SOA ARB SUPPLEMENTAL GUIDELINES
VINEYARDS OWNERS ASSOCIATION
HOA Approved 1/2012
SOA ARB Approved 2/1/12
SOA BOD Approved 2/23/12
Updated Name of Shutter Color 12/2/2019
HOA Approved 7/2024
SOA ARB Approved 9/18/2024
SOA Board Approved 10/24/2024

The following are the SOA Supplemental Architectural Guidelines specific for Vineyards. 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.

The Vineyard at Raven Oaks is an exclusive neighborhood of Mediterranean style homes along the Raven Golf Club. Various styled single-family villas make up the neighborhood with architecture reminiscent of old Italian countryside. Ornamental iron gates, screened lanais, and concrete roofs are just a few of the fine appointments that are part of The Vineyard.

1. **ACCESSORY STRUCTURES**
   No accessory structure shall be constructed.

2. **RECREATION EQUIPMENT** – Refer to SOA guidelines.

3. **EXTERIOR APPEARANCE**
   a. Walls: The architectural design throughout the Vineyard will be Mediterranean - styled stucco villas, graced with columns, ornamental iron gates, wall fountains, and stucco accents.

   b. Windows: All windows will be single or double hung vinyl clad wood, solid vinyl; aluminum clad wood windows are also acceptable. Horizontal sliders and pictures windows will not be permitted. Lightly tinted glass is acceptable pending approval of color submission. 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 unified exterior appearance.

   c. Shutters: Closed Board & Batten wood shutters are the only style shutter to be used and must be sized to fit the window. All operable shutters must incorporate traditional hardware & latches. Roll down and top or swing open louvered blade shutters are prohibited. Shutter color to be uniform throughout the neighborhood.

   d. Roofing: All gable and hip roofs will have a maximum slope of 12:12 and a minimum of 6:12.

   e. Roof tile color and materials can be found in Exhibit A attached hereto.

   Skylights, are not permitted. Refer to SOA ARB Guidelines regarding solar energy panels.

   All roof accessories such as vent stack and roof vents will be painted to match the roof color. 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 and cannot be placed on the roof.

4. **GARAGES**
   Open carports, porte cocheres, and trellis' are not permitted.

5. **POOLS, POOL CABANAS, POOL ENCLOSURES, HOT TUBS**
   For Pools and Pool Enclosures refer to SOA ARB Guidelines.

   Pool cabanas and stand alone, above-ground hot tubs are not permitted.

6. **GREENHOUSES**
   Greenhouses are not permitted.

7. **COLORS**
   Color scheme for exterior, trim and shutters are limited to match the original colors. White will not be permitted as a trim color.

   Acceptable colors can be found on Exhibit B attached hereto.

EXHIBIT A
Vineyards Roof Specifications

Brava composite in Antigua color

Worthouse metal in Canyon Red color

Crown concrete Tuscany style in Sequoia color

Westlake concrete in Terra Cotta color

Exhibit B
Paint Colors

Stucco -
    A Color – 1589 Light Slex Sand
    B Color – 1273 Light Slex Sand
    C Color – 1590 Light Slex Sand
    D Color – 1940 Light Slex Sand
    E Color – SW7013 Ivory Lace
    F Color – SW7568 Neutral Ground

Eave Trim…………………….…Dark Brown (Tabac SW2732, Sherwin Williams)
Exterior Windows……………Color Matched to Stucco color
Painted Doors and Trim…..Color matched to Stucco color
Front Entrance Doors………Dark Mahogany Stain
Shutters…………………………Great Barrington Green HC 122, Satin Finish[1]

[1] Previously named "Flat Pale Green (Ref color BMH 122 Benjamin Moore)". The color did not change, just the name of the paint.