

Wood Duck Island Community Architectural Standards Document

This document is prepared to consolidate and clarify the architectural standards and information from Grand Harbor Community Association (GHCA) and Wood Duck Island covenants and rules documentation.

The information provided herein has been sanctioned by the Wood Duck Board of Directors. It is meant to help future and existing homeowners understand their responsibilities and what is expected and permitted when seeking to maintain and/or modify the externally visible aspects of their homes.

Wood Duck was thoughtfully designed by the world renowned architect, Robert A. M. Stern. Inspired by Mediterranean styled villas, it is imperative that we maintain the architectural features and consistency that make Wood Duck the quaint and treasured community that it is.



ARC Requests

Whenever homeowners wish to make improvements that effect the externally visible features of their homes, they must complete and submit an **ARC Request form**. The form and engineering design must be submitted to the Wood Duck Architectural Committee for approval. Once approved, A R Choice will forward it on to GHCA for their approval and will ultimately inform the homeowner of their decision. The homeowner is then responsible for all county permitting.

All structures constructed on any portion of the community shall be designed by and built in accordance with the plans and specifications of a licensed architect. Plans and specifications showing the nature, kind, shape, color size, materials and location of such modifications, additions or alterations shall be submitted for approval.

No permission or approval shall be required to repaint in accordance with the originally approved color scheme or to rebuild in accordance with originally approved plans and specifications.

The exterior architectural standards outlined below must be incorporated in all designs as appropriate. No planned work may begin without the expressed written consent from the Wood Duck board or Architectural Committee Chair. **Violators will face possible fines and rework.** As-built inspections and sign-off are performed to help ensure compliance.

Architectural Standards - Exterior only

Nothing contained herein shall be construed to limit the right of the owner to remodel the interior of the unit or to paint the interior of his unit any color desired.

- **Painting**

- All exterior painting is the responsibility of the Wood Duck HOA. A Reserve account is maintained and used to periodically repaint buildings, walls, doors, railings, shutters and garage apron areas of the community. Only HOA officially documented manufacturer, paint colors and finishes are used exclusively throughout.
- Glassed-in porch area walls are NOT included and is the responsibility of the homeowners. Screened-in porch areas are covered but may be excluded at the owners request.

Specification Details:

Sherwin Williams

Ext White 7006 - Latitude Ext SA EW - Trim

Custom Match - Latitude Ext SA EW - Body

Ext White 7006 - PI WB ALK UR SG EW - Railings

Accessible beige 7036 - CLRPT SBSLRTINTWHT - Courtyard Apron

- **Balconies / Trellises**

- All balcony and trellis structures are the responsibility of the homeowner. They must be structurally maintained to the typical design standard of all other Wood Duck properties.
- That said, the HOA is now responsible for the periodic staining of all courtyard and street-facing balconies and trellises. A Reserve account is maintained to fund this effort. Future Reserve collections may be increased to ultimately include the staining of all balconies and trellises (front, back and sides).
- Independent of who is maintaining any of these structures, only official HOA documented manufacturer's stain colors may be used throughout.

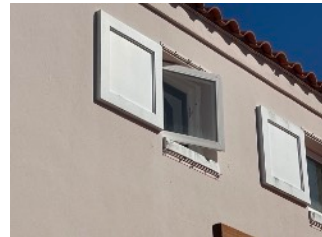
Specification Details:

Sherwin Williams

Buckthorn 3003 - SPRDK SLD COL ULT - Balconies & Trellises

- **Windows & Shutters**

- All exterior facing windows are the responsibility of the homeowner. They must be structurally maintained which includes fixing or replacing excessively fogged glass panes as applicable.
- Windows and shutters are considered architectural features of our homes. That said, replacements must match in size, style, color, grill configuration and frame/grill proportions of those being replaced and consistent with other Wood Duck properties.
- Window replacements are not general stock items and must be custom made to meet Wood Duck community requirements.
- Window replacements require hurricane ratings per county/state code. Existing windows can be hurricane protected with completely removable seasonal shutters. No permanent systems such as roll ups are permitted.



Familiar Suppliers / Contractors

Vero Glass and Mirror - 772-567-3123

Pelican Glass and Mirror - 772-226-0543

HBS Inc. - 772-567-7461

Florida Window and Doors - 772-758-1177

Renewal by Anderson - unit 4842

- **Window Treatments**

- Window treatments, curtains, blinds and shutters are the responsibility of homeowners. Any portion of window shades, drapery linings and other window treatments visible from the exterior of the unit shall be white or off-white. No reflective material shall be used on any window for sun screens, blinds, shades or any other purpose.

- **Doors**

- All exterior doors, including garage doors, are the responsibility of the homeowner. They must be structurally maintained which includes fixing or replacing excessively fogged glass as applicable.
- Exterior doors are considered architectural features of our homes. That said, door replacements must match in size, style, color, grill configuration and frame/grill proportions of those being replaced and consistent with other Wood Duck properties.
- Most door replacements are not general stocked items and must be custom made to meet Wood Duck community requirements.
- In the past, ground level doors that face fenced-in yards, have sometimes ignored these standards. Going forward, our intent will be to remain as close to the original Wood Duck design style as possible.
- Also, balcony doors (front & back) are now a mix of both French and sliding glass style doors. Either style is still permitted but we are bring back requirements to include those with the thin, horizontal grill design.
- Finally, all screen doors within Wood Duck must be of white aluminum extrusions and are to conform with the majority of doors of the same kind. i.e. must have small rails with no center rail and no kick plates on the bottoms.



Familiar Suppliers / Contractors

Vero Millworker Inc. - 772-569-7155

Doors and More of the Treasure Coast - 772-409-4501

HBS Inc. - 772-567-7461

Florida Window and Doors - 772-758-1177

- **Architectural Features**

- Other exterior details such as decorative walls, columns, balusters, chimneys and arches are also considered architectural features of our community. As such, it is important to maintain these features as they are repaired or replaced in the likeness and proportions of the original and typical Wood Duck property design.



- **Awnings**

- Porch and/or patio covered awnings are considered architectural features of our homes. Maintenance, cleaning and replacement of these structures is the responsibility of homeowners. Awning/frames must be white and only cover areas in the original design.
- Awning configurations are designed and built fulfilling two typical use cases in our community. One that stretches across the three, rear facing french doors in two bedroom units. These awnings may, or may not exist from unit to unit. The other, covers the distinctive screened-in porch areas of all three bedroom units.
- The Two bedroom patio covered design dimensions must match other existing awnings and be centered on the doors at standard height (below the balcony & exterior lights).
- Three bedroom porch covered awning designs must be of white canvas or metal construction that meets the dimensions and angled pitch of the original design (not flat). Care must be taken to preserve the aesthetic curves of the side openings when either open screening or a glass enclosure is desired (pictured below).



Familiar Suppliers / Contractors

Awnings by Atlantic - 772-567-2389

- **Lighting Fixtures**

- Exterior lighting fixtures and bulb replacement are the responsibility of the homeowner. They are also considered architectural features and must be maintained or if replaced, done so in the likeness and proportions of those being replaced and of original design.
- This requirement applies only to those fixtures on any exterior wall. It does not pertain to fixtures within existing or planned glassed-in porch areas.
- Please consider the following regarding bulb replacement (brightness & appearance). At night, it is equally desirable to present the Wood Duck community in a consistent, symmetrical and mellow vibe. To achieve this effect, selection of warmer, lower wattage bulbs is preferred. A clear blue, LED stadium-like effect, is very UNDESIRABLE.



10" Nautical Exterior Fixtures

*Frosted Globe
Horizontal & Vertical Grills
9 Sectioned Dome*

Bulb Details - example

*GE relax
100 watt or 250 lumens
2700 appearance*

- **Fences**

- Back yards and fences are the responsibility of homeowners. The cost of reasonable repair and maintenance of fences shall be shared by the owners who make use of the fence in equal proportions.
- All yard perimeter fences are of typical design throughout the community. The design, proportions and materials are consistent as specified and shown below.
- Fence materials simply consist of pressure treated wood and galvanize or stainless screws. Copper clad post caps are encouraged to help guard against end grain rot.
- The exterior visible surfaces must be left to weather naturally which ensures a consistent look throughout the community.

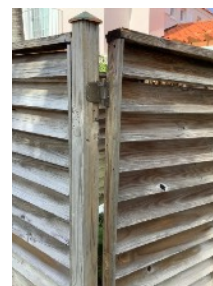


Pressure Treated Wood

*4" X 4" posts
2" X 4" top & bottom of frames
1" X 4" left & right side frame
1" X 5" angled, fixed louvers*

Fasteners & Hinges

*1 1/2" galvanized wood screws
stainless gate hinges & screws*



- **Roofs, Gutters and Downspouts**

- The barrel tile roof and structures are the responsibility of the Wood Duck HOA. A Reserve account is maintained to fund its periodic replacement. Small repairs and maintenance is accounted for in our yearly operations budget.
- Any slightly pitched roofs, covering original lanai or porch areas, are the responsibility of homeowners. They must be properly engineered and having a smooth, white finish.
- Gutters and downspouts are only very selectively permitted. They are never allowed under barrel roofing tiles or any roof that is courtyard or street facing. If allowed, they must be made of white aluminum extrusions and fastened carefully to not disturb the home's corner flashing and minimally disturb its stucco finish.

- **Expansion Restrictions**

- Expanding the footprint and general square footage of our homes is quite restrictive. There are three Wood Duck unit types (two - 2 bedroom & one - 3 bedroom) where square footage is used and defines our structured HOA charges.
- Living space expansion is prohibited other than covering and enclosing existing lanai and porch spaces if desired. In such cases, all necessary approvals and permitting must also be obtained through the county to ensure structural integrity and standards are met.

- **Front Entry Porches**

- There is no consistent standard governing the front porch entry tiles or surface materials. That said, earth tones and materials that compliment Mediterranean style architecture should be used.

Violation Handling

Maintenance, repairs and replacement shall be performed consistent with the architectural standards within our Covenants and contained herein. In the event that the Board of Directors determines that these obligations have not been met, in whole or in part, the homeowner will be sent written notice of the changes that are deemed necessary. Changes are to be completed within a (10) day period or before some other negotiated and reasonable timeframe.

If the required changes are not completed by the date specified, an appropriate daily non-compliance fine will be determined, communicated and charged to the homeowner. Fines are typically \$100/day but are infraction-specific and ratified by 3 independent homeowners to be legally binding.

Compliance

On behalf of our fellow Wood Duck community owners, thank you for complying with these standards and covenants that we all signed off on and agreed to at purchase.