

Beachwalk Villa ARB GUIDELINES
THE BEACHWALK VILLAS HOMEOWNERS ASSOCIATION
HOA Board Approval August 23, 2024
Revised and Approved August 22, 2025

The following are Architectural Guidelines specific for The Beachwalk Villas Homeowners' Association (BWV HOA). These Guidelines have been approved by the Neighborhood Association Board of Directors. **Any significant revisions to these Guidelines must be approved by the Beachwalk Villas HOA.**

Beachwalk Villas is a 22-acre neighborhood comprised of 159 townhomes surrounding a 10-acre man-made lake. The setting offers a peaceful, quiet, serene atmosphere among tall oak, pine, and palm trees. Beachwalk Villas is comprised of 37 Mediterranean-styled residential buildings and a private pool for BWV owners and their guests. The residential buildings consist of either 3, 4, or 6 units with 4 different floor plans for the entire neighborhood. Most units are 2 bedrooms. The larger units feature 3 or 4 bedrooms. Each unit has a private front patio surrounded by a privacy fence. The back patios face the lake and are separated by privacy fences on either side of the property. The area within the fenced patios is private property and the area outside of the fenced patio area is Beachwalk Villas HOA common area.

In order to maintain the neighborhood, the Beachwalk Villas Homeowners' Association wishes to protect and maintain the neighborhood property values and continuity throughout the community. The BWV Architectural Review Board (BWV ARB) and the BOD have developed and approved these guidelines with this goal in mind.

ARCHITECTURAL CONTROL PROCEDURES

All applications for exterior modification must comply with the Sandestin Owners Association (SOA) Architectural Review Board (ARB) Guidelines and these BWV ARB Guidelines. Modifications not consistent with these guidelines will be considered a variance. In reviewing such applications, the following factors will be considered:

1. EXTERIOR COLORS

- a. **Stucco Surfaces** - Sherwin Williams Loxon Self-Cleaning Satin SW 7631 CITY LOFT
- b. **Wood Soffits, Fascia, Trim, Porch Ceilings, and Doors** - Sherwin Williams Duration Exterior Coating Satin Sheen SW 7631 CITY LOFT
- c. **Fences and gates** - Sherwin Williams Duration Exterior Coating Gloss Sheen SW 7018 DOVETAIL
- d. **Metal Window Frames and Metal Door Frames** - Sherwin Williams DM Medium Bronze Satin Sheen (previously called BRZ 11 Satin Bronze)

2. ROOFS

- a. The selected roof tiles are sourced from Westlake Royal Roofing Solutions. The selected roof tile for Beachwalk Villas is the Newpoint style concrete barrel roof tile, Barcelona 900 series (SKU:1HBCS6259). The color is New Southern Blend.

3. FENCES AND GATES

- a. All fence and gate construction shall be of the same style and design as the original and shall be constructed with treated wood and painted with the current approved neighborhood exterior color.
- b. No fence shall be higher than six feet above grade; however, the BWV ARB may approve a lesser height on a case-by-case basis to preserve a critical view path or to maintain a sense of scale already evident in Beachwalk. These modifications must receive final approval from the SOA ARB.

4. PATIOS AND DECKS:

- a. All patios and decks on the lakeside of each unit shall not impede the flow of storm water runoff or cause drainage problems to neighboring properties. On grade patios are encouraged in all areas where grade and site conditions permit. Patios on grade, except for accessibility ramps or built in seating, shall be at least 4 inches below the interior floor of the unit unless the original construction was less than 4 inches. Patios will be constructed to slope away from the building. Front patios will slope to meet the front existing sidewalk of the common area. All construction shall be contained on the unit owner's property and not extend onto common grounds.
- b. Patio materials shall be concrete, stained concrete, tile, or pavers or in some cases treated wood or manufactured "wood like" material may be approved. Earth tones and natural colors shall be used.
- c. Deck materials, for units originally constructed with decks, shall be treated wood or manufactured "wood like" materials. Construction shall be contained on the owner's property and not extend onto common grounds. Deck handrail color shall match the deck planks. The deck-walking surface shall be maintained in a structurally sound condition and treated with a clear preservative, stained or painted using a color compatible to the handrail.

5. TRIM WOOD REPLACEMENT

- a. Trim wood, except for the soffit, will be replaced with cedar wood similar to other cedar wood existing or treated wood trim on the villas when replacement is required due to deterioration of the wood. Soffits will be replaced with treated plywood.
- b. The Beachwalk Villas Owners Association is responsible for painting this wood at intervals determined by the Board. If an owner repairs or replaces trim wood between these intervals, the owner must paint the repaired or replaced wood to match existing colors.

6. WINDOWS

- a. It is the responsibility of the owner and/or contractor to ensure all replacement windows comply with current county building codes.
- b. Replacement window framing can be composite, fiberglass, or aluminum. Vinyl replacement windows are not recommended.
- c. Glass replacement for windows must be double pane and can be lightly tinted. Foil or highly reflective material is not permitted.

7. DOORS

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

- b. French doors or single doors with high impact glass inserts are permitted as replacements for the main entry doors and sliding glass doors.
- c. Door style and material requires approval.

8. LIGHTING

BAXTER 8" POST - OW (766-8-95) by Quorum



a. Carriage Lighting – Only one private carriage light is allowed per building. The approved or similar style and size carriage lights are: Quorum Lighting, Baxter Outdoor Post Lantern, color: black (Model 766-8-95, height 15", Width 8"), Millennium, Curry Outdoor Post lantern, color: black (Model # 10941-PBK, height 19.5", width 9"), and the black steel post (Model # 40194, item # 13960). Any owners who request a carriage light may do so using the approved materials or similar style as stated above, at their own cost which includes the materials, the installation, and the electrical connection cost. The owner will also be responsible for hiring the contractor, purchasing the approved materials, and filing the request with the SOA ARB for final approval.



b. Address Lighting – Address lights are to be posted on the front fence near each unit's entry gate. The approved address light is the Luminaire 30-NL-LED K3 (**300 Net Lumens ONLY**) manufactured by WFHarris Lighting Inc. The housing color is black and the lens color is opal white with black numbers.

9. GUTTERS

Building gutters must be approved by the BWV ARB and the SOA ARB. Most residential buildings in Beachwalk Villas do not have gutters. In order to preserve building appearance, gutters on a single unit are not allowed. Gutters must be installed on the entire building to avoid a patch work of individual units and to maintain a uniformity in appearance. Approval will include the contractor's gutter design showing all horizontal runs and downspout locations. With our climate, a 6" gutter with typically a mesh leaf guard is required to handle the water volume and avoid frequent clogging with leaf debris. All gutters and downspouts will be painted the color of the wall or trim behind them.