

TIVOLI RIDGE ARCHITECTURAL REVIEW GUIDELINES

THIS ARCHITECTURAL REVIEW GUIDELINES DECLARATION, made as of the 20th day of November, 2018, by Tivoli Ridge Homeowners Association, Inc. Board of Directors, hereinafter referred to as "Association," recites and provides:

**RECITALS**

A. Association represents the 10 lot owners respectively and collectively of that certain real property located in Walton County, Florida, being all of that real property platted as Tivoli Ridge, a subdivision in Sections 26 and 35, Township 2 South, Range 21 West, Walton County, Florida, at Plat Book 9, Page 10 of the public records of Walton County Florida (the "Property" or "Properties"). The Association desires to maintain the beauty of the property, to assure high quality standards for the enjoyment of the Property that are compatible with the character of the surrounding development known as "Sandestin", and to promote the recreational interest, health, safety and social welfare of each owner of a portion of the Property.

B. To provide for the preservation and enhancement of the Property as an integral part of Sandestin, and for the maintenance of the Property and the improvements thereof, Association desires to subject the Property, together with such additions as may hereafter be made thereto, to the Architectural covenants, restrictions, and guidelines of this Declaration, each and all of which are for the benefit of the Property and each owner of a portion thereof.

C. Association desires that the Property be developed and enjoyed as an integral part of Sandestin, and, to that end, desires to provide that the Association coordinate its functions with those made available to other portions of Sandestin to as great an extent as possible.

**DECLARATION**

NOW, THEREFORE, Association hereby declares that the Property shall be held, sold and conveyed subject to the following guidelines, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of and which shall run with the property and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof, the Association and the owners of property within Sandestin.

**ARTICLE I**

**DEFINITIONS**

The following definitions shall apply wherever the capitalized terms appear in this Guidelines Declaration:

(a) "Accessways, Use, and Maintenance Agreement" shall mean that certain Tivoli by

the Sea Accessways, Use, and Maintenance Agreement recorded in Official Records Book 378, Page 131 of the Public Records of Walton County, Florida.

(b) "Additional Property" shall mean and refer to any real property added to the Property by Supplemental Declaration, which Additional Property shall then be included in the terms "Property" or "Properties."

(c) Tivoli Ridge Homeowners Association Architectural Review Board ("TR-ARB") shall mean and refer to the Tivoli Ridge Homeowners Association Board of Directors, as established by the Board of Directors of the Association.

(d) "Association" shall mean and refer to Tivoli Ridge Homeowners Association, Inc., a Florida non-profit corporation, its successors and assigns. The form of the initial Articles of Incorporation for the Association have been recorded with the Florida Secretary of State and the Walton County Clerk and designated as "Articles of Incorporation".

(e) "Board of Directors" shall mean and refer to the Board of Directors of the Association.

(f) "Book of Resolutions" shall mean and refer to the document containing rules and regulations and policies adopted by the Board of Directors as the same may be amended from time to time.

(g) "Common Property" shall mean and refer to all real property included within the Properties, other than any specific lots deeded to a respective lot owner, and any Parcel or Common Road, together with any improvements thereon, and all personal property for the common use and enjoyment of the Owners. The Common Property is not dedicated for use by the general public.

(h) "Courtyard" shall mean and refer to any portion of a Yard that is shielded from the view of adjoining Parcels or Common Roads that adjoin the Parcel by reason of a privacy wall. Courtyards may be enclosed on all sides by a combination of Privacy Walls, Perimeter Walls, and portions of the House, or may be open on one or more sides to a golf course or other view.

(i) "Association" shall mean and refer to the Board of Directors for Tivoli Ridge Homeowners Association, Inc., a Florida corporation, its successors and assigns, or to any successor or assign of all or substantially all of its interests in the development of the Property. The Association Architecture Review Board (TR-ARB) will and shall always be the Association Board of Directors, as elected by the Association, with full and exclusive authority to amend and/or modify these Guidelines.

(j) "HOA Declaration" shall mean and refer to the Declaration of Easements, Covenants, Conditions, Restrictions and Limitations for Tivoli Ridge Homeowners Association established the same date as hereof and recorded with the County Recorder.

(k) "House" shall mean and refer to any single family residential dwelling constructed or to be constructed on or within any Parcel, whether detached or attached in a townhouse style or other manner.

(l) "Master Association" shall mean and refer to the Sandestin Owners Association, Inc., a Florida non-profit corporation.

(m) "Member" shall mean and refer to those persons entitled to membership in the Association as provided in the Declaration.

(n) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Parcel, including contract buyers or sellers. Owners shall not include those having such interest merely as security for the performance of an obligation.

(o) "Parcel" shall mean and refer to any plot of land intended as a site for a House and shown upon any duly recorded subdivision plat of the Properties. Upon construction of a House, the term "Parcel" as used herein shall include the House and Yard.

(p) "Perimeter Wall" shall mean and refer to any wall separating any Parcel from a Common Road or its landscaped shoulder, but not from another Parcel. A Perimeter Wall may be built upon the Parcel boundary, in which case the Perimeter Wall would be partially Common Property and partially owned by the Owner of the Parcel.

(q) "Privacy Wall" shall mean and refer to a wall intended to shield a portion of a Yard from view but shall not include the Perimeter Wall or any structural wall of any House.

(r) "Property" or "Properties" shall mean and refer to that certain real property hereinbefore described and such additions thereto as may be added in accordance with the provisions hereof.

(s) "Sandestin Declaration" shall mean and refer to the Sandestin Declaration of Covenants, Conditions and Restrictions recorded at Official Records Book 203, page 58 of the public records of Walton County, Florida, as amended from time to time, and that certain Supplemental Sandestin Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 334, at Page 495-497 of the Public Records of Walton County, Florida.

(t) "Supplemental Declaration" shall mean any declaration of guidelines, covenants, conditions and restrictions which may be recorded by the Association, which extends the provisions of this Declaration to additional real property and contains such complementary provisions for such property as are required by this Declaration.

(u) "Yard" shall mean and refer to any and all portions of land lying, within any Parcel and lying outside the exterior structural walls of any House constructed on such Parcel and shall

include all landscaping, improvements and decorative and functional appurtenances thereon as initially constructed by Association. The Yard shall include the Courtyard.

(v) "SOA ARB" shall mean the Sandestin Architectural Review Board.

## ARTICLE II

### ARCHITECTURAL CONTROL

Section 1. Construction Subject to Architectural Control. No construction, modification, alteration or improvement of any nature whatsoever, except for interior alterations not affecting the external structure or appearance of any House, shall be undertaken on any Parcel unless and until a plan of such construction or alternation shall have been approved in writing by the TR-ARB and SOA ARB. Modifications subject to TR-ARB and SOA ARB approval specifically include, but are not limited to, painting or another alteration of a House (including doors, windows and roof); installation of antennas, satellite dishes or receivers, solar panels or other devices; construction of fountains, swimming pools, whirlpools, or other pools; construction of privacy walls or other fences; addition of awnings, gates, flower boxes, shelves, statues, or other outdoor ornamentation; patterned or brightly colored window coverings; any alteration of the landscaping or topography of the Property, including without limitation any cutting or removal of trees, planting or removal of plants and creation or alteration of lakes, marshes, hammocks, lagoons or similar features of the Property and all other modifications, alterations or improvements visible from Common Roads or other Parcels.

### Section 2. Procedures.

(a) Application. The plans to be submitted to the TR-ARB and SOA ARB for approval shall include (i) the construction plans and specifications, including all proposed landscaping, (ii) an elevation or rendering of all proposed improvements, and (iii) such other items as the SOA ARB may deem appropriated. No construction on any Parcel or the Property shall be commenced, and no parcel shall be modified, except in accordance with such plan or modification thereof that has also been approved by separate application.

(b) Basis for Decision. Recommendation for Approval shall be granted or denied by the TR-ARB based upon compliance with the provisions of this Declaration, the quality of materials, harmony of external design with surrounding structures, the effect of the construction on the appearance from surrounding Parcels, and all other factors, including purely aesthetic considerations, which is the sole opinion of the TR-ARB will affect the desirability or suitability of the construction; provided however, the SOA ARB shall have the final determination of approval.

(c) Uniform Procedures. The SOA ARB may establish uniform procedures for the review of applications, including review costs and fees, if any, to be paid by the applicant.

(d) Notification. Approval or disapproval recommendation of applications by the TR-ARB shall be given to the SOA ARB in writing within thirty (30) days of receipt thereof by the TR-ARB in accordance with the procedures adopted by the TR-ARB; in the event that the recommendation is not forthcoming within thirty (30) days, unless an extension is agreed to by the SOA ARB and applicant, the application shall be deemed as recommended by the TR-ARB and, upon SOA ARB approval the construction of the improvements applied for may be commenced provided that all such construction is in accordance with the submitted plans and provided further that such plans conform in all respect to the other terms and provisions of this Declaration and the SOA ARB.

Section 3. Liability. Approval by any ARB of an application by an Owner shall not constitute a basis for any liability of the members of the TR-ARB, SOA ARB, Master Association or the Association as regards (i) failure of the plans to conform to any applicable building codes or (ii) inadequacy or deficiency in the plans resulting in defects in the improvements.

Section 4. Limitations. Nothing shall be erected, constructed, planted, or otherwise placed in such a position (subsequent to the initial construction of improvements on the Property by the Association) so as to create a hazard upon or block the vision of motorists upon any of the Common Roads, which are part of, adjacent to or near the Property. No modification, alternation or improvement shall interfere with those easements or other rights set forth in this Declaration or the Sandestin Declaration. Without limiting the generality of the foregoing, no fence, wall or other improvement may be constructed adjacent to any golf course which would obstruct play or retrieval of balls without TR-ARB or SOA ARB approval.

Section 5. Additional ARB Restrictions for Single Family Dwellings in Tivoli Ridge.

1. **TERMINATION OF SOA ARB SECTION X OF THE 2010 ARB GUIDELINES**  
Tivoli Ridge has been included within the established 2010 SOA ARB Section X set forth within the SOA ARB Guidelines by default as a result of Tivoli Ridge failure to establish its own separate ARB Guidelines. The Association, as HOA Board of Directors, hereby establish and/or adopt the following Association TR-ARB Guidelines for application to development of all parcels and dwellings within Tivoli Ridge.

2. **BUILDINGS/ ACCESSORY STRUCTURES SETBACKS**

The building setbacks and envelope illustrations 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 TR-ARB may establish additional setbacks on these lots in consultation with the owner and architect during the initial review stage, subject only to SOA ARB guidelines and its approval of any variance thereto.

3. **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.

#### 4. 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. Residences may have a third floor of 250 square feet maximum allowable if built within the roofline.

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.

#### 5. EASEMENTS

No permanent structures will be placed in any easement without application and approval of the SOA ARB.

#### 6. MAXIMUM BUILDING COVERAGE

A maximum of seventy-percent (70%) 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.

#### 7. SQUARE FOOTAGE AND STORIES

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

#### 8. FINISHED FLOOR ELEVATIONS

The minimum finished floor elevation (first floor) shall be at least twenty-four inches (24") above the crown of the adjacent roadway and the maximum finished floor elevation shall be no more than forty-eight inches (48") above the crown of the road.

The minimum garage floor elevation shall be at least sixteen inches (16") above the crown of the adjacent roadway. Exceptions may be permitted only on lots that slope in a way that all drainage is to the rear of the lot.

#### 9. EXTERIOR APPEARANCES

a. Walls: The architectural design throughout this neighborhood will be primarily stucco or painted brick, graced with arches, and fenestrations of stucco bands and accents.

Colors will be a subtle range of pastels creating individuality between houses and a sense of community harmony; however, adjoining homes may have same or similar colors. All colors require Association's approval and subject to approval by the SOA ARB.

b. Windows: Wood frame windows of homes are strongly suggested, as is the use of French doors in combination with windows. They should be carefully proportioned to enhance the exterior appearance and interior light quality. Vinyl or aluminum clad wood and aluminum windows will be permitted, subject to color approval.

Lightly tinted glass is acceptable, but foil or reflective material is not allowed. Window liners or plantation shutters of a neutral color are required to provide a consistent exterior appearance. 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 SOA 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 slate, clay, metal or concrete tile in a limited variety of shapes and colors. The use of heavily variegated colors creating spotted contrast is strongly discouraged. All roof colors must be approved by Association and SOA ARB.

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 utilization of guttering and downspouts are permitted; however, 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, whether ornamental or functional such as ornamental ridge caps, weather vanes, oversized fireplace flues, etc., are not only permissible, but encouraged to give an additional scale of detail to the dwellings.

All roof accessories such as vent stacks and roof vents will be either painted to match the roof color, or accentuated to form a statement. Wherever possible, vents will be located away from the entry elevations. Flashing is recommended to be copper except in the case of metal roofs, where it will be of the same material.

The use of solar energy producing devices (active and/or passive) are subject to applicable Florida Statute and the SOA ARB approval, but in all cases must be removed from street view or adjacent properties. Skylights are not permitted within view of/from the facing street.

Satellite TV dishes, if used, will be small, out of sight from the street and discreetly placed to minimize being seen from neighboring property, the street, or the golf course.

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 contained within chimneys. Roof penetrations smaller in diameter than 7" (except guttering) will be painted the same color as the roof tiles and need not be contained within chimneys. Only chimney penetrations will be permitted to be seen on the front of the house.

e. Doors: Front doors should make a strong architectural statement. Wood or glass exterior doors are strongly recommended to exceed a height of seven feet (7'). The use of double front entry doors/ or doors enhanced by side and/or top window panels are strongly encouraged. Sliding patio doors are discouraged and in no case will be utilized where they are visible from the street or golf course.

Garage doors should be compatible with the exterior wall design and color. Garage doors must incorporate automatic garage door openers.

f. 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 the 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 the top or swing open. It is important to note that the installation of 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 TR-ARB approved authentic-looking materials. Anodized aluminum is acceptable for louvered shutters. The rough sawn unfinished wood look is not acceptable except when specifically approved by SOA ARB.

## 10. LANDSCAPE AND SITE TREES

As trees represent Sandestin's most valuable natural site amenities, extra care must be taken to insure their protection. Houses will be designed around existing stands of trees rather than removing excessive numbers of trees to locate a home.

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") must be individually identified.



Trees to be removed must be flagged in the field for an inspection by the TR-ARB and SOA ARB. Inspections can be scheduled through the SOA ARB office. No trees will be removed without a letter of approval from the SOA 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 SOA ARB.

On the street frontage of all lots, landscape planting which abuts the property right-of-way line will be restricted to beds of trees, shrubs and/or ground cover plants or turf grass. Such beds will have a minimum width of ten feet (10').

Landscape material may consist of rock, coral rock, pine straw, colored wood chips or bark. No new landscape or hardscape work will be permitted to commence without a landscape/hardscape approval letter from the SOA ARB.

Yard decoration, playground equipment or artwork is 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 SOA ARB.

#### 11. 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. Access to garages will be reviewed on an individual basis by the Board.

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 committee approval as part of the hardscape drawings on the landscape site plan.

Preferred surfaces are stone, pavers, brick, or concrete either stamped or with patterns, stone or Chattahoochee set in concrete. Each driveway design, pattern and coloring will be noted on the site plan for hardscape of the landscape design drawings. Epoxy surfaces and asphalt driveways are not permitted.

Circular driveways are only allowed on larger lots where plenty of buffer plants can be used to screen it from the street. 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.

#### 12. GARAGES

All garages must accommodate at least two (2) cars, and no more than three (3). Garages may be detached from the main residence, but must fall into the building envelope as defined in the SOA ARB 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 generally not permitted.

### 13. WALLS/FENCES/SEAWALLS

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 and must allow ingress and egress for the retrieval of golf balls.

The use of chain link or similar fencing is prohibited.

### 14. POOLS/POOL CABANAS/POOL ENCLOSURES

Pools must be designed to complement the architectural components of the residence. Pools and spas must be in-ground; provided however, an above-ground spa or hot tub shall be permitted inside a screened lanai or enclosed wall and not visible from the street, golf course or adjoining property. Pool coping may not be higher than either the finished first floor elevation or forty-two (42") above the crown of the road, whichever is applicable.

Pools must be surrounded by a fence, wall or screened lanai which is designed to coordinate with the architectural detailing of the home and meet all applicable building codes.

Pool enclosures may not be free standing and must be located within the building setback lines. The enclosure should preferably 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 relevant house eave.

Pool cabanas will be permitted if compatible to 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. In essence, a "weekend guest cottage" is the only use permitted.

### 15. GREENHOUSES

Detached greenhouses will be reviewed on a case-by-case basis. Greenhouses must be located within the fence location area. The SOA ARB will take into account the impact of the structure on neighboring residences and views.

16. PORCHES, DECKS, VERANDAS AND BALCONIES

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         |                                    |

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

Mailboxes will be clustered and have been provided by the developer. 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 are recommended rather than floodlights. All post mounted and building mounted fixtures which cast light onto adjacent properties will be reviewed infield after installation.


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 the expressed approval of the SOA ARB.

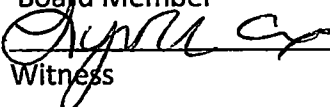
19. COLORS

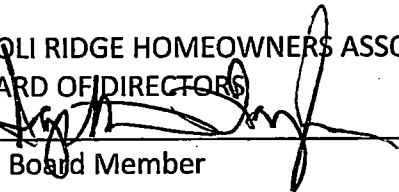
The intent of the color palette for Sandestin is to blend the intense colors of nature including earth, sky, flowers, trees, beach and Gulf into muted subtle shades. The number of colors utilized should be kept to a minimum and the intense contrasting of base and trim colors should be avoided.

The SOA ARB in reviewing the colors will take into account the combination and intensity of colors selected, their appropriate use, and the palette of surrounding residences.

Signed, sealed and delivered  
in the presence of:

  
 \_\_\_\_\_  
 Board Member

  
 \_\_\_\_\_  
 Witness

TIVOLI RIDGE HOMEOWNERS ASSOCIATION, INC.  
 BOARD OF DIRECTORS  
 By:   
 \_\_\_\_\_  
 Board Member