inches (2'6") square. All exposed surfaces of chimneys shall match the buildings finish and color. Roof penetrations larger in diameter than 7", such as used for prefab fireplaces, gas furnaces etc. will be contained within chimneys. Penetrations smaller than 7" will be painted the same color as the roof tiles, and do not need to be contained within chimneys. Roof penetrations, other than chimney penetrations, will be discouraged on the front of the house.

**Doors:** Front doors should make a strong architectural statement. Wood or wood with glass side lites for exterior doors are strongly recommended not to exceed a height of seven ft. six inches (7'-6"). The use of double front entry doors, or doors enhanced by side and/or top window panels are encouraged. Sliding patio doors are discouraged and in no case will be utilized where they are visible from the street. Garage doors should be compatible with the exterior wall design and color. (See approved color palette)

**Shutters:** From a design point of view, louvered shutters are encouraged, but bevel board and panel shutters are acceptable. In the bevel board style, the joints between boards and the crosspieces should be understated to avoid a rustic look. A very small "V" groove should be between boards, and all edges of the cross pieces should be chamfered. All shutters will be operable using traditional hardware, pivots and latches. Louvered shutters can be allowed to tilt from the top or swing open. It is important to note that the installation of shutters should be done in the historical manner, i.e., louver blade should angle with the outer edge downward when the shutters are closed in front of the window so that they block the sunlight. Tilting shutters have the advantage of allowing light to flow through the window while offering protection from sun and rain. All shutters must be sized to fit the window, and must be painted wood, or ARB approved authentic-looking materials. Anodized aluminum is acceptable for louvered shutters. The rough sawn unfinished wood look is not acceptable. (See approved color palette)

**Driveways and sidewalks:** See approved paver selection.

## **FENCES AND WALLS**

Walls or fences should be contained within the building envelope as defined by the site setbacks. The owner is responsible for confirming fence placement in relation to property lines via a highlighted survey submitted with ARB approval documents.

Privacy walls and privacy hedges constructed within the building envelope have a maximum of eight feet (8 ft.) above the finished grade. Walls must be built in a style that is keeping with the design of the main residence.

Fences will be limited in height to forty-eight inches (48") above finished grade and must allow for egress and ingress for landscape and maintenance purposes. If adjacent to a golf course, egress and ingress must also be provided. Every effort should be made to align back yard fencing adjacent to the golf course with existing fence lines on applicable holes.

All fences should be black or bronze in color and constructed of aluminum or wrought iron in a style consistent with existing neighborhood fences. No signs or locks are permitted on fences or gates.

Existing fences prior to the effective date of this stipulation (2/23/2023) are considered grandfathered and therefore exempt until such time that proposed changes to the existing fence is requested. This only applies if the fence or wall is in compliance with SOA ARB guidelines or was previously approved by the ARB. All new fences or modifications to existing fences must comply to these Guidelines.

Greenery is required to soften the view of the fence from the adjacent properties.

The fencing must follow the guidelines and regulations stipulated by the SOA.

\*Revision of May 27, 2020 is to add note to reference the approved color palette, paver selection, and exterior light fixtures.

\*\*Revision of Feb. 2023 is to add section regarding "Fences and Walls".

**St. Andrews Homeowners Association**  
**Color Palette**  
**Approved by HOA Board of Directors May 13, 2020**  
**Approved by the SOA ARB May 27, 2020**

This classical coastal approach reflects the new and updated homes in our area and will benefit real estate values positively in our neighborhood for existing homeowners.

**Terminology:**

**Field** – commonly called the body or base color of the house. All stucco areas are considered field.

**Trim** - The area of the soffit, fascia and eaves.

Eaves - the part of a roof that meets or overhangs the walls of a building.

Soffit - the underside of an architectural structure such as an arch, a balcony, or overhanging eaves.

Fascia - a wooden board or other flat piece of material such as that covering the ends of rafters.

**Accent** – The color used for front doors, and /or shutters and attic vents.

**Number of Field colors available - 8**

**Number of Accent colors available - 5**

\*Note: Field colors may also be used as accents to add variation within the neighborhood.

Accent colors cannot be used as Field colors

**Requirements:**

- Homeowners are to choose from the current approved color palette only. It is no longer an option to repaint home in the existing color if not on the currently approved color palette.
- Homes beside each other may be painted the same field color but with different accent colors
- All approved paint on the color palette as of May 27, 2020 is flat or satin, semi-gloss paint cannot be used.
- Entrance doors will be white, black, an accent color, or natural wood doors stained in the natural wood color with a satin finish
- Only one (1) accent color may be used on the house with the exception of the front door. This may be the same as the accent color, the field color chosen, or natural wood that is stained in the natural wood color with a satin finish.
- Garage doors will be white or the same as the field color chosen for the home.
- Fascia and soffit will be white (Sherwin Williams 257-C1). Downspouts and gutters may be the field color or white. **\*\* Noted exception** - If Field color is Atrium white or Acadia white, then soffit and fascia may be the same color of white.
- The selected accent color, as well as, the field color may be used on the shutters and/or vents.
- Columns will be white (Sherwin Williams 257-C1), the accent color selected, or the field color.
- Window frames may be bronze/black, extra white, atrium white, selected field or accent color.
- The entrance walls will be painted in Atrium White, and the St. Andrews lettering black.
- The mailbox area will be painted in Atrium White with the pergola or wood décor on top painted Slate Gray BM CW-700.

**Below are the color brands, color names and codes for each color.**

**Field Colors (colors on the body of the house)**

Sherwin Williams	Extra white (257-C1)
Benjamin Moore	Atrium white (DC-1450)
Benjamin Moore	Acadia white (AC-41)
Benjamin Moore	Ashen tan (AC-31)
Benjamin Moore	Smoke embers (1466)
Benjamin Moore	Sail cloth (DC-42)
Benjamin Moore	Sidewalk gray (2133-60)
Sherwin Williams	Sedate gray (211-C1)

**Accent Colors**

Benjamin Moore	Gossamer blue (2123-40)
Benjamin Moore	Hollingsworth green (HC141)
Benjamin Moore	Slate gray (CW-700)
Benjamin Moore	Anchor gray (2126-30)
Benjamin Moore	Black tar (2126-10)

**\*\*\* Field colors may be used as accent colors**

# ST. ANDREWS CLASSIC COASTAL FIELD-BASE COLORS

SW 7006  
Extra White

257-C1

S.W. Extra White 257-C1

SW 6169  
Sedate Gray

211-C1

S.W. SEDATE GRAY 211-C1

996

B.M. ASHEN TAN AC-31

Sail Cloth

06442

06442

B.M. SAIL CLOTH DC-42

Sidewalk Gray

2133-60

2133-60

B.M. SIDEWALK GRAY 2133-60

1466

B.M. SMOKE EMBERS 1466

Atrium White

06445

06445

B.M. ATRIUM WHITE DC-1450

## ACCENT COLORS

2123-40

B.M. GOSSAMER BLUE  
2123-40

HC-141

HC-141

B.M. HOLLINGSWORTH  
GREEN  
HC-141

CW-700

B.M. SILENTE GRAY  
CW-700

Anchor Gray

2126-30

B.M. ANCHOR GRAY  
2126-30

Black Tar

2126-10

2126-10

B.M. BLACK TAR  
2126-10



**St. Andrews Homeowners Association**  
**Paver Selection**  
Approved by HOA Board of Directors May 13, 2020  
Approved by the SOA ARB May 27, 2020

The St. Andrews Homeowners Association has chosen the paver colors and patterns below to be used for sidewalks and driveways within the St. Andrews community.

All proposed pavers projects must be submitted and approved by the Sandestin Owners Association Architectural Review Board, which includes a review by the St. Andrews HOA, prior to installation.

The soldier course color must be the same as the selected pavers. Tremron is the manufacturer of the approved paver color selections; however, if an alternate manufacturer/brand is used, a color match must be obtained.

**Approved Colors:**



**Glacier**



**Slate**



**Charcoal**

**Approved Patterns:**



HERRINGBONE 90



HERRINGBONE 45



BASKETWEAVE



PARQUET



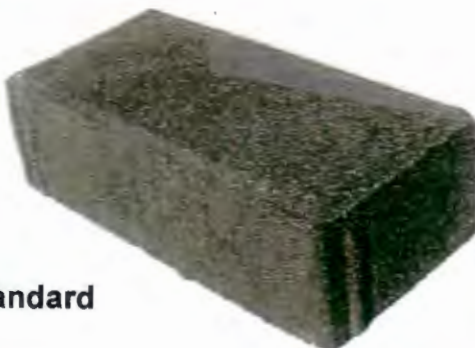
PARQUET

**Paver dimensions, depending on the pattern selected:**

Dimensions: 6" x 4", 6" x 6", 6" x 9", 4" x 8"

Thickness: 2-3/8"

**Finish may be:**



**Standard**



**Antiqued**

Although it is recommended that homeowners change to pavers when a driveway or sidewalk modification is proposed, concrete is still acceptable.

**St. Andrews Homeowners Association**  
**Exterior Light Fixture Selection**  
**Approved by HOA Board of Directors May 13, 2020**  
**Approved by the SOA ARB May 27, 2020**

The St. Andrews Homeowners Association has chosen the following exterior lights fixtures to be used within the St. Andrews community.

All proposed lighting (new or modifications) must be submitted and approved by the Sandestin Owners Association Architectural Review Board, which includes a review by the St. Andrews HOA, prior to installation. When modifying existing fixtures, one of the approved designs must be chosen.

**1**



**Park Harbor Outdoor Entrance Wall Light**  
PHEL4201BBRO Black Bronze



**Park Harbor Outdoor Entrance Wall Light**  
PHEL4202BBRO Black Bronze

**2**

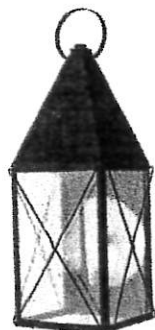


**Park Harbor Outdoor Entrance Wall Light**  
PHEL4502BLK Black



**Park Harbor Outdoor Entrance Wall Light**  
PHEL4503BLK Black

**3**



**Hinkley Outdoor Entrance Wall Light**  
H1845BK Black

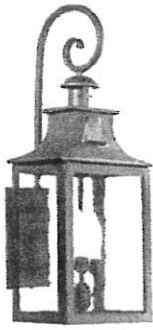


**Hinkley Outdoor Entrance Wall Light**  
H1844BK Black



---

4



**Troy Lighting Outdoor Entrance Wall Light**  
TBCD9005OBZ Old Bronze



**Troy Lighting Outdoor Entrance Wall Light**  
TBCD9002OBZ Old Bronze

---

5



**Generation Lighting Outdoor Entrance Wall Light**  
GL8463EN46 Oxidized Bronze