

SABAL GREEN – Supplemental Residential Planning Criteria

OWNERS MUST OBTAIN ARCHITECTURAL REVIEW COMMITTEE (ARC) APPROVAL FOR ALL ITEMS LISTED BELOW BEFORE PROCEEDING WITH ANY CHANGES, ADDITIONS OR MODIFICATIONS TO THE EXTERIOR OF PROPERTIES OR CHANGES IN THE LANDSCAPING BETWEEN HOMES AND THE PAVED SURFACE OF THE STREET.

PAINT: the exterior color of all homes, garages and wood fences will be "Sabal Gray". This includes gutters, downspouts, shutters, Bermuda shutters, drip edges and all other items that attach to the home. An account has been set up at Home Depot (SR434 & SR436) . Paint must be Behr Premium Plus Ultra, Exterior Flat Ultra-Pure White Base – Color code 26312189737. (At the paint counter you only need to provide telephone #407-774-8915 and color code for Sabal Gray.) Metal fences, along with latches and hinges for wood gates and garbage bin doors shall be painted glossy black. The front entrance door to a home may be painted a color of the owner's preference with approval of the Sabal Green Committee. Before proceeding with work, an **ARC** "Exterior Improvement Approval Form" must be submitted and written **ARC** approval obtained. Forms are available at www.sabalpoint.org or from Sentry Management.

GARAGE DOOR: homeowners may select a replacement metal or wood door with no windows or panel patterns, similar to other homes in the village. Surface of door will be flat horizontal sections without designs, panels or other type of architectural enhancement. Door will have 7 vertical 1" x 2" strips, attached and equally spaced across the door. Before proceeding obtain **ARC** approval.

ROOFING: replacement materials shall be GAF Timberline Corporation, Prestique High Definition 40- or 30-year shingles, in Weatheredwood color. Roof trim/drip edge and gutters must be painted Sabal Gray. Before

proceeding obtain **ARC** approval.

METAL FENCES AND GATE: can be made of any type of metal anodized or painted glossy black, the fence structural system (top and bottom rails along with vertical supports) will be 1-1/2" x 1-1/2", with the spindles being 1" x 1". Vertical spindles will be spaced between 6-1/2" to 7-1/2" center-to-center and run between the top and bottom rails. The spindle spacing can be varied to obtain equal spaces between the vertical supports. All joints and connections shall be welded. The height and length will be as required to replace the fencing portion being repaired or replaced. Before proceeding obtain **ARC** approval.

HOUSE SIDING AND WOOD FENCES: material to be used can be 1" x 10" **Channel Rustic** cedar (original material used) or approved Louisiana Pacific "LP SmartSide Panel Siding" in grooved "Cedar Texture Panel" design. The approved "**LP Panel**" comes in 4' x 8' sheets, with 3/8" grooves on 8" centers, with a minimum total thickness of 0.375 inches. IF "**LP Panel**" IS USED, THE **ENTIRE SIDE** OF THE HOUSE (from ground to roof) MUST BE REDONE WITH THIS MATERIAL. **ARC** approval is required for this work.

Repair Note: For repair of wood rot at bottom of house with original Channel Rustic Cedar, regardless of where located: measure up from bottom of siding/cedar to first nail row (approximately 23" – 28"), chalk a line around portion to be repaired on the house side. Cut and remove damaged siding and replace with Channel Rustic cedar. If repairs are to be made with "**LP Panel**", that material must be used on the entire side of the residence and cannot be used for repair of a portion of original Channel Rustic cedar material on a side of a house. **ARC** approval is required for this work.

FENCING: fencing should be 6' high board-on-board design, with posts and beams on the inside and the "good side" facing out. Material can be

Channel Rustic cedar or “**LP Panel**” as described above. Fence slats are to be “dog eared” at top end and must have gate access. Fences must be painted Sabal Gray on both sides within 90 days. Work to be approved by **ARC**.

WINDOWS: window frames are encouraged to be either anodized or electrostatically painted aluminum in bronze tone. If vinyl frames are used they may have bronze tone or white exterior finish. Window replacements must meet applicable Florida Building Code, require written ARC approval, and require a Seminole County Building Permit. The design and exterior color of all replacement windows must be compatible and in harmony with other windows on the dwelling. Pool and porch screening will be required to be anodized or ESP bronze, or otherwise approved in writing by the ARC.

SATELITE DISHES: satellite dishes and antennae should be located where they cannot be seen from the front of the house/street. **ARC** approval of locations is required.

TREES: removal of trees measuring 4” or more in diameter at 1’ above ground level will require **ARC** approval unless tree is located within 6’ of residence. Tree removal is also subject to the Seminole County Arbor Ordinance.

SPCSA Board Approved
July 17, 2018