

SANDESTIN OWNERS ASSOCIATION, INC.
Architectural Review Board Meeting
September 16, 2026
Agenda

New Construction

- A. 2073 Crystal Lake I – NC - Variance for garage location (less than 15ft behind front wall), fence and pool pavers in rear setback. Pool equipment, HVAC, Water Heater, and irrigation pump in right setback. Sander/Owner, C Willys Builders/Contractor, ECAM**
- B. 3574 Preserve – NC – Conceptual – Variance for house, driveway, and pool deck in rear setback. Variance for painted brick. Dunkin/Owner/Contractor, Newman Dailey**

Exterior Modifications

- A. 1440 Baytowne – EX LS MOD - Addition to front left of house. Install patio area with stucco columns and black aluminum fencing front elevation. Replace roof Saxony 900, Stone Mountain Blend. New windows on addition to match house. All finishes to match existing. Install landscaping. Commander/Owner/Contractor, Virtuous**
- B. 1462 Baytowne – EX LS MOD – Variance for fence in left and right setbacks and rear easement. Install 48” black aluminum fence rear elevation with 3 gates. Install gutters and downspouts all elevations. K style white. Replace front entry and garage lights. Black 2700K. Farnen/Owner/Contractor, Virtuous**
- C. 1637 Genoa – EX LS MOD – Variance for pavers in left setback. Install golf cart parking pad on left elevation, 5’x14’. Pavers Mojave to match existing. Add Azaleas to soften. Paint house Creamy SW7012 and shutter Narrangsett Green BM HC-157 Ginn/Owner, Delta Pavers, Virtuous**

Landscape Modifications

- A. 489 Linkside - LS MOD – Variance for artificial turf. Install 40’x15’ area of stepping stones, 12”x12” white, with artificial turf. Install 8’x23” galvanized steel tub with liner and 2 raised beds, all rear elevation. Dillon/Owner/Contractor, Virtuous**
- B. 1127 Prestwick – LS MOD – Variance for pavers in rear setback. Install 10’x30’ paver patio, rear elevation. Flagstone, Victory, White/Pewter. Palma/Owner, Jordans Top Notch Lawncare/Cont., CMA**
- C. 1345 Laurel Grove – LS MOD – Variance for pavers on HOA property. Expand driveway 5.5’ on left side with pavers. Appian, Color Mix 32. Pour new concrete driveway, same footprint. Olson/Owner, Patriot Outdoor Solutions/Contractor, Virtuous**
- D. 1509 Island Green – LS MOD – Variance for river rock, water feature in left setback, and pavers in left and right side setback. Install river rock bed on right and front left elevations. Landscape renovation entire yard. Belgard Appian 2 pc, charcoal. Dauzat/Owner, Proworks Landscaping/Contractor, ProCam**
- E. 2013 Crystal Lake II – LS MOD – Install gutters and downspouts front, right, and rear elevation of house and front and left of garage. K style white. Dillon/Owner, Destin Gutters/Contractor, Virtuous**
- F. 2084 Crystal Lake I – LS MOD – Replace driveway and walkway with pavers, same footprint. Belgard Appian, Slate with Granite border. Johnson/Owner, Delta Pavers/Contractor, ECAM**

- G. **3125 Merion – LS MOD – Install bird sculpture front elevation.** Carroll/Owner/Contractor, Virtuous
- H. **3238 Bay Estates – LS MOD – Variance for above ground spa. Install spa rear elevation.** Kunkel/Owner/Contractor, Virtuous
- I. **3554 Preserve – LS MOD – Remove 2 trees on rear and 1 tree on left elevation. New landscaping front, left, and rear elevations.** Quattrocchi/Owner, Coastal Creations Landscaping/Contractor, Newman Dailey
- J. **3953 Baytowne – LS MOD – Variance for white rock. Install white rock at front porch and between driveway and eyebrow.** Slay/Owner, Paradise Landscaping/Contractor, Virtuous
- K. **8842 St Andrews – LS MOD – Install landscape lighting.** Thomas/Owner, Aqua Oasis Pool/Contractor, ProCam

Standard Modifications

- A. **271 Fairways – EX MOD – Replace roof with same as existing. Owens Corning, Oakridge, Desert Tan.** White/Owner, Timberman Roofing/Contractor, Virtuous
- B. **709 Sandpiper – EX MOD – Replace roof with same as existing. GAF Timberline HDZ, Oyster Gray.** Davis/Owner, L3 Roofing/Contractor, Procam
- C. **1208 Deerwood – EX MOD – Replace vinyl siding with smooth Hardie. Paint Pure White SW7005.** Karian/Owner/Contractor, ECAM
- D. **1372 Laurel Grove – EX MOD – Replace roof. Owens Corning, Duration, Antique Silver Cole/Owner, Safeguard Roofing Pros/Contractor, Virtuous**
- E. **1871 Villa Lago – EX MOD – Paint stucco Neutral Ground SW7568.** Driggers/Owner, Costa Esmerelda Painting LLC/Contractor, FirstService Residential
- F. **1903 Villa Lago – EX MOD – Paint stucco Neutral Ground SW7568.** Orazo/Owner, A&M Quality Improvement/Contractor, FirstService Residential
- G. **2063 Crystal Lake II – EX MOD – Paint top portion of house body Sensational Sand SW6094, bottom Lightweight Beige SW6092, and trim Familiar Beige SW6093.** White/Owner, Greg Yokel/Contractor, Virtuous
- H. **3558 Preserve – LS MOD – Refinish pool and replace pool tile. White and light blue. Replace existing pool deck and pavers with 24” Ice White sandblasted tiles. Cover columns with brick, light washed finish. Replace outdoor kitchen granite Cosentino, Sandik Dekton. Backsplash to match pool tile.** Burson/Owner, 5 Brothers Pool/Contractor, Newman Dailey
- I. **3952 Baytowne – EX MOD – Replace existing front door, sidelights, and transom with new double glass door and transom. Black finish.** Hollis/Owner, Folkers Window Co/Contractor, Virtuous

Email Ratifications

- A. **Blanco Boutique – EX MOD – Paint exterior Pure White SW7005.** Baytowne Village Realty/Owner/Contractor