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Design Code

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Grande Pointe at Inlet Beach

DESIGN CODE

I. STATEMENT OF PURPOSES & OBJECTIVES

Grande Pointe Developers, LLC, (referred to as “Declarant”) as the developer of “Grande Pointe at Inlet Beach” (referred to as “Grande Pointe”), and Grande Pointe Homeowners Association (referred to as “Association”) desires an aesthetically pleasing and functionally convenient community and for that purpose has created a Declaration of Covenants, Conditions, and Restrictions for Grande Pointe (“Declaration”). In accordance with the Declaration, Declarant has created these design guidelines. The guidelines are applicable to the design and construction of all improvements within Grande Pointe. The Declaration establishes the Declarant’s authority over the design review and approval process within Grande Pointe and sets forth the Declarant’s jurisdiction, powers, and obligations governing its review of all proposed improvements.

The Architectural Review Committee (“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, bulkheads, 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 developers commitment to design quality ensuring that materials are best used to enhance the natural beauty. In all instances, the Declarant and 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 materials.

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 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 and color that enhances and 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. The primary concern is that Grande Pointe have houses that are integrated into the landscape, that explore individuality and are visually non-competitive with their neighbors in order to create a wholly harmonious village.

Design considerations extend beyond building walls to include the entire site. All exterior materials must be of a form, texture and color 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 property, removal of trees and vegetation which could cause disruption of natural water courses or scar natural land forms.
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 proposed 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 of the proposed improvements 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 proposed improvements shall be made without the approval of the ARC, or are not in compliance with the approved plans and specifications, then owner shall, upon written demand, cause the proposed improvements to be removed or restored within ten (10) days from the date of the written demand to their original conditions, and such owner shall bear all costs and expenses of such restoration or removal, including costs and reasonable attorney's fees of the ARC.
3. If owner has not removed or restored or commenced to remove or restore the unapproved proposed improvements within the period set forth in subparagraph 2 hereof, the ARC shall have the right, with approval of the Board of Directors, to (i) levy a special assessment 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 unapproved proposed improvements. 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, on behalf of the Association, 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 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.

D. BASIS FOR DECISION

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; and
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 all 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, 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 to appoint one or more members of 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. Explanation and interpretation of the Design Code.
2. Providing pre-design conferences to consider existing data relating to a particular home site, adjacent, or planned homes, easements, setbacks, etc.
3. Scheduling of all meetings and member notification.
4. Review job progress, schedule ARC inspections, and issue applicable ARC permits and certifications.

H. MEETINGS

The ARC will conduct regular monthly meetings. Special meetings may be called by the Administrator.

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 fifteen (15) minutes or as the ARC deems.

I. MINUTES/NOTIFICATION

All decisions of the ARC will be recorded in minutes taken at ARC meetings. Recorded 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 within five (5) working days of all decisions by the Board.

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 a hearing before the Board of Directors.

K. FEES

1. Administration Fee

The ARC requires the payment of an administration fee at the time of application. The fee is non-refundable and should be made payable to Grande Pointe Homeowners Association.

- a) Single Family Residences or Carriage Houses/Garages \$750.00
- b) Modifications to existing structures or grounds \$250.00

- c) The Administration Fee includes (2) two plan reviews and (2) two site visits. If additional plan reviews and site visits are required, they shall be conducted at an hourly rate of \$100.00/hr
- d) A construction compliance deposit \$2,500.00. This deposit shall cover any damage that may occur in the construction process. The term “damage” shall include fees and/or fines associated with unauthorized use of adjacent lots for supply storage and other violations of the Design Code.
- e) Right of Way Repair Fee of \$600.00. This fee shall be used to repair any damage caused to subdivision improvements, including, but not limited to, turf grass, landscaping, site lighting, signage, curbs, gutters, water hydrants, sidewalks, power poles and fences which may be damaged in the course of construction. If the repairs cost less than \$600.00, any remainder shall be refunded to the Owner, however, if the repairs shall exceed the \$600.00 fee, the Owner shall be billed for the difference.

L. NONCOMPLIANCE

1. In the event that the owner does not comply with his obligations hereunder including, without limitation, construction of any unapproved proposed improvement or failure to construct in full accordance with the approved plans and specifications. 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 remove and restore the unapproved proposed improvements or elect to retain an attorney.
2. In order to determine compliance and completion owner/builder shall contact the ARC for final in-field inspection and provide a County Building Department Certificate of Occupancy (CO).

M. VARIANCES

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.

N. 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. This is merely a Code, and the ARC will have the right to waive any of the requirements, or will have the right to 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. All plans are to be submitted to the ARC for review.

A. PROFESSIONAL CONSULTANTS

Selection of a registered architect, designer or engineer is required. Architects and designers are subject to the approval of the ARC. Any approval of an architect or designer shall be considered unique and approval of the architect or designer for a particular project will not necessarily set any precedent for future decisions. In the interest of saving design expenses it is strongly recommended that architects and designers be approved prior to being commissioned for a specific project. This approval may, at the sole discretion of the ARC, require the submission of a Design Portfolio.

B. PRELIMINARY PLANS

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. Preliminary plan submission is recommended to resolve potential problems 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. Sealed site survey documents to include: Boundary, topo and major tree locations.
3. Two (2) Site plans at 1/8" or other suitable scale showing all trees with a caliper greater than 4 inches (4") at a height greater than 4 feet (4 ') above grade, all grades, horizontal and vertical improvements with pertinent dimensions, setbacks, easements, etc.
4. Floor plans may be shown on site plan.
5. Key elevations or sketches to define exterior.
6. List of materials or locations of materials.
7. Application Fee: \$100 (to be applied against administration fee)

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

C. FINAL SUBMISSION

In order to provide a systematic and uniform review of the proposed construction, two (2) sets of architectural plans and specifications signed and sealed by a registered architect or engineer are required. 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' 0", indicating, if applicable:

- a) Access street(s) and walkway(s), drives and other exterior improvements, including material and color.
- b) Grading drainage plan, including on-site retention areas.
- c) Fill plan, if any (indicating run-off and tree preservation method).
- d) Foundation plan if other than slab-on-grade.
- e) Exterior lighting plan.
- f) Building plan to scale.
- g) Mechanical equipment showing location and screening details for air conditioning equipment, power meter, sprinkler timer and water meter.
- h) Location of contractor ID sign and outdoor toilet facility.
- i) Location of 10 yd. 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.

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

9. Landscape Plan

At a scale of 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) Decorative Grading: Indicate general existing grades and all proposed decorative grading (earth berming) at one foot (1 ') intervals.
- g) Existing Vegetation: Accurately identify and locate all existing vegetation with a caliper of four inches (4") or greater, which is intended to be removed, remain or be relocated on the site.
- 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 encouraged to complement the turf planned throughout Grande Pointe.
- 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. No poisonous plant species shall be allowed.

D. FINAL STAKEOUT

Concurrent with final submission, the owner or contractor will provide a string stakeout of the lot lines and building lines for review by the ARC. All trees to be removed must be clearly indicated. The final approval letter is contingent, and shall be issued, upon review of the Site Stakeout to ensure the project is within set backs and boundaries.

E. BUILDING PERMIT

Upon approval by the ARC of the final plans and the stakeout, the owner may then submit to the county or other agencies for a building permit.

F. CONSTRUCTION START

Upon receipt of the ARC approval and the county building permit, 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 or retain an attorney.

G. REVIEW OF FOUNDATION INSTALLATION/SURVEY

A foundation survey shall be submitted to the ARC and a review of the foundation shall be conducted by a member of the ARC team as a final check of setbacks building location and boundary compliance prior to the start of vertical construction.

H. SURVEY/CERTIFICATE OF OCCUPANCY/COMPLIANCE DEPOSIT

Upon completion of construction, the following will be submitted to the ARC:

- a) Final survey certificate by surveyor.
- b) As-built set of drawings.
- c) Certificate of Occupancy by the County.

Upon certification by the ARC that all improvements have satisfied the Design Code, the ARC will issue a final approval. No residence within Grande Pointe may be occupied by any person until a final approval is issued by the ARC, and a Certificate of Occupancy is issued by the county. Upon final approval, the ARC will return the compliance deposit as is appropriate.

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". While every effort should be made to complement the landscaping of the common area,

plant material selections and planting arrangements which reinforce naturalistic settings in keeping with the character of the site will be expected.

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.

The Landscape 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 Intent

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, which are the dominant existing tree coverage at Grande Pointe are a Walton County protected tree species and can not be cleared beyond the limits shown on the Recorded Plat (i.e. beyond the buildable footprint of each lot).

2. 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 landscape plantings visible from the roads to species that are indigenous to the site. Any deviation will only be with written approval of the ARC.

3. Front Yard Landscaping

All front yard plantings visible from the street shall be landscaped with native plant species. 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. Areas enclosed by walls or fences may be planted with adaptable, non-native species provided they are not and will not become visible from the street.

Areas of turf grass are encouraged as should be shown on the Landscape Plan and approved by the ARC.

4. Irrigation

It is strongly suggested that developed home sites have an automatic irrigation system utilizing either domestic potable water or water from a shallow well supplied by the lot owner. Domestic water is the preferred choice, since it does not present the iron staining problems often found with shallow well water. No 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 severe drought.

All street rights-of-way on which each lot fronts should be on an automatic irrigation system operated and maintained by the Association. For soil stabilization purposes, these rights-of-way will be planted and irrigated and should be maintained as such, until a lot owner begins to develop his lot. At that time, the HOA roadside irrigation heads along the street on which the owner's lot fronts will be capped off 8 feet from the curb. The HOA will repair and/or replace at the conclusion of construction.

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 may be cause for a \$500.00 fine per infraction 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 builder application form (Exhibit A) must be provided to the ARC prior to the commencement of construction. Upon approval by the ARC the owner may act as his own builder.

B. START OF CONSTRUCTION

No lot clearing or placement of portable toilets will be permitted until all required governmental permits are obtained and formal written approval of the ARC has been granted.

C. PORTABLE TOILETS

Prior to commencing 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. There will be no washing of any trucks on the streets. No vehicle shall park on the right of way grass areas.

E. CONSTRUCTION HOURS

The construction working hours are currently from 7:30 am to 6:00 PM, Monday through Saturday, except on nationally recognized holidays. 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

All construction sites must be maintained in a neat and orderly fashion. 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 directly within the planned structure, roof overhangs, or driveway shall be removed. 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 streets and curbs, drainage system, sidewalks, street lights, street markers, mailboxes, walls, etc., will be repaired by the Association and such costs billed to the responsible contractor.

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. Please report any spills as soon as possible.

J. TELEPHONE/CABLE TV LINES

If any telephone, cable television, electrical, water, 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 free of discarded materials such as lunch bags and odd materials. Objects should 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 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.

VII. BUILDING CODE & ARCHTECTURAL STANDARDS

A. ACCESSORY STRUCTURES

Gazebos, cabanas and detached garages are permissible where lot sizes warrant. If built, the 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 in its sole discretion.

B. BUILDING HEIGHTS

Maximum building height of residences shall be fifty feet (50') or as designated by Walton County at the time a 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. |
|----------------|---------------------|---------------------|
| | | |
| Single Story | 1,450 SF | 3,000 SF |
| Multi Story | 2,200 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 lots are joined for a single home, the side setbacks shall be doubled.

G. EXTERIOR APPEARANCE

1. Walls and Siding:

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 subtle earth 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.

2. Windows:

Wood frame, aluminum clad wood frame, or vinyl windows are required. The use of French doors in combination with windows is encouraged. French wood sliding doors are permitted. Aluminum windows are not allowed. All windows shall be of divided light design. They 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 3/12 slope is acceptable only in minor areas (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. In many cases, the roof overhangs may incorporate balconies, decks and screened porches.

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

**** Special note: Walton County allows eighteen (18") inches of roof overhangs to be within a set back 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 entirely subject to the ARC approval, and in all cases must be completely hidden from view from the street and adjacent properties.

4. Height and Privacy Features:

- The first floor 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 9.0 feet & 14.0 feet
- The floor to ceiling clear space on the secondary floor shall be between 8.0 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 floors openings and the overall height of the openings shall be balanced and in proportion to their respective story
- The sill elevation of first floor and principal floor openings shall be less than 3.0 feet above the floor

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.

6. Doors:

Front doors should make a strong architectural statement. Wood or glass exterior doors are recommended to exceed a height of seven feet (7'). 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 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 be operable and sized to fit the window, and must be painted wood, or pre-approved authentic-looking materials. Anodized aluminum is acceptable for louvered shutters.

H. DRIVEWAYS

Driveway widths should be a maximum of twenty four (24') feet, except in the area where the drive enters the garage enclosure. Driveway entry from the street should generally be located at least three feet (3') from the side property lines.

The maximum driveway width at the intersection of the curb/road shall not exceed twenty (20') feet, and should have a curved or geometric pattern intersecting with the driveway. This cleared area shall be part of the submission for approval as part of the hardscape drawings on the landscape site plan.

Drive surfaces shall be brick pavers with rigidly defined parameters. Each drive shall be noted on the site plan for hardscape and landscape design. Driveways must be submitted and approved prior to construction.

I. 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 residences and no lot may contain only a Garage or Carriage House. Garage apartment living area must be a minimum of 400 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.

Covered parking, which shall not be counted toward the main house's minimum square footage requirement, may be accomplished by the use of Pergolas or trellising to match similar elements of the house.

J. FENCES/HEDGES

Privacy walls and privacy hedges constructed within the building envelope may have a maximum height of eight feet (8') above finished grade. Pilaster 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. The use of chain link or similar fencing is prohibited. Fencing adjacent to property lines is prohibited.

K. SIDEWALKS

Certain property owners will be required to construct a poured concrete sidewalk a minimum of four feet (4') in width. Sidewalks will be installed at the time of construction of the residence and installation of the driveway.

L. PORCHES, DECKS, 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 façade of the house.

M. POOLS/POOL CABANAS/POOL ENCLOSURES

Pools must be designed to complement the architectural components of the residence. 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 building codes.

Pool enclosures may not be free standing and must be located within the building setback lines. The enclosure should preferably be designed as a continuation of the eave line and not appear as an added appendage. The maximum allowable height of screening will be sixteen feet (16').

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.

N. COLORS

1. Exterior Colors

The general color theme of Grande Pointe is to utilize earthtone and natural colors. Bright and pastel colors are not permitted.

Primary colors shall be warm in nature with a mat finish. Accent colors may be more brilliant in nature and subject to ARC approval.

In reviewing exterior colors, the ARC will take into account the combination and intensity of colors selected and their appropriate use, and the palette of surrounding residences. For all color review, sample panels will be presented to the ARC.

O. EXTERIOR LIGHTING

Exterior lighting must be provided for safety and security. 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. All exterior lighting must be incandescent. No lighting should be located as to interfere with vehicular traffic or become a nuisance to neighbors by adversely affecting the nighttime environment of adjacent properties. The ARC must approve all post mounted and building mounted fixtures which are visible from other properties. Exterior light fixtures must be submitted as part of the final approval package.

P. SCREEN PORCHES

Screens shall be framed between columns. Screens shall be a uniform synthetic charcoal or gray material.

Q. 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).

EXECUTED AND APPROVED BY THE BOARD OF DIRECTORS OF GRANDE POINTE HOMEOWNERS ASSOCIATION,

Jo Ann Knowles

C. Wayne Jones

Harry A. Laird III

EXHIBIT "A"

GRANDE POINTE HOMEOWNERS ASSOCIATION

**Builder Application Form
Page 1 of 3**

Name: _____

Title: _____

Home Address: _____

() _____
Home Phone Date of Birth S.S. #

Actual Corporate Name: _____

Trade Name: _____

Parent Company Name: _____

Address: _____

City State Zip

Phone: () _____ Fax: () _____ Email: _____

Corporation: _____

Partnership: _____

Sole Proprietor: _____

Other: _____

Contractor's License: State: _____

County: _____

CORPORATE OFFICERS (if applicable)

Chairman: _____ S.S.# _____

President: _____ S.S.# _____

Secretary: _____ S.S.# _____

Treasurer: _____ S.S.# _____

Builder Application Form
Page 2 of 3

How long has the firm been in business under the above name?

How many residential units has the firm **built** and completed in the five (5) most recent years?

| | | |
|--------|-------|---|
| _____: | _____ | (Please do not include units currently under construction) |
| _____: | _____ | |
| _____: | _____ | |
| _____: | _____ | |

Is the firm, officers or principals in default on any loans or involved in any type of foreclosure proceeding?

YES _____ NO _____

Is the firm currently a defendant in any suits or legal action?

YES _____ NO _____

Have any complaints been filed against the firm with the Better Business Bureau, Bureau of Consumer Protection or any other consumer agency?

YES _____ NO _____

Has the firm or any of its officers/principals or other firms with whom they have been affiliated ever filed for bankruptcy or been adjudicated as bankrupt within the past seven years?

YES _____ NO _____

Is the firm a Florida corporation, partnership or sole proprietorship?

YES _____ NO _____

Are any of the firm's officers/principals licensed real estate brokers or salesmen?

YES _____ NO _____

If YES, please list the names and brokerage firms where licenses are currently active.

FINANCIAL REFERENCES:

Please list all lenders with whom the firm currently has bank accounts and construction loans.

| | |
|---------------|---------|
| _____ | _____ |
| Lender/Branch | Contact |

| | |
|---------------|---------|
| _____ | _____ |
| Lender/Branch | Contact |

Builder Application Form
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Have any of the firm's officers/principals ever been convicted of a felony?

YES _____ NO _____

As an authorized agent, the undersigned submits the above information and attachments as being true and correct and authorizes Grande Pointe Homeowners Association to utilize such information and make investigations concerning the undersigned officers/principals and firm as may be deemed necessary and prudent.

The undersigned further certifies that they have read the Design Code for Grande Pointe at Inlet Beach.

SIGNATURE: _____

TITLE: _____

DATE: _____

- PLEASE ATTACH:
- (1) Contractors License
 - (2) Current construction activity
 - (3) Names, addresses and telephone numbers of customers, pictures of all homes completed for the last three (3) years and three (3) letters of recommendation
 - (4) Proof of insurance
 - (5) Financial stability letter
 - (6) References