

Isles of Sarasota Architectural Control Committee 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.

BEFORE ANY WORK STARTS ON THE EXTERIOR of any Isles residence, an ACC request form must be submitted and approved according to Article XII, Section 2 of the Isles HOA Documents. The purpose of these guidelines is to make sure that the homeowner, Isles ACC, and contractors all understand, and are in complete agreement on all the details and scope of the project, and that it blends in with the Isles community. After submitting an ACC form, we suggest attending the next ACC meeting for discussions before the voting.

EXTERIOR PAINT: ALL PAINT COLORS ARE TO BE APPROVED BY THE COMMITTEE

1. All homes must be painted with their **ORIGINAL** exterior color schemes.
 - a. For Isles homes, with the now obsolete STO colors, the ACC will make recommendations on similar Sherwin-Williams colors that will be similar and acceptable.
 - b. Faded paint must be matched to the **ORIGINAL** color.
 - c. Owners uncertain of their original colors should contact an ACC member to get their color information from our master list.
 - d. Newer Isles homes have the Sherwin-Williams paint codes on tags placed on the inside of the electrical panel doors in the garage.
 - e. If another paint brand is used, the Sherwin-Williams color codes must be matched, and paint samples must be submitted for color confirmation to the Isles ACC *prior* to using the paint.
 - f. Any residence repainted with other than original colors, must be repainted back to the original color scheme, unless it was previously approved by the ACC.
2. Shared roof homes:
 - a. Ideally, both homes **SHOULD** be painted at the same time by the same contractor.
 - b. If one party does not agree to paint their home at this time, the painting homeowner is not allowed to paint up to a line in the middle of any wall, and is not allowed to paint any part of the other home without the written consent of the other owner which is included with the ACC request.
 - c. If there is no agreement, painting can only be done up to the extent of an owners vertical corners.

LANDSCAPE:

1. No changes to the lot elevation are permitted per the Isles Documents, but changes for improved drainage are permitted **IF** approved.
2. Will not hinder or increase landscape maintenance that could increase BrightView billing to our 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 plants). *I.e., no rocks, vegetable gardens, or fences.*
4. Mulch must be the **CURRENT COLOR** being used by the HOA.
5. Request must also include a survey/drawing with **highlighted detailed locations and notes** on what is to be added, deleted, or changed clearly marked.
6. Kendall Sidewalk to Street Pavers: The ACC will look at each case on an individual basis.
 - The walkway must line up with, and be the same width as the existing paver walkway from the sidewalk to the residence. No trees are to be moved or cut down.
 - The pavers must be the same color, material, and pattern as the sidewalk to residence pavers.
 - The borders of the proposed walkway must be set in concrete.

MINOR STRUCTURAL:

1. Front door replacement:
 - a. Solid: Must be the same design, and painted the original color.
 - b. Glass: **Impact resistant glass** should be used on any new glass door, if not, a hurricane panel must be included to be up to code, and include a picture of the proposed door with the ACC request (original solid doors may be replaced with a glass one).
2. Front entrance screen enclosures & screen doors: Include a drawing, sketch, or picture of the proposed design. The frame must be white, screen charcoal, and the ACC suggests stainless steel fasteners.
3. Sky Lights & light tubes: Must be impact resistant glass (polycarbonate is standard in Florida), extend up less than 18" from roof, and the frame and flashing is painted the same color as the roof.

MAJOR STRUCTURAL: (Extending pavers, lanai extensions, swimming pools, etc.)

1. All of the previously stated requirements for smaller projects apply, i.e., paint, landscaping, pavers, etc.
2. Items to be included **WITH** the ACC application at the time of submission:
 - a. A lot survey with the proposed work area/areas/components highlighted.
 - b. A detailed list of major components along with specifications and pictures.
 - c. Detailed and dimensioned drawings of the proposed project: 3-D CAD, computer renderings, blue prints, mechanical type 3-view drawing, pictures, or even 3-D sketches of the finished project that present a visual of the finished project.
 - i. Relation of all components to the house.
 - ii. Location of pool equipment and vegetation barriers (no fences).
 - d. New pavers must be the same color, material, and pattern as the existing/original, with all borders are set in cement.
 - e. Lanai must have Mansard roof construction, white aluminum, and charcoal gray screen.
 - i. Stainless steel fasteners are a good option.
 - ii. Horizontal chair rail may be at 22" to 32" above ground level to optimize line of sight viewing, but must match existing horizontal rail height in the case of additions.
 - f. A \$1000.00 deposit check.
 - g. Estimated start and finish dates of the actual construction to be sure the project does not excessively inconvenience neighbors.
3. After ACC approval, all necessary building permits must be obtained from Sarasota County.
4. Final ACC approval upon completion of the project.
5. Return the \$1000.00 deposit if all conditions were met successfully, but the deposit refund is reduced by any costs incurred by the Isles HOA as a result of this project.

ADDITIONAL SUGGESTIONS & NOTES:

- Carefully check the lot survey:
 - All landscaping and construction must be done within the lot lines of the owner lot.
 - Construction equipment access route is within this lot, or written permission from the neighbor.
- After receiving a complete ACC request, at least one member of the ACC committee may physically visit the property to see how the changes will impact this home and neighbors prior to the meeting. In some cases, digital pictures should be taken for clarification to other ACC members, and/or to document the existing state of common area.
- Typical project time frames: AFTER permits are obtained, but weather may cause some delays.
 - Extending lanai: 2-4 weeks
 - Swimming pool: 4-8 weeks