

The following changes to the Sandy Point Homeowners Manual Appendix A – Architectural Standards/Rules/Regulations (Version 2023.01) were proposed by the 2025 Architectural Control Committee, approved by the Board of Directors at its July 15, 2025 meeting, and are hereby published to all members of Sandy Point, Inc. These changes are effective immediately.

The next time the Manual is updated, these changes will be incorporated into the Manual. Until then, it is important that you store the attached document with your copy of the Sandy Point Homeowners Manual.

CHANGES TO ARCHITECTURAL PROVISIONS IN APPENDIX A OF THE SANDY POINT HOMEOWNERS MANUAL

*On the current page 27, insert the following new section (in **bold**) after the sentence, “The following are some guidelines to help you in formulating your request:” and before the REPLACEMENT DOORS/WINDOWS section:*

CHANGES/UPDATES/REPLACEMENTS

- Any change, update or replacement that is subject to ACC approval must comply with the then-current Sandy Point standards.

The current section titled “REPLACEMENT GARAGE DOORS” is deleted and replaced with the following provision:

REPLACEMENT GARAGE DOORS

- Replacement garage doors should be four (4) panels high by up to eight (8) panels wide.
- Windows are optional and should be centered on the door and in one of the top two rows.
- The use of windows is subject to ACC approval.
- The garage door window trim must be the same color as the garage door.
- If at the time of installation the garage door does not match the siding or the trim color, the Homeowner must paint the garage door the appropriate matching color as soon as possible after installation.

The current section titled “SOLAR ENERGY SYSTEMS” is deleted and replaced with the following provision:

ALTERNATE POWER SYSTEMS

- Sandy Point does not permit solar energy systems to be located in Common Areas and does not permit the attachment of any hardwired solar energy systems to any building exterior or other exterior construction.

- The use of portable solar or other alternate power systems requires approval of the ACC. The Homeowner must submit detailed plans, including the system's proposed location, type, appearance, and noise ratings. Alternate power systems may not (a) be placed in Common Areas, (b) obstruct a neighbor's view, (c) be visible from the road, (d) have a noise level that could disturb neighbors, or (e) be deemed offensive by the ACC.
- The use of outdoor solar lighting requires approval of the ACC (or the Grounds-Landscape Committee).

The current section titled "EXTERIOR CONSTRUCTION" is deleted and replaced with the following provision:

EXTERIOR CONSTRUCTION

- All exterior construction (including fences, screens, enclosures, porches, decks, pergolas, staircases, walkways, docks and dock ramps) must be made of solid wood, with the following exceptions:
 - The surfaces of decks, staircases, docks, and dock ramps may be made of composite materials (e.g., Trex).
 - OSB and plywood, if used, must not be visible.
 - Metal accents and supports may be permitted if approved by the ACC.
 - Glass, plastic, vinyl, fiberglass, or other material is acceptable only if (1) it is considered by the ACC to be in harmony with the overall community design and aesthetic **and** (2) is approved by a majority of the Board directors.
- Enclosed rooms must be on a foundation that meets building code. The Homeowner must provide the ACC with structural details, including specifications, drawings, and specific information on the foundation, for all new room and room enclosure projects submitted for approval.
- All exterior construction on the water side of a house **must not** be attached to the existing house structure in order to facilitate FEMA compliance. The Homeowner must provide the ACC with documentation of changes to non-visible areas with photos or a trade affidavit.
- The color of any porch, deck, pergola, staircase, walkway, or dock (including dock ramp) may not be chosen or changed without prior approval from the ACC. The color of a fence, screen and/or utility enclosure must match the color of the house's siding or trim unless otherwise approved by the ACC.
- All exterior construction and interior construction materials that require outdoor storage and/or work must allow for the unrestricted passage of lawnmowers and maintenance crews (minimum of six (6) feet wide passageways unless otherwise approved by the ACC or Building Committee).
- Fences, which may be constructed for decoration, a garden, to create a dog run or other uses if approved by the ACC. The following standards apply to all fences:
 - Must be vertical picket fence style (either traditional pointed style or dog ear style), made of wood, no higher than four (4) feet, and must extend no more than six (6) feet from the building.
 - May not be on front side of a building and may not extend beyond the front plane of the building.
 - The Board of Directors will determine the type of fencing around amenities.
- Privacy screens may be constructed to create privacy between external living spaces of adjacent residences or to hide utility units or boxes or other typical outdoor items if approved by the ACC. The following standards apply to all privacy screens:
 - Must be built in a straight-line.

- May be permitted to be built only: (i) beside or between decks and patios, (ii) on the outside wall of building between it and another building, (iii) on the side of the building to hide utility fixtures, or (iv) in a location or for a reason that is approved by the ACC
 - May be no higher than six (6) feet and may extend no more than six (6) feet from the building.
 - May not be used with fences or other privacy screens to create an enclosure.
 - May not be placed on the front of a building and may not extend beyond the front plane of the building.
- Utility enclosures may be constructed to hide utility fixtures on an outside wall of the building. The following standards applicable to all utility enclosures:
 - Permitted on any side of the building where a utility fixture (e.g., air conditioning unit) is located.
 - May be no more than one (1) foot taller than the enclosed utility fixture (and six (6) feet high at maximum).
 - Must be installed as close to the building as possible (but not attached) while complying with building codes and manufacturer requirements for the utility fixture's minimum distance from a wall.
 - Must have a gate or opening sufficiently large to allow for maintenance of the enclosed utility fixture.

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