

SANDESTIN OWNERS ASSOCIATION, INC.

Architectural Review Board

Agenda

June 11, 2025

New Construction Landscape (including modifications to previously approved NC LS)

- A. 3025 Bay Estates – NC LS – Variance for spa constructed in rear setback.** Morris/Owner, Shires Construction/Contractor, Virtuous
- B. 3412 Ravenwood – NC LS/HS – Variance for fence on right side property line and flowering trees to be 6-8' tall.** Talton/Owner, Chase Green/Contractor, Newman Dailey

Exterior Modifications

- A. 397 Linkside – EX MOD – Enclose rear patio (12'x11'x9) with white aluminum frame. Screen with 18" kneewall and screen door. Roof to match existing. Relocate gutter and downspout.** Sassano/Owner, Hometown Contractors/Contractor, Virtuous
- B. 1155 Troon – EX MOD – Replace roof with same as existing. Replace all windows. Replace two sets of French doors on rear elevation with picture windows and remaining glass doors to be replaced with windows. New finish of home around windows to match existing.** Lester/Owner, K&F Roofing/Window World/Contractors, ProCam
- C. 1998 Crystal Lake II – EX MOD – Enclose right and rear walls of screened enclosure to match existing. Add window on right side and new door on rear. Finish to match existing.** Sieggreen/Owner/Contractor, Virtuous
- D. 2937 Pine Valley – EX/LS MOD – Replace all windows & doors. Front door change from double to single. Color: Matte black. Replace garage & porch lights with gas lights. Color: Matte black. Paint lanai rock white to match existing house color. Replace fans on lanai.** Blair/Owner, Robert Shaw, Dakota Rogers, Shannon Catrett/Contractors, Virtuous
- E. 3104 Merion – EX MOD – Re-stucco house SW7005 Pure White LRV 84.** Hutchison/Owner, Coastal Custom Home Building/Contractor, Virtuous
- F. 8034 Legend Creek – EX MOD – Variance for metal roof. Replace roof with BTR metal tile panels. Color: 9005 Jet Black** Ashworth/Owner, Paul Davis/Contractor, CMA

Landscape Modifications

- A. 334 L'Atrium – LS MOD – Modify drainage from rear to front yard, removing swale.** Starbuck/Owner, TBZ Customz/Contractor, CMA
- B. 459 Linkside – LS MOD – Variance due to proximity of pavers to adjacent home. Pavers at right elevation, match existing.** Grossi/Owner, Virtuous
- C. 842 Grand Harbour – LS MOD - Variance for pavers in HOA common area. Install walkway at rear of home with pavers similar to those in Grand Harbour. 7' per Grand Harbour allowance OR larger per plans.** Howard/Owner, MRC Lawn Care/Cont., ECAM
- D. 960 Northshore – LS MOD – Variance for pavers in HOA common area approx. 1' larger than approved. Add pavers at rear of home. Paver 2-piece Appian, Granite.** Frederick/Owner, Pablito/Contractor, ECAM
- E. 1175 Troon – LS/EX MOD – Variance for metal roof. Replace roof Whorthouse, Dura, Raven Black. Paint body of home - Behr 52, White, Trim – Behr MS-79 Silver Gray Pebble.** Cook/Owner, ROTI/Contr., ProCAM

- F. 1241 Deerwood – LS MOD – Replace fence with all wood design on left & rear elevations. Relocate to property line. Install pavers rear and left elevations. Mathews/Owner, Pablito/Contractor, ECAM**
- G. 1438 Baytowne Ave – LS/EX MOD – Add paver walkway at left elevation of home. Pavers: Belgard Catalina Grana 3-piece (to match driveway) Install generator and pool heater at left elevation. Replace front door. Paint trim SW7007, Ceiling Bright White (same as body of house). Puhl/Owner, King Construction/Contractor, Virtuous**
- H. 1657 Genoa – LS/HS MOD – Variance for seawall to go to left and right side property line. Install wood seawall along lake bank, approx.. 80' long, to property line. Connecting to seawall at 1658 Genoa. Houde/Owner, Philip Cryar/Contractor, Virtuous**
- I. 1658 Genoa – LS/HS MOD - Variance for seawall to go to left and right side property line. Install wood seawall along lake bank, approx.. 80' long, to property line. Connecting to seawall at 1657 Genoa. Amanze/Owner, Philip Cryar/Contractor, Virtuous**
- J. 2919 Pine Valley – LS MOD – Variance to extend pool enclosure 7ft into rear setback. Install spa, pump, and controls. Retile existing pool and replaster. Retile lanai and pool deck. Remove two columns. Paint stucco on pool enclosure to match home SW Dove Wing. Install Japanese Ewe hedge to match existing. Chumalkov/Owner, Titan Enclosures/Watermark Pools/Contractors, Virtuous**
- K. 3023 Bay Estates – LS/HS – Variance for pea gravel path along left side of house, and artificial turf in rear right side (enclosed in rear fence), new walkway and seating area with firepit across rear setback. McLarty/Owner, Beach Bound Homes/Cont., Virtuous**
- L. 5088 Beachwalk – LS MOD – Extend concrete walkway and porch at front elevation with pavers. Catalina Grana, Granite. Toth/Haley/Owners, Brazilian/Contractor, CMA**

Standard Modifications

- A. 157 Cove on the Bay – EX MOD – Replace roof with Tamko Heritage, Weatheredwood. Dupuis/Owner, Lakeland Contractors/contractor, ECAM**
- B. 166 Cove on the Bay – LS/HS MOD – Add Jet Ski lift at existing dock. Modify location of existing swim deck. Dudley/Owner, Coastal Dock Group/Contractor, ECAM**
- C. 225 Fairways – LS MOD to MOD – Install 7 up-lights in front yard. Color: Antique brass. 2700k Chatten/Owner, LGM/Contractor, Virtuous**
- D. 336 L'Atrium – EX MOD – Replace roof with Owens Corning, Duration, Driftwood. Nokes/Owner, Taylor Enterprises/Contractor, CMA**
- E. 452 Linkside – EX MOD – Replace roof with GAF Timberline shingles, slate. Perritt/Owner, CQ Roofing/Contractor, Virtuous**
- F. 1419 Baytowne – LS MOD – Replace pool deck with pavers. Belgard, Amaretto. Hanson/Owner, Cox Pools/contractor, Virtuous**
- G. 2033 Crystal Lake II – EX MOD - Paint body - SW7066, Grey Matters, Trim – BM White Dove OC-17, Shutters SW7075 Web Grey. Harris/Owner, Carlos Painting/Contractor, Virtuous**
- H. 2460 Bungalos – EX MOD – Replace metal portion of roof with same as exiting. Metal corrugated, mill finish. Topper/Owner, K&F Roofing/Contractor, The CAM Firm**
- I. 2527 Vineyard – EX MOD – Paint body and trim – SW7013, Ivory Lace. Paint Shutters HC-122, Great Barrington Green. Jones/Owner, Accurate Painting/Contractor, ECAM**

- J. 2913 Pine Valley – LS MOD – Landscape renovation.** Pickard/Owner, Lawnsapes/Contractor, Virtuous
- K. 3151 Club Drive – EX MOD – Paint house, downspouts, and soffit SW7011 Natural Choice. Paint stucco trim, right elevation doors, and porch doors SW7009 Pearly White. Paint garage doors, decorative metal above garage doors, porch and fence railing PPG1002-7 Phantom Mist. Re-stain front door same color.** Wisener/Owner, DCD Inc/Contractor, Virtuous

Email approval Ratifications

- A. 487 Linkside – EX MOD – Email Approved 5/27/25 - Replace roof with GAF Timberline** Cronise/Owner, Destin Roofing/Contractor, Virtuous
- B. 8865 Bay Pine – EX/LS MOD – Email approved 5/30/25 - Drainage and landscape plan per requirement of ARB approval February 26, 2025. *Prev approval includes:* Enclose rear and front screen porch. Add screen porch in rear. Replace front door. Install wood rear deck, painted to match existing. Enclose a portion of 2nd floor patio. Exterior finishes to match existing. Replacing concrete driveway with pavers and enlarge. Remove trees in rear to extend deck.** Irving/Owner, GCCS/Contractor, ECAM