



GRANDE POINTE DESIGN GUIDELINES 2024

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I. PURPOSES & OBJECTIVES

The Grande Pointe Homeowners Association referred to as ("the Association") desires an aesthetically pleasing and functionally convenient community and for that purpose adheres to a Declaration of Covenants, Conditions, and Restrictions for Grande Pointe ("the Declaration"). In accordance with the Declaration, the Association adheres to these design guidelines which are periodically revised and promulgated by the Architectural Review Committee (ARC) and the Association Board of Directors. The guidelines are applicable to the design and construction of all improvements within Grande Pointe. The Declaration establishes the Association's authority over the design review and approval process within Grande Pointe and sets forth the Association's jurisdiction, powers, and obligations governing its review of all proposed improvements.

The ARC has been established to define and interpret aesthetic standards in Grande Pointe Subdivision, and has the exclusive authority to examine, approve, or disapprove all proposed vertical or horizontal improvements for all residences.

ARC approval must be obtained for, but not limited to, dwellings, garages, any type of outbuilding, decks, terraces, patios, courtyards, sidewalks, driveways, parking areas, swimming pools, greenhouses, walls, fences, exterior lighting, and any exterior changes or modifications, and colors of any exterior surface or material.

ARC approval must be obtained for landscaping, cut and fill operations, and drainage, as well as the removal of any existing vegetation.

The development philosophy for Grande Pointe is driven by the commitment to design quality ensuring that materials are best used to enhance the natural beauty. In all instances, the Association has a strong determination and desire to create a superior living environment for generations to come through the preservation of the natural character of the community.

Presented herein is the Design Code with regard to residential design and landscaping. Our intent is to present the overall design concept of the community and to give your design professionals reasonable parameters in which to work in a creative manner. It is our hope that this manual will inspire and encourage outstanding individually designed residences which, when viewed together, produce an equally outstanding and harmonious community environment.

As Grande Pointe is developed, we hope that each individual property owner will take an active interest and concern for the quality of our surroundings by designing their own environment with an eye for quality in design, workmanship, and material.

Each stage of activity will be carefully monitored to assure compliance with our philosophy and this manual. We are determined that specific principles and standards be observed by all owners, as each detail herein has been carefully formulated to assure an attractive and open environment for all residents. Our commitment to the

property owner is the reason behind the Design Code and the spirit in which all of the professionals associated with creating this community have approached their roles and responsibilities. We encourage property owners to embrace our commitment to excellence and the standards established herein.

II. DESIGN PHILOSOPHY

The design concept for Grande Pointe is that buildings should be elegantly scaled and proportioned in form and mass with detailing that embraces the natural setting.

The architecture within Grande Pointe has not been defined by a certain order or style, rather it draws its roots from a synthesis of American Coastal and Florida vernacular traditions. A primary concern is that Grande Pointe have houses and improvements that are integrated into the landscape and that explore individuality without being visually competitive or dominating the landscape.

Design considerations extend beyond building walls to include the entire site. All exterior materials must be of a form, texture and color that ensures continuity from lot to lot and that enhances the natural beauty of Grande Pointe.

III. ARCHITECTURAL REVIEW COMMITTEE

A. PURPOSE

The ARC and review process has been established for the purpose of defining aesthetic standards for construction in Grande Pointe, and for examining, approving or disapproving any and all proposed or modified improvements for building sites.

B. OBJECTIVES

Architectural and design review shall focus on, but not be limited to, the following objectives:

1. Preventing excessive or unsightly grading, indiscriminate earth moving or clearing of trees and vegetation.
2. Ensuring that the location and configuration of the proposed improvements are visually harmonious with the terrain and do not unnecessarily block scenic views from existing structures or tend to dominate any general development or natural landscape.
3. Ensuring that the architectural design of improvements and their materials and colors visually enhance Grande Pointe's overall appearance.

4. Ensuring the plans for landscaping provide visually pleasing settings for structures on the same lot and on adjoining or nearby lots, and blend harmoniously with the natural landscape.
5. Ensuring that any proposed improvements comply with the provisions of the Design Code and the covenants and restrictions set forth in the applicable declarations.
6. Promoting building design and construction techniques that respond to energy consumption and environmental quality consideration such as heat loss, air emissions, and run-off water quality.

C. ENFORCEMENT POWERS

1. The ARC reserves the right during construction as a part of its approval process, to enter into the lot to inspect the proposed improvements to assure their compliance with the approved plans and specifications.
2. If any improvements are made without the approval of the ARC and they do not conform to ARC Standards, or if an ARC approved improvement is constructed in a way that is not in compliance with the approved plans and specifications, then the owner shall upon written demand cause the improvement to be removed or restored within ten (10) days from the date of the written demand to their original conditions, or to the conditions that satisfy the approved plans. Such owner shall bear all costs and expenses of such restoration or costs and reasonable attorney's fees of the Association and/or the ARC.
3. In the event that any contractor or owner is found in violation of the construction rules specified in this document, or if the owner has not removed or restored or commenced to remove or restore a noncompliant improvement within the period set forth in subparagraph 2 hereof, the ARC shall have the right to levy fines according to the Grande Pointe Fine Schedule and withhold construction deposits until final certification is provided by the ARC as described in section IV.H, herein. With approval of the Board of Directors, the ARC may (i) make assessments to be deducted from the construction deposit in a reasonable amount dependent on the nature of the noncompliance, (ii) institute an action to recover sums due for damages, or (iii) seek injunctive relief to require the owner to cease, remove or restore the noncompliant improvement(s). It is hereby declared that any violation of the requirements, set forth herein may not be adequately compensated by recovery of damages and, accordingly, the ARC, with approval of the HOA Board of Directors, may seek an injunction to restrain a violation or breach, or threatened violation or breach.

All the remedies set forth herein are cumulative. No delay, failure or omission on the part of the ARC and/or the Association in exercising any right, power, or remedy herein provided shall be construed as an acquiescence thereto or a waiver of the right to enforce its rights, powers or remedies. No right of action shall accrue nor shall any action be brought or maintained by anyone whatsoever against the ARC, the Association or any owner on account of any failure to bring any action on account of any violation or breach of the provisions of the Design Code.

4. In all enforcement actions, the prevailing party shall be entitled to be reimbursed for its attorney's fees, prior to or at trial or on appeal and all reasonable court costs, to the extent allowable under applicable Florida statute.

D. APPLICATION COMPLETENESS & BASIS FOR DECISION

The ARC, alone, shall determine the completeness of an application. Such determination shall be rendered at the first ARC meeting at which a particular application was placed on the agenda. For the purposes of application completion determination only, amended and corrected applications shall be treated in the same manner as new applications.

Approval shall be granted or denied by the ARC based upon the Standards and Code promulgated by the ARC from time to time, including:

1. Compliance with the provisions of the Design Code;
2. The quality of workmanship and materials;
3. The harmony of external design with the surrounding area;
4. The effect of the construction on the appearance from surrounding property;
5. Such other factors, including purely aesthetic considerations, which in the sole opinion of the ARC shall affect the desirability or suitability of the construction.

E. LIMITATIONS OF RESPONSIBILITY

The primary goal of the ARC is to review the application, plans, materials, and samples submitted to determine if the proposed structure conforms in appearance with the Design Code, and does not assume responsibility for the following:

1. Structural adequacy, capacity, or safety features of the proposed structure.
2. Soil conditions, erosion requirements, drainage, or other general site work.

3. Compliance with building codes, safety requirements, governmental laws, regulations, or ordinances.
4. Performance or quality of work by any contractor.
5. Any owner making or causing to be made any proposed improvement, agrees and shall be deemed to have agreed, for such owner and his heirs, personal representatives, successors and assigns to hold the ARC, the Association and all other owners harmless from any liability, damage of property and from expenses arising from the construction and installation of any proposed improvements or in any way relating to the subject matter of any such reviews, acceptances, inspections, permissions, consents or required approvals, whether given, granted or withheld, and such owner shall be solely responsible for the maintenance, repair and insurance of any proposed improvement and for assuring that the proposed improvement is in full compliance with all local, state and federal laws, rules and regulations.

F. MEMBERSHIP

The ARC shall be appointed by the Board of Directors and shall have the duties and function described in the Declaration. The ARC shall consist of a minimum of three (3) members who need not be members of the Association. At any time, the Board of Directors has the right, by majority vote, to appoint or remove one or more members to or from the ARC.

G. ADMINISTRATOR

The ARC may appoint an Administrator to handle the day-to-day responsibilities of processing submissions and coordinating with owners, including the following:

1. conducting meetings
2. application screening
3. owner communication
4. file & server management
5. meeting notes & owner notices
6. research
7. scheduling

H. MEETINGS

The ARC will conduct regular monthly meetings. Special meetings may be called by the ARC Chair. ARC meetings may be held virtually (i.e., on-line and/or by phone).

Anyone intending to appear before the ARC in conjunction with the construction application shall notify the ARC Administrator. All appearances before the ARC shall be limited to a total of five (5) minutes or as the ARC deems appropriate.

I. MINUTES/NOTIFICATION

All decisions of the ARC will be summarized in written minutes taken at ARC meetings. These minutes will be available to owners upon request. Plans and specifications will be retained by the ARC as part of the record. Applicants will be notified by e-mail within seven (7) days of all decisions by the ARC.

J. APPEALS

If an application has been denied, or the approval is subject to conditions which the owner feels are unacceptable, the owner may request an appeal hearing before the Board of Directors. The appeal request must be in writing, detail the justification for overturning the ARC decision(s) and be received within 14 days following the ARC application review.

K. FEES NEW CONSTRUCTION

1. **Application Fee:** A non-refundable ARC application fee totaling \$5,000.00 for all new house construction is due upon the initial filing of the application to the ARC. The application fee consists of:

\$1,500.00 **Review Fee** (nonrefundable); and, a \$3,500.00 **Infrastructure Impact Fee** (refundable only in the event that the plan is ultimately and finally denied, withdrawn prior to issuance of the building permit, or a building permit is not obtainable). Return of the \$3,500.00 Infrastructure Impact Fee component of the application terminates that application completely, and any subsequent building plans for the same lot will require a new ARC application submission. The \$1,500.00 Review Fee includes up to two (2) plan reviews and two (2) site visits. If additional plan reviews and site visits are required, they shall be conducted at an hourly rate of \$250.00 per hour.

2. **Construction Compliance Deposit:** A separate refundable deposit of \$3,000.00 must be submitted prior to the ARC Final Plan Review meeting. This deposit shall be withheld to cover any damage that may occur in the construction process. The term “damage” shall include fees and/or fines associated with the construction process and any other violations of the Design Code.

L. MAJOR PROJECT FEES

Major Projects include modifications or alterations to the home that change square footage and/or roofline or that require a licensed Architect or Structural Engineer to get a construction permit.

1. **Application Fee:** A non-refundable ARC application fee totaling \$1,000.00
2. **Construction Compliance Deposit:** A refundable deposit of \$1,000.00 must be submitted prior to any construction activities. This deposit shall be withheld to cover any damage that may occur in the construction process. The term “damage” shall include fees and/or fines associated with the construction process and any other violations of the Design Code.

M. MINOR PROJECT FEES

Minor Projects include modifications or alterations that do not change the square footage and/or the roofline of the home and that generally do not require a licensed architect or engineer. There is no administrative fee or deposit required for Minor Projects.

Examples of Minor Projects requiring ARC approval include but are not limited to decks, patios, walkways, fences, storage boxes and closets, gazebos and pergolas, pools, appreciable landscape changes, landscape hedges, tree removal, paint color changes, alterations to doors, windows or trim, adding gutters, exterior lighting, trash enclosures, shower enclosures, solar panels and satellite dishes, outdoor ornamentation, screening-in porches, etc.

Examples of projects that do not require ARC review include the addition of native plants, shrubs and trees or other minor landscape improvements, exterior repainting using the same colors, repairs of existing structures with identical materials, roof replacement with identical materials, and emergency tree removal (see section V.C.7).

N. NONCOMPLIANCE

1. In the event that an owner does not comply with his obligations hereunder including, without limitation, construction of any unapproved structure or landscaping, or failure to construct in full accordance with the approved plans and specifications of an approved project, the ARC shall give the owner written notice of the non-compliance and ten (10) business days to cure the non-compliance. If such non-compliance is not cured, the ARC may levy a fine, remove and restore the noncompliant improvements, and/or elect to retain an attorney to enforce the provisions of this document and recover any damages.
2. In order to determine compliance and completion, the owner and/or builder shall contact the ARC for final in-field inspection, and in the case of new construction, provide a County Building Department Certificate of Occupancy (CO) and Final Survey.

O. VARIANCES

Any request for ARC approval on an improvement that varies from the guidelines herein will be considered a Request for Variance. All variance requests pertaining to ARC approvals must be made in writing to the ARC. Any variances granted shall be considered unique and will not set any precedent for future decisions.

P. ADDITIONAL REQUIREMENTS

The Design Code has been adopted to assist the owners within Grande Pointe and the ARC in connection with the architectural approval process. These are guidelines, and the ARC will have the right to: (i) interpret any of the requirements, and/or (ii) require additional or more stringent requirements.

IV. DESIGN REVIEW PROCEDURES

The following is an outline of the procedures for plan submissions for single-family detached homes and for Major Projects, as determined by the ARC. All plans are to be submitted to the ARC for review. The ARC may approve master plans, master color schemes, and master landscaping designs or planting palettes for approved builders.

A. PROFESSIONAL CONSULTANTS

A registered architect or engineer is required for all plans.

B. PRELIMINARY PLAN REVIEW

At the discretion of the applicant, a schematic or design concept may be submitted to the ARC in order to determine suitability of a particular design for Grande Pointe. This preliminary plan submission is recommended when the owner or builder is uncertain whether the plan will comply with the aesthetic standards of the neighborhood or is uncertain of a specific aspect of the plans' compliance with the Grande Pointe Design Code before going to the time and expense of contract documents.

Preliminary plans shall include, but are not limited to:

1. Application form, as provided by the ARC
2. List of specific compliance and/or aesthetic questions for the ARC
3. Floor plans may be shown on site plan
4. Key elevations or sketches to define exterior
5. List of materials and locations of materials
6. Application Fee: \$250.00

The ARC will render an opinion addressing any specific applicant questions and whether the preliminary submittal would be aesthetically acceptable. The opinion will be strictly non-binding and will be offered in an effort to save the applicant time and expense.

C. FINAL PLAN REVIEW

In order to provide a systematic and uniform review of the proposed construction, a set of architectural plans and specifications signed and sealed by a registered architect or engineer are required (electronic submission of these documents is acceptable). Plans and specifications shall be completed and detailed to the point that all significant aspects of construction are clearly identified and understandable by construction professionals.

As a minimum, the drawings shall include:

1. Site Plan

Scale in size appropriate to show detail, but not less than 1" = 20' O", indicating, if applicable:

- a. Access street(s) and walkway(s), drives and other exterior improvements, including material and color
- b. Grading drainage plan including the on-site retention area under the home
- c. Fill plan, if any (indicating run-off and tree preservation method)
- d. Foundation plan including decorative screening
- e. Exterior lighting plan
- f. Building plan to scale
- g. Mechanical equipment showing location and screening details for air conditioning equipment
- h. Location of contractor ID sign and outdoor toilet facility
- i. Location of the on-site dumpster

2. Floor Plans

In a scale (1/4") to show all detail including an exact computation of the square footage stated by floor in the case of multi-floored residences and finished floor elevations.

3. Roof Plans

In size appropriate to show detail including roof pitch, rafter detail, roof overhangs and indication of any roof overhang that encroaches the lot set-backs.

4. Foundation Plans

In size appropriate to show detail.

5. Elevations

Depicting all four (4) sides, including hidden views.

- a. Existing and finished grade
- b. Total height dimension
- c. Exterior treatment to include all materials, door and window fenestration, walls, fences, etc.

6. Typical Wall and Typical Porch Sections Depicting:

- a. Materials
- b. Roof pitch
- c. Fences, screens, exterior walls, etc.

7. Details Depicting:

- a. Design features and other improvements requiring clarifications.
- b. Fascia and trim details
- c. Doors and windows
- d. Door and Window schedule with manufacturer specified
- e. Garage doors

8. Cut sheets and specifications

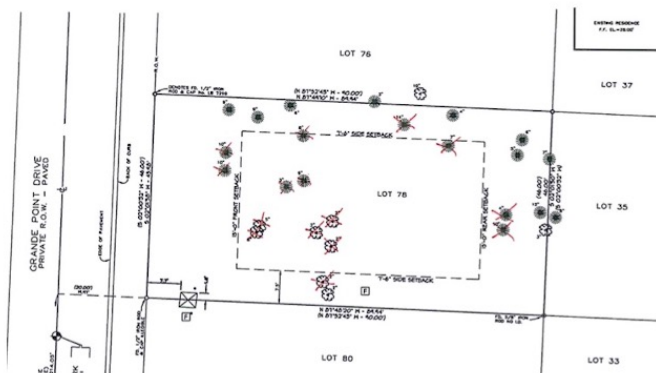
- a. Windows and doors, including brand, model number, style. Non-impact windows shall include a hurricane preparedness plan indicating style and mounting design for window protection.
- b. Exterior Electrical fixtures
- c. Roofing Materials
- d. Exterior paint colors including paint chips with manufacturer ID numbers, light reflectance value (LRV), and paint finish

9 Landscape Plan at a scale of the site plan, including:

- a. **Boundary:** Indicate all perimeter property lines, setbacks, dedicated easements and north arrow.
- b. **Structures:** Position all structures on the property and indicate the location of all windows, doors and permanent construction elements, which are proposed.
- c. **Perimeter Areas:** Reflect all adjacent site conditions and surrounding roadways, lakes and pertinent features, which may affect the subject property.

- d. **Hardscape:** Indicate all proposed vehicular and pedestrian circulation treatments, swimming pool location and configuration, miscellaneous amenity elements, garden features and permanent site furnishings which may affect the use of the site.
- e. **Utility elements:** Show all air conditioner equipment locations, exposed utility meters, garbage areas, pool equipment and any service or utility elements which may require landscape treatment or buffer screening.
- f. **Grading:** Indicate general existing grades, the under-the-home stormwater basin, and all proposed decorative grading (earth berming) at one-foot (1') intervals. Indicate location and depth of required drainage swale where the lot approaches the street.
- g. **Site Clearing & Preservation Plan:** Accurately identify and locate on the site plan all existing trees with a caliper of four inches (4") or greater, which is intended to be removed, remain or be relocated on the site as well as any native vegetation outside of the building envelope to be preserved.

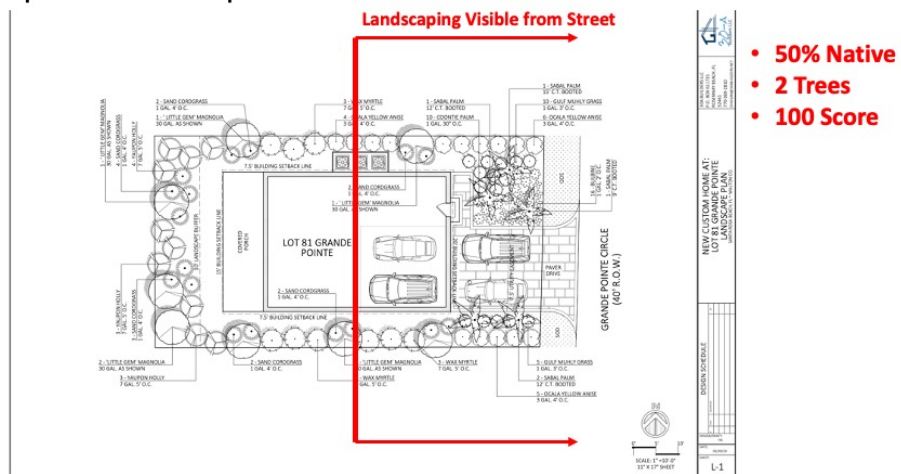
Sample Lot Preservation Plan



Identify all Trees 4" caliper and larger.
Identify which will be removed.

- h. **Proposed Vegetation:** Provide a comprehensive landscape layout for all trees, palms, shrubs, ground covers, vines and sod which are proposed throughout the site. The use of sod is required along the street as part of a new landscape plan to complement the turf planned throughout Grande Pointe and to prevent sand from migrating from lots to the streets.

Sample Landscape Plan



- i. **Plant List:** Identify all proposed vegetation to be used in landscaping not previously existing on the property with a plant list that reflects the accepted common name, height, spread, caliper, or size at time of installation as well as any necessary remarks which may be required to clearly portray the technical needs for design review, and/or final installation purposes. All plants and trees must be on the Grande Pointe Plant List (www.arcgrandepointe.com) No poisonous plant species shall be allowed.

D. LOT STAKEOUT REVIEW

For new construction, no lot clearing or construction work may commence until the owner has received a Final Plan Approval Notice via letter and/or e-mail from the ARC, and that letter shall not be issued until after the completion of the lot Stakeout Review. For the Stakeout Review, the owner or contractor provides, in addition to the Site Preservation Plan, a string stakeout of the lot lines and building lines for review by the ARC with all trees and native vegetation to be removed clearly indicated. Upon review of the Lot Stakeout and approval of the Lot Preservation Plan, the Final Plan Approval Notice shall be generated by the ARC after which lot clearing may begin.

Should any lot clearing or construction work commence without the Lot Stakeout and a Final Plan Approval Notice from the ARC, the owner will be subject to fines and remedies as specified in the Enforcement Powers section of this document and/or the Grande Pointe published Fine Schedule.

E. BUILDING PERMIT

Owners are advised to obtain ARC approval for new construction plans prior to applying for county permits as the Grande Pointe Design Code often dictates more restrictive architectural requirements. Owners are responsible for obtaining all necessary building permits from the county or other relevant agencies, and owners must promptly inform the ARC Administrator and Chairperson if any changes to the ARC-approved plans occur during the permit process. The ARC Chairman will then determine if these changes require a resubmission for ARC review.

F. CONSTRUCTION START

Upon receipt of the ARC Final Plan Approval Notice, the owner may commence with construction. The ARC reserves the right to inspect in the field for compliance during any stage of construction. Construction shall be expeditious and continuous and shall be finally complete no longer than eighteen (18) months from issuance of the Building Permit. In the event that the owner does not comply with his obligations hereunder including, without limitation, completion of construction of proposed improvement or failure to complete construction in a timely manner, the ARC shall give the owner written notice of the non-compliance and ten (10) days to cure the non-compliance. If such non-compliance is not cured, the ARC may remove, restore or complete the proposed improvements and/or elect to retain an attorney to enforce the provisions of this document and recover any damages.

G. FOUNDATION INSPECTION

Prior to the start of vertical construction, the builder or owner shall contact the ARC for a review of the foundation to be conducted by a member of the ARC team as a check for the presence of an under-the-home stormwater basin.

H. FINAL INSPECTION – SURVEY/COO/COMPLIANCE DEPOSIT

Upon completion of construction, the builder or owner shall contact the ARC to schedule a Final Inspection, and the following will be submitted to the ARC prior to the Inspection:

- a) Final survey certificate by surveyor.
- b) Certificate of Occupancy (CO) by the County.

No residence within Grande Pointe may be occupied by any person until a Certificate of Occupancy is issued by the county.

The final inspection is an exterior inspection for adherence to the approved landscape, grading, building, and preservation plans, and it may be performed by the ARC Chairperson and/or his or her designee. Upon certification by the

ARC that all improvements satisfy the Design Code, the ARC will issue a Final Inspection Approval Notice. Upon Final Inspection Approval, the ARC may return none, some, or all of the compliance deposit, as is appropriate. Any non-compliance issues identified at the final inspection will require review and determination by the ARC as to its acceptability.

I. NATURAL DISASTER AND PROPERTY DAMAGE

In the event that any existing improvement or structure is damaged by natural disaster, fire, flooding or any other cause, the repairs, remodeling or renovation shall be subject to the approval of the ARC. In all cases, the repairs, remodeling or renovation shall be conducted in a reasonable amount of time and shall be finally complete in no longer than twelve (12) months.

V. LANDSCAPING STANDARDS

A. INTRODUCTION

The goal of the ARC is to provide for the sensitive enhancement of the environment by the encouragement of an ongoing planting program which adheres to a "natural theme" and plant material selections and planting arrangements which reinforce naturalistic settings in keeping with the character of the site will be expected. Every effort should be made to complement the landscaping of the common area.

Grande Pointe landscaping principals are based on "Florida-Friendly Landscaping™" which means quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant. The principles of such landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, responsible management of yard pests, and reduction of stormwater runoff.

B. SUBMITTAL REQUIREMENTS

To ensure that the unique elements which create the visual appeal of the community are preserved and enhanced, and that any proposed vegetative improvements are kept consistent for the benefit of all, a comprehensive landscape plan and plant list will be required for all proposed home site construction projects. The ARC reserves the right to approve or disapprove any such submission, and may at its sole discretion make suggestions or require modifications which may be appropriate to bring the proposed landscape plan into compliance with the Design Code of Grande Pointe.

A Landscape Plan and a Site Preservation Plan shall be prepared and submitted to the ARC. No installation work may commence prior to receipt of written approval by the ARC of the landscape documents.

C. DESIGN REQUIREMENTS

1. Design and Preservation Goals

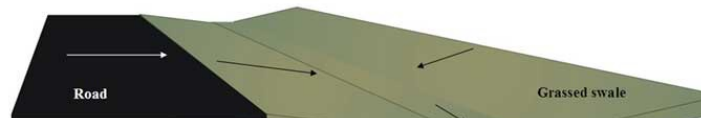
The general landscape design theme for Grande Pointe is intended to be natural and informal using sufficient plant material to present ‘an established appearance’ at time of installation. The goal is to have a continuous flow of the landscape from one lot to another between the street and the front of the house, rather than making each lot an autonomous island from lot line to lot line. Sand pines (PINUS CLAUUSA), which are the dominant existing tree coverage at Grande Pointe are a Walton County protected tree species and cannot be cleared beyond the limits shown on the Recorded Plat (i.e., beyond the buildable footprint of each lot) unless specifically approved by the ARC.

The Preservation of existing native trees and plants is part of the master plan for Grande Pointe, and homeowners are encouraged to retain and incorporate existing native vegetation into the landscape whenever feasible. The development order for the neighborhood identifies approximately eight (8) acres of native vegetation and trees to be preserved in ‘Preservation Areas’ on individual lots (see exhibit 2 at the end of this document), and the removal of native species is restricted. The removal of any native tree or any native vegetation over eighteen-inches (18”) tall from a preservation area requires ARC approval and requires a replacement plan with native species.

2. Grading

The lots shall be graded to direct stormwater to the under-the-home stormwater basin (or to the engineered stormwater basin in the yard in the case of slab or stem-wall foundations). In instances where it is impractical or impossible to route stormwater under the home or to the engineered in-yard stormwater basin, stormwater shall be directed to a non-sodded section of the yard with sufficient surface area, grading and landscaping that stormwater will percolate into the sand rather than flow to the street or adjacent lots. Where lots adjoin a street, a three-inch (3”) to six-inch (6”) drainage swale is required.

Minimum 3-inch (3") deep drainage swale
across front of lot, including driveway



Homes built on slab or stem-wall foundations have engineered ‘stormwater retention areas in the yard,’ and those records can be obtained at the Walton County Planning Department (850) 267-1955. These retention areas cannot be filled in or altered by paver patios or walkways. Wood or composite decking built above grade or highly permeable crushed rock or pea gravel are acceptable alternatives for these areas if they do not alter the stormwater drainage.

3. Plant Palette

The site is blessed with totally native plant species with very few exotic plants found anywhere on the site. The intent is to keep it that way as development proceeds. This means that future landscape installations will be encouraged to utilize native or indigenous plants with exceptions only as specified in this chapter or as allowed by the ARC. While there are a number of exotic plants that thrive in this environment, it is the intent of the ARC to restrict all in-ground landscape plantings visible from the roads to be of species that are indigenous to the site, or are otherwise on an approved Grande Pointe Plant List (www.arcgrandepointe.com).

4. Front Yard Landscaping

Existing landscapes must be kept up to ARC code (section 3.9 Grande Pointe Covenants, Conditions, & Restrictions). All front and side yard plantings visible from the street shall be landscaped with a minimum of fifty-percent (50%) native plant species, and to ensure an established appearance and variety, the Architectural Committee (ARC) ‘Landscaping Standard’ requires, visible from the street, a minimum of two (2) native trees (*non-palm variety*) at least three inch (3") caliper and ten feet (10') in height, and a composite landscape score of at least 100 utilizing the ARC landscape calculator (www.arcgrandepointe.com).

Owners with existing landscapes that meet the ARC minimum standard may not diminish their landscapes visible from the street below the ARC Landscape

Standard as described in this section. Landscapes developed prior to 2020 that may not meet the current ARC Landscape Standard are grandfathered, however, they may not noticeably diminish their landscapes (e.g., may not reduce the percent native species or the number of trees, or a noticeable reduction in shrubs, plants or turf grass).

Plantings visible from the street must be of species present on the Grande Pointe Plant List (www.arcgrandepointe.com). It is strongly suggested that existing vegetation be preserved, and every effort shall be made to landscape adjacent areas with more of the same species to achieve a look of continuity. Poisonous or invasive species are prohibited.

5. Turf and Groundcover

An area of turf grass is required for new construction homes between the sidewalk and the street, and for parcels without sidewalks, at least six feet (6') back from the curb to assist with sand and stormwater runoff. Lawns must be maintained in a healthy condition as defined by the University of Florida –IFAS Division (Florida-Friendly Landscapes). Weeds and bare spots may not exceed 15% of the lawn, lawns may not exceed six inches (6") in height, and during non-dormant months should maintain a healthy green color as demonstrated by other healthy lawns in Grande Pointe (not brown or yellow).

Some homes built prior to 2020 were not required to sod the areas between the street and the lot, and those are grandfathered except in the event that sand can be seen migrating to the street. In those cases, the lot owner will be required to install and maintain turf grass as described herein.

While turf grass between the street and the lot must be maintained and may not be removed, turf grass in other areas of the yard visible from the street may be removed provided that the owner meets or exceeds the ARC landscape standard as defined in section V.C.4.

In order to maintain a natural look, pine straw is the organic mulch standard for major landscape groundcover although synthetic pine straw is acceptable. Landscape beds should be mulched to prevent weeds and to conserve water, and organic mulches like pine straw and pine bark are preferred. The use of rock or pebble are prohibited as major landscape groundcover but will be considered for walkways and decorative elements in landscaping. Use of artificial turf is not consistent with Florida-Friendly Landscaping™ and is not permitted.

6. Irrigation

ARC approval is not required for individual lot irrigation, however, any well pumps and/or plumbing must be screened from the street through the use of vegetation. Developed home sites must have an automatic irrigation system

supplied by the lot owner if unable to manually water the lawn and landscape as needed to maintain the landscape in a healthy manner as described in section V.C.5. No water source or well shall be allowed to cause excessive staining or emit odors deemed to be offensive to the community. The required use of native plants is intended to minimize the need for irrigation water throughout the neighborhood. Once initial landscape plantings are established, it is hoped that irrigation systems can essentially be turned off and used only during periods of drought.

At the time of lot development, the HOA will cap any HOA-owned irrigation heads within the HOA's eight-feet (8') of property fronting the building site, if present. This area (generally, eight feet inward from the curbing), while still owned by the HOA, becomes the sole responsibility of the lot owner with regard to irrigation and maintenance of desirable vegetation, and precluding noxious vegetation (i.e., weeds, invasive species).

7. Tree Removal

Removal of native trees requires ARC review and approval except in the case of emergency tree removal when a tree poses an immediate threat to a home or property. Emergency tree removal requires approval of two (2) members from the HOA Board of Directors, the ARC or the Landscape Committee. Contact the community manager to initiate an accelerated approval for an emergency.

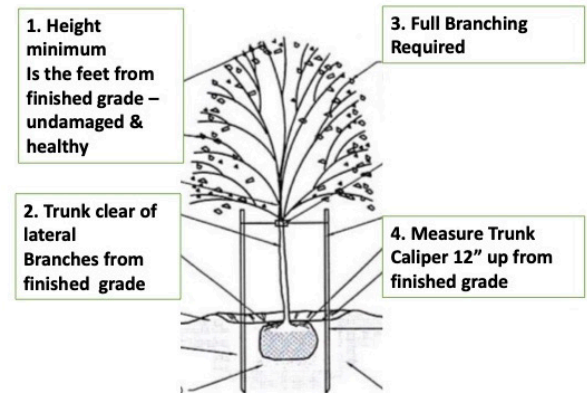
All other tree removal requests that are not a clear threat to a home require ARC approval and the possible attestation of a certified arborist that the tree is unhealthy, dying, and/or that the tree poses substantive risk to a home. Another reason the ARC may approve removal of a tree is for 'functional use' hardships whereby a tree prevents an owner's functional use of a property in a way that other owners are able to utilize their properties (i.e., decks, patios, pools, fences, gazebos, etc.).

An ARC approved removal of a native tree whether healthy or not, requires replacement except in cases where at least two (2) native (*non-palm variety*) trees of four-inch (4") caliper or greater remain in the front half of the yard and two (2) four-inch (4") caliper native (*non-palm variety*) trees remain in the rear half of the yard. Unapproved tree removal always requires replacement, and in any case, tree replacement requires a native tree (*non-palm variety*) from the Grande Pointe Plant List (www.arcgrandepointe.com) according to the following Tree Replacement Schedule and must conform to the conventional definition of a tree .

Native Tree Replacement Schedule

Caliper Size of Tree Removed	Minimum Replacement Requirement
Under 2-inches	2" caliper & Eight feet (8') tall
2-inches to 3-inches	2.5" caliper & Ten feet (10') tall
Over 3-inches	3" caliper & Twelve feet (12') tall

Definition of a Tree vs. a Shrub



VI. CONTRACTOR STANDARDS

The following shall apply to any and all construction, improvement, alteration or maintenance of any structure, to any change to the exterior of any structure and to grading, excavating, tree removal, landscaping or any other change to the grounds of a single-family site within Grande Pointe. In the event a violation of these criteria and Codes takes place, the construction or work being performed shall cease until conformance is achieved. Infractions of the construction rules will be cause for up to a \$1,000.00 fine per infraction, withholding of deposit(s), and/or suspension of a contractor or subcontractor from the community.

A. BUILDING CONTRACTORS

All builders and general contractors must be pre-approved by the ARC prior to commencement of construction of any residence or structure within Grande Pointe. Appropriate Florida licenses and a completed builder application form must be provided to the ARC prior to or concurrent with the Final Plan Review. Upon approval by the ARC, the owner may act as his own builder, however, those owners who wish to act as their own builder must still complete a builder application form, carry the appropriate Florida builder license(s), and be adequately insured naming Grande Pointe HOA as a certificate holder so that the HOA will be notified of insurance changes or lapses in coverage.

B. START OF CONSTRUCTION

All ARC approvals including new construction, major projects and minor projects are valid for twelve (12) months and must be resubmitted for approval if construction does not commence within that twelve (12) month period.

No lot clearing or placement of portable toilets will be permitted until all required governmental permits are obtained, a Final Stakeout Review meeting has occurred, and formal written approval of the ARC has been granted. Should any lot clearing or construction work commence without a Final Plan Approval

Notice from the ARC, the owner will be subject to fines and remedies as specified in the Enforcement Powers section of this document.

C. PORTABLE TOILETS

Prior to commencing any work, a portable toilet must be placed on the job site and in a manner so as to least disturb other residences and other construction.

D. CONSTRUCTION TRAFFIC

No vehicle shall be parked on any lots, other than their specific job site, and no vehicle shall park on the right of way grass area without the explicit approval of the ARC Chair, and in no case without restoring irrigation and installing new turf grass at the front eight (8)—feet of the lot. No construction vehicles may be parked directly across from other parked vehicles such that Fire Department and Waste Management Trucks are unable to safely pass.

E. CONSTRUCTION HOURS

The construction working hours are from 7:30 am to 6:00 PM, Monday through Saturday, except on the following nationally recognized holidays: New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving, and Christmas. These holidays will be observed on the actual day of the holiday. These hours are subject to change by the ARC. A 24-hour emergency telephone number must be kept on file with the ARC.

F. SITE CLEAN-UP

After pilings are installed and no later than the start of the garage foundation, an on-site trash dumpster is required in order to maintain all construction sites in a neat and orderly fashion. Unused pilings and piling debris must be removed within five (5) working days. All contractors are required to provide at least one (1) trash dumpster for every residence under construction. Dumpsters must be emptied on a regular basis. The builder is responsible for trash that blows off the site and shall retrieve such trash immediately. No trash shall be stockpiled on the lot. There will be no stockpiling or dumping on adjacent lots or on streets. Contractors will use only the utilities provided on the site on which they are working.

G. CLEARING

Only plants, vegetation and trees indicated for removal on the Site Preservation Plan shall be removed. Should any lot clearing commence without a Final Plan Approval Notice from the ARC, the owner will be subject to fines and remedies as specified in the Enforcement Powers section of this document.

Any plants, vegetation or trees uprooted or cut down on the job site shall be removed from the job site and from the community as soon as is practical but not later than five (5) working days.

H. CONSTRUCTION DAMAGE

Any damage to neighboring lots, streets and curbs, drainage system, sidewalks, street lights, street markers, mailboxes, walls, etc., that is not repaired by the party causing such damage will be repaired by the Association and such costs billed to the responsible contractor and/or homeowner. Costs for repairs which do not exceed the Construction Compliance Deposit held by the Association, may be taken directly from that deposit at the discretion of the Association and ARC.

Silt fences are always required around the property perimeter at the sides and rear to protect preservation areas on adjacent lots and to encapsulate sand and construction debris during construction. Silt fencing is also required at the front of the construction site along the street if sand will migrate from the lot to the street during construction. Construction fencing may be required, at the determination of the ARC to protect vulnerable preservation areas on the construction site, and/or on adjacent lots.

I. CONSTRUCTION SPILLAGE

Operators of vehicles are required to see that they do not spill any damaging materials while within the community. If spillage of a load occurs, operators are responsible for cleaning it up. Clean-ups done by the association will be billed to the responsible party or, at the discretion of the Association, paid for from any Construction Compliance Deposit that is held by the Association. Please report any spills as soon as possible.

J. CABLE/DATA/WATER & OTHER SERVICE LINES

If any telephone, cable television, electrical, water, irrigation, etc., lines are cut; it is the contractor's responsibility to report the accident to the Association within thirty (30) minutes.

K. DRESS

All construction workers will be required to wear clothing compatible with their specific job requirements.

L. CONSTRUCTION SITE APPEARANCE

All personnel working in the community are to keep all of their areas and nearby lots free of discarded materials such as lunch bags and odd materials. Objects may not be thrown out of cars and trucks. At the conclusion of each work day,

all trash shall be placed in the site dumpster and all construction materials must be consolidated and stacked in a neat and orderly fashion on the construction site. No storage shall be permitted on adjacent lots.

M. NOISE LEVELS

Loud radios or noise will not be allowed within the community. Normal radio levels are acceptable; however, speakers mounted on vehicles or outside of homes under construction are not permitted.

N. VEHICLES AND EQUIPMENT

No semi-truck deliveries (no trucks over two (2) axles or truck/trailers over fifty-feet (50') long). No vehicles (trucks, vans, cars, etc.) may be left in the community overnight. Construction equipment may be left on the site while needed, but must not be kept on the street, unless prior permission has been granted. All construction equipment, including worker vehicles shall be kept in a working manner. Any equipment or vehicular leaks, which cause damage to the streets and pavers shall be cleaned up immediately. Failure to do so will result in fines and/or a deduction from the Construction Compliance Deposit.

O. PERSONNEL

Only bona fide workers are allowed on the property and are required to exit the property upon completion of their work. Spouses may drive workers to and from the site, but must not remain on the property unless they are actual employees of the sub-contractor. For safety reasons, children will not be permitted on the job site. No alcoholic beverages are permitted on or near the job site. Contractor personnel will not be permitted to bring pets on the property.

P. SIGNAGE

During construction, one (1) approved standard construction sign, shall be allowed within the front setback of the lot to assist sub-contractors and others in locating the particular lot. Signage must have the prior approval of the ARC in its sole discretion.

Q. CONSTRUCTION COMPLETION

New Construction of single-family homes must be completed within twelve (12) months from start. Major Projects must be completed within Eight (8) months from start. Minor Projects must be completed within four (4) months from start.

VII. BUILDING CODE & ARCHTECTURAL STANDARDS

A. ACCESSORY STRUCTURES

Accessory structures must be located within the required setbacks and match the architectural details of the home to include wall and roof materials and color. Accessory structures must have prior approval of the ARC.

The following standards exist for these common accessory structures:

1. **PERGOLAS, GAZEBOS** and other similar structures are permissible where lot sizes warrant and must be constructed of solid wood with minimum size 6X6 posts (standard measure 5^{1/2} inch by 5^{1/2} inch) that will be sufficiently anchored to withstand high winds. They must be painted white or a soft trim color (i.e., not brilliant). These structures may not encroach the lot setbacks, preservation areas or stormwater basins.

2. **OUTDOOR BUFFER SCREENING for HVAC, Trash, Shower, Etc.**

HVAC equipment, pool equipment and trashcans require buffer screening to obscure visibility from the street and may be constructed of a natural screen of evergreen shrubbery or of wood painted white or a soft color (i.e., not brilliant) that matches the home's trim or siding. If constructed, they should be similar in design to others in Grande Pointe. If a trashcan, pool equipment, or HVAC area borders a street or is adjacent to another owner's back yard, the buffer screening must be enclosed on all sides.

All buffer screening, enclosures, and the objects they obscure must be located adjacent to the home and be set-back a minimum of five-feet (5') from the front of the home, not including porches. Buffer screening and enclosures must be tall enough to obscure the object they are intended to hide from the street, be no larger than necessary, and have no more than two-inches (2") of spacing between boards.

3. **OUTDOOR STORAGE (Boxes & Cabinets)** must be constructed of wood and painted white or a soft color (i.e., not brilliant) that matches the home's trim or siding. Storage structures shall be similar in design to other storage structures in Grande Pointe, and be generally located adjacent to the home and no further forward than the midway point of the home in the side yard. Maximum dimensions are eight-feet (8') wide, by four-feet (4') deep, by eight-feet (8') tall. If the structure is taller than four-feet (4') from grade, it must have a natural color mill or galvanized finish metal roof matching the home and include landscaping shielding the structure from the street.

4. **DECKS, PATIOS, AND WALKWAYS**

Decks & Patios may not extend beyond the sides of the home and may not exceed fifty-percent (50%) of the total backyard area. Decks & Patios over twenty-four inches

(24") tall may not encroach the setback of fifteen-feet (15') from the rear property line, but if under twenty-four inches (24") tall from grade may extend into the lot rear setback, but no closer than four-feet (4') from the rear property line. Walkways in the side-yard may be no wider than thirty-six inches (36") and no closer than two feet (2') from the side property line. If the deck, patio or walkway encroaches a preservation area, an ARC approved native plant restoration plan is required even if the preservation area was previously cleared. Surface finish and color should blend in with the setting

Homes built on slab or stem-wall foundations have engineered 'stormwater retention areas in the yard,' and those records can be obtained at the Walton County Planning Department (850) 267-1955. These retention areas cannot be filled in or altered by paver patios or walkways. Wood or composite decking built above grade or highly permeable crushed rock or pea gravel are acceptable alternatives for these areas if they do not alter the stormwater drainage.

5. **FIRE PITS** Gas powered fire pits are preferred for safety and smoke nuisance reasons. Permanent wood burning, open fire pits will be considered but must be located at least fifteen-feet (15') away from the owner's home or any flammable landscaping or structure, and must be at least twenty-five feet (25') away from any adjacent lot's home. Permanent firepits of any kind (i.e., gas or woodburning) are not permitted on any lots in preservation areas or within any engineered, in-yard stormwater basins.

B. BUILDING HEIGHTS

Maximum building height of residences shall be fifty-feet (50') or less if so designated by Walton County at the time the building permit is issued. The height shall be measured from the existing natural grade to the average of the roof peak and roof eaves.

C. MAXIMUM BUILDING COVERAGE

In order to preserve storm water run-off areas and natural vegetation, the maximum of the lot that can be covered by the structure is outlined for each individual lot shown on the Recorded Plat of Grande Pointe and known as the building envelope.

D. SQUARE FOOTAGE & STORIES

All single -family structures shall have minimum and maximum conditioned square footage as set forth below.

LOT	SQ.FT.MIN.	SQ.FT.MAX.
Residences	1,450 SF	4,000 SF
Carriage House	400 SF	600 SF

E. FINISH FLOOR ELEVATIONS

The minimum crawl space below the first-floor system (floor joints) shall be not less than twenty-four inches (24")

F. SETBACK CRITERIA

General setback requirements shall be as follows:

- Side yard setbacks: 7 .5 feet
- Front yard setbacks: 20 feet
- Rear yard setbacks: 15 feet
- Where two adjacent lots are joined for a single home, the side setbacks shall be doubled.

G. EXTERIOR APPEARANCE

1. Walls, Siding, Foundations:

The architectural design code throughout Grande Pointe will utilize a style that allows a combination of wood or fiber-cement boards in lap or flush configuration, wood or fiber-cement board and batten siding, wood or fiber cement board shingles applied in a simple pattern. Siding shall course to coordinate with the heads and/or jambs of window and door openings. All exterior fasteners shall be fabricated from corrosion resistant materials. Colors will be selected from a range of neutral, lighter tones with the more vibrant accents used sparingly. Stucco or brick may be used as accents and limited to an area no greater than 1/3 of the exterior wall surfaces, subject to ARC approval.

Exposed foundations require screening to obscure foundation pilings and shall be similar in design to others in Grande Pointe which are constructed of wood, masonry boards, or brick. Exposed garage foundations that extend twelve-inches

(12”) or more above grade require decorative treatment (i.e., brick, brick veneer, or stucco). Foundation screening made of wood or masonry board shall be painted white although consideration will be given to softer (i.e., not brilliant) colors that match the home’s trim or siding.

2. Windows:

The sill elevation of first floor and principal floor openings shall be less than 3.0 feet above the floor with a minimum five-feet (5’) tall window. Wood frame, aluminum clad wood frame, or vinyl windows are required. The use of French doors in combination with windows is encouraged. Aluminum windows are not allowed. All windows shall be of divided light or simulated divided light design, and should be carefully proportioned to enhance the exterior appearance and interior light quality. Lightly tinted glass is acceptable, but foil or reflective material is not allowed. Roof overhangs, awnings and shutters are appropriate sun screening devices with approval of design, material and colors. No glass block glazing is permitted to be used on the exterior of the residences or where it can be viewed from adjoining property.

3. Roofs, Materials and Appurtenances:

The roofs of all residences within the community shall 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 and maximum of 12/12.

Roofing less than 6/12 slope is acceptable only in minor areas (generally not to exceed 15% of roofing area) 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.), shall have a roof with material consistent with the main structure.

Roof materials may be chosen from a selection of natural color mill or galvanized finish standing seam metal or 5V crimp metal. No barrel style concrete, clay, or asphalt roofing will be approved.

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, and they are to be of an open rafter design using a minimum 2"x8" rafter tail. In many cases, the roof overhangs may incorporate balconies, decks and screened porches.

Roof overhangs shall be a minimum of eighteen-inches (18") with twenty-four to thirty-inch (24"-30") roof overhangs encouraged.

Special note: Walton County allows eighteen-inches (18") of roof overhangs to be within a setback, so special consideration needs to be taken in the positioning of the structures

with greater than 18" roof overhangs such that setbacks are not violated. (IE: a roof with 24" overhangs would result in side yard setbacks of 8'-0" in lieu of the standard 7'-6").

All roof accessories, such as vent stacks and roof vents shall match the roof color. Wherever possible, vents shall be located away from the entry elevations. Flashing material should be the same as the roofing material.

The use of solar energy producing devices (active and/or passive), cisterns and personal satellite dishes are permitted by Florida statute, but the location of these devices is subject to ARC approval which shall not be unreasonably withheld.

4. Height and Privacy Features:

- The first floor, at any point, shall be set not less than twelve inches (12") above the finished grade.
- The floor to ceiling clear space on the principal floor shall be between 10.0 feet & 14.0 feet
- The floor to ceiling clear space on the secondary floor shall be between 9.0 feet and 12.0 feet
- Half stories shall be constructed with dormers, cupolas, monitors etc. within the attic area
- The volumes shall be proportional to the mass of the house
- The head height elevations of each floor's openings and the overall height of the openings shall be balanced and in proportion to their respective story

5. Chimneys:

Chimneys, along with other projections above roofing surfaces, play a dominant role in depicting the character desired. Chimney dimensions shall be compatible in scale to the structure. Prefab metal fireplaces, when used, must have coverings for all exposed flue pipes. Direct vent fireplaces shall not be visible from the street or shall otherwise be concealed from view.

6. Doors:

Front doors should make a strong architectural statement and are required to be wood or fiberglass. Exterior doors/units are required to be a minimum of eight-feet (8') tall including any attached transoms. The use of double front entry doors, or doors enhanced by side and door top window panels are encouraged. Sliding patio doors are not to be utilized where they are visible from the street or used as a front entrance. Garage doors should be solid (i.e., not molded metal) in the Carriage House style, and be compatible with the exterior wall design and color.

7. Shutters:

Louvered shutters are encouraged, but bevel board and panel shutters are acceptable. Louvered shutters can be allowed to tilt from the top or swing open. All shutters must include hardware and be mounted so as to appear operable, sized to fit the window, and must be painted wood or a pre-approved, authentic-looking material. Anodized aluminum is acceptable for louvered shutters, but vinyl shutters are not acceptable.

8. Gutters:

For new construction, gutters or a suitable stormwater solution are required if stormwater runoff from the roof and/or driveway will make its way to the street during heavy rains. For existing homes, the Association may require gutters or a suitable alternate solution when an owner is unable to retain stormwater runoff on their lot. In either case, gutters must be made of metal, must be white, match the home's trim color, or match the roof natural mill finish. Stormwater must be directed to the engineered stormwater basin on the individual lot (under the home for homes on pilings; in-yard for slab or stem-wall foundations). In instances where it is impractical or impossible to route stormwater under the home or to the engineered in-yard stormwater basin, all stormwater shall be directed to a non-sodded section of the yard with sufficient surface area, grading and landscaping to enable stormwater to percolate into the sand rather than flow to the street or to adjacent lots.

Gutters and downspouts may be half-round or K-style. Rain chains are permitted, must be constructed of metal, and may be any metallic finish, or may be finished in white, black or brown.

H. DRIVEWAYS

Driveways designs must be submitted and approved prior to construction. Driveway widths may be a maximum of twenty-four feet (24') and must have a curved pattern intersecting with the street. Driveway entry from the street must be located at least two feet (2') from the side property lines. Drive surfaces must be brick pavers with rigidly defined parameters, and the size and color must be included in the hardscape and/or landscape design submittal. Permanent basketball goals are not permitted. Play equipment (i.e., portable basketball goals, soccer goals, play houses, etc.) is not permitted in the driveway or front yard except while in use and must otherwise be stored in a way that they are not visible from the street.

I. PARKING SPACES

One (1) parking space is required, at a minimum for every bedroom or full bath, whichever count is greater. For instance, a three (3) bedroom home with four (4) full bathrooms would require four (4) parking spaces. For new construction, any space in a dwelling; excluding hallways, bathrooms, kitchens, dining rooms, or living rooms; which is 70 square feet or greater in size, that is located along an exterior wall, has two means of egress, and has a closet will be considered a bedroom for the purpose of determining minimum required parking spaces.

J. GARAGES/CARRIAGE HOUSES

No garage may be built unless approved by the ARC. With ARC approval, garages may be detached from the main residence but must fall within the allowable building area as defined in the attached building setbacks. Garages and Carriage Houses must be constructed in conjunction with a main residence and no lot may contain only a Garage or Carriage House. Garage apartment living area must be a minimum of 400 square feet and a maximum of 600 square feet, finished or unfinished. No unfinished space may be viewable from adjacent property or street. Where possible, the volume should be included within the roof structure and enhanced with dormers, balconies, etc. Garage doors are to be in the Carriage House style.

K. FENCES/WALLS/HEDGES

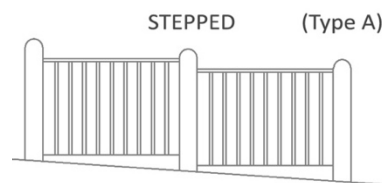
Privacy walls must be constructed within the building envelope and may have a maximum height of eight-feet (8') above finished grade. Wall Pilasters may extend an additional one-foot (1') above the height of the walls. Walls must be built in a style that is in keeping with the design of the main residence.

Privacy hedges may have a maximum height of eight-feet (8') above finished grade. Privacy hedges or hedgerows consist of a row of trees or woody shrubs that have been or will be interlinked so as to form a boundary or barrier. Hedges or hedgerows are restricted to the rear yard and the side yard and may not be placed any further forward in the side yard than fifteen-feet (15') from the front of the home. Determination of whether the spacing of a line of shrubs or trees will be interlinked so as to form a boundary or barrier and thus constitute a hedge or hedge row shall be determined by the ARC based on commonly accepted standards of 'spread' for the proposed species of trees or shrubs.

Fences are allowed within a building lot, and must have ARC design review and approval. In general, fences should not dominate the lot or landscape, nor should they unduly block natural sightlines. Privacy screens shall adhere to the same standards as fences.

Fence & Gate Standards:

1. LOCATION—must be located inside the property line and generally be no further forward in the side yard than the house midway point. Four-feet (4') tall fences from natural grade, with a minimum of one-inch (1") opening between boards may be located forward of the home midpoint, up to but never closer than fifteen-feet (15') from the front of the home excluding porches. Solid Privacy Fences over five-feet (5') tall from natural grade are restricted to the rear yard only. If installed back-to-back between lots, fences must be at least four-feet (4') apart for maintenance.
2. HEIGHT—must be no taller than seventy-two inches (72") from natural grade at any point, no shorter than forty-eight inches (48"), and if the fence intersects or adjoins a neighborhood wall, the fence may be no taller than the wall. Fence rails must be constructed on a level plane (*e.g., no undulating sections*). For fences built on sloped lots, the front fence railing and/or gate visible from the street must be constructed within a few degrees of a true horizontal plane. The side and rear rail sections must be stepped (*e.g., level rails and posts that rise and fall with the yard*) if fence height varies by over a few inches over the length of the fence. At no point may fences exceed the ARC approved height.



3. DESIGN—shorter fences, those made of natural materials, and those featuring through visibility are favored. The style should be compatible with nearby existing fences and gates, especially when interconnecting on adjacent lots.
4. FINISH—must be painted or stained white within six (6) months of construction.
5. MATERIALS—wood fences are preferred and, in any case, may not be constructed of chain link, vinyl or wire mesh.
6. VEGETATION—when a fence in a side yard borders a street, a row of native evergreen shrubs is required between the fence and the street.

L. SIDEWALKS

Certain property owners will be required to construct paver sidewalks approximately four-feet (4') in width that are coordinated with and connected to sidewalks on adjacent lots. Sidewalks will be installed at the time of construction of the residence and installation of the driveway.

M. PORCHES, VERANDAS AND BALCONIES

The creative use of wide verandas on the front, sides or rear of the residences is strongly encouraged.

Handrails and/or columns form an integral part of the veranda concept. The handrails and columns should either be stone, wood, painted aluminum or wrought iron (with proper rust prohibitor), and designed to be architecturally compatible with the residence. Columns and handrails must be relatively simple, properly proportioned to the scale and mass of the house and be understated rather than overly ornate.

Porch or deck enclosures may not be freestanding. If screening is desired, the enclosure must be designed as an integral part of the roof and walls, and not appear as an added appendage. No enclosed screen porches are permitted forward of the front facade of the house. Only outdoor furniture in good condition, plants and planters may be on Porches, Verandas and Balconies visible from the street.

N. POOLS/POOL CABANAS/POOL ENCLOSURES

Pools must be designed to complement the architectural components of the residence, and may not encroach the lot setbacks or extend beyond the sides of the home. They may not, in combination with decking and or patios, exceed fifty percent (50%) of the total backyard area.. Pools and spas must be in-ground. Pool coping may not be higher than the finished first floor elevation.

Pools must be surrounded by a fence, which is designed to coordinate with the architectural detailing of the home and meet all applicable codes. Pool screen enclosures are not permitted.

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.

O. EXTERIOR COLORS

The Grande Pointe paint color framework consists of a single siding color in a neutral tone with accent colors reserved for trim, doors, railings, porch ceilings, and shutters. Siding shall be lighter in color, have a matte finish, and generally have a Light Reflectance Value (LRV) of fifty-seven (57) or greater. Most blue, green, gray or yellow pastels will be considered for siding while red, orange, pink or purple pastels will not be considered. Generally accepted siding colors in the Sherwin-Williams line of paint colors (2018 deck) include NEUTRALS (pages 191

- 250) and WHITE & PASTEL (pages 254 - 274). Accent colors may be more brilliant if used sparingly and/or may have an LRV below fifty-seven (57). Comparable paint colors from other brands are permitted.

Outdoor Accessory Structures and Foundation Screening must be painted white or a soft color (i.e., not brilliant) that matches the home's trim or siding.

In reviewing exterior color, the ARC will take into account the combination and intensity of colors selected and their appropriate use, and the palette of surrounding residences. For color reviews, sample panels may be required by the ARC.

P. EXTERIOR LIGHTING

Exterior lighting must be provided for safety and security. All new outdoor lighting requires ARC approval and all fixtures must be DarkSky™ rated. Recessed or down-lighting, and vertical landscape lighting are recommended in lieu of floodlights which are prohibited. No exterior fluorescent or halogen lighting will be permitted. Natural gas outdoor lighting is permitted, and all other outdoor lighting must be warm-white measured by CCT (correlated color temperature) on the Kelvin (K) scale between 2000K - 3000K. No lighting may be located so as to interfere with vehicular traffic or become a nuisance to neighbors by adversely affecting the nighttime environment of neighboring properties. Lighting may not trespass on neighboring porches or windows, and may not be 'excessively bright' compared to other homes. The maximum lot light level per Walton County is 10 maintained footcandle at any property line.

Secondary lighting including string lights (*aka. Bistro Lights, Fairy Lights*), landscape lighting, pool lighting, and other accent lighting are restricted to the same correlated color temperature requirements and light trespass restrictions as exterior lighting fixtures. String lights are restricted to backyard patios, decks, porches and balconies and may not extend beyond those structures. Along with outdoor televisions, string lighting must be turned-off when the area(s) are not in use and in all cases by midnight. String lighting must be hung on a horizontal plane and not exceed ten (10) feet in height from patio and deck surfaces. Poles or posts must be made of wood or metal, and associated bases or stands must visually blend in with the setting and be sturdy enough to maintain a true vertical. String lighting may not be used for landscape, tree, accent lighting or any other kind of permanent lighting.

Q. SCREENED PORCHES

Screens shall be framed between columns. Screens shall be a uniform synthetic charcoal or gray material. Any screened porch must not diminish the architectural integrity of the home, and the use of simple two-by-four framing is not permitted.

R. TRIM

Wood or Fiber-Cement Board Trim shall be in proportion to the size of the opening with a minimum width of 3-1/2 inches. Trim shall project a minimum of 1/2" past the leading edge of the adjacent siding. Most trim shall be flat. Any shapes must have a simple profile. Siding must abut trim (trim shall not be installed on top of siding)

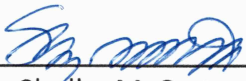
S. SHORT-TERM VACATION RENTAL SIGNAGE

To comply with Walton County Short-term Rental (STR) requirements, a single “Short-Term Vacation Rental Information Sign” must be attached to the outside of the home and meet the following standards:


- All STR rental signs must be purchased through the HOA management company to ensure consistency and ARC compliance. Sign request forms are available from the management company or at www.arcgrandepointe.com (documents tab).
- The single STR rental sign must be mounted on the wall (no post mounted signs) next to the front door, or as approved by the ARC if the front door location is not possible.
- No rental company logos or property names are permitted – only the Walton County STR Certificate Number, 24/7 Contact Name or Rental Company Name, and the Emergency Contact Phone Number

Any deviation from the above listed standards requires approval from the ARC. Please contact or visit the Walton County Website for more information on how to obtain Short Term Rental Certification.

APPROVED on the 5th DAY OF JUNE, 2024 BY THE BOARD OF DIRECTORS
FOR THE HOMEOWNER'S ASSOCIATION OF GRANDE POINTE AT INLET
BEACH:



Shelby McCarty
President



Catharina Whitehead
Vice President



Michael Ross
Treasurer



Wendy Ritz
Secretary





Exhibit 3: Meeting Decorum Policy

Your Board of Directors has chosen to adopt the following rules of decorum to be followed at all meetings of the Association. We hope that by adopting these rules that we will create a welcoming environment that all homeowners will want to attend.

1. All owners are welcome to attend the Board and Committee meetings. The agendas of these meetings are intended to keep you abreast of the latest information and issues facing the community. The Board of Directors wishes to foster a pleasant meeting environment in which this information is presented in a timely fashion and in a friendly environment.
2. Meeting attendees are required to adhere to the posted agenda. Individual new concerns, issues or requests are to be reported by sending to the community association manager (CAM) during office hours. If appropriate, the matter may be added to the agenda for a future meeting.
3. All homeowners in attendance have the right to hear what's being said. Talking while others are talking distracts attendees from the meeting presentation and is not permitted.
4. We intend to foster a respectful environment where all feel welcome. Meeting participants are expected to act courteously with other attendees. Behavior which has the potential to make the meeting unpleasant for others, including yelling, profanity, condescension, talking when others are talking, disparaging the opinions of others, sharing misinformation and failing to be recognized before speaking is grounds for ejection from the meeting, and possible suspension from future meetings.
5. Owners that have been recognized to speak are restricted to two (2) minutes per member on each item. Speakers may not allot their time to other speakers. These time guidelines ensure that others will have an opportunity to speak.

Dated : October 21, 2019 PASSED: Grande Pointe HOA Board of Directors Meeting

Exhibit 4: Official Records Policy

The association shall maintain each of the following items, when applicable, which constitute the official records of the association:

1. Copies of any plans, specifications, permits, and warranties related to improvements constructed on the common areas or other property that the association is obligated to maintain, repair, or replace.
2. A copy of the bylaws of the association and of each amendment to the bylaws.
3. A copy of the articles of incorporation of the association and of each amendment thereto.
4. A copy of the declaration of covenants and a copy of each amendment thereto.
5. A copy of the current rules of the homeowners' association.
6. The minutes of all meetings of the board of directors and of the members, which minutes must be retained for at least 7 years.
7. A current roster of all members and their mailing addresses and parcel identifications. The association shall also maintain the electronic mailing addresses and the numbers designated by members for receiving notice sent by electronic transmission of those members consenting to receive notice by electronic transmission. The electronic mailing addresses and numbers provided by unit owners to receive notice by electronic transmission shall be removed from association records when consent to receive notice by electronic transmission is revoked. However, the association is not liable for an erroneous disclosure of the electronic mail address or the number for receiving electronic transmission of notices.
8. All of the association's insurance policies or a copy thereof, which policies must be retained for at least 7 years.
9. A current copy of all contracts to which the association is a party, including, without limitation, any management agreement, lease, or other contract under which the association has any obligation or responsibility. Bids received by the association for work to be performed must also be considered official records and must be kept for a period of 1 year.
10. The financial and accounting records of the association kept according to good accounting practices. All financial and accounting records must be maintained for a period of at least 7 years. The financial and accounting records must include:
 - a) Accurate, itemized, and detailed records of all receipts and expenditures.
 - b) A current account and a periodic statement of the account for each member, designating the name and current address of each member who is obligated to pay assessments, the due date and amount of each assessment or other charge against the member, the date and amount of each payment on the account, and the balance due.
 - c) All tax returns, financial statements, and financial reports of the association.
 - d) Any other records that identify, measure, record, or communicate financial information.
11. A copy of the disclosure summary described in s. 720.401(1).
12. All other written records of the association not specifically included in the foregoing which are related to the operation of the association.

A. INSPECTION AND COPYING OF RECORDS.-- The official records shall be maintained within the state for at least 7 years and shall be made available to a parcel owner for inspection or photocopying within 45 miles of the community or within the county in which the association is located within 10 business days after receipt by the board or its designee of a written request. This subsection may be complied with by having a copy of the official records available for inspection or copying in the community. If the association has a photocopy machine available where the records are maintained, it must provide parcel owners with copies on request during the inspection if the entire request is limited to no more than 25 pages. An association shall allow a member or his or her authorized representative to use a portable device, including a smartphone, tablet, portable scanner, or any other technology capable of scanning or taking photographs, to make an electronic copy of the official records in lieu of the association's providing the member or his or her authorized representative with a copy of such records. The association may not charge a member or his or her authorized representative for the use of a portable device.

1) The association will provide access to the records within 10 business days after receipt of a written request submitted by certified mail, return receipt requested.

2) The association will provide access to the records at the administrative offices of the Community Management Company. Records will be made available for inspection by appointment. All appointments will be conducted during normal business hours. Records will not be permitted to be removed from the premises, and a parcel owner's right to inspect records is limited to no more than one 8-hour business day per month.

B. The association may impose preparation and production fees for document requests to the extent allowed under applicable Florida statute (*Florida allows copy costs if more than 25 pages are produced and labor costs of not more than \$20.00 per hour if more than a half-hour is necessary. If copies are made on the association's copier, the association can charge copy costs of up to \$0.25 per copy*).

C. The association shall maintain an adequate number of copies of the recorded governing documents, to ensure their availability to members and prospective members.

D. Notwithstanding this paragraph, the following records are not accessible to members or parcel owners:

- 1) Any record protected by the lawyer-client privilege as described in s.90.502 and any record protected by the work-product privilege, including, but not limited to, a record prepared by an association attorney or prepared at the attorney's express direction which reflects a mental impression, conclusion, litigation strategy, or legal theory of the attorney or the association and which was prepared exclusively for civil or criminal litigation or for adversarial administrative proceedings or which was prepared in anticipation of such litigation or proceedings until the conclusion of the litigation or proceedings.
- 2) Information obtained by an association in connection with the approval of the lease, sale, or other transfer of a parcel.

- 3) Personnel records of association or management company employees, including, but not limited to, disciplinary, payroll, health, and insurance records. For purposes of this subparagraph, the term “personnel records” does not include written employment agreements with an association or management company employee or budgetary or financial records that indicate the compensation paid to an association or management company employee.
- 4) Medical records of parcel owners or community residents. Social security numbers, driver license numbers, credit card numbers, electronic mailing addresses, telephone numbers, facsimile numbers, emergency contact information, any addresses for a parcel owner other than as provided for association notice requirements, and other personal identifying information of any person, excluding the person’s name, parcel designation, mailing address, and property address. Notwithstanding the restrictions in this subparagraph, an association may print and distribute to parcel owners a directory containing the name, parcel address, and all telephone numbers of each parcel owner. However, an owner may exclude his or her telephone numbers from the directory by so requesting in writing to the association. An owner may consent in writing to the disclosure of other contact information described in this subparagraph. The association is not liable for the disclosure of information that is protected under this subparagraph if the information is included in an official record of the association and is voluntarily provided by an owner and not requested by the association.
- 5) Any electronic security measure that is used by the association to safeguard data, including passwords.
- 6) The software and operating system used by the association which allows the manipulation of data, even if the owner owns a copy of the same software used by the association. The data is part of the official records of the association.

E. The association or its authorized agent is not required to provide a prospective purchaser or lienholder with information about the residential subdivision or the association other than information or documents required by this chapter to be made available or disclosed. The association or its authorized agent may charge a reasonable fee to the prospective purchaser or lienholder or the current parcel owner or member for providing good faith responses to requests for information by or on behalf of a prospective purchaser or lienholder, other than that required by law, if the fee does not exceed \$150 plus the reasonable cost of photocopying and any attorney fees incurred by the association in connection with the response.

DATED: October 31, 2019

PASSED BY: Grande Pointe HOA Board of Directors