

SOA ARB SUPPLEMENTAL GUIDELINES DEERWOOD OWNERS ASSOCIATION

HOA Approved 4/26/2018

SOA ARB Approved 5/9/2018

SOA BOD Approved 5/22/18

SOA ARB Approved Schedule C 8/12/20

SOA ARB approved Schedule D 10/13/21

SOA Board Approved Revision – Roof Language & Schedule D 11/18/21

SOA ARB approved Revision – Exterior Appearance: Walls 4/27/22 (SOA Board approval no required)

HOA approved Color Schedule 1/16/25 – Asphalt Shingle Schedule 4/17/25

ARB approved 5/21/25, SOA Board Approved 6/24/25– Revise Wall Color and Roof Schedule E

The following are the SOA Supplemental Architectural Guidelines specific for Deerwood. 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 constructions and exterior modification applications, including landscaping, must comply with these Guidelines as well as the SOA Guidelines. Note: ARB in all cases refers to the SOA ARB.

BUILDING HEIGHTS

Deerwood is a single-story neighborhood. No structure may be higher than any existing residence in Deerwood. Any rebuilding will be on the level of the existing slab.

EXTERIOR APPEARANCES

Walls: The architectural design throughout this neighborhood will be primarily brick façade with siding (either vinyl, fiber cement, engineered wood or composite). Preferred colors will be those currently existing within Deerwood or Supplemental Schedule A colors. Any other color will require an approved Variance.

Windows: Vinyl or aluminum clad wood and aluminum windows will be used, subject to color approval. Only existing or approved Supplemental Schedule A Colors will be considered.

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.

Roofs Materials and Appurtenances: The roofs of all residences within the community, while perhaps different in material and 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 or freestanding garage, etc., will have a roof with material compatible with the main structure.

Roof materials may be chosen from a limited selection of colors and shingles currently in use within Deerwood or metal roofs listed on Schedule D or asphalt shingles listed on Schedule E. The use of heavily variegated colors creating spotted contrast will not be approved. Specifications as set forth on Schedule D must be included on ARB application.

Roof overhangs should be maximized where 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. Due to the proximity of the residences, overhangs may be no larger than those originally constructed.

Roof attachments, whether ornamental or functional such as ornamental ridge caps, weather vanes, oversized fireplace flues, etc., are permissible; however, may not be visible from the street elevation.

All roof accessories such as vent stacks and roof vents will be either painted to match the roof color, or use an existing Deerwood accessory color. Wherever possible, vents will be located away from the entry elevations.

The use of solar energy producing devices (active and/or passive) are governed by Florida Statutes Section 163.04. They must be submitted on a plan and are subject to the ARB approval. Skylights are not permitted within view of/from the facing street.

Driveways: Approved materials for driveways are finished concrete or pavers. Driveways and sidewalks may not be stained or painted. Paver design must be chosen from Supplemental Schedule B. No other colors or designs are permitted without requesting a variance. If a paver border is used to frame the driveway/sidewalk, the border must be the same color and may not be raised above the driveway or sidewalk.

Chimneys: Chimney dimensions will be compatible in scale to the structure and will be of chimney sizes and colors currently existing within Deerwood. 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 and need not be contained within chimneys. Only chimney penetrations will be permitted to be seen on the front of the house.

Doors: Front doors may make an architectural statement. Materials and colors, other than replacement doors similar to existing doors, are subject to ARB approval. Double front entry doors, or doors enhanced by side and/or top window panels, are permitted. 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. Garage doors must incorporate automatic garage door openers.

Shutters: Permanent shutters are not permitted in Deerwood. The only shutters permitted are the various hurricane shutters approved by the ARB.

Yard Art: Yard art, as defined in the overall SOA ARB guidelines, is not permitted in Deerwood unless approved by the SOA ARB.

Safety Items: Solar-powered or wired lights, sufficient to light access to the residence, and one house number plaque similar to those already approved, are permissible. All items must be within delineated beds [e.g. flower, pine straw, mulch] and not intrude on grassy areas, which may cause a problem for lawn maintenance contractors.

Exterior Wall Lights: Exterior wall light fixtures must be chosen from the Supplemental Schedule C. No other light fixtures are permitted without requesting a variance.

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Schedule A: Colors

Accepted colors are all Sherwin Williams colors.

Colors may be used for main body of the house or trim.

1. Mineral Deposit(7652)
2. Colonial Revival Stone(2827)
3. Neutral Ground(7568)
4. Chop Sticks(7575)
5. Chelsea Gray (2850)
6. Downing Stone(2821)
7. Brainstorm Bronze (7033)
8. Classic French Gray (0077)
9. Gibraltar (6257)
10. Bunglehouse Blue (0048)
11. Peppercorn (7674)
12. Pure White (7005)

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Schedule B: Pavers

Paver Styles and Pattern:

1. Hardscape USA: Coliseum Cobble
2. Hardscape USA: Grand Coliseum

Paver Colors:

1. Seawatch
2. Sand Dune
3. Caramel
4. Mojave

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Schedule C: Exterior Light Fixtures

Approved by HOA Board of Directors May 12, 2020

Approved by the SOA ARB August 12, 2020

1. Pottery Barn Manor Indoor/Outdoor Wall Sconce – NOTE: Only permitted in covered protected areas that are not directly exposed to water



2. Lowe's Portolio 11-in H Rust LED Outdoor Wall Light - Model: #JVB1681L



3. Feiss Outdoor LED Wall Sconce



4. Black Outdoor Seeded Glass Dusk to Dawn Wall Lantern Sconce - Model: #KB06005-DEL



5. Cambridge Outdoor Essex Bronze Wall Lantern Sconce - Model: #GEM1689AM-4



6. LNC 1-Light Exterior Wall Lanterns Black Outdoor Wall Sconce



7. Rustic Farmhouse Outdoor Wall Light Fixture Bronze 12 1/2" for Exterior House



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Schedule D: Metal Roofs

Deerwood Board Final Approval October 19, 2021

SOA ARB Approval October 13, 2021

SOA Board of Directors Approved November 18, 2021

Metal Roofing Styles:

1. Standing Seam Panel Profile: The standing seam panel flat panel roof will be 16” wide with 1” high ribs (flat or ribbed) or comparable and be 26 gauge or better. The neighborhood recommends a minimum warranty period of 20 years.
2. Tri County Metals’ Ultra Rib or PBR Exposed Fastener Panel Profile or comparable. The exposed fastener flat panel roof will have a 5V crimp, will be 24” wide, be 26 gauge or better, use Zac screws per manufactures installation requirements for on center requirements. The neighborhood recommends a minimum warranty period of 20 years.
3. The Boral Steel “granite ridge roofing tiles” or comparable, are approved in the following colors; Charcoal, Ironwood, Timberwood or comparable color. The neighborhood recommends a minimum warranty period of 20 years.”

Roofing Colors:

1. Tri County Metals’ Dark Gray or comparable
2. Tri County Metals’ Charcoal or comparable color
3. Tri County Metals’ Bronze or comparable color

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Schedule E: Asphalt Roof Shingles

GAF Timberline HDZ Shingles
Color: Weathered Wood

Owens Corning Duration Shingles
Color: Driftwood