

SOA ARB SUPPLEMENTAL GUIDELINES LINKSIDE VILLAGE HOMEOWNERS ASSOCIATION

HOA APPROVED: 10/1/2022

SOA ARB APPROVED: 1/11/2023

SOA BOARD OF DIRECTORS APPROVED: 1/26/2023

Linkside HOA Approved Revisions 1/25/24 (paint colors)

The following are the SOA Supplemental Architectural Guidelines specific for Linkside Village Homeowners Association. 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 Linkside Village Board of Directors and the Architectural Review Board, in adopting these Guidelines, recognize that Linkside Village is a unique development within Sandestin and, as such, has its own architectural style, design, character and charm. Each house and driveway were originally and intentionally placed on the unique parcel with the intention to create with a cohesive common community design. Therefore, even though these guidelines enumerate permissible exterior changes and additions, not all parcels or units lend themselves to or can accommodate all or any of the changes or additions enumerated. Approval of external change or addition for one unit does not set precedent for the same change on another unit. The Linkside Village HOA and the SOA ARB as stated above, will take into consideration the harmony of the change or addition in maintaining the unique characteristics and charm of Linkside Village.

All new construction, exterior modifications, and landscaping changes (including hardscape) require approval and must comply with these Guidelines and/or the SOA ARB Guidelines. Submission in accordance with the SOA ARB process is required PRIOR to any work commencing.

Variance from these guidelines will be evaluated on a case-by-case basis. If you are requesting a variance from these guidelines, it must be indicated on your application. Depending on the variance, notification to the adjacent neighbors may be required.

EXTERIOR APPEARANCE

External Finishes and House Color

All permanent fixtures / structures in Linkside are to be of T111 or Hardie board equivalent including all street facing building elements. The use of any other material or finishes will require a variance request. The Linkside HOA will consider the use of stucco type finishes to replace or repair the coquina finishes that can no longer be used.

The Linkside HOA website has a list of all approved colors for exterior finishes. Appendix A includes the approved paint colors. Current colors of a home cannot be changed between painting cycles. Contact the HOA management company for additional information.

Note: When industry standard aluminum siding / screening is used for enclosed patios it may be permissible to use the standard colors available for those structures.

With the reduced color palette available, no more than two consecutive homes on the same side of the street may select the same base exterior color.

The color, type of paint, and finish for each home (by street address) is available at the HOA management company.

Exterior windows and doors

It is the responsibility of the owner and/or contractor to ensure all replacement doors and windows comply with current county building codes.

French doors are permitted as replacement for sliding glass doors.

Door color, style and material requires approval. Doors with glass are acceptable for submittal. French doors and sliding glass doors are not permitted as the main entry door.

Glass or screen outer doors (storm doors) are acceptable.

Due to the confined spaces between homes, exterior windows on sides of homes shall be situated as much as possible towards the front and rear of the properties.

Roof / Shingle

All roof replacements (metal or asphalt) must meet the Linkside Guidelines for approved color and design. These are shown in Appendix B and maintained at the Linkside's HOA management company office.

In cases where structures are built that the roof cannot meet a minimum roof pitch of 12:2, an alternative material may be submitted for approval (i.e. for sheds, screen porches or carports).

Skylights and solar tubes are acceptable.

Solar panels may be installed on roof tops in accordance with Florida Statute. All efforts must be taken to ensure that they are hidden from street or golf course sight lines, where possible.

Gutters and downspouts are encouraged to control the flow of water from roofs. Gutter and downspouts color shall match / blend with the trim color of the home. Outflow is to be directed towards the front or rear of the property and not towards an adjacent property. Depending on the location of the installation, a drainage plan may be required.

House Additions / Exterior Changes / Screen Porches

Front house additions to units that have driveways must allow sufficient room for a vehicle to park in front of the addition without obstructing the line of site to the roadway for adjacent properties. Consideration is to be taken for the length of vehicles – large SUV or long bed pick-up trucks can be up to 20 feet long– and whether golf cart parking is required to ensure there is enough room that sight lines to the road are not blocked.

Additions or enclosures to the front of the unit must maintain the same exterior appearance as the main body of the house as defined under “Exterior Finishes and House Color” and “Roof / Shingles”. Additions or enclosures to the front of the unit shall align with the existing driveway angle.

The following list of items external modifications are **prohibited**:

1. Second floors on a single-story unit, with the exception of living or storage space built onto a carport
2. Additional doorways to the front of the unit
3. Spigots, hose reels, bike racks or other external fixtures to the front of the unit
4. Enclosing the sides or street end of carports.
5. Removal of existing exterior windows / exterior glass doors unless provision for a suitable replacement is included with proposed modification.

Decks/Balconies

Second story balconies at the rear of the two-story homes cannot extend more than 12 feet (12') from the wall to which it will be attached.

Second story balconies that face any of the lakes surrounding Linkside shall have railings and posts shall be painted in colors that match the primary or trim color of the unit.

The deck/balcony posts and railings (ground level or second story) that are not located on a lake shall be painted the same as the trim color.

Deck/balcony planking may be of a suitable natural plank (preferably pressure treated or a wood that is naturally resistant to high humidity/wet conditions) that is painted to protect the material. Paint color palette is shown on Appendix A. Deck/balcony planking may also be of composite materials that have a supplier shade similar to the colors shown in Appendix A.

Railings and posts on decks at ground level adjacent to a lake shall be painted in the Linkside approved color shown on Appendix A – (SW7674 – Peppercorn).

Ground level deck or patio additions at the rear of the home are *not to extend beyond* the side walls of the home; however, property layout may require a variance to be requested and will be considered on a case-by-case basis.

Deck railings in Linkside Village have the traditional form shown in Appendix D. Many homeowners have requested to have a more secure arrangement to prevent pets or young children falling into the water adjacent to the decks. An alternative arrangement that satisfies the safety request, but does not fundamentally alter the visual impact of the contiguous railings surrounding the water bodies is provided at Appendix D.

Permanent Outbuildings / Sheds

Permanent outbuildings or sheds must maintain the same exterior appearance as the main body of the house as defined under ‘Exterior Finishes and House Color’ and ‘Roof / Shingles.’

Color must match the house color defined for the residence. Shingles must match the shingles on the house.

Storm Shutters

The use of storm shutters (hurricane protection) is based on the SOA ARB guidelines.

Exterior Lighting

Exterior lighting is meant to highlight areas of the home or landscaping and provide safety. All lighting must be approved prior to installation.

Linkside homes are to have the permanently displayed illuminated house number sign visible from the street. All homes must have the same design for house number signage as shown on Appendix C.

Exterior lighting fixtures on the home are to match the Linkside standard fixtures as shown in Appendix C.

No temporary lights are permitted, except during holiday periods.

For safety along walkways at the front of the home, up to three (3) landscape lights may be installed. A maximum of five (5) decorative landscape lights may be used if they do not interfere with lawn maintenance (**a total of 8 lights**). Lighting is to comply with the SOA ARB guidelines.

Flags, Signage, and Decorations

One item of wall art is permitted on the front of the house and one item of wall art is permitted on the rear of the house.

A homeowner may display flags and signs in accordance with the SOA ARB guidelines.

Yard art must be submitted for approval prior to placement and follow ARB Guidelines.

MAINTENANCE

When maintenance or repairs are required, they may be carried out without application to the SOA / HOA as long as they are a direct replacement for what is being repaired. If changes are required that modify the exterior appearance, then a submission for ARB approval is required.

PATHWAYS, DRIVEWAYS, AND CARPORTS

Driveways, Pathways and Patios

Property driveways and pathways may be modified with ARB approval. Expansions of the driveway from the existing footprint cannot extend beyond the side walls of the existing unit. If the existing driveway already extends past the exterior wall, driveway or carport extensions must be toward the interior of the property to ensure adequate space remains between units.

New pathways/driveways or modifications to existing pathways/driveways are to use St. Joe Blend, 2 Stone Cobblestone, random pattern pavers.

All new front patios or replacement of existing paver patios are to use St. Joe Blend, 2 Stone Cobblestone, random pattern pavers, unless enclosed or screened.

Rear patios shall be St. Joe Blend, 2 Stone Cobblestone, random pattern pavers or concrete.

Awnings & Screens

Awnings over rear patios or decks are permitted. It is recommended that they be motorized (example SunPro Motorized Awning) so that they may be retracted when not in use and to protect them during high wind events. To ensure they blend with the environment, awning color is to be neutral shade of beige or silver. Examples of acceptable colors are linen, silica silver, silica gravel and cadet gray on the SunPro website. Lighting under awnings will only be permitted if it is part of the manufactured awning, is hidden from direct view from outside the awning and meets the lighting brightness standard set by the SOA ARB.

Motorized screens, mounted internally or externally, are permitted.

Carports

No carport shall exceed the width of the driveway. It is permissible to cover a walkway or pathway that is adjacent to the carport / driveway with the same structure.

Carport height must be a minimum of eight feet (8') and must be architecturally incorporated with the unit; the roofline tying into the existing structure/unit. Permanent roofing is required. When a carport has a gable roof, it must be tied into the existing roof of the unit and have shingles to match the existing on the unit. Freestanding carports are not permitted.

The carport supporting structure must not be any closer than five feet (5') from the street and any roof overhang must not be closer than three feet (3') from the street.

The carport wooden surfaces are to be painted to match the house color scheme. Support posts must be square and color must match house trim.

Exposed shelving or open cabinets are not permitted.

LANDSCAPE AND HARDSCAPE

General Outside Appearance

Gates leading to a backyard must be made of wood (or a material that has a wood pattern) and the same style and color of existing fence. If there is no existing fence, the gate shall be the same color as the house or the trim. Variance requests for the installation of metal fences and gates will be considered.

Fences, walls, or structures shall not be constructed that will impede the front or rear view from an adjacent home.

Landscaping

Any plantings on the front lawn or in public viewing area (excluding present plantings) must be approved prior to install.

Any major change to the landscape (except for routine maintenance and seasonal plantings) requires a landscape drawing / plans in accordance with ARB Guidelines.

Tree Removal

If the request is for 2 trees or less, the first step is to contact the SOA ARB Compliance officer for field approval consideration. If the SOA ARB compliance officer believes that the request is outside of his purview (including the request to remove more than 2 trees) or the HOA disapproves the field approval, a full submittal to the ARB will be required.

Tree Replacement

The HOA is supportive of tree removal for safety and security reasons as well as supporting property improvements. However, to maintain the beauty of our neighborhood, in many cases the HOA may require that a tree be planted to replace the original one removed in a suitable location that helps continue to provide the sight lines and canopy inherent in the neighborhood. The SOA ARB Guidelines, Landscaping Section includes an extensive list of trees approved by the Sandestin community. The size of the tree to be planted shall be suitable for the location and allow for sufficient room to grow to its full size. Additionally, if a tree is removed that has extensive root systems that have impacted the surrounding area (and may be the reason for removal) consideration should be given to a tree that has a less invasive root system; particularly near buildings, driveways & pathways and / or underground utilities. See the SOA ARB Guidelines for a list of approved trees.

**SOA ARB SUPPLEMENTAL GUIDELINES
LINKSIDE VILLAGE HOMEOWNERS ASSOCIATION**

**Appendix A –
Approved Paint Colors**

The paint colors for all Linkside homes are stored with the HOA management company.

All colors shall be matched to the Sherwin Williams reference paint color and checked for accuracy prior to starting a project.

House Paint Colors

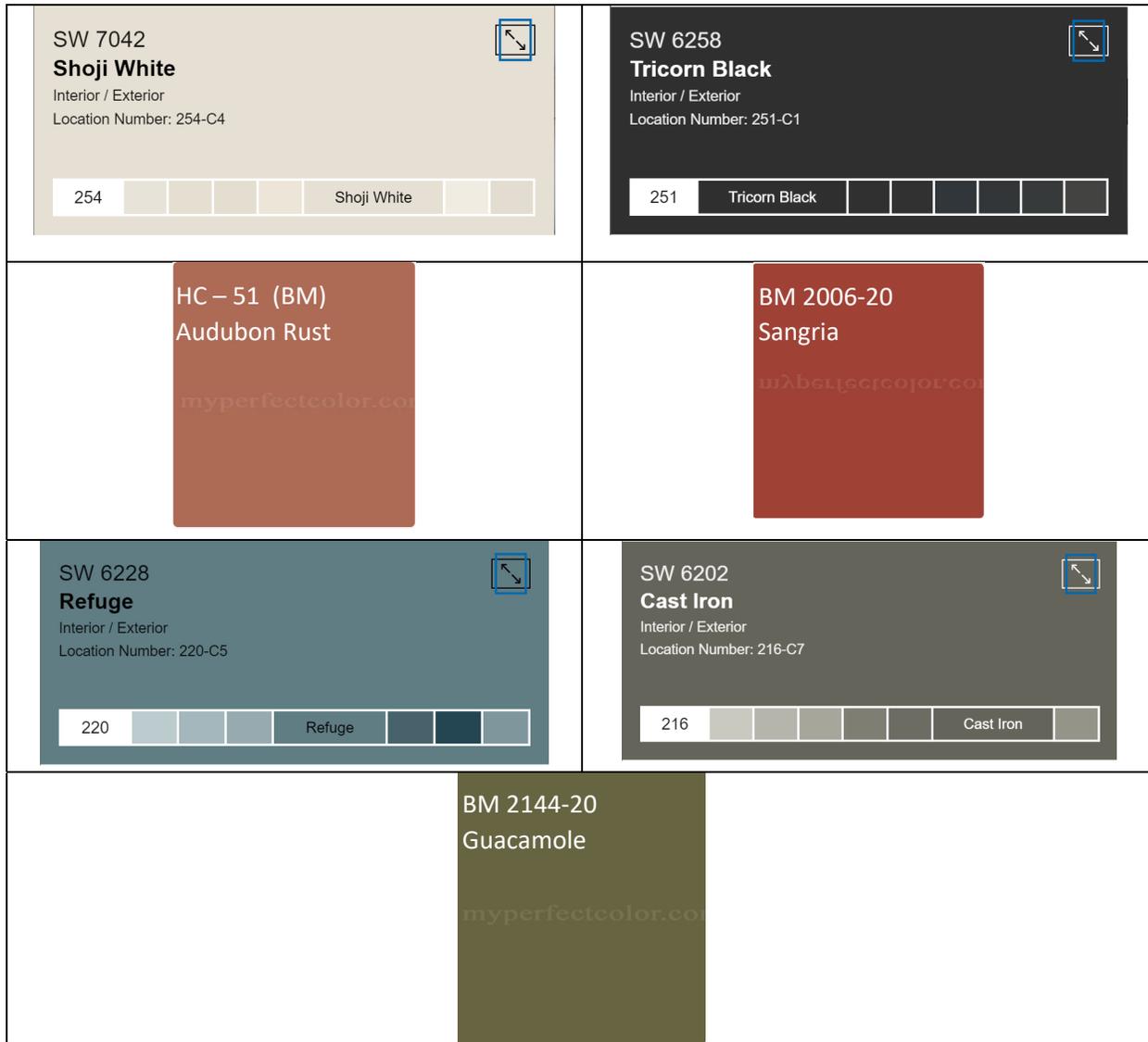
The authorized trim color option for Linkside homes is:



The authorized primary or base color for homes are:

	<p>SW 7005 Pure White</p> <p>White</p>			<p>SW 7070 Site White</p> <p>Grey</p>	
	<p>SW 6239 Upward</p> <p>Blue</p>			<p>SW 6434 Spinach White</p> <p>Green</p>	
		<p>SW 7637 Oyster White</p> <p>Beige</p>			

Front Door Colors

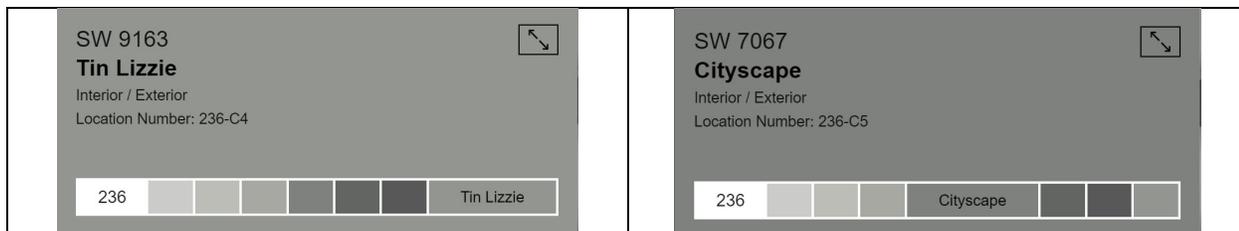


Deck Rail Color – SW7674 Peppercorn



Deck Plank Colors

The following color tones are suitable for wood deck planking. It is recommended that the paint grade used be similar to Sherwin Williams SuperDeck Exterior Deck & Dock Coating or equivalent.



Coquina Wall / Fence Color – SW7005 Pure White



Entry Way Wall / Mail Box Color – SW7005 Pure White



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Appendix B

Roof and Shingle Styles and Colors

Linkside Homes and outbuilding structures.

Owens Corning Duration Estate Gray



Technical Characteristics (nominal values)

Property (Unit)	Value
Warranty	Limited Lifetime
Wind Resistance	130 MPH 209 KMH
Algae Resistance	10 Years
Nominal Size	13 1/4" x 39 3/8"
Exposure	5 5/8"
Shingles Per Square	64
Bundles Per Square	3
Coverage Per Square	98.4 sq. ft.

Applicable Standards

- ASTM D228
- ASTM D3018 (Type 1)
- ASTM D3462
- ASTM D3161 (Class F Wind Resistance)
- ASTM D7158 (Class H Wind Resistance)
- ASTM E108 (Class A Fire Resistance)
- UL 790 (Class A Fire Resistance)
- CSA A123.5
- Florida Product Approval
- ICC-ES AC438
- Miami-Dade County Product Approval
- PRI ER 1378E01

GAF Timberland HD, Color - Slate



SPECIFICATIONS (ALL DIMENSIONS ARE NOMINAL)

AWARDS & RECOGNITION	Good Housekeeping Rated
DIMENSIONS (SP)	13 1/4" x 39 3/8" (336.55 mm x 1 m)
STAINGUARD®	Yes
ALGAE STAIN PROTECTION	StainGuard® Protection
\$ - \$\$\$	\$\$
DURABILITY & TOUGHNESS	Advanced Protection Shingle with GAF Dura Grip Adhesive
EXPOSURE	5 5/8" (144 mm)
EXTREME WEATHER IMPACT RATED	No
FIRE RATING	Highest Rating - Class A
MATERIAL	Fiberglass Asphalt Construction
WIND WARRANTY	130 mph
WIND RATING	130 mph
SHINGLE STYLE	Wood-Shake Look
SHINGLE TYPE	Architectural Shingles
APPROX. NAILS/SQ	256

CODES & APPLICABLE STANDARDS

FBC	State of Florida approved
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LINKSIDE VILLAGE HOMEOWNERS ASSOCIATION - SUPPLEMENTAL GUIDELINES

Appendix C

House Lighting – Address Identification

These are the current lights that were installed in the latest improvement project. Similar units should be available. The current ones are available on Savoyhouse.com – Taylor lamps. The finish is “English Bronze with Gold.”

Hanging Light and Wall Light



Low Entry Access Light



Light Bulbs

The bulbs that are to be fitted to these fixtures:

LED – clear no greater than 2700 Kelvin

Incandescent – clear no greater than 60 Watts

Street Number Light



LINKSIDE VILLAGE HOMEOWNERS ASSOCIATION - SUPPLEMENTAL GUIDELINES

Appendix D

Deck Railings – Design Layout

Figure D1 – Current Linkside Deck Railing Design



Figure D2 – Alternate Linkside Deck Railing Design



Note: Vertical rails are 2"x2" on approximately 6" centers