



SOA ARB SUPPLEMENTAL GUIDELINES

BURNT PINE HOMEOWNERS ASSOCIATION

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The following are the SOA Supplemental Architectural Guidelines specific for Burnt Pine. They are to be 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 construction and exterior modification applications, including landscaping, must comply with these Guidelines as well as the SOA Guidelines.

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A. SINGLE FAMILY IN BURNT PINE (Club Drive, Burnt Pine Cove, Burnt Pine Lane, The Oaks, Bay Estates, Bay Villas, Bay Vilas Court, Pine Valley)

1. Buildings/Accessory Structures Setbacks

The building setbacks and envelope illustrations as listed in the SOA ARB Guidelines represent the placement of buildings, garages, decks, patios, walls and hedges, depending on the lot's location. Some lots may have required variations to the illustrations due to special factors. The ARB will establish setbacks on these lots in consultation with the owner and architect during the initial review stage.

2. Accessory Structures

Many lots are large enough to accommodate a gazebo, cabana and detached garage. If built, the accessory structures must be located within the required setbacks and match the architectural details of the home. Roofs and exterior walls must be compatible with the main house in both design and color.

3. Building Heights

Maximum building height of residences will be forty feet (40') measured from the first floor to the highest point of the roof (excluding chimneys). Maximum building height will not exceed forty-five feet (45') (above the crown of the roadway). Whenever possible, the second (or third) floor should be tucked into or related to the roof structure with dormers or small roof terraces to diminish the scale.

4. Easements

No permanent structures will be placed in any easement. Variances for pool equipment, HVAC, generator pads, and pumps will be reviewed on a case-by-case basis and will require a Variance Form from adjacent property owner(s) (if applicable) and written consent from the easement grantor.

5. Maximum Building Coverage

A maximum of forty percent (40%) of the lot can be covered by the building and accessory structures. The building will mean areas contained under the roof, including air-conditioned or non-air-conditioned space.

6. Square Footage and Stories

All single-family residences will have minimum square footages as set forth in the SOA ARB Guidelines and refer to air-conditioned space.

7. Finished Floor Elevations

The minimum finished floor elevation (first floor) will be twenty-four inches (24") above the crown of the adjacent roadway and the maximum finished floor elevation will be forty-eight inches (48") above the crown of the road.

The minimum garage floor elevation will be eighteen inches (18") above the crown of the adjacent roadway. Exceptions will be permitted only on the lots that slope in a way that all drainage is to the rear of the lot. Drainage plans must be submitted in accordance with ARB Guidelines.

8. Exterior Appearances

a. Walls: The architectural design throughout these neighborhoods will be primarily stucco with accents in brick, wood shakes, concrete reinforced siding or stone graced with arches, and

fenestrations (windows or openings) of stucco bands and accents. Colors will be a subtle range of pastels creating individuality between houses and a sense of community harmony.

- b. Windows: Wood, vinyl or painted metal clad wood windows are encouraged. Other window frame materials will be considered. Clear and lightly tinted glazing is acceptable pending approval of tint color but deep tinted or highly reflective materials will not be approved.

If draperies are used in the home and are visible from the exterior, the draperies shall be lined with a neutral non-patterned lining that is consistent throughout the home

Lightly tinted glass is acceptable, but foil or reflective material is not allowed. Roof overhangs: awnings, and shutters are appropriate sun screening devices with approval of design, material, and colors.

- c. 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 cedar shakes, cedar shingles, the imitation cedar shingle, slate or imitation slate, or concrete tile in a limited variety of shapes and colors. The use of heavily variegated colors creating spotted contrast is strongly discouraged.

Roof overhangs form an integral part of the architectural character of the community and should be maximized wherever 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.

Roof overhangs will be a minimum of twelve inches (12") and a maximum of twenty-four inches (24")

Roof attachments such as ornamental ridge caps, weathervanes, and oversized fireplace flues are encouraged. Vents are to be located on side elevations. Flashing is recommended to be copper or stainless steel, except in the case of metal roofs where it will be the roofing material. Raw aluminum or galvanized metal for exposed flashing is prohibited.

Skylights are not permitted on the street elevation.

- d. Chimneys: Chimneys, along with other projections above roofing surfaces, play a dominant role in depicting the character desired. Chimney dimensions will be compatible in scale to the structure; however, the minimum size will be two feet six inches (2'6") by four feet six inches (4'6"). All exposed surfaces of chimneys should be an appropriate earthen material with a preference for covered flue endings. Roof penetrations larger in diameter than 7", such as used for prefab fireplaces, gas furnaces etc. will be painted the same color as the roof tiles, and need not to be contained within chimneys. Only chimney penetrations will be permitted to be seen on the front elevation of the house.
- e. Satellite TV dishes, if used will be small, out of sight from the street and golf course and discreetly placed and have adequate landscaping to minimize being seen from neighboring property, the street, or the golf course, and approved by the ARB prior to installation.

- f. Doors: Front doors should make a strong architectural statement. Wood or glass exterior doors must be a minimum of seven feet (7') in height. The use of double-front entry doors, or doors enhanced by side and /or top window panels are strongly encouraged.

Garage doors should be compatible with the exterior wall design and color. Garage doors must incorporate automatic garage door openers. Refer to "Garage" section of these Guidelines for additional requirements.

- g. Shutters: From a design point of view, louvered shutters are encouraged, but bevel board and panel shutters are acceptable. In the bevel board style, the joints between boards and crosspieces should be understated to avoid a rustic look. A very small "V" groove should be between boards, and all edges of the cross pieces should be chamfered.

All shutters will be operable using traditional hardware, pivots and latches. Louvered shutters can be allowed to tilt from top or swing open. It is important to note that the installation of the shutters should be done in the historical manner, i.e., louver blade should angle with the outer edge downward when the shutters are closed in front of the window so that they block the sunlight. Tilting shutters have the advantage of allowing light to flow through the window while offering protection from sun and rain. All shutters must be sized to fit the window, and must be painted wood, or ARB approved authentic-looking materials. Anodized aluminum is acceptable for louvered shutters. The rough sawn unfinished wood look is not acceptable

9. Landscape and Site Trees

As trees represent Sandestin's most valuable natural site amenities, extra care must be taken to ensure their protection.

Site plans are required to include tree surveys, which locate all pine trees that have at least a six-inch (6") caliper at least four feet (4') above natural grade. Tree species other than pine over three-inch (3") caliper must be individually identified.

Trees to be removed must be flagged in the field for an inspection by the ARB. No trees will be removed without a letter of approval from the ARB. Trees not flagged for removal, which are removed subsequently, must be replaced with trees of equal or greater canopy during landscape installation.

Street trees, which are planted by Sandestin in the right-of-way, are not to be tampered with under any circumstances. Street trees or other installed landscape materials, which are damaged or removed by homeowners, must be repaired or replaced by the homeowner within two (2) weeks of notification by the ARB, and/or Burnt Pine HOA.

Landscaping at the rear of the house to the golf course or lake will be permitted to plant sod or indigenous planting materials. A consideration to the plant material and potential growth must be given.

No landscape or hardscape work will be permitted to commence without an express landscape/hardscape approval letter from the ARB.

Yard decoration, playground equipment or artwork are prohibited on sites where it will be visible from the street, the golf course, or adjacent lots. Fountains or statues that are desired by the owner must be included on the landscape plan as well as all applicable building elevations for review by the ARB.

10. Driveways

Driveways widths should be sufficient to allow for vehicle, except in the vehicular parking area or as the drive enters the street or garage enclosure. Driveway entry from the street must generally be located at least ten feet (10') from the side property lines and, where possible, should gracefully curve to the garage entrance rather than overly straight and structured driveways and located to avoid existing trees. Access to garages will be reviewed on an individual basis by the Board. Driveways will not be closer than four feet (4') from the side property lines.

The maximum driveway width at the intersection of the curb will not exceed twenty feet (20') and should have a curved or geometric pattern intersecting with the driveway. This cleared area will be part of the submission for ARB approval as part of the hardscape drawings on the landscape site plan.

Preferred surfaces are stone, brick, textured concrete either stamped or with patterns, or Chattahoochee set in concrete. Painted or stained driveways may be considered with paint and stain samples supplied with LRV noted. Each driveway design, pattern and coloring will be noted on the site plan for hardscape of the landscape design drawings. The plan needs to be designed so that it minimizes the impact of hardscape in the front elevation. Epoxied surfaces and asphalt driveways are not permitted. Extended parking areas need to be softened with landscaping to minimize the additional hard surface.

Circular driveways are only allowed on larger lots with approved landscaping utilized to soften the appearance. The inside radius will be a minimum of 12'-0", 16'-0" preferred. The outside radius will be a minimum 25'-0", 30'-0" preferred. Seventy-five percent (75%) of inside circle will be planted with evergreen plant material.

When space is available, motor courtyards screen from view with walls or adequate landscaping should be included in the driveway design.

11. Garages

Each home must have garage space to accommodate a minimum of 2 automobiles. The maximum garage space allowed will accommodate no more than 3 automobiles or 2 automobiles and a golf cart, cumulatively. Preference would be to have a single-sized garage door for each garage bay. Garages may be detached from the main residence but must fall into the building envelope as defined in the attached building setbacks. Carports are not permitted; however, Porte Cocheres are permitted with the restriction of no underneath permanent parking. Garage doors facing the street are not permitted.

12. Sidewalks

All property owners where a sidewalk exists will be required to construct a poured concrete sidewalk with a minimum of six feet (6') in width. Sidewalks will be installed at the time of installation of driveways with optional approved curb cuts.

13. Walls/Fences/Seawalls/Docks

Walls or fences should be contained in the building envelope and not in the site setbacks. Landscape retaining walls may be built within the setbacks up to thirty inches (30") above finished grade.

Privacy walls and privacy hedges constructed within the building envelope may have a maximum height of eight feet (8') above finished grade. Pilasters may extend an additional two feet (2') above the height of the walls. Walls must be built in a style that is in keeping with the design of the main residence.

Fences constructed between the house and the golf course will be limited in height to forty-eight inches (48") above finished grade. All fencing should be softened with approved plantings to be submitted with a substantial landscape plan. No fencing shall be allowed parallel with the lake within 15' of water's edge.

Lots located on the bay will have no fenced areas beyond the fifty-foot (50') rear yard setback as defined in the Covenants, Conditions and Restrictions, except as necessary, to enclose a pool area including a fence line to the water's edge on bay front lots. Such pool fencing will be constructed with pilasters and open aluminum or wrought iron fencing not more than four feet (4') above grade.

Seawall materials shall be vinyl Marine Sheet Piling or wood approved as materials for seawalls only on the bay. Colors must be in the sandstone or clay color family. Cap material shall be wood, Trex or aluminum.

In addition to the stated SOA ARB Guidelines, if there is a variance being requested for a dock on the bay, the adjacent owners must be notified by way of an SOA Variance Form.

Any dock on the Bay or lake accessories (fish cleaning stations, summer kitchen, fish lights, firepits or any other accessory) must be approved by the HOA. In all cases, covered docks on any lake will not be allowed.

14. Pools/Pool Cabanas/Pool Enclosures

Pool must be designed to complement the architectural components of the residence. Pools and spas must be in-ground. Pool coping may not be higher than either the finished first floor elevation or forty-two inches (42") above the crown of the road, whichever is lower.

Pools must be surrounded by a fence or wall, which is designed to coordinate with the architectural detailing of the home and meet all applicable building codes. A fence is not required if there is a pool enclosure.

Pool enclosures may not be free standing and must be located within the building setback lines. The enclosure should be designed as a continuation of the eave line and not appear as an added appendage. The maximum allowable height of screening will be two feet (2') above the eave.

Pool cabanas will be permitted if compatible with the architectural elements of the residence, including roof, and must be situated within the pool setbacks established. The cabana may not be a dwelling residence, and only a minimal Pullman type kitchen will be allowed.

Swimming pools or other water features shall not extend forward of the front living area of the house (except approved fountains).

15. Greenhouses

Greenhouses are preferred as a connecting element of other segments of the home. Detached greenhouses will be considered on a case-by-case basis. Greenhouses must be designed as a part of the overall theme of the home and not appear as an independent or temporary feature. They must be screened from the street, golf course, and adjacent property views.

16. Porches, Decks, Verandas, Balconies, and Docks

The creative use of wide verandas, porches and balconies on all elevations is strongly encouraged especially as a means of framing views to the golf course and street.

Approved materials for handrails, pickets, columns and safety walls are:

Stone	Wood
Painted aluminum	Wrought iron (with rust inhibitor)
Stainless Steel	Stucco
Concrete	Brick

Porches and decks may not be freestanding. If screening is desired, the enclosure must be designed as an integral part of the roof and walls, not as an appendage.

Docks must be constructed with composite material and color to be weathered cedar or environmentally blending in tone. Color choice must be submitted with dock plans.

17. Mailboxes

Mailboxes will be clustered and will be provided by the Association. No individual mailboxes will be allowed.

18. Exterior Lighting

Exterior lighting must be provided for safety and security. Recessed or down lighting and landscape up-lighting is recommended. Floodlights are prohibited. All post mounted and building mounted fixtures which cast light onto adjacent properties will be reviewed infield after installation. Kelvin temp must be identified on the lighting plan and shall not exceed 2700. No fluorescent bulbs are allowed in outside fixtures.

If a nuisance is deemed to exist, the fixture will either be removed or the wattage lessened to a more acceptable level. Designs for lights must be presented as part of the landscape submission. No lights are to be installed without written approval of the ARB.

19. Colors

The color palette includes a range of earth tones and subtle whites. The purpose for this palette is to have homes blend in with the natural, rich colors already present in the landscape. The number of colors on the home should be kept to a minimum and intense contrasting of base and trim colors should be avoided. In the application to paint new construction or repaint an existing home, paint colors need to include the LRV and must not exceed 85 LRV.

Refer to SOA ARB Guidelines for color and sample posting requirements. No exterior colors are to be applied without written approval from the ARB.

20. Storm Water Drainage

The storm water drainage for Burnt Pine Cove, Burnt Pine Lane, Burnt Pine Circle and Bay Estates Drive is partially detained and drained by a system of swales located along the front of each lot and adjacent to the common roads. Each owner will construct the driveway for the house over an 8" drainage pipe in compliance with the specifications of the ARB or will construct the driveway with a dip, which is consistent with the slope of the swale, so that the storm water drainage is not adversely affected and can flow freely.

A drainage plan will be submitted and approved by ARB for all new construction and landscape/hardscape modifications per the requirements defined in the ARB Guidelines. Proper drainage will be maintained at the homeowner's expense.

B. SINGLE FAMILY FOR MERION

1. Setback Criteria

See Section A.

If two lots are combined, the side setback amounts for each lot will be added together and used as the side setback for the joined lots.

2. Accessory Structures

Each lot may be large enough to accommodate accessory structures in addition to a main house. Examples of accessory structures are an attached garage, detached garage with upstairs residence, guesthouse, pool house or cabana, greenhouse, or gazebo.

Accessory structures must conform architecturally with details, materials, and colors to the main residence. Accessory structures cannot be constructed outside the envelope of land defined by the building setbacks.

3. Building Heights

Maximum building height of residences will be forty-five feet (45') measured from the top of finished floor to the highest point of the roof, excluding chimneys. No part of any home can be built to exceed forty-eight feet (48') above the crown of the road at the midpoint of the front property line. Residences may include up to three (3) stories. Third floor space should be tucked into or related to the roof structure with dormers or small roof terraces to diminish the scale.

4. Easements

See Section A.

5. Maximum Building Coverage

See Section A.

6. Square Footage and Stories

Homes constructed in Merion will contain at least the following combined heated and cooled floor area for their main residence and accessory structures. While encouraging the use of multiple structure site strategies, the initial phase of construction must meet the required minimum square footages. See square footage information in SOA ARB Guidelines.

If two lots are combined, the combined maximum square footage will be:

<u>LOTS</u>	
3100-3111	7,000 sq. ft.
3112-3117	9,000 sq. ft.
3118-3130	6,000 sq. ft.

7. Finished Floor Elevations

Due to the high berming and dense vegetation of the award winning Burnt Pine Golf Course, homes in Merion will be encouraged to vary floor height to obtain valuable golf course views. For site drainage purposes, the minimum finished floor (garage) will be sixteen inches (16") above the crown of the adjacent roadway; although eighteen inches (18") or more is preferred to reduce water damage during high rains or hurricanes. The maximum finished first floor elevation will

be no greater than one hundred-fourteen inches (114") above the crown of the road at the midpoint of the front property line.

If a pile supported foundation is to be used, the area between finished grade and the finished first floor is to be at least eighty percent (80%) screened with wall materials that are consistent with the design of the home. Latticework does not constitute a wall. Solutions will be acceptable only if they prevent views from passing underneath the main body of the home.

8. Exterior Appearances

a. Walls: Acceptable exterior wall materials will include:

Stucco	Hardwood siding
Hardboard siding	Wood shakes and shingles
Concrete	Clear or sandblasted glass
Dressed Stone	Brick

b. Windows: Wood frame windows are strongly suggested, as are French doors. Vinyl, aluminum clad wood and aluminum windows, are acceptable. Lightly tinted glass is acceptable pending color submission, but foil or highly reflective material is prohibited. Where window coverings are used, drapery liners or some other internal neutral color barrier are required to create a unified exterior appearance. Awnings and shutters are both appropriate and desirable sun screening devices pending approval of design, material, and color.

c. Roofs: All gable and hip roofs will have a maximum slope of 12:12 and a minimum of 6:12. A low sloped roof may be used for up to 10 percent (10%) of the roof area if parapet walls are incorporated are at least eighteen inches (18") above the finish roofing material.

Roofs, which connect accessory structures with each other or with the main residence, are to be finished with roofing material similar to the main house.

Acceptable roof materials will include:

Concrete barrel tile	Concrete flat tile
Standing seam metal	Cedar shingles
Slate or imitation slate	Copper

Roof color is to be uniform. White roofs and heavily variegated colors, which create a spotted contrast, are not allowed.

Upon commencement of construction, one full size piece of roof material is to be placed on site, adjacent to a four foot by four-foot (4'x4') house color board for review by the ARB. No roofing material is to be placed on the roof prior to the granting of an express roof color approval letter from the ARB.

Roof overhangs should be maximized wherever possible to provide shelter from both the subtropical sun and rain showers. Roof overhangs may incorporate balconies, verandas and screened porches.

Roof attachments such as ornamental ridge caps, weather vanes, and oversized fireplace flues are encouraged. Vents are strongly recommended to be located on side elevations. Flashing is recommended to be copper or stainless steel, except in the case of metal roofs where it will be the roofing material. Raw aluminum or galvanized metal for exposed flashing is prohibited.

Skylights are not permitted on the street elevation.

Chimneys: Chimneys must be compatible in character with the home. Flue endings must be covered. 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 tiles, and need not to be contained within chimneys. Only chimney penetrations will be permitted to be seen from the front of the house. If a gas unit is to be installed, a false chimney will be required.

- d. Doors: Front entry doors are expected to be designed as an integral component of the overall design theme. Front entry doors are required to be at least seven feet (7') in height. Double front entry doors, side and top lights are encouraged. Aluminum sliding glass doors are not permitted to be visible from either the street or golf course and are generally discouraged.
- e. Shutters: Shutters must be designed in accordance with the overall style of the home. All operable shutters must incorporate traditional hardware, pivots and latches. Roll down shutters are prohibited. Louvered shutters can be allowed to tilt from the top or swing open. Shutters must be installed in the traditional manner with the outer edge of the louver blade facing downward when closed.

Acceptable materials for shutters are:

Wood	Anodized Aluminum
Fiberglass	

9. Landscape and Site Trees

See Section A.

10. Driveways

See Section A.

Paved motor courtyards screened from view with walls are highly desirable.

The maximum driveway width at the intersection of a curb will not exceed twenty feet (20') and will not be permitted to cross over the imaginary extension of the side property line through the SOA right-of-way. Approval of driveways will be done as part of the hardscape/landscape review. Driveway design and color must be noted on the site plan.

Approved materials for driveways are:

Stone	Brick
Concrete	Concrete pavers
Stamped or patterned concrete	Washed aggregate finish concrete

11. Garages

See Section A

12. Sidewalks

See Section A

13. Walls/Fences

See Section A

14. Pools/Cabanas/Pool Enclosures

See Section A. All pools and pool fences must conform to the setback requirements.

15. Greenhouses

See Section A.

Detached greenhouses will be reviewed on a case-by-case basis. Greenhouses are desirable as a method of joining separate structures. Greenhouses must be designed specifically for the residence in question by a licensed architect rather than being purchased as an existing unit.

16. Porches, Decks, Verandas and Balconies

The creative use of wide verandahs, porches and balconies on all elevations is strongly encouraged especially as a means of framing views to the golf course and street.

Approved materials for handrails, pickets, columns and safety walls are:

Stone	Painted aluminum
Stainless Steel	Concrete
Wood	Wrought iron (with rust inhibitor)
Stucco	

Porches and decks may not be freestanding. If screening is desired, the enclosure must be designed as an integral part of the roof and walls, not as an appendage.

17. Mailboxes

See Section A.

18. Exterior Lighting

See Section A.

19. Colors

See Section A