

OCEAN TERRACE SOUTH BEACH
LANDSCAPE AND ARCHTECHTURAL
GUIDELINES

Approved on: August 28, 2024

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For any proposed changes to exterior of home or landscape other than normal maintenance, written approval must be obtained from the Architectural Review Board. (ARB)

Obtain and complete an ARB form from our management company Elim Management Services.

(<https://www.elimservices.com>)

Modifications will need information for the committee to understand the request. Extensive modification will need full architectural and landscape drawings prepared by qualified Florida Architects.

Do not begin until written approval has been given by Elim Management. Such approval by the ARB is to keep the aesthetic of the neighborhood in compliance with the original look. It does not address engineering or technical merits of the plan, nor does it certify compliance with relevant building codes or ordinances.

Design Review Guidelines

The owner must submit to the Elim Management and the ARB all sets of plans and specifications along with the ARB form. The plans should include but are not limited to the following:

Landscaping Guidelines

1. Vegetation Survey: The plan should show the type and size of trees and shrubs on the homesite.
2. Front yards landscaping must include a vegetation bed. No bare mulched or rocked areas are permitted.
3. Landscape Plan: This plan should include perimeter walls, fences and walkways to show the location of the plant material. This plan should include landscape mulch to be pine bark. No rock is to be used as mulch but could be used as a boarder.

4. Site Plan: This plan to include:
 - a. Building location
 - b. Setbacks
 - c. Existing vegetation
 - d. Property boundaries
 - e. Grading (if required)
 - f. Paths or sidewalks (for paver etc.)
 - g. Mechanical equipment location (for pools etc.)
5. Driveway Pavers – any changes to the size of driveway should show the current driveway and the proposed extension. All attempts must be made to keep the existing color of the driveway.
6. Solar Panels – Front facing Solar panels are prohibited. Panels are to be installed on the side roof, flush with the roof line and must be placed closest to the rear of the home to minimize view from the street.
7. Trees and Shrubs – new trees and shrubs should be typical indigenous Florida plants which have been suggested by a reputable Florida Nursery.
8. Mulch – plant beds must be 2 to 3 inches of organic mulch such as Pine Bark, Brown or Black wood mulch.
9. Rock and stone may be used with prior design approval.
 - a. Landscape design must incorporate vegetation.
10. Sod – Sod is required for the front of the house to the beginning of the back yard gate(s). St. Augustine or Zoysia grasses highly recommended.
 - a. Zero scaping exceptions are based on design review and approval.

EXTERIOR PAINTING GUIDELINES

The ARB committed to maintaining the existing aesthetics of the neighborhood, while offering additional options of colors that will continue to conform to the original beach scheme. Colors should include Body - of house, Trim – white is recommended, and Accent – typically shutters and front door.

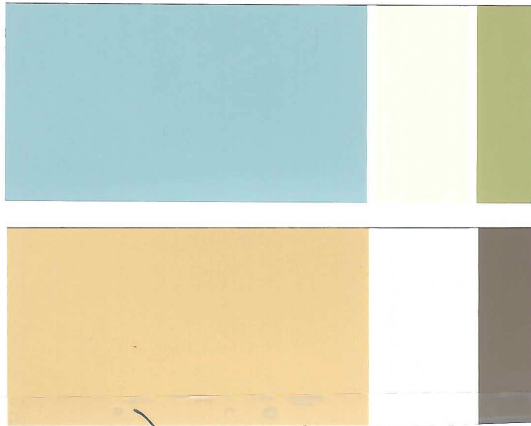
Note: Chosen color cannot be the same as your direct neighbors, please take in to account during the selection process.

Option 1 – Keep the existing color for Body, Trim and Accent

Option 2 – Pick from the new Ocean Terrace Color palette. See the attached for approved colors. These can be purchased at Sherman Williams Southern Shores and Beaches collection.

coastal color

SOUTHERN SHORES AND BEACHES



BODY	TRIM	ACCENT
Festoon Aqua SW 0019	Polar Bear SW 7564	Sassy Green SW 6416
Bee's Wax SW 7682	Pure White SW 7005	Virtual Taupe SW 7039
Irisanthemum SW 6947	Buff SW 7093	Dark SW 7093



BODY	TRIM	ACCENT
Banana Cream SW 6673	Extra White SW 7006	Roycroft Brass SW 2843
Repose Gray SW 7015	Pure White SW 7005	Indigo Batik SW 7602
Rain SW 6219	Nantucket Dune SW 7527	Homestead Brown SW 7515

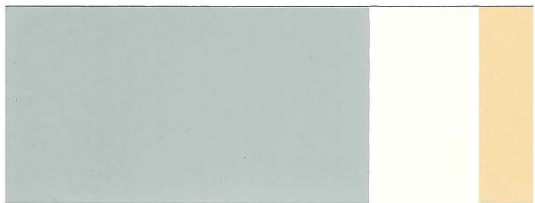
Featured on the front cover:
(Body) Cupola Yellow SW 7692, (Trim) Summer White SW 7557, (Accent) Wheat Penny SW 7705



(B) (T) (A)



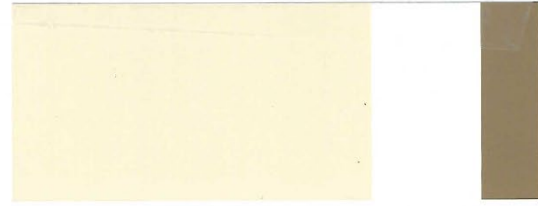
BODY	TRIM	ACCENT
Neutral Ground SW 7568	Urban Putty SW 7532	St. Bart's SW 7614
Cavalry Copper SW 7684	Greek Villa SW 7551	Artifact SW 6138



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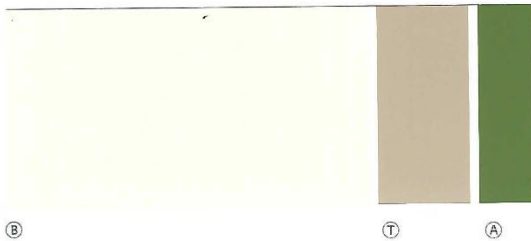
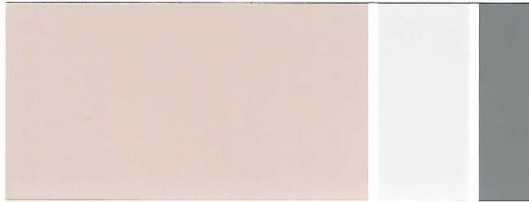
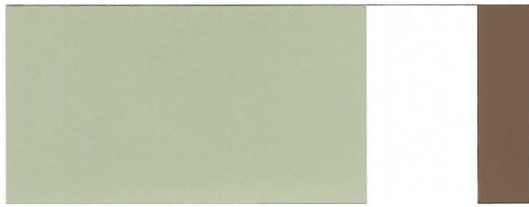
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BODY	TRIM	ACCENT
Creamy SW 7012	Tawny Tan SW 7713	Riverway SW 6222
Cottage Cream SW 7678	Dover White SW 6385	Distance SW 6243
Oyster Bay SW 6206	Casa Blanca SW 7571	Harvester SW 6373



BODY	TRIM	ACCENT
Koi Pond SW 7727	Alabaster SW 7008	Tea Chest SW 6103
Classic Sand SW 0056	Modern Gray SW 7632	Classic French Gray SW 0077
Casa Blanca SW 7571	Townhall Tan SW 7690	Garden Spot SW 6432



BODY	TRIM	ACCENT
Dockside Blue SW 7601	Extra White SW 7006	Restoration Ivory SW 6413
Naturel SW 7542	Classic Light Buff SW 0050	Sealskin SW 7675
Gray Clouds SW 7658	Reflection SW 7661	Rocky River SW 6215

Due to variations in the printing process, actual colors may vary from those shown in this brochure.

