

THE SANCTUARY AT OAK CREEK **ARCHITECTURAL DESIGN GUIDELINES**

As The Sanctuary at Oak Creek is a deed-restricted Community, the Architectural Control Committee must approve any exterior alterations/additions to the property. Alteration applications must be submitted for any exterior modifications, including, but not limited to, the following:

Pools/Spas, screen enclosures, fencing, landscaping changes (when changes consist of more than 10% of the existing landscaping), landscape curbing, exterior painting, permanent hurricane protection, satellite dishes, swing sets, trampolines and basketball goals.

All exterior modifications/alterations are subject to on site review *prior* to construction. The on site review will be followed by a *written* approval or denial. The owner is responsible for compliance with all State, County and/or local codes.

The following are Board approved guidelines:

FENCES:

1. A copy of the lot survey indicating placement of a fence must be submitted with the request form.
2. No type of fencing is permitted on the front of any lot.
3. The acceptable material is PVC vinyl. PVC fences may be white or tan. Rear fences on conservation lots or lots with water views must have vinyl coated green or black chain link fences.
4. The maximum fence height is 6 ft. with the exception of conservation lots or lots with water views. The side fence must transition from 6 ft. to 4 ft. starting at the back of the home and/or depending upon the angle and proximity of the home and neighboring homes to the water. This 4' fencing must be of the "open picket/plank" PVC type construction.
5. No lattice is permitted.
6. Conservation vinyl coated green or black chain link fencing must be 4' in height and used on the waterway and/or conservation side of the lot.
 - Fencing may not impede the view of water or a conservation area for any adjoining property.
7. Fence posts should be installed on the property line.
8. No fence may be installed on any easement. (Including, but not limited to drainage, utility, or CDD.)
9. Fences must adjoin any existing fence except under easement restrictions.
 - Double fencing is only permitted when adjoining a "grandfathered" fence.
10. On interior lots, fences shall be set back a minimum of 10 ft. from the front facing corners of the house. On corner lots, fences shall be set back a minimum of 15 ft. from the front corners of the house and 10' in from the top of the sidewalk on the street side so as not to obstruct visibility.
11. Fence finials are permitted with approval.
12. All fencing, including those "grandfathered" must be maintained in a consistent and appropriate manner.
13. Replacement of any or part of a "grandfathered" fence must go through the approval process and will be required to meet the above bylaws.

POOLS

1. No above ground pool is permitted.

SCREEN ENCLOSURES:

2. Screen enclosure frames may be white or bronze.
3. Aluminum pan roofs and insulated roofs are permitted.
4. Front screen enclosures are not allowed.
5. Screen doors are not permitted on the front of homes.

SPORTS EQUIPMENT

1. No permanent sporting structures are permitted in the front or side lot of any home. All temporary equipment must be stored out of sight when not in use (i.e. basketball goal, soccer goals, trampolines, etc).

EXTERIOR PAINTING:

2. Color samples must be submitted for approval prior to painting the exterior of your home. Please specify on the each sample the body, trim and door color.

STORAGE SHEDS: Storage sheds are **not** permitted in the community.