

18. Fences: Fences must conform to Queen’s Harbour Architectural Review Board (ARB) guidelines. Piers may be a maximum size of 16” by 16” and should not protrude more than 6” above the fence railing with the pier cap bottom at 6” above the railing. There should be 20’ between piers.

19. Mailboxes: Mailboxes shall conform to Queen’s Harbour Architectural Review Board (ARB) guidelines.

20. Fountain or Yard Art: Must be submitted to the Queen’s Harbour Architectural Review Board (ARB) for approval prior to installation.

21. Screen enclosures: must be submitted to the Queen’s Harbour Architectural Review Board (ARB) for approval prior to installation.

22. Storm Protection Systems: Prior to installation, all permanently installed storm protection systems must be submitted for approval. Shutters and any attaching frames shall be either the color of the trim or body of the home and compatible with the home itself. See the Queen’s Harbour Architectural Review Board guidelines for rules on deployment.

IV. ARCTITECTURAL GUIDELINES FOR PROVIDENCE ISLAND – UNIT 30

Theme: Inspired by the architecture of Tuscany, the homes in Providence Island feature stucco exteriors, barrel tile roofs, arches, columns, tall windows with or without shutters, and enclosed courtyards. The area consists of both multifamily townhomes and single family homes which have similar architectural elements and color palettes. Garages are accessed from rear alleyways, and finished second stories are allowed over garages.

Construction plans must be submitted to the Providence Island (PI) Board of Directors/Providence Island ARB (PI ARB) for approval prior to their submission to the Queen’s Harbour Architectural Review Board (ARB) and a quorum of PI ARB board members must sign off on the plans. All submission elements required by QH ARB will be submitted to PI ARB. PI ARB will work to review plans as quickly as possible with goal of not later than 72 hours from submission to review by PI ARB.

A. Site:

1. Minimum Setbacks (As Outlined IN QH ARB Appendix A)

Front: 8 feet (Cantilevered balconies may encroach 2' into the front setback.) Porches or steps may encroach up to 2' into the front Building Restriction Line (BRL).

Side: 5 feet

Rear (Single family homes and townhomes: Minimum of 18 feet from edge of alley pavement to garage.

Minimum Square Footage: All single-family homes in Providence Island shall have a minimum square footage of 1850 Sq. Ft.

Orientation: The orientation of the courtyard for single family homes has been predetermined according to lot number. (NOTE: The orientation of end lots may be revised if approved by PI ARB.)

Lot	Courtyard Side (Assumes one is facing the front of the home)
11-13	Right
14	Left
15-19	Right
35-37	Left
38	Right
39	Left
40-42	Right
44	Left
45-52	Right

2. **Landscaping:** All homes shall follow a consistent ARB-approved landscape plan. See attached plan.
3. **Service Walls:** Air conditioners and other mechanicals shall be located at the back of the home near the driveway and screened with a 4-foot high stucco wall which matches the home. All mechanical units shall be located on the site plan. If possible, service area walls for single family homes should also include space for two large garbage receptacles with access readily available. Goal is to provide coverage of garbage receptacles as well as air conditioners.

B. Elements:

1. **Doors:** Multifamily units have French doors with mullions at the entry. Secondary doors are fiberglass French doors with a glass insert. All new multifamily unit doors, door handles and locks will match those of existing multifamily units. In single family homes, a variety of front door styles and colors are encouraged to prevent homes from appearing too similar.
2. **Windows:** Windows shall be single hung or fixed vinyl windows of a style, color, and appearance to match the existing windows in Providence Island. As of Nov 2017, the only approved window color is almond/beige. Thoughtful consideration should be given to window placement in order to preserve privacy.
3. **Ceiling Height:**

 First floor: 9 feet-10 feet

 Second floor 9-10 feet
4. **Columns:** Columns must be consistent with existing columns in style, color, and material.
5. **Shutters:** When used, shutters shall be two panel louvered shutters, consistent in size and shape with the window opening. Shutters are required on multifamily units as shown on units 781 and 783. Any variation on shutters must be approved by PI ARB. See Section III for approved colors.
6. **Roof Material:** All roofs shall be barrel cement tile. See Section III for approved colors.

7. **Roof Pitch:** Roof pitch shall be 7/12 pitch on the primary roof of all single-family homes and roof pitch on townhomes must match existing townhome pitch.
8. **Chimneys:** There are no chimneys in Providence Island. Fireplaces may be gas ventless models in any unit. Vented fireplaces will be reviewed and approved on a case-by-case basis by the PI ARB.
9. **Fascia and Soffits:** Vinyl soffits and aluminum fascia (either beaded or tongue and grooved) shall be used on all homes.
10. **Railings:** Balcony railings shall be made of black or bronze aluminum with 1 x 2 top and bottom rails and ¾-inch balusters.
11. **Canvas Awnings:** Awnings are permitted, but must be reviewed by the PI ARB on a case by case basis. Dark colors such as black and dark green are preferred. Attached 4-plex units' awnings are required as shown on units 781 and 783.
12. **Garages:** Homes shall have a minimum two-car garage. Minimum interior garage measurements are 20 ft by 20 ft. Garage doors shall be made of aluminum with 16 or 32 raised panels for single and double doors, respectively. Garage doors for townhomes shall match existing townhome garage doors. Any garage size exceptions/variations require PI ARB approval.
13. **Driveways and walks:** All driveways and walks shall be constructed of brick pavers. As of Nov 2017, the following pavers are approved for noted lots:

Tremron Mega Olde Towne Autumn Blend (lighter, new style blend of orange, yellow, brown): Lots 37, 38, 40, 15,16,17,18

Tremron Mega Olde Towne Santa Fe (darker, old style blend of tan and charcoal): 41, 45, 46, all new townhomes (lots 1-4). Any other pavers on lots are previously approved variances.

Driveways shall be a minimum of 18 feet, excluding the width of the alleyway. (See APPENDIX A, Note 7 of Queen's Harbour Architectural Review Board Guidelines.)
Sidewalks shall be a width of four feet with only exceptions to be made directly in front of steps to match width of steps. Walk width and design must be approved by PI ARB.
14. **Fences:** No fences are permitted in Providence Island.

- 15. **Courtyard Walls:** Courtyard walls must be 5.5 - 6 feet high from the finished floor level. Courtyard walls will be constructed of block with cap and covered with stucco coating to match home. Walls shall be set on the property line. A bronze screen enclosure may be attached to the wall. Each courtyard will be built with an exterior exit gate or door. Any height or exit gate/door variance must be approved by both the PI ARB and the QH ARB.
- 16. **Carriage House Stairs:** Stairs to a carriage house located above a garage should be enclosed whenever possible. Exterior stairs are only allowed when they are located within the courtyard.
- 17. **Mailboxes:** The homes in Providence Island utilize cluster mailboxes.
- 18. **Storm protection systems:** Prior to installation, all permanently installed storm protection systems must be submitted for approval by the PI ARB. Shutters and any attaching frames shall be either the color of the trim or body of the home and compatible with the home itself. See the Queen’s Harbour Architectural Review Board guidelines for rules on deployment.
- 19. **Gutters.** All new single-family home plans will have gutters and downspouts with locations and colors of gutters/downspouts outlined in plan and approved by PI ARB. Because of similar colors of trim and wall colors in Providence Island, it is essential that exact colors of gutters/downspouts be reviewed prior to plan approval. Any townhouse plan that includes gutters should also be reviewed and approved. Any single-family home built prior to Nov 2017 that wishes to install gutters must have gutter/downspout placement and colors approved by PI ARB but owner does not need to submit plan to QH ARB.

C. Approved Colors:

The following colors have been approved by the Architectural Review Board for homes in Providence Island. Deviations from the colors listed must be submitted to the Providence Island Architectural Review Board (PI ARB) and the Queen’s Harbour Architectural Review Board for approval.

Element	Single Family Homes	Townhomes
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Body Color	(by dryvit or best match) Colonial Tan Monastery Brown Sandalwood Beige Cardamon Honey Twist Manor White	Sherwin-Williams #6108 Latte Or best match
Trim Color	Tranquil (Color Life) Manor White (dryvit) Or best match	Sherwin-Williams #6106 Kilim Beige Or best match
Roof	New Southern Blend (Monier) Or best match	Hanson (Regal Brick) Or best match
Shutters	ARB approval required	Sherwin-Williams #6216 Jasper Or best match
Hurricane Shutters	ARB approval required	ARB approval required
Awnings	ARB approval required. Dark colors are preferred.	Sunbrella Mayfield Collection Style #5027 Spice Classic
Garage Doors	Oakwood Stain (Color Wheel) or match existing garage door trim. Factory finishes may be allowed but require ARB approval.	Sherwin-Williams #6106 Kilim Beige Or best match

Soffit	Sandy Tan (Variform) Or best match	Linen (Heartland) Or best match
Front door	ARB approval required	Sherwin-Williams #6216 Jasper Or best match
Corbels	Oakwood Stain (Color Wheel) Or best match to trim	Sherwin-Williams #6110 Steady Brown Or best match