

# **SOA ARB SUPPLEMENTAL GUIDELINES GRAND HARBOUR ASSOCIATION**

HOA Approved 12/29/2011  
SOA ARB Approved 1/5/12  
SOA BOD Approved 1/19/12  
HOA Board Approved Revisions 1/13/2021  
SOA ARB Approved Revisions 2/24/2021  
SOA BOD Approved Revisions 3/25/2021

The following are the SOA Supplemental Architectural Guidelines specific for Grand Harbour. 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.

Due to the nature of the townhome concept, any modifications to existing structures, including porches, as well as the addition of lighting, yard art, potted plants and landscape plants will affect the overall appearance of the entire community. In other words, what one neighbor does may have a direct impact on another. Therefore, in order to maintain the aesthetics of the total Grand Harbour complex, the following design guidelines have been applied.

## **EXTERIOR APPEARANCE**

All homes in Grand Harbour will have two "fronts" --- one facing the street, the other facing the Golf Course or Bay.

## **EXTERIOR LIGHTING**

The installation of exterior lighting of any kind requires approval.

## **WINDOWS**

The base townhome plans are to be followed when replacing windows. Glass block, aluminum storefront- type windows, and "window-walls" are not permitted. Tinted glass is not acceptable and foil or highly reflective materials is also prohibited. Clear plexi-glass for potential golf ball damage may be considered if need is apparent.

## **ROOFING**

The addition of solar energy producing devices (active and/or passive) is subject to ARB approval.

## **DOORS**

Front entry doors must be aesthetically consistent with the look of the existing plan and must be one of the following:

- Solid white six panel (36 x 80)
- Smooth white, full-lite with white blinds (inside/between the glass panes) and clear impact glass (36x80), including particularly as shown on the attached Exhibit (particular manufacturer not required but must have physical characteristics and specifications of this door option)

Glass storm doors are allowed with either option but must be white with full view clear glass.

## **SHUTTERS**

Shutters must be consistent throughout the community. No additional shutters may be added. In the event of a necessary replacement, the new shutters must be identical to the old. This does not apply to hurricane protection. See SOA ARB Guidelines for information regarding hurricane protection.

## **PORCHES, DECKS AND BALCONIES**

Porches, decks and balconies may not be freestanding. Enclosure of any attached porch or deck using glass, wood, plexi-glass or any other material other than the existing screen that has been installed throughout, is not permitted. Upper decks may not be screened or enclosed.

## **FENCES**

Fences may not be constructed. For drainage purposes only, landscaping retaining walls may be built outside the setback lines by the Association. No masonry walls, privacy walls, or privacy hedges are permitted.

## **COLORS**

Building and trim colors are to be consistent throughout the community. Exterior painting will be done as a community when necessary to maintain consistent exteriors.

## **MISCELLANEOUS EXTERIOR APPEARANCE**

- Skylights are prohibited.
- Recreational equipment, such as but not limited to, hot tubs and swing sets are not permitted.
- No signs, decorative flags (see SOA ARB Guidelines for permitted flags) or other items may be attached to the exterior of the townhomes (or freestanding) where visible from the street, the golf course or the Bay.



## Specifications

### Dimensions

Actual Door Height (in.)	81.5625
Actual Door Thickness (in.)	1.75
Actual Door Width (in.)	37.375
Door Height (in.)	80
Door Thickness (in.)	1.75
Door Width (in.)	36
Jamb Size (in.)	4-9/16"
Nominal Door Height (in.)	80
Nominal Door Thickness (in.)	1.75
Nominal Door Width (in.)	36
Rough Opening Height (In.)	80
Rough Opening Width (In.)	38-1/4

### Details

Bore Type	Double Bore
Color Family	White
Color/Finish	Smooth White
Door Configuration	Single Door
Door Glass Insulation	Dual Pane, Tempered
Door Handing	Left-Hand/Inswing
Door Style	Classic
Door Type	Exterior Prehung
Features	Blinds Between the Glass, Brickmold, Lockset Bore (Double Bore), Weatherstripping



Finish Type	Painted
Frame Material	Composite
Glass Caming Finish	No caming
Glass Layout	Full Lite
Glass Shape	Rectangle Lite
Glass Style	Clear Glass
Hinge Finish	Nickel
Hinge Type	Ball Bearing
Included	Instructions
Material	Fiberglass
Number of Hinges	3
Number of Lites	1 Lite
Panel Type	1 Panel
Product Weight (lb.)	120
Returnable	180-Day
Suggested Application	Front

## Warranty / Certifications

Energy Star Qualified	North-Central,Northern
Manufacturer Warranty	Limited Lifetime

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Answers

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