

## Isles of Sarasota Architectural Control Committee (ACC) Guidelines

The Isles of Sarasota was built as a “shared community” of 677 residences. The goal of the Isles ACC is to maintain the original harmonious appearance and optimize property values for all Isles owners by ensuring all changes blend in with the existing Isles community.

**BEFORE ANY WORK STARTS ON THE EXTERIOR of any Isles residence, an ACC change request form must be submitted and approved according to Article XII, Section 2 of the Isles HOA Declaration of Covenants, Conditions, and Restrictions.** The purpose of these guidelines is to ensure homeowners, Isles ACC, and contractors all understand, and are in agreement, on all the details and scope of the project as approved by the ACC. After submitting an ACC Change Form the homeowner is encouraged to attend the next ACC meeting for discussions on their proposed changes and to hear the ACC’s decision (approved, denied, or pending more information).

### **LANDSCAPE CHANGES:**

1. No changes to the lot elevation are permitted per the Isles Declaration. However, the ACC may approve changes for improved drainage.
2. Changes must not hinder or increase landscape maintenance that could increase the charges to the HOA.
3. All changes must be compatible with existing Isles vegetation and blend in to retain the consistent and compatible esthetics of the Isles (see suggested/prohibited plant lists).
4. Mulch must be the **CURRENT COLOR** used by the HOA.
5. The ACC Change Form must include a survey/drawing with **highlighted detailed locations and notes** on what is to be removed, replaced, or added clearly marked.

### **MAJOR STRUCTURAL CHANGES:** (Lanai cages/extensions, swimming pools, adding pavers, etc.)

1. Items to be included **WITH** the ACC change form at the time of submission:
  - a. A lot survey with the proposed work area(s)/components highlighted
  - b. Detailed and dimensional drawings of the proposed project
  - c. A detailed list of major components along with specifications and pictures
  - d. Proposed changes to landscaping
  - e. A \$1,000 deposit check.
2. Lanai cages must have a Mansard roof, with white or bronze aluminum and charcoal gray screens.

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- a. Horizontal chair rail (if applicable) may be 22" to 32" above ground level to optimize line of sight viewing, but must match existing rail height (for lanai extensions)
  - b. Stainless steel fasteners are a good option
3. Paver additions must be the same color, material, and pattern as the existing/original pavers, with all borders set in cement.
4. After ACC approval, all necessary building permits must be obtained from Sarasota County.
5. The \$1,000 deposit check will be returned after the completion of the project if there are no issues; however, the deposit may be reduced by any costs incurred by the HOA as a result of the project.

**MINOR STRUCTURAL CHANGES:**

1. Front door replacement:
  - a. Solid door must be the same design and painted the original color
  - b. Glass insert must use impact resistant glass or a hurricane panel is required

Include a picture of the proposed door/insert with the ACC change form.

2. Front entrance screen enclosures and screen doors:
  - a. Include a drawing, sketch, or picture of the proposed design
  - b. Frame must be white and screen must be charcoal gray
  - c. Stainless steel fasteners are a good idea
3. Skylights and light tubes:
  - a. Must be impact resistant glass (polycarbonate is standard in Florida)
  - b. Extend no more than 18 inches above the roof
  - c. Frame and flashing must be painted same color as roof
4. Hurricane shutters/screens:
  - a. Include a drawing or picture of the proposed shutters/screens and their location
  - b. Shutters must be white, frames may be white or beige, screens must be charcoal gray
5. Windows:
  - a. Replacement windows must match the size and look (mullions) of the original ones
  - b. If impact glass is used, it must be clear

## EXTERIOR PAINTING CHANGES:

### 1. General Rules

- Condo homes are excluded from these guidelines.
- All painting must be approved by the ACC.
- If the owner chooses, they may retain their existing color scheme (except the shutters, if applicable, must be painted white or black).
- All color identifiers are Sherwin-Williams codes. The owner may use another brand of paint as long as the color matches. The color match must be approved by the ACC. The ACC recommends a satin finish be used.
- Owners of attached homes (villas, townhomes) must agree on a color scheme and sheen (flat, satin, etc). Each owner must submit a separate ACC application.
- **Both homes must be painted at the same time in the same color scheme.**
- Attached home owners may each select either of the approved accent colors or the white trim color from their scheme for their front door (colors do not have to be the same). Each homeowner may select either accent color for their shutters (colors do not have to match).
- Both garage doors must be painted the same color (body color or white).
- Homes with detached privacy walls (some villas and townhomes) must paint their half of the wall at the same time they paint their home. The front, top, and back of the wall must be painted in Extra White (Sherwin-Williams color code 7006) and the face of the wall (toward their home) must be painted the same color as the home.

### 2. Detached Homes and Villas (Does not include townhomes)

- An owner may select any approved color scheme. In the case of villas, owners of the attached units must agree on a color scheme, with the exception of front doors and shutters. Color schemes are available in The Isles customized color book located in the office or at the local Sherwin-Williams store.
- Side-by-side detached homes may not use the same color scheme.
- Side-by-side villa pairs may not use the same color scheme.
- A color scheme consists of a body color, one of two accent color choices, and one of two white choices. Colors may not be substituted among the different schemes.
- Two white choices are available, a bright white or a slightly off-white. All existing white elements on the home must remain white with the exception of garage doors, front doors, and shutters (see below).
- All white elements must be painted in the same white choice.
- The new paint schemes include accent colors for shutters, if any, and front doors. Approved combinations include:
  - Shutters – Accent color #1 or Accent color #2
  - Front doors – Same accent color choice as shutters or whiteUse of both accent colors is not allowed.

- If retaining the original colors. the shutters, if any, may be painted white or black. The front door and garage door will remain white.
- If choosing one of the new color schemes, the garage doors may be painted the same white choice as the trim color or the chosen body color.
- Downspouts may be painted in white choice, or painted to match the color behind them (i.e., body color in front of wall or white choice in front of white trim).
- Hurricane shutter tracks may remain white or be painted the same as body color.

### 3. Townhomes

- Both roommate owners must select the same approved townhome color scheme from The Isles customized color book.
- **Both homes must be painted at the same time in the same color scheme.**
- A townhome color scheme consists of a pair of complimentary colors (lighter color for the second floor, darker color for the ground floor), a choice of one of two white colors (one bright white and one slightly off-white). Colors may not be substituted among the different color schemes.
- The body may be painted in the approved color pair, or alternatively, in only a single color either the lighter or darker color.
- All existing white elements must remain white, with the exception of garage doors and front doors (see below).
- All white elements must be painted in the same white choice.
- Garage doors may be painted in the chosen white color or in the chosen body color (same as first floor color if a pair of colors is selected).
- Front doors (located on the side of most townhomes) may be painted using the chosen white color or the unused color of the pair if only using one color for both floors, or the second-floor color if using both colors of the pair. Front door color does not need to match the roommate's color.
- Decorative shutters and metal railings must be painted in SW 7674 Peppercorn
- For balcony doors, either both upper and lower doors may be painted in the chosen white color or both doors may be painted to match the body color on their respective floor.
- Downspouts may be painted in the white choice, or painted to match the color Behind them (i.e., body color in front of wall, white choice in front of white trim).

### **ADDITIONAL INFORMATION:**

#### 1. Carefully check the lot survey

- a. All landscaping and construction must be done within the lot lines of the owner's lot
- b. Construction equipment access route must be within this lot, or written permission is required from the neighbor

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2. After receiving an ACC change form, members of the ACC may visit the property to see how the changes will impact the home and the neighboring homes. Digital pictures may be taken.
3. After completion of the project, members of the ACC will visit the property to ensure all work was completed as described on the ACC change form. Digital pictures may be taken.