

## **Architectural Review Committee Guidance**

The Covenants are very clear and explicit regarding architectural conformance of the exterior of the units. The purpose of specifying paint color, by manufacturer and blend, shingles, by manufacturer and style, etc, is to assure a constant, common appearance of the various and adjoining residences to protect the investment that we have in our properties.

### *DECLARATION OF THE COVENANTS AND RESTRICTIONS FOR TURTLEBACK CROSSING*

#### Article VII

##### *Obligations of Owners*

###### *(a) Owner Responsibility*

*All maintenance and repair shall be performed by each Owner at regular intervals as shall be necessary to keep his Lot and Unit in an attractive condition and in substantially the same condition and appearance as existed at the time of completion of the Work.*

*An Owner may not cause or permit any material alteration in the exterior appearance of his Lots and Units, including the color of exterior surfaces of the Unit, without the prior written approval of the Association. Owners shall use only roof materials, paint, and stain colors approved by the Association when performing repair and maintenance, or when repainting or staining the exterior of the Units.*

### *SUPPLEMENTARY DECLARATION OF COVENANTS FOR THE PLAYERS CLUB AT SAWGRASS (TURTLEBACK CROSSING)*

#### *IV. Use Restrictions*

*Section 5. Architectural Planning Criteria. All dwellings constructed within the Property shall be subject to the Architectural Planning Criteria set forth on Exhibit B attached hereto and made a part hereof.*

If we cannot specify the brands, it is clear from the Covenants, that the Association can require that any substitute be identical to “materials and colors that existed at the completion of the Work” and “approved by the Association”. If an owner wants to substitute another material than those approved by the association, they need to demonstrate to the Board that the materials and colors are identical subject to the Board’s judgment.

## **Approved Materials**

The following roof materials, paint, and stain colors were the ones used at the time of completion of the Work and are the ones approved by the Association:

#### Roof Materials

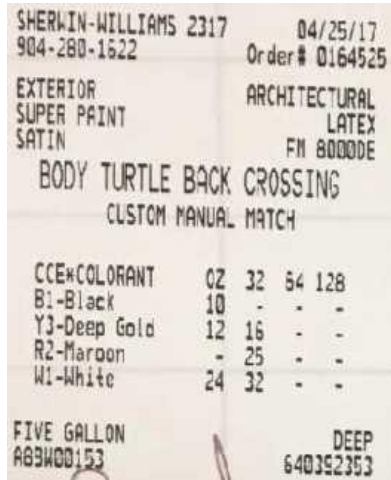
Loggerhead Lane  
Tamko “Desert Sand”

Turtleback Trail  
Atlas Pinnacle “Pristine Desert”  
now called “Morning Harvest” r. 11- 2023



Paint and Stain Colors

Sherwin-Williams



Alternative paint brands can be matched to the Sherwin-Williams paint colors by using the paint samples that can be obtained from Kaye Seitzinger.

Siding

The use of Hardi panel Sierra 8 vertical siding is approved as an alternate replacement for T1-11 siding.



Pavers and Doors

Players Club Association – Section VII Architectural Control Committee

ACC has responsibility over:

- Modification/Addition of driveways, walkways...

Loggerhead

Mega Old Towne Sierra



Turtleback Trail

Tremron Bluestone Sand Dune



- All improvements visible from golf courses, other associations or Association common areas – therefore it has become the practice to allow doors to be modified and painted at the discretion of the owner

### **ARC Review Procedure**

1. If a homeowner wishes to make a change or modification requiring Turtleback Crossing Architectural Review Committee (ARC) approval, an Architectural Review Application must be submitted to the Players Club Architectural Control Committee (ACC) with a detailed description of the change or modification. The submission should include details, descriptions, drawings, etc sufficient to allow the ARC to understand the change or modification request.
2. The Turtleback Crossing ARC will schedule a meeting to review the requests on the 2<sup>nd</sup> Wednesday of each month. A notice of the meeting will be posted 48 hours prior to each meeting date. All requests to be considered during this meeting must be received by the Wednesday before each scheduled ARC meeting.
3. The ARC will make site visits as required and prepare the meeting agenda.
4. The ARC has 30 days to review and approve or disapprove the requested change or modification, or the request will be considered approved. If additional information is required for the ARC to make a decision, the request will be denied and the owner will be notified to provide the additional information. The 30 day review period restarts when the revised request is received.
5. The ARC meeting minutes will be submitted to the ACC. The owners will be notified of the results of the review by the Players Club Architectural Review Committee.