

## APPENDIX M

### APPROVED BUILDING PRODUCTS, COLORS & TEXTURE

The AIP Architectural Review Board will consider and approve alternate building product when the appearance is considered to be equal to other more commonly used materials. Listed below are some common products that the Architectural Review Board has approved for use within Amelia Island Plantation with certain limitations.

#### Windows:

- PGT Winguard Vinyl Single Hung Window Series SH500 with or without muntins. If muntins are used, the only approved option is the Classic simulated divided lite-1" ogee muntin on the exterior with the flat muntin on the interior and grids between the glass. This window may only have no screen or a full screen. Half screen windows are not approved for installation. Other Vinyl windows can be review as needed
- Extruded Aluminum Clad windows and doors. An additional product of equal quality that also provides less maintenance for the home owner.

#### Siding:

- James Hardie Artisan Siding. This product is cement fiber architectural grade cement fiber siding with a 5/8" butt thickness. The product is approved for use in lieu of wood siding.
- James Hardie individual shingles are approved for use. Such shingles are encouraged for smaller areas such as gables, Dormers and similar areas. For larger wall areas approximately 20 % of the individual shingles shall be randomly cut or ripped prior to installation so that the random widths of natural cedar shakes can be simulated.

#### Colors/Texture: (Added 3/2015)

- Development on Amelia Island Plantation generally reflects a neutral/ earth tone color palette as described in the ARB Guidelines for Community 1 (Marsh Creek, Sea Marsh, Beach Walker, and Beach Wood), Community 4 (Ocean Club), and Community 6 (Oak Point). Community 2 (Long Point) allows for more interpretation of the earth tone range.

While this approach is generally appropriate the ARB is recommending and encouraging the introduction of a wider color palette and greater latitude with color for all Communities.

**Shutters:** (Added 11/2018)

- It is recommended that all shutters be operable.
- Fixed shutters will be considered provided they are proportional to the windows.
- Shutters shall be mounted on the window trim using a pivot hinge and shutter dogs.
- Shutters must be constructed of natural wood, composite or powder coated aluminum.

**Metal Roof:** (Added 11/2018)

Standing Seam with paint finish such as:

- Peterson Pac-Clad Metal Roofing containing the following specifications:

Pac-150, 180 degree double lock

Smooth panel or pencil crease rated for current wind load

12" - 20 " wide panels

Entire surface painted or contain a Kynar finish. No natural mill finish galvanized aluminum or galvalum is permitted.

Color to be approved by the ARB.

Slight variations may be considered on an individual basis.