



**Architectural Planning Criteria for Summer Ridge
(This document also applies to Summer Ridge South)**

In order to ensure a harmonious design and continuing value for the property owners in Summer Ridge, the Architectural Planning Criteria for the development has been created. This document will describe the design criteria for site development, buildings, landscaping, and other improvements. The Architectural Planning Criteria may be modified by a majority vote of the Summer Ridge HOA Board. The architectural planning criteria include, but are not limited to, the follows:

1. Character

- a. Summer Ridge is a Coastal Cottage neighborhood designed to reflect a cottage type home as built by the craftsmen of prior years.
- b. The exterior of each home is to be informal and casual with attention to detail of traditional cottage designs.

2. Site

- a. Maximum lot coverage shall be 50% of the area within the setback lines or as approved by the Architectural Review Committee. Lot coverage shall be defined as any improvement to the property including the home, garage, decks, porches, private pools and any other structural improvement to the property but does not include at grade driveways and sidewalks.
- b. All homes, garages, decks or other improvements shall be located on the lot so as to minimize the removal of existing trees and coastal scrub.
- c. During construction of any improvement on a Lot, all existing trees and vegetation outside of the immediate construction area shall be protected.
- d. During construction of any improvements on a Lot, all construction material shall be kept in a neat and orderly manner and all debris shall be placed in a trash container so as to keep the construction site visually neat and orderly on a daily basis throughout the construction period.

3. Setbacks

- a. Property setbacks shall be governed by those setbacks as shown on the recorded plat of Summer Ridge, Book 15; Page 15, Walton County, Florida. (Copy of recorded Plat is attached as Exhibit A).
- b. Notwithstanding the foregoing, no improvement shall be constructed closer than ten (10) feet from any existing improvement on an adjoining lot. Air Conditioning compressors are permitted in the ten (10) foot limit. The Summer Ridge HOA Board must approve all final site plans.
- c. Each house shall be positioned on a lot as to maximize the privacy of any adjoining property.

4. Massing of improvements

- a. Each home shall have one primary mass and at least one secondary mass arranged asymmetrically with respect to each other.
- b. Garage must be a detached structure, unless otherwise approved by the Architectural Review Committee. Detached garage may be connected to the primary home by means of a covered walkway, provided the walkway roof is a minor mass than the home or garage roof.
- c. All homes shall have a minimum of 1,700 air-conditioned square feet.
- d. A third-floor enclosed tower room and covered porch shall be allowed only on Lots 3,4,5,6,7 in Summer Ridge Subdivision
- e. Rooftop Widow's walks or terraces shall not be allowed.

5. Foundations

- a. All homes shall be constructed on pilings.
- b. Garages shall be constructed on block foundation or concrete retaining walls, with concrete floor slab.
- c. All exposed pilings beneath the home shall be covered with horizontal or horizontal and vertical crisscross skirt boards or like wood material (dimensional lumber) and painted. Lightweight lattice or similar screening material shall not be permitted.
- d. Exposed block or concrete retaining walls shall be capped, and faced with skirt board and painted in an approved trim color. A minimum amount of painted concrete not faced with skirt boards is allowed.

6. Roof Composition

- a. Each house shall incorporate at least two major roof elements.
- b. Hip and gable roofs are encouraged. However, hip roofs must terminate at a gable end.
- c. Eave overhangs shall be a minimum of 18".

- d. All roofs shall be residential styled architectural steel roofing systems. Color to be galvanized.
- e. Open overhangs and extended rafter tails are encouraged.
- f. Enclosed soffits must be stained or painted wood boards or board appearance in approved colors and to be sloped with roof pitch.
- g. The slope of the major roof areas shall be between 6/12 and 9/12. Secondary roof areas may be less than 6/12 and no flat roofs permitted.
- h. Shed roofs are encouraged when used as additions to a gabled primary roof.
- i. Skylights are prohibited.

7. Windows

- a. All major vertical wall surfaces must be articulated with windows.
- b. All windows must be fixed, single, or double hung.
- c. In order to create a consistent scale throughout Summer Ridge, all window lites are to be a combination of small and large scale, simple and balanced within each wall.
- d. Round-top windows are not allowed.
- e. All exterior window sashes and frames shall be of an approved trim color. White building trim and window frame are not permitted.

8. Exterior Doors

- a. All exterior doors are to be balanced with windows and other architectural elements and shall be simply detailed.
- b. French doors are encouraged.
- c. Doors are to be solid paneled or glazed. No solid flush doors are permitted.
- d. Glazed doors shall have true or simulated divided clear lite glass.
- e. Sliding glass doors are not allowed.
- f. Screen doors shall be an approved trim color.
- g. The material, design and color of all garage doors for new construction or the replacement of existing garage doors must be approved by the Architectural Review Committee.

9. Exterior Features

- a. Exterior shutters shall be louvered, plantation or board and batten style shutters.
- b. Shading devices shall be painted or stained an approved trim color.
- c. Balconies or decks should be simply detailed.

- d. Railings and pickets shall be made of wood, and simple in detail.

10. Garage.

- a. A two-car detached garage is encouraged on all lots, however, a minimum of four car off street parking spaces must be provided if no garage is constructed, except Lot # 1
- b. Architecture shall conform to a coastal cottage appearance.
- c. Siding shall be wood, hardi-plank or like wood material lap siding.
- d. All exterior walls shall be of the same material.
- e. No vinyl siding or stucco shall be allowed.
- f. All windows, doors and corners of the building masses must be edged with painted or stained flat wood trim, at least 6" at building corners and 4" at window and door trim.
- g. Inside garage walls shall be covered in plywood and painted or sheet rocked, taped and painted to create a finished look at such times as the garage doors are open.
- h. Garage doors shall be wood and painted or stained. Carriage style panel doors with or without windows are encouraged.
- i. Galvanized half round gutters and round downspouts shall be installed where required by Walton County approved Engineering Plans for Summer Ridge.
- j. No overly ornate objects shall be mounted on the façade of a garage.
- k. A carport following all architectural requirements of the house may replace one or both of the allowed garage spaces.
- l. Garages with second floor carriage house additions shall have maximum roof plate height of Eighteen feet above ground level.
- m. Each vehicle location shall receive a separate door.
- n. Garbage containers must be kept inside the garage or inside a screened architecturally pleasing structure, as approved by the Architectural Review Committee, attached to the garage.

11. Home.

- a. Architecture shall conform to a coastal cottage appearance.
- b. Siding shall be wood or hardi-plank or like material lap siding.
- c. No vinyl siding or stucco siding shall be allowed.
- d. All exterior walls shall be of the same material, except fireplace chimneys may be faced with stucco or brick.
- e. All windows, doors and corners of the building masses must be edged with painted or stained flat wood trim, at least 6" at building corners and 4" at window and door trim.

- f. All gutters shall be galvanized half round and all downspouts shall be galvanized round.
- g. Drywells under homes on lots 3,4,5,6,7 & 8 in Summer Ridge Subdivision shall be installed as required by Walton County approved Engineering Plans for Summer Ridge.
- h. No overly ornate objects shall be mounted on the facade of a home.

12. Porches

- a. All houses must have at least 10% of the total square foot of the enclosed space of the house in covered porches with a minimum interior porch dimension of at least 4' 0".
- b. Framing for single or stacked porches shall be simple and constructed of wood, painted or stained with approved colors.
- c. Formal columns or pilasters are not allowed.
- d. Porches may be screened. Screens shall not cover the vertical supports of the porch and must be designed as an integral part of the architecture of the house.

13. Exterior Garage and Home Color

- a. All exterior surfaces including, but not limited to, walls, roof rafter tails, exterior window trim, deck railings and pickets, skirt boards, exposed block or concrete garage foundation walls, retaining walls, overhangs, exposed exterior porch ceilings, privacy walls, fences and gates and all other surfaces on all sides of any improvements shall be painted or stained only in approved colors. See **Addendum I** for approved colors. **Addendum I** is on file with the current HOA management company and is subject to change as from time to time based on the preferred color selections to meet the area trends. Please contact management to receive and review **Addendum I**. The Architectural Review Committee (ARC) must approve all painting activity and colors – even those that are existing on the home or that are on the approved list in **Addendum 1** - prior to the start of any finish paint work.

14. Exterior lighting.

- a. No sodium vapor, metal halite, spot or flood light or any type of glaring light may be affixed to the exterior or visible through a window or opening of any home, garage, or other improvement.
- b. All exterior lighting shall be downward cast low level shaded exterior light fixtures (so as not to see the source of light) and shall be directed away from adjoining Lots.

15. Landscaping.

- a. All driveways from Summit Drive to a garage, parking area or carport shall be surfaced with earth tone colored pavers or a combination of pavers and contained gravel fine. No concrete slab or bituminous driveways are allowed.
- b. All walkways and paths leading to a home or around a home shall be constructed of dry-laid earth tone colored pavers, contained gravel fine, stepping-stones, or wooden boardwalks. No concrete or bituminous walkways are allowed.
- c. All exterior landscape plantings along the boulevard of Summit Drive, front and side lawn areas shall consist only of irrigated native coastal plant material with a pine straw ground cover.
- d. A detailed landscape and irrigation plan showing size, species, and quantity of plant material, consistent with the quality of landscaping in Summer Ridge, must be submitted and approved by the Architectural Review Committee.
- e. Notwithstanding the above, private courtyard areas may be planted with landscaping material at the discretion of the homeowner, provided the landscape material is not destructive to or evasive on any adjoining property.

PURCHASER (S)

Initial _____ Initial _____

Addendum I

SUMMER RIDGE HOA-Approved colors.

These are the approved, suggested colors - in addition to the color that may be currently on the home if it is a custom color - and these should be used if a color change is desired.

If for any reason a color outside the current color on the home or any of these approved colors listed below is desired, it must be similar in palate and tone and will require a detailed review by the Architectural Review Committee (ARC) and/or the Board.

And again, the Architectural Review Committee (ARC) must approve all painting activity and colors prior to the start of any finish paint work.

APPROVED COLORS				
Example Address	C ?	SW Code	SW Color Name	Sample Board #
25 SUMMIT	UKN	SW9121	SAWGRASS BASKET	8
41 SUMMIT	UKN	SW6179	ARTICHOKE	11
54 SUMMIT	UKN	SW9121	SAWGRASS BASKET	8
58 SUMMIT	C	SW7651	FRONT PORCH	3
62 SUMMIT	UKN	SW6164	SVELTE SAGE	10
64 SUMMIT	UKN	SW6177	SOFTENED GREEN	7
68 SUMMIT	C	SW6126	NAVAJO WHITE	5
72 SUMMIT	S	SW6225	SLEEPY BLUE	N/A
82 SUMMIT	S	SW6164	SVELTE SAGE	10
88 SUMMIT	UKN	SW6177	SOFTENED GREEN	7
11 S SUMMIT	S	SW3014	JUNIPER BLUE	N/A
40 S SUMMIT	C	SW6126	NAVAJO WHITE	5
60 S SUMMIT	UKN	SW6105	DIVINE WHITE	4
68 S SUMMIT	C	SW6126	NAVAJO WHITE	5
72 S SUMMIT	S	SW6126	NAVAJO WHITE	5
76 S SUMMIT	UKN	SW2826	COLONIAL REVIVAL GREEN	9
86 S SUMMIT	S	SW9127	AT EASE SOLDIER	N/A
94 S SUMMIT	C	SW7651	FRONT PORCH	3
100 S SUMMIT	C	SW6164	SVELTE SAGE	10
102 S SUMMIT	C	SW9121	SAWGRASS BASKET	8
106 S SUMMIT	UKN	SW6218	TRADEWINDS	1
C ? : C=Custom, S=SW Standard, UKN= Unknown but similar to SW Standard listed				

ALL HOMES - Trim Color			Sample Board #
All Homes	Custom	"RIDGE BROWN"	N/A

Continued on following page...

If a home is painted with a CUSTOM color, it is similar to those standard Sherwin Williams color				
versions listed above. All of these colors, both custom and standard, are listed and available at				
the Santa Rosa Beach Sherwin-Williams store # 2449, located at 1300 County Rd 283 S,				
Santa Rosa Beach, FL 32459-5710, PH (850) 534-0741, and the custom formulas are listed				
under the account "Summer Ridge HOA". The custom formula for "RIDGE BROWN" is also				
listed there.				

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