



SUNSET BAY ACC Guidelines for Stilted Homes

It is the acknowledgement of the Sunset Bay Property Owners Association Board of Directors and the Sunset Bay Architectural Control Committee (ACC) that Sunset Bay Subdivision is a permanent residential living community for many and a vacation escape (2nd residential home) for others. These groups can harbor competing interests. In the instant matter, the singular utility of some seasonal owners has found friction with the curb appeal priorities of permanent residents.

In no manner should the foregoing guidelines be construed or interpreted as disparaging to any Sunset Bay Members. The Sunset Bay Board and ACC recognize the need to strike a balance between the stilted home designs (often more popular among seasonal owners) and the slab homes preferred by the majority of permanent residents. Recognizing that Sunset Bay is not strictly a part time beach community, the following guidelines are hereby implemented with regard to the construction of stilted homes.

Stilted homes are a newer development in the Sunset Bay community and the Sunset Bay Declaration of Covenants, Conditions, and Restrictions (CCRs) require proposed homes be in “harmony of external design and color with existing and proposed structures.” (*CCR(B)(1)*). It is apparent that stilted homes mixed with slab homes inherently disrupts said harmony. The Board and the ACC strive to ensure that each home constructed in Sunset Bay complements the next. The Board and the ACC are committed to maintaining elevated property values in Sunset Bay, and are united in their efforts to approve new home construction projects consistent with that goal.

These adopted Stilted Home Guidelines are consistent with the Board’s and the ACC’s interpretation of the CCRs, most notably Section (B)(1). The following Guidelines are implemented to assist Members and prevent costly modifications to proposed new home construction designs.

- 1) It is the preference of the ACC that all stilted homes be completely enclosed on the ground level, making said house appear to be constructed on slab. However, the MINIMUM requirement is that at least 50% of the ground level located under the enclosed portion of the second floor be enclosed when viewing the elevation of the home from the front (street) view.
- 2) The enclosed area is required to extend the entire length of the longest enclosed portion of the home, excluding any type of porch overhang if desired, from either side view elevation of the home.

- 3) All exposed pilings (or portions thereof) must be covered with the same material as the home's exterior - stone, brick, stucco, or horizontal hardie lap siding.
- 4) Each home must have an obvious entrance, including a "door unit" on the front of the home (street-facing side). A single door on a flat wall will not be in compliance. Door Unit is defined as one of the following:
 - a) A double door with framing and sill and trim
 - b) A single door with sidelight on one side with framing and sill and trim
 - c) A single door with two sidelights on either side with framing and sill and trim
 - d) A single door with transom above with framing and sill and trim
 - e) A single door with transom above and sidelight on one or both sides with framing and sill and trim.

A decorative gable above the door unit is highly recommended. Entrances to a stilted home often include stairs. It is the preference of the ACC that stair wells are enclosed inside the home. If the stairs are positioned on the outside of the home, they will need to be part of an obvious entrance and decorative in nature. Single flight side-attached staircases will not be in compliance.

- 5) The house must have a MINIMUM of two gables (the more the better) that can be seen from the front elevation (street view) of the home. A gable is the triangular part of a house's exterior wall that supports a pointed or peaked roof. They can be structural or decorative. Homes and other buildings with pitched roofs have front-facing or side-facing gables — or, often, both.
- 6) Must include decorative or functional shutters of some type on all windows on the front of the home. The only exception to this would be windows set back and underneath a porch overhang that are in too close proximity to have shutters, so long as these windows have appropriate decorative trim.
- 7) The concrete pad foundation must cover 100% of the footprint of the home.
- 8) All driveways must be incorporated with the concrete pad foundation. No open bay or garage door space can be left without driveway space extending forth. (If a vehicle can drive into it, ample driveway must be in place for ingress and egress).
- 9) Houses must be built to face the "front" of the property. The front view is defined as the street view or the side of the home facing the street on which the property is addressed. For example, properties on the waterfront side of the subdivision are required to have the front of the house facing the street and the back of the house is to be facing the water.

Typical residential curb appeal is essential to the Sunset Bay community.

If these MINIMUM requirements are not met, unfortunately a New Home Construction Application for a stilted home will not be approved in Sunset Bay.

