

VILLA LAGO OWNERS ASSOCIATION, INC.

SOA ARB SUPPLEMENTAL ARCHITECTURAL GUIDELINES Residential Home Properties

VILLA LAGO



This document represents Supplemental Architectural Design Guidelines adopted by the Sandestin Owners Association for application to all new construction and improvement projects within Villa Lago.

Previous Versions dated 11/17/2011 and 3/28/2012

HOA Board Approved Revisions 12/04/19, 2/26/2020, 3/16/2020, & 11/13/2024*
SOA BOD Approved 2/27/2020* & 5/7/2020**
SOA ARB Approved Revision (Door Color(s) only) 1/15/2025**

*Approval on February 27, 2020 included all revisions with the exception of the driveway width restriction of 23'9" and the proposed removal of the language that prohibits golf cart parking pads. These revisions have been removed from this document.

**Approval on May 7, 2020 included revisions to the Driveway width and golf cart parking pad as reflected in this document.

***Allow doors to be stained or painted.

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The following are the SOA Supplemental Architectural Guidelines specific for Villa Lago. They have been approved by the Neighborhood Association Board of Directors as well as the SOA Board of Directors. Any significant revisions to these Guidelines must be approved by both the HOA and the SOA Board of Directors. Minor revisions such as adding an approved color etc. may be approved by the HOA and ARB only.

Statement of Purpose

The Villa Lago Owners Association, Inc. (VLHOA) and the Sandestin Architectural Review Board (ARB) are desirous of an aesthetically pleasing and functionally convenient community.

ARB approval must be obtained for any construction or improvement projects within Villa Lago, including, but not limited to residential dwellings, garages, any type of porches, patios, sidewalks, driveways, parking areas, walls, fences, lake bulkheads, exterior lighting and any exterior changes or alterations to existing improvements, including without limitation, colors of any exterior surface or material, landscaping and hardscape.

Villa Lago is committed to quality and consistency within its neighborhood environment. The architectural theme and personality in Villa Lago is a Tuscan Mediterranean style and the architecture and land plan for the area is primarily stucco with barrel tile roofs, and distinctive patios.

Villa Lago residences shall continue to be constructed in the Tuscan Mediterranean Villa style and will be consistent with exterior features and appearance to existing homes.

1. Residence Building, Accessory Structures and Setbacks

Building setbacks and building footprints presented represent the placement of buildings, garages, fences, covered porches and balconies and patios on Villa Lago lots. All of the items mentioned above, including hardscapes, shall be located within the five foot (5') side setback lines and the lot front and back setback lines with the exception of the driveway and cart paths and shall be shown on the architectural drawings. At no time shall any improvements, to include driveways and cart paths, extend beyond the property lines with the exception of street access and except in the event of a home constructed on adjacent lots. Homes constructed on adjacent lots must comply with the "Building on Multiple Lots" section of these Guidelines.

Setbacks established by Sandestin ARB in Villa Lago are as follows: Front on all lots – 20', Side on all lots – 5', Rear on golf course lots – 15', rear on interior retention pond lots and south exterior lake properties 1876-1889 (lots 35-48) – 5'.

2. Building Height

Maximum building height is twenty-eight feet (28').

3. Easements

No permanent structure may be placed on any established utility easement. Easements are located between the following properties; 1881-1882 (Lots 40-41), 1929-1930 (Lots 88-89), 1943-1944 (Lots 102-103), 1952-1953 (Lots 111-112), 1967-1968 (Lots 126-127), 1937-1938 (Lots 96-97), and 1976-1977 (Lots 135-136). See the Villa Lago Site plan at Walton County for detail.

4. Square footage and second story restrictions

All residences shall be two-story construction and have a minimum of 1605 square feet and a maximum of 3100 square feet. Square footage is defined as that which is heated and cooled, including the garage, and does not include porches.

The second story shall meet the front, rear and side setback requirements and match the first-floor foot print. The second-floor patio may be enclosed or have a roof with allowed columns.

5. Building on Multiple Lots - Additional Parking on Specific Lots

- a. Multiple Lots: An owner may build a home on two adjacent lots. Authority to approve such construction rests with Sandestin ARB and must be consistent with Walton County and ARB requirements.

Residences constructed on more than one lot will be limited to two (2) lots maximum. The structure must be constructed over the center property line of the adjacent properties to meet Walton County Land Development Code Requirements. The minimum square footage is 1605 and the maximum square footage allowed will be 3100 square feet. The width of the driveway, measured at the widest location, shall not exceed 33.5'. Driveway design may not exceed the exterior walls of the home. This measurement does not include the flare of the driveway at the curb. No significant change in front, side and rear elevations will be allowed and homes must look similar in design, features and finishes to those exhibited in existing structures in the Villa Lago neighborhood and use modifications to current approved plans as a basis for their design.

- b. Additional Parking: The following properties have additional front footage: 1842 (Lot 1), 1848 (Lot 7), 1857 (Lot 16), 1861 (Lot 20), 1866 (Lot 25), 1872 (Lot 31), 1876 (Lot 35), 1926 (Lot 85), 1949 (Lot 108), 1956 (Lot 115), 1977 (Lot 136), and 1978 (Lot 137). These properties have the capacity to design parking for a third automobile. This benefit is at the owner's option and must be submitted with the building plans, if desired. The width of the driveway, measured at the widest location, shall not exceed 32'. Driveway design may not encroach upon the side setback area.

6. Finish Floor Elevations

The first floor elevation will be between eighteen inches (18") and twenty-four inches (24") above the crown of the adjacent roadway in compliance with all county and municipal requirements and permits. The minimum garage floor elevation will be twelve inches (12") and a maximum of sixteen inches (16") above the crown of the adjacent roadway in compliance with all county and municipal requirements and permits. Concrete slab must meet all County and State Building Codes. Termite protection must be in place per County and State requirements.

7. Exterior Appearance

- a. Exterior elevations - The architectural design throughout the Villa Lago neighborhood will incorporate exterior stucco walls of a texture compatible with the existing residence walls. Approved precast concrete columns or stucco columns are allowed and must

comply with the existing architectural design in the neighborhood. Exterior railings must be aluminum and balustrades must be cast cement.

- b. Windows and glass doors - Window style shall match existing window style in the neighborhood. Bronze aluminum frame, single hung with impact windows are the approved selection. All glass must meet municipal, state and federal building codes.
- c. Roofs - The exposed roofing material will be concrete barrel tile of a size, shape and color to match existing roofs (Casa Grande, Monier). Roof overhangs for gable roofs will be sixteen inches (16") and for hip roofs will be fourteen (14") and shall match existing overhangs.
- d. Roof Accessories - Functional roof accessories such as heating vents shall match the roof color and be located away from the front entry elevations. Galvanized flashing required.
- e. Soffit and fascia material will be brown vinyl consistent with the approved color palette.
- f. Doors - Front entry doors shall be 8' mahogany 6 light 3080 in size with a clear finish and be in compliance of wind load codes and have ARB approval. Other ground floor doors shall be 8' fiberglass and second floor doors shall be 7' fiberglass, full view with one light fiberglass impact glass. Finish and paint of the doors on each elevation must match in style, color, and material. Front entry doors may be stained or painted; Color to be dark mahogany stain or similar, If paint is used it must be SW Jones Brown.

Garage door must be painted steel with no windows and have eight flat panels. Garage and golf cart doors shall match existing doors in style, material and color. Each door shall accommodate only a single vehicle.

- g. Shutters – Only Bahamas Style shutters of wood, composite or metal are acceptable.
- h. Hurricane Protection - Details for all proposed permanent hurricane protection must be submitted to the ARB for approval prior to installation.
- i. Exterior - All exterior materials, colors, and finishes may be included on the initial construction application; however, approval is not granted until sample board is posted on site for review. A color from the Villa Lago approved color palette must be selected. See SOA ARB Guidelines for color posting requirements.

- 1. Color – All exterior colors shall be in accordance with the Villa Lago standard colors listed in the Color Palette at the end of these Guidelines. Diversified Supply of NW Florida, LLC (850-267-1002) has developed Villa Lago's Stucco formulas that match the stucco colors on the approved color palette.

Compatibility - Homes constructed next door to one another, or directly across the street, may not use the same exterior color.

- 2. Stucco A three-coat, integral color stucco system is the preferred application. Classic/Worm is the approved stucco design. Acrylic finishes are not approved.
- 3. Repaint - A home that is repainted the originally approved color does not need to go through the approval process.

- j. Exterior door hardware (front and rear) must be similar in design as exists in the neighborhood.

- k. Exterior Light Fixtures: Black/Bronze finished lanterns that must be similar in design as exists in the neighborhood.
- l. Rear Porch Screens – A screen may be installed to enclose rear patios. See Attachment 2 – Screens at the end of these Guidelines.

8. Landscape

- a. Landscape Plans - Villa Lago has four (4) approved landscape plans which have been developed by a Florida licensed Landscape Architect. These plans take into consideration utility boxes, smaller back yards of lake properties and development of new homes on contiguous properties. Each new home must submit a specific landscape plan with a hardscape design using one of the four (4) approved plans for that particular property to the ARB for approval prior to the start of construction. Modifications to the four (4) approved plans will be considered but must be submitted to the ARB for approval. A separate drawing must be submitted showing modifications, with an itemized list of changes. All modifications must fit the theme, and character of existing landscape in the neighborhood.
- b. Abutting Patios on Adjacent Lots - This situation should be avoided by house design. However, patios that face each other must show additional landscaping in the landscape plans to screen the view from adjacent property for maximize privacy.
- c. Trees - Tree removal for construction will be in accordance with SOA ARB guidelines. At least one, and two if desired, Live Oak trees matching existing trees in specie and size will be located in front of each residence between the residence and the curb. Sabal Palm trees will number between 3 and 6 per lot. Other trees may include Italian Cypress, tree form Ligustrum, Oak and Crepe Myrtles. The SOA Architectural Guidelines Sections, Street Trees and Canopy Trees should be referenced for additional detail.
- d. Shrubs and Bushes - Plantings shall be similar and compatible to existing landscaped lots and conform to the approved landscape plans.
- e. Landscape lighting - Landscape lighting is not permitted.
- f. Turf Grass - Existing St. Augustine is acceptable. Any new installation or sod replacement must be Zoysia.
- g. Water Features - Fountains or water features that are visible from the street must be shown on the landscape plan. Other forms of yard art will not be permitted unless approved by the ARB.

9. Driveways and Walkways

- a. Driveways and walkway Materials - Construction will be of pavers of a size, color and pattern to match existing installations and have the same appearance as Hardscapes USA, Pattern and Style, Cobblestone, 60 millimeters, 2 piece 5"x5" and 5"x8". The color is St. Joe Charcoal. A border of 5"x8" pavers is required.
- b. Driveways - Circular driveways are not permitted. Driveways shall not contain permanent sports equipment. All driveway designs must include a landscape bed at least 3' deep along the front porch of the home.

- c. Driveway Width – The width of the driveway, measured at the widest location, shall not exceed 25.0 feet. Driveway design may not extend past the exterior side walls of the home. This measurement does not include the flare of the driveway at the curb. Golf cart pads are not permitted.
- d. Grandfathered Situations - Driveways and golf cart pads installed as of the approval date of these Guidelines are considered “grandfathered” and may remain in place. Any proposal to widen an existing driveway up to the allowed maximum must also include removal of golf cart pad, if applicable.
- e. Exceptions - Exceptions may be made for the wider lots specifically listed in the “Building on Multiple Lots/Additional Parking on Specific Lot” section of these Guidelines.
- f. Walkways - Walkways are to be constructed of approved pavers consistent with that currently existing in the neighborhood driveways and walks. Walkways from the parking area to the front porch area are allowed. No other walkways are allowed in order to maximize parking and landscape area at the front of residences.
- g. Paver Painting – Pavers for driveways and walkways shall not be painted or stained and must remain the approved color.

10. Garages

All garages must be attached to the residence and face the street. The front elevation of the garage must be consistent with the two (2) story elevation of the front of the house and must be integral to the residence.

Garages for golf carts may be incorporated into the residence structure with the door facing the street or a side entry if space allows. Lot size and configuration allows the following properties to be considered for a side entry golf cart garage: 1842 (Lot 1), 1857 (Lot 16), 1866 (Lot 25), 1888 (Lot 47), 1889 (Lot 48), and 1926 (Lot 85), as well as homes built on two (2) lots per Building on Multiple Lots section of these Guidelines. An approved cart drive must be constructed with material matching driveways and walkways. See Driveways and Walkways section of these Guidelines.

11. Walls and Fences

Walls: For homes that have abutting patios, a wall will be considered in place of the approved landscape plan for abutting patios. In no instance will an approved wall exceed six (6) feet in height and if approved, must be of masonry construction, be attached to a residence and have the same finish and color scheme as the residence. The wall may not extend more than two (2) feet beyond the rear foot print of the home. The distance permitted for the initial extension of the wall from the home is dependent on the property dimensions and landscape maintenance access needs. Each request will be considered on a case by case basis.

- a. Fences: Rear yard fences are permitted and must be shown on the landscape/hardscape plan. The owner is responsible to confirm the location of platted property lines by survey. Fences proposed in the side and/or rear setback area require a Variance Request Form from the adjacent property owner(s).

- b. Fence Design: The fence, if approved, must match, in design and construction, the common area fence surrounding the interior lake (retention pond) and must be four (4) feet in height. Access gates must be provided for yard maintenance equipment and/or retrieval of golf balls based on the location of the home.

The use of chain link or similar fencing is prohibited. Locks are not permitted on any gate. Signs on fences or gates are not permitted.

12. Pools and Spas

Pools and spas will be considered based on SOA Architectural Guidelines. All pools and spas must be located within the building setback lines and the location must allow adequate space for fence and landscape to soften the view.

13. Porches, Patios, and Balconies

- a. Porches shall be designed to complement the architectural components of the residence. There shall be no front uncovered patios.
- b. Balconies shall not extend beyond setbacks. Front balconies may only be used for architectural appearance and must be consistent with those currently installed.
- c. Flooring of front entryways (porches) and rear porches and balconies shall match the design and material of existing homes in the neighborhood.
- d. Extended covered patios off the main porch shall be constructed from material described in the Driveways and Walkways section of these Guidelines. No decks are allowed.

14. Mailboxes

Clustered mailboxes are provided. No individual mailboxes will be permitted.

15. Exterior Lighting and House Numbers

- a. Light fixtures of a style, type and size consistent with those currently installed shall be placed on the front of the house at each side of the front windows or at the outside edges of the garage doors or between the two garage doors at an elevation consistent with those currently installed and also shall be placed at the entrance door if wall lights are used. Fixtures shall be similar in size and finish to that currently in the neighborhood.
- b. Landscape lighting is not permitted.
- c. House numbers consistent with the style and color currently installed shall be placed adjacent to the entrance door. No other numbers are permitted.

16. Fireplaces

Exterior fireplaces and fire pits are not permitted.

House Plans Elevations

OPTION B

FRONT ELEVATION
SCALE: 1/8" = 1'-0"

REAR ELEVATION
SCALE: 1/8" = 1'-0"

LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

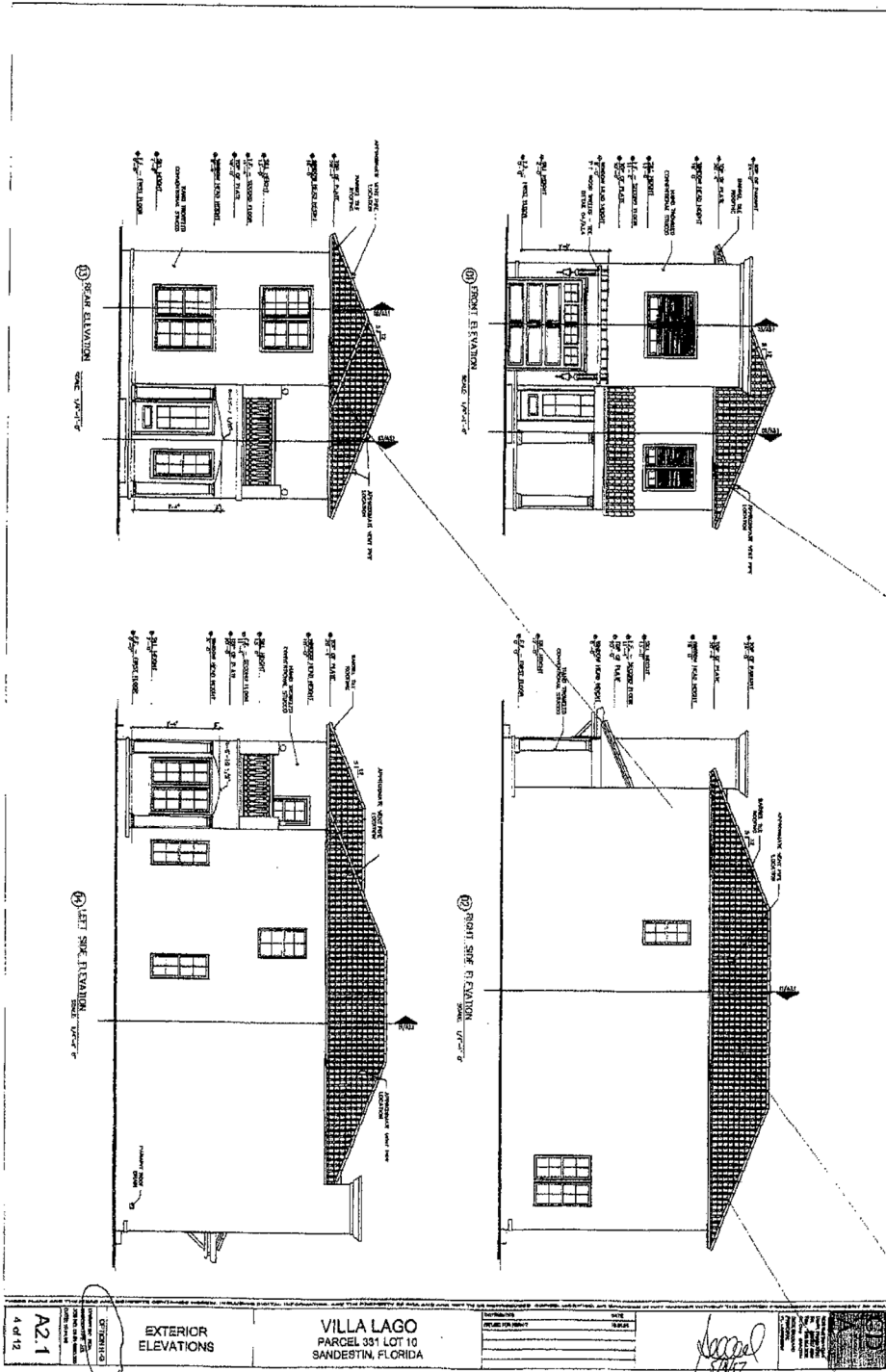
EXTERIOR ELEVATIONS

VILLA LAGO
PARCEL 331
SANDESTIN, FLORIDA

A2.1
4/8/11

[Handwritten signature]

OPTION H-G



<p>A2.1 4 of 12</p>	<p>EXTERIOR ELEVATIONS</p>	<p>VILLA LAGO PARCEL 331 LOT 10 SANDESTIN, FLORIDA</p>	<p><i>[Handwritten Signature]</i> 8/17</p>	<p>DATE _____ SCALE _____ PROJECT NO. _____</p>
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OPTION H - M1a

4639 Gulf Starr Drive
Destin, Florida 32541
Tel: 850.837.4664
Fax: 850.654.2000
FL. Corp. #AA-3314



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OPTION H - M2a



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OPTION H - M2b



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Plan H Modifications – Supplemental Information

(M1a) – H-Plan M1a option has a decorative balcony with decorative French doors on the second floor over the garage and has “split” windows over the first-floor porch with Bahamas shutters. The garage door has a distinctive arched top. No alterations will be allowed to this elevation. Bahamas shutters must be used, split windows as shown must be used, and the garage door must be arched. The rear elevation remains the same as the H-Plan.

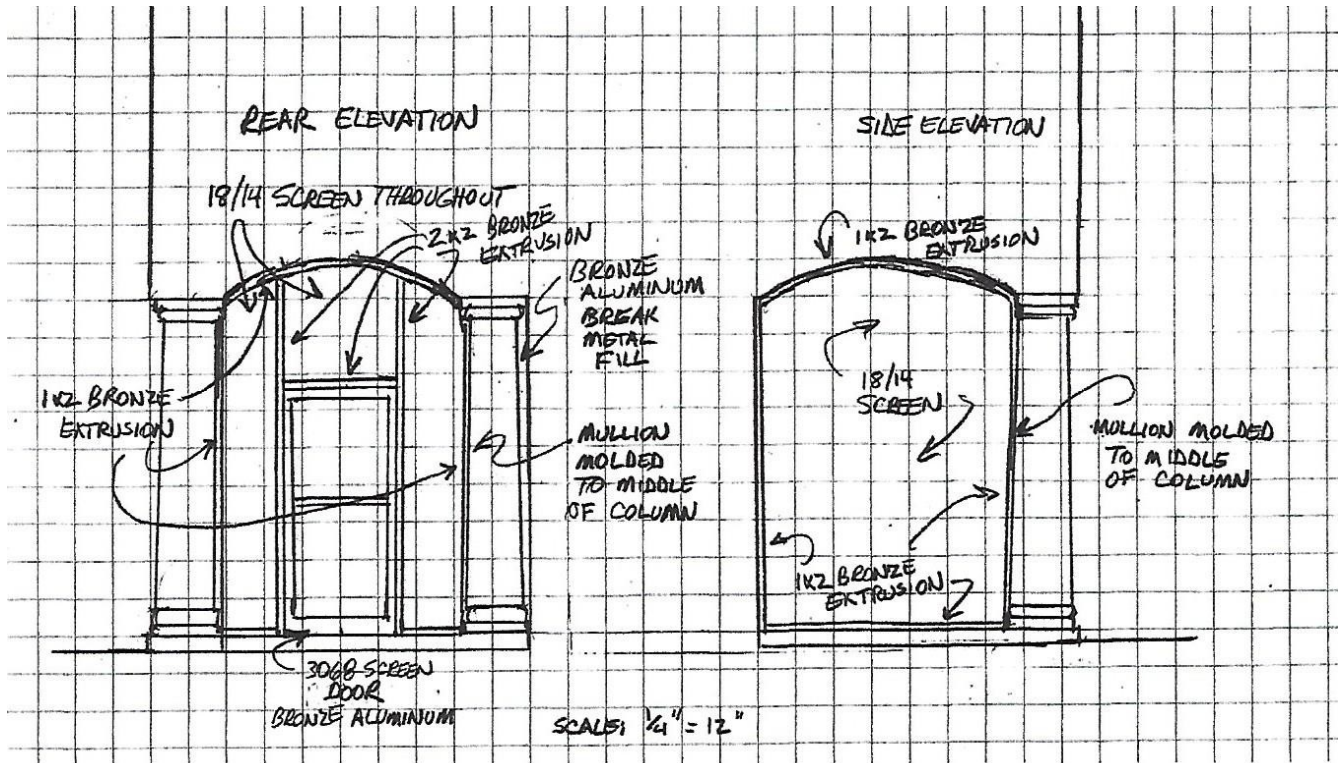
(M2a and M2b) – The M2a and M2b modification of the H-Plan results in an increase in interior square footage. The second floor extends over the porch adding additional living space to the home. No alterations will be allowed to this elevation. Bahamas shutters must be used, split windows as shown must be used, French doors with decorative balcony and the garage door must be arched. The rear elevation remains the same as the H-Plan.

In place of the balconies on the front elevation shown on the above plans, the following may be substituted: Railings and balconies may be replaced with manufactured balcony and railings. Manufactured balcony shall be SEO-FB –O4, Bellow option style – A, Stringer secured with side colors, Color to be bronze aluminum, powder coating required, as manufactured by Southwest Ornamental Iron Co., Inc. or equal. Balcony Railing shall be SEO-R –O4B, bellow option style – A, stringer secured with side colors. (Secures to stone pillars or Stucco pillars depending on home design, color to be bronze aluminum, powder coating required, as manufactured by Southwest Ornamental Iron Co., Inc. or equal.

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Attachment 1 – Screens

A screen may be installed to enclose rear patios with stone columns. The screen shall be fitted to each column and must be designed to dissect columns at midpoint. A screen door may be installed on the rear elevation. Screens shall be in accordance with the following sketch.



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SOA ARB SUPPLEMENTAL ARCHITECTURAL GUIDELINES
Attachment 3 – Color Palette

The soffit and fascia color shall be London Brown.

The shutter color shall be SW CD Jones Dark Brown, Natural finish, or Designer colors. The Designer colors shown below are a shutter option only to be used with specific exterior colors.

Front entry doors shall be stained or painted. If stain is used the color is to be dark mahogany or similar; If painted they must be SW CD Jones Dark Brown.

<u>Paint Color</u>	<u>Code</u>	<u>Stucco</u>	<u>Trim Standard</u>	<u>Designer Colors</u>
Inviting Ivory	SW6372	VL Ivory	*SW CD Jones Dark Brown	Green Sprout SW7728
Practical Beige	SW6100	VL Beige	*SW CD Jones Dark Brown	N/A
Tatami Tan	SW 6116	VL Tan	*SW CD Jones Dark Brown	N/A
Solaria	SW 6688	VL Yellow	*SW CD Jones Dark Brown	N/A
Ambitious Amber	SW 6366	VL Amber	*SW CD Jones Dark Brown	N/A
Honeycomb	SW6375	VL Honeycomb	*SW CD Jones Dark Brown	N/A
Sunrise	SW6668	VL Gold	*SW CD Jones Dark Brown	N/A
Grassland	SW6163	VL Grassland	*SW CD Jones Dark Brown	Olive Grove SW7734
Garden Sage	SW7736	VL Sage	*SW CD Jones Dark Brown	Stucco SW7569
Neutral Ground	SW7568	VL Neutral	*SW CD Jones Dark Brown	Khaki Shade SW7533

*SW CD Jones Dark Brown Paint formula
 BAC Colorant OZ 32 64 128
 B1 Black - 44 - -
 G2 New Green 2 20 1 1
 N1 Umber 4 20 1 1
 R2 Maroon 41 1 1

