



GENOA HOMEOWNERS ASSOCIATION, INC.

## **ARCHITECTURAL STANDARDS – 9th revision**

The following policy, as revised, has been established by the Genoa Architectural Review Committee (ARC) to serve as the Genoa Supplemental Guidelines required under the First Amendment to the Declaration of Easements, Covenants, Conditions and Restrictions for Genoa. These standards have been established to 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).

The Genoa ARC will review all architectural and landscape drawings and plans for residences to be built or modified in Genoa, for conformance to these standards, in consultation with the contractor (or owner's representative) and the SOA ARB.

Homeowner and Contractor submittals of Drawings and Architectural Standards must be submitted to the SOA ARB in both hard copy and digital (pdf) format that can be distributed to Genoa ARC members as e-mail attachments.

Approval of any variance is based upon site-specific factors and will not become precedent for another residence or landscape.

Genoa residences must be constructed in the Tuscan style and must be consistent with exterior features and appearance of existing residences.

Members of the Genoa ARC shall have the right to inspect properties while under construction.

These standards are not "all inclusive" and plans may be approved, denied or altered at the discretion of the Genoa ARC based upon aesthetic considerations, harmony with surrounding improvements and any other factors reasonably implied from the standards stated herein. The SOA ARB is the final authority for approval.

### **1. Setbacks for residence and accessory structures**

Building setbacks and building envelopes presented represent the placement of residences, garages, pools and their security walls or fences, cabanas, attached or detached pool houses, covered porches, covered balconies, and decks and patios on Genoa lots. All of these items including hardscapes shall be located within the setback lines, with the exception of the driveways and the sidewalk, and shall be shown on the architectural drawings. The SOA ARB will establish any required exceptions in consultation with the architect, the builder and the Genoa ARC during the initial review stage. Exceptions are site-specific and will be valid only for the lot receiving the exception.

### **2. Building heights**

Maximum building roof height is 26 feet and the maximum first story roof height is 20 feet, both measured from the first floor elevation to the highest point of the respective roof. Maximum garage roof height will be the same as the first story roof height except that a second story may be built over the garage with an 8 foot setback from the front of the garage. First story ceiling heights must be 10 feet and the second story ceiling heights must be 9 feet.

### 3. Easements

No permanent structure may be placed on any easement. Lots 1649/1650, 1655/1656 and 1658/1659 have a 15 foot drainage easement from the street to the Genoa central lake.

### 4. Square footage, building stories and second story restrictions

Residences that are of one story and two story construction shall have a minimum of 2,650 square feet and a maximum of 5,000 square feet. The square footage of the second story must be a minimum of 20%, but not more than 55%, of the first story. Square footage is defined as that which is heated and cooled and excludes the garage, porches or verandas. It is preferred that the garage be a single story structure attached to the residence, however, a second story may be built over the garage with an 8 foot setback from the front of the garage. At locations other than the front of the garage, the second story front setback shall be a minimum of 6 feet. No unbroken second story exterior wall may exceed 40' in length.

Residences that are of one story construction shall have an entrance that is 1 and 1/2 stories high similar to existing one story residences.

### 5. Finished first floor elevations

The first floor elevation must be between 18" and 24" above the crown of the adjacent roadway and must be in compliance with all county and municipal requirements and permits. The minimum garage floor elevation must be 6" above the crown of the adjacent roadway and must be in compliance with all county and municipal requirements and permits.

### 6. Exterior appearance

- a. Exterior elevations – The architectural design throughout the Genoa neighborhood must incorporate exterior stucco walls of a texture consistent with the existing residence walls. Eldorado Stone, type Hillstone Lucera ([www.elderadostone.com](http://www.elderadostone.com)) consistent with currently installed stone, shall be used for architectural accent on the front elevation.
- b. Windows and glass doors – Window style shall match existing window style. Frames may be brown or bronze vinyl, vinyl clad or aluminum. Lightly tinted glass is acceptable. Nominal window opening widths shall be 16", 24" or 30" for a single width window and shall be 36" or 60" for a double width window. Nominal window opening heights shall be 24", 52", 60" or 72". First floor front windows shall be 24" wide by 72" high. Second story front windows shall be 24" wide by 60" high. Front accent windows may be 24" by 24". Larger windows and glass doors in the back walls of the residence may be submitted and will be considered for approval based upon site-specific considerations.
- c. Roofs – Gable, hip and shed roofs shall have a pitch of 4:12. The garage must have a gable roof facing the street. Other roofs facing the street shall be hip or gable roofs but may be shed roofs at the second story setback. Hip, gable and shed roofs may face the back of the residence. The exposed roofing material must be Terra Cotta Barrel of a size, shape and color to match existing roofs. **For metal roofing, only Decra Villa tile, color Tuscan Sun, is permitted.** Roof overhangs for gable roofs must be 12" and for hip roofs must be 14" and they shall match existing overhangs. Soffit and fascia material must be vinyl consistent in color with the C.D. Jones Brown (also called

Genoa Brown by Sherwin Williams) as identified in 6(e). Functional roof accessories such as heating and fireplace flues and vents shall match the roof color and shall not be viewed from the street. Framed chimneys must match existing chimneys and are not permitted on the front the house. Solar energy producing devices are subject to SOA ARB approval and may not be viewed from the street. Skylights, satellite and communication devices may not be viewed from the street.

- d. **Doors** – Front entry doors shall be varnished mahogany double doors without sidelights, must be 8’ in height and 60” in width, or single door 8’ in height and 36” in width, shall be installed in a recessed entry area and shall preferably face the street. Front entry doors may be rectangular or may have an arched top. Front entry doors may have glass inserts that are framed with wood that matches the door. All other doors may be varnished mahogany, or fiberglass, vinyl or aluminum painted with the trim color. Wrought iron style gates leading to the entrance door that are similar to existing installations may be used.
- e. **Garages** – Garages shall accommodate two vehicles, be attached to the residence and face the street. A garage for a golf cart may be incorporated into the residence structure with the door to a neighboring lot. The structural footprint of the garage area shall be 22 feet to 23 feet wide and 22 feet to 28 feet long. The garage shall extend from the residence wall toward the street a minimum of 20 feet and a maximum of 28 feet to produce an “L” shaped footprint.

Garage and golf cart doors shall match existing doors in style, material and color. Garage doors shall be 8’ or 9’ wide by 8’ high. Golf cart doors shall be 6’ or 8’ wide by 8’ high. The doors shall be Wayne Dalton, 9700 Estate Woodgrain Flush, model Oak Park, without windows. Each of the doors shall accommodate only a single vehicle and shall have an automatic door opener. Garage doors shall face the street. Golf cart doors shall face to the side of the residence. They shall be painted with C.D. Jones Brown (also called Huff Brandon Bronze by Sherwin Williams) identified as Resilience Exterior Acrylic Latex, Satin sheen, Ultradeep base, Product Number K43T00054, Sales Number 640413613 at the Destin Sherwin Williams store. The paint formula (for 1qt) is:

<b>CCE COLORANT</b>	<b>OZ</b>	<b>32</b>	<b>64</b>	<b>128</b>
B1-Black	-	36	1	-
W1-White	-	6	1	
N1-Raw Umber	-	44	-	1
R2-Maroon	-	2	-	

- f. **Shutters** – Vertical board shutters of wood or of wood appearance, similar to existing shutters, and Bahama style shutters of wood or metal are acceptable. Hurricane shutters shall meet current Florida State and SOA ARB standards for construction, installation and removal. Refer to the Exterior Color Palette included in this document for approved colors.
- g. **Gutters and Downspouts** – Gutters and downspouts (if installed) shall be C.D.Jones Brown (Huff Bronze) in color. “Rain chains” are not permitted.

- h. Sidewalk and front entryway - A curved sidewalk shall lead from the driveway to the front entrance. The front entrance shall be faced with an archway approximately 6' wide and 9' high similar to existing residence archways.
- i. Exterior materials – The contractor shall submit a list of all exterior materials, colors and finishes to the SOA ARB and receive approval in advance of construction. Physical samples shall be provided.

## **7. Landscape**

- a. Landscape and Irrigation Plan – A landscape plan developed by a Florida licensed Landscape Architect shall be submitted to the Genoa ARC and the SOA ARB for approval prior to installation of any landscaping elements. The landscape plan shall include an automatic underground irrigation system. The irrigation system along the curb and the irrigation system for the remaining residential landscape shall include a well for irrigation water and shall not be connected into the Genoa common irrigation system. Landscape and irrigation plans shall not include changes, additions or modifications to the architectural design drawings.
- b. Trees – Sabal palm trees shall number between 8 and 16 per lot. Other trees shall include southern magnolia, dogwood and 2 or 3 crepe myrtles near the front entrance. If a tree is planted in the parkway (strip between curb and sidewalk), it must be live oak.
- c. Shrubs and bushes – Shrubs and bushes shall be similar and compatible to existing landscaped lots.
- d. Landscape lighting – Landscape lighting shall be low voltage, shall be installed at ground level and will require Genoa ARC and SOA ARB approval.
- e. Genoa central lake lots – Lots bordering on the Genoa central lake shall maintain a 10 foot buffer strip bordering the lake that is free of shrubs, bushes and trees. Landscaping of this 10 foot buffer strip must be shown on the landscape plan, and shall be similar to other lots on the lake. Plantings shall be Dianella Tasmanica Variegata with pine straw.
- f. Turf grass – Turf grass shall be St. Augustine or Zoysia and shall not be over seeded with any other type of grass at any time during the year.
- g. Drainage easements – Lots 1649-1650, 1655-1656 and 1658-1659 have a 15' drainage easement to the Genoa central lake and shall be landscaped to allow a light truck with a boat trailer to access the lake when traveling on the property line between the two adjacent lots. The lake is part of the Genoa drainage and irrigation system and will be accessed from time to time by the SOA or the irrigation contractor for normal maintenance.
- h. Landscape maintenance – Refer to the current revision of the MAINTENANCE SPECIFICATIONS.

## **8. Driveways, sidewalks and golf cart paths**

- a. Driveways, sidewalks and golf cart paths – Pavers of a size, color and pattern matching existing installations shall be used: Belgard Appian Combo (2pc) St. Joe Charcoal (previously St. Joe blend) or Pavestone Plaza St. Joe blend (45\*210\*140mm), obtainable from, e.g. Delta Pavers.

- b. Driveways – Driveway width shall not exceed the width of the structural footprint of the garage and shall be shown on the drawings. Circular driveways are not permitted. Driveways shall not contain sports equipment.
- c. Sidewalks – Sidewalks shall be 9 pavers, or approximately 50 inches wide, extending from property line to property line. The setback from the curb will vary up to approximately 8' depending on utility obstructions and the connection to adjacent sidewalks and the setback area shall be planted with turf grass.
- d. Golf cart paths - Golf cart paths shall run parallel to the side of the garage, extend no more than 4 feet from the side of the garage and shall not exceed 5 feet in width.

## **9. Walls and fences**

- a. No walls or fences are permitted except those approved for enclosing a swimming pool and/or spa, including surrounding deck and/or landscape. Pool or spa fences shall be wrought iron style and must be located in the rear of the residence within all setbacks and shall be a minimum of 13 feet (3 feet plus the 10 foot buffer zone) from the central lake. The area inside and outside of the fence shall be included in the landscape plan.

## **10. Swimming pools, spas and cabanas**

- a. Swimming pools and spas shall be in-ground, designed to complement the architectural components of the residence and shall be surrounded by a fence that meets all applicable building codes. Pool cabanas shall be designed integrally with the residence.

## **11. Porches, verandas, patios, balconies and decks**

- a. Porches and verandas shall be designed to complement the architectural components of the residence. There shall be no uncovered front patios.
- b. Decks and patios constructed of bricks, pavers or tiles may be located on the back side of the residence and shall be shown on the drawings.
- c. Balconies shall not overhang setbacks. Front balconies shall only be used for architectural appearance and shall be consistent with those currently installed.

## **12. Mailboxes**

- a. Clustered mailboxes are provided and no individual mailboxes are permitted.

## **13. Exterior lighting and house numbers**

- a. Light fixtures of a style and size consistent with those currently installed shall be placed at the outside edges of the garage doors and between the two garage doors at an elevation of about 8' from the driveway surface to the point of penetration through the wall. These fixtures shall be bronze or black, approx. 18-24" in length and 7-12" in width. Fixtures of similar appearance shall be placed at the entrance door if wall lights are installed at that location.

- b. House numbers consistent with the style and color currently installed shall be placed below the garage light fixture that is closest to the residence entrance door. Numbers must be individual metal, black/bronze in color and arranged horizontally. Size should be approximately 3 ½ inches high x 2 ½ inches wide (except for the numeral 1) with no border or background. No other numbers are permitted.

#### **14. Exterior color palette for stucco and shutters**

- a. Compatibility of the stucco color and the shutter color within the Genoa neighborhood must be approved by the Genoa ARC and the SOA ARB. The same color may not be used on adjacent (side by side) residences.
- b. Stucco and shutter colors for each residence must be submitted to the SOA/ARB for approval. The SOA/ARB will forward these colors to the Genoa ARC for their approval. The colors must be posted at the construction site when submitted for approval. The posted colors shall be about 10 inches by 10 inches.
- c. Currently approved colors are listed below. No use of unapproved colors is permitted, but requests for the addition of a color to the approved list may be submitted to the SOA/ARB and the Genoa ARC for consideration in their sole discretion. Requests must include the name of the manufacturer, the name of the color, the color identification number and 6 examples of the manufacturer's color chip.
- d. Approved stucco colors are:
  - 1. Neutral Ground, SW7568;
  - 2. Creamy, SW7012;
  - 3. White Duck, SW7010;
  - 4. Interface Tan, SW6059;
  - 5. Simply Beige, SW6085;
  - 6. Ambitious Amber, SW6366;
  - 7. Natural Tan, SW7567;
  - 8. Snowbound, SW7004;
  - 9. Manchester Tan, BM HC-81;

The following stucco color is approved for same color repainting of existing homes:

Folksy Gold, SW6360

- e. Approved shutter colors are:
  - 1. Laurel Woods, SW7749;
  - 2. Jubilee, SW6248;
  - 3. Rocky River, SW6215;
  - 4. Genoa Brown, SW;
  - 5. Moody Blue, SW6221;
  - 6. Silver Strand, SW 7057;
  - 7. Breezy, SW7616;
  - 8. Waterloo, SW9141;
  - 9. Wythe Blue, BM HC-143;
  - 10. Narrangsett Green, BM HC-157;
  - 11. Jojoba, BM AF-460;
  - 12. Duxbury Gray BM HC-163.

Homeowners, architects, contractors and landscape architects shall consult with the Genoa ARC and the SOA ARB for deviations from all standards contained in this document prior to obtaining final SOA ARB approvals. If any item or product becomes unavailable, the Genoa ARC will select the replacement item or product.

Revised and Approved by the Genoa Board of Directors July 17<sup>th</sup>, 2025.