

ADDENDUM: CARRIAGE PLACE, KELLY PLANTATION BUILDING GUIDELINES & ARCHITECTURAL STANDARDS

Note. Any building or architectural issues not explicitly represented below will default to the most up to date version of the broader Kelly Plantation Architectural Criteria & Design Guidelines.

Carriage Place and Coach Lane are a forty-four (44) lot neighborhood located within Kelly Plantation's gates in Destin, Florida. The neighborhood's architectural character shall embrace the finest elements of traditional Florida Coastal Architecture and construction detailing. New residences shall be in harmony with existing homes and be consistent in style and detailing. The houses massing shall consist of a main residence with two (2) or three (3) car garages; single-story or story and half are allowed. No full two or three-story residences are permitted in the neighborhood.

Standard construction procedures, timelines, inspections, fees, and procedures not covered in this ADDENDUM SHALL COMPLY with Kelly Plantation Architectural Code Design Guidelines. The following guidelines are supplemental to the Kelly Plantation covenants and restrictions.

A. NEIGHBORHOOD DESIGN PHILOSOPHY:

The residences are to be architecturally designed to enhance the Developer's original concept of Florida vernacular homes. The exterior appearances shall convey a sturdy and well-proportioned massing that is in harmony with existing neighborhood's residences. Ornamentation shall be limited to detail work, rather than applied ornamentation.

B. ARCHITECTURAL CHARACTERISTICS:

The elements of the traditional Florida Coastal Architecture: simple massing, mid to low pitched roofs, front-gabled roofs, cross-gabled roofs, side-gabled roofs, and hipped-roofs, porch roof supports, 24" roof overhangs, fascia / soffits or detailed cornices, gable or shed dormers, traditional windows and doors, on grade foundations, chimneys, or accent elements, traditional columns, and varied entry porches & leisure patios. The structures should express a formal appearance with an inviting atmosphere. All residences shall be different in design; however each structure shall maintain and relate to the overall design theme and objectives.

Both symmetrical and asymmetrical facades / designs are encouraged. The residences shall be built of native materials such as: stucco walls, natural stone veneer accenting on walls, with clay or concrete tile roofing. Traditional building techniques and methods shall be used.

C. EXTERIOR COLORS:

To provide continuity of color for the color palette for the structures it is to be approved by the ARB. The colors are to organized into four (4) categories; roof, body, trim, and accent. A limited use of contrasting accent colors can be used on selected elements. All colors shall be warm in nature; light earth tones are strongly encouraged.

D. SETBACK CRITERIA:

The building setbacks define the perimeter of an area within which all habitable structures, accessory structures and walls are located. The setback areas for each lot vary and are shown on drawings for Kelly Plantation produced by the Civil Engineering of record.

E. BUILDING HEIGHTS AND FLOORS/STORIES:

Main house: the structures principal mass can have a maximum of one (1) or one and one half (1-1/2) floors/stories, no towers are allowed. The half stories shall be constructed within the roofline attic area; roof dormers are allowed. The maximum plate heights shall be ten feet (10'), measured from finish floor to top bearing plate, on exterior side yard main structures; ceiling heights and street elevations can have higher bearing plates – as it relates to overall design theme. Double car garages are required. All structures shall be constructed with slab on-grade.

Massing: The main body of the house shall be its principal mass. Secondary wings on the sides and rear shall be attached to the main body mass and smaller in proportion and mass than the main body mass.

Dormers: The dormers shall be located on the back or rear of main building structures. The dormers shall not be placed on street side.

Garages: Two (2) and three (3) car garages are permitted, side loaded garages are encouraged. If a house has a two (2) car garage, the door shall be one (1) double-wide door. If a house has a three (3) car garage, one of the doors should be one (1) double-wide door.

F. EASEMENT/RIGHT OF WAY/CONSERVATION AREAS:

No permanent structures shall be placed in easement, right of ways, or conservation areas as designated on civil drawings.

G. BUILDING PLACEMENT ON LOT:

Structures or vertical construction shall be placed within lot's setback lines.

A site plan showing proposed house location, porches, stoops, driveways, sidewalks, mechanical equipment, utility tie in locations, walkways, and any other proposed structures shall be submitted with application.

H. LOT GRADING:

Site grading plan drawing shall show proposed grades (adjoining to existing residences grades) locations of site retention swales (with depths) to control water run-off. A rough and final grading shall not extend more than five (5) feet outside building pads and two (2) feet outside driveways and walkways.

I. EXTERIOR APPEARANCE & COMPONENTS:

1. PROPORTION/SCALE;

The architectural forms of the building(s) shall establish a proportion and scale that creates a sense of order among the elements in a visual construction. The proportioning system shall have a consistent set of visual relationships between the parts of the building, as well as between the parts and their whole. The buildings shall be elegantly scaled with simple massing and well-proportioned forms.

2. BUILDING WALLS:

The architectural design throughout Carriage Place shall utilize the Coastal Florida style that allows a combination of stucco, with stone accent for wall construction. The detailing of the walls shall reflect traditional detailing. Accent stone veneer on walls of structures shall be limited to maximum of twenty percent (20%) of the building envelope.

Acceptable materials:

FOUNDATION: Stucco and stone veneer accent.

WALLS: All stucco or majority stucco with stone accent (no brick, no vinyl, no Hardi board, no shakes, no natural wood, no metal siding, no board and batten allowed).

3. DOORWAYS AND DOORS:

The front entry doors (single or double) with or without side-lights shall be detailed to express grandeur and should be tall in slender in proportion. Full length hinged shutters (batten or louvered) on doors, as well as decorative or clear glass transoms. Glazing within doors and transoms can be plaid, divided, decorative, beveled, colored (as appropriate for design theme), and leaded glass. Doorways should be appropriate to design theme.

Acceptable door types: French wood doors, half glass wood doors, and panel doors.

Acceptable door material: Fiberglass or wood.

4. WINDOWS:

Windows can be wood, vinyl, aluminum wood clad or vinyl clad windows. They should be carefully proportioned to enhance the exterior appearance and interior light quality. Windows proportions shall be in keeping with the style of the home. No integral mullions or grids are allowed in window sashes. Window frames shall be white or bronze in color; no other colored frames allowed.

Acceptable window types: Single or double or triple hung, fixed, or casement.

5. SHUTTERS:

Shutters shall be in accordance with the overall style of the home. Louvered, bevel board, and panel shutters are acceptable. All shutters shall be sized replicate fitting into the window opening.

Traditional hardware pivots, and latches are permitted. Roll down shutters are not permitted.

Acceptable materials: Wood, aluminum, and vinyl shutters are acceptable.

6. ROOFS:

The roofs of all the houses shall be flat or slate concrete tile. All roof eaves/soffits shall be closed, with a minimum overhang of two (2) feet or decorative soffit. Fascia boards and frieze boards are strongly encouraged. The main body roofs and secondary roofs shall have a slope of 5:12 to 8:12.

Secondary and porch roofs shall have a slope of 3:12 to 5:12.

Acceptable materials: Concrete tile.

7. COLUMNS:

Wood or wrapped wood column, stucco, and preformed columns are permitted. Styles of columns include: square, chamfered, and turned.

8. CHIMMNEYS:

Chimney detailing shall reinforce the character desired.

9. GUTTERS & DOWNPSOUTS:

Downspouts shall be located in least conspicuous locations and storm water must flow in a direction conforming to the approved drainage plan requirements and so as not to affect adjacent property or waterways.

Acceptable materials: Aluminum, pre-painted.

10. FENCES:

No fences are allowed. Invisible pet fences and required pool enclosure fences are permitted. Pool enclosures shall be modest in size.

Acceptable materials: Aluminum, pre-painted.

11. DRIVEWAYS:

Driveways shall be interlocking brick, concrete paver, stone or concrete (natural color – Kelly grey). Driveways shall be placed no closer than five (5) feet to side property line. Driveways shall not be wider than twelve (12) feet, twenty (20) feet from front property line. Parking areas shall be designed to retain the natural character of the lot.

Acceptable materials: Stone, concrete paver and concrete (natural color – Kelly grey).

13. EXTERIOR LIGHTING:

All exterior lighting must be approved by ARB prior to installation of said lighting. Exterior fixtures with metal halide bulbs are prohibited. Indirect lighting and low voltage lighting is encouraged. Proposed lighting shall be detailed on electrical plans and/or landscape plans identifying wattage, and aiming angle. Lighting shall not be intrusive to community and adjacent lots. Low voltage landscape lighting is encouraged, in ground lights and low profile lights are preferred, all wiring and/or conduit shall be underground.

J. POOLS/HOT TUBS:

Pools and hot tubs are permitted, provided they are built within the buildable area of the lot, as designated on civil engineering drawings.

Screen enclosures are permitted, provided they are integrated (wrapped stucco columns) into the design of the house and match the style of the residence. Screening and hardware is to be dark bronze finish.

K. GREENHOUSES/SUNROOMS:

Greenhouses and sunrooms are not permitted.

L. GARBAGE & TRASH CONTAINERS:

All garbage and trash containers shall be placed within the garage area or behind a five (5) foot screen wall that forms an integral part of the overall house design. Sanitary capped trash containers are required.

M. MECHANICAL EQUIPMENT/ANTENNAS/SATELLITE DISHES:

All privately owned electrical, electronic and mechanical equipment, including air conditioning compressors and condensers, swimming pool equipment, transformers, meters, and sprinkler controls shall be properly screened by a wall or landscape screen so that they are not visible from the street. In the neighborhood no window or wall air conditioning or heating units shall not be permitted, no exceptions. Antennas and large satellite dishes of any type are not permitted. Note, eighteen (18) inch satellite dishes shall be reviewed on a case-by-case basis.

N. SKYLIGHTS AND SOLAR COLLECTORS:

Skylights or solar collectors are permitted, provided they are not a nuisance (visible) to the golf course or street. Each submittal will be reviewed on a case by case basis.

O. FLAG POLES:

A flagpole for display of the American flag only shall be permitted, subject to ARB approval of placement. No flagpoles shall be used as an antenna.

P. GAZEBOS:

Gazebos are not permitted on individual lots.