

GULF PINES ARCHITECTURE, VEGETATION and BUILDING GUIDELINES

(Approved by the Board of Directors February 7, 1985; revised April 20, 2016)

As the Gulf Pines Board of Directors is charged with reviewing all plans for new homes in Gulf Pines, we have compiled the following suggestions and guidelines to supplement the Gulf Pines' deed restrictions. You may find them helpful in planning your home and we hope you will consider them carefully. The Board is always available to clarify further the points set forth below and help you in any way possible.

1. The exterior design, color, and finish of all buildings to be approved are to be in keeping with the overall concept of Gulf Pines, as defined in our Vision Statement.
2. In selecting colors for your exterior painting or staining, you may either choose from the attached list of pre-approved colors for siding, trim and roofing material, or, if you have an alternate color, please submit your proposed choice. We have found that keeping to a simple color plan helps our houses integrate visually into the natural environment, which is what makes Gulf Pines unique.
3. Use of lattice walls to mask the open areas under the house is encouraged. This is relatively inexpensive and effective, especially when used in conjunction with decorative plantings.
4. Breakaway walls, if applicable, may be used to enclose all or part of this area under the house, achieving functional space along with the improvement in exterior appearance.
5. Gulf Pines vision includes using natural vegetation to successfully screen your house. The community values preserving the quality of our natural surroundings and makes every attempt to incorporate them as a vital part of the fabric of our neighborhood. We encourage the screening of your house from the road as part of this effort. Fortunately, our southwest Florida weather provides us with an excellent environment for planting and enjoying nearly immediate results. Gulf Pines and the City of Sanibel suggest the use of native plants as they are ideally suited for survival without expensive watering systems and the use of fertilizers which contribute to Gulf and ground water pollution. Sanibel City ordinance stipulates that 75% of residential plantings be native. Any of our local native plant nurseries will assist you with suggestions for landscaping. Shrub masses can be used to buffer winds and screen private areas. It is important to take into consideration the preservation of existing vegetation in establishing the landscape design. All existing trees to be preserved must be protected to the drip line of the canopy and no fill should be placed on top of the roots.
6. Landscaping should be done with an eye to your neighbors' privacy as well as your own. Many views from our houses are shared views. Whenever possible, driveways should be curved to shield the house from the road. Beauty and privacy combined are the best possibilities and conform with our Vision Statement.

7. In planning your house, don't forget to include provisions for screening of utilities such as air conditioners, fuel tanks, garbage cans, etc. While fences are not allowed, all outdoor furniture, pots, sculpture, and other forms of personal decoration can be screened from view in order to preserve the cohesive natural landscape of Gulf Pines. Mailboxes should also be designed to blend in with the surrounding vegetation. Gulf Pines can provide you with a source for reflective numbers that will also aid first responders to find you in an emergency.

8. When possible, dish antennas should be installed where they cannot be seen from the street or the beach, away from direct sight lines of close neighbors and below the peak roofline. Homeowners associations have the right to establish dish placement preferences, provided the preferred placement does not impose unreasonable delay or expense or preclude reception of an acceptable quality signal. Achieving the best placement of a dish antenna usually requires consultation between neighbors, between homeowners and the Architecture Committee and between homeowners and installers prior to installation.

9. When planning lighting for your property, keep in mind that Sanibel has a "dark skies" ordinance. We are located in a sea turtle refuge. Lighting to illuminate driveways, entrances and staircases should be low voltage, face downward and be designed to minimize spillage to comply with our city ordinances. This will help preserve our night skies, keeping Sanibel unique in Florida.

10. It is the property owner's responsibility to inform employees and contractors of Gulf Pines regulations. These include our strictly enforced 15 mile an hour speed limit, prohibition of commercial signs, such as contractors' signs, parking restrictions, etc. Practical considerations, such as a job toilet for use by workers at construction sites must be located in an inconspicuous location out of sight with the door facing away from the road. To avoid intruding on your Gulf Pines neighbors, radios used by construction and maintenance workers must be kept at a low volume.

11. It is important that the building site be maintained in a clean and tidy manner. Dumpsters must be emptied routinely and removed as soon as construction allows. To allow for street right-of-way, all construction material and vehicles should be kept within property lines. Large construction trailers are not allowed on residential lots.

12. All grading must be included on the landscape plans and be designed so that no drainage problems to adjacent properties are created. Wetlands and the use of any fill must comply with strict Sanibel City regulations.

13. Endangered wildlife (such as gopher tortoises) on your property must be taken into consideration before any construction begins. Arrangements can be made with the City for removal to proper habitat.