

Home Improvement Help

Atlantic Lakes / Blue Pines Estates Property Owners Association (POA) Protective Covenants Section C (2) of Official Record Book 3091 Page 1136 describes home improvements to your dwelling and property that require approval by the POA Architectural Committee before work begins. Guidelines for meeting the requirements are as follows:

PAINTING YOUR HOME.

Picking a house color is one of the more difficult tasks for homeowners. Our color choices are limited to Pastels and Earth Tones. See the color charts below for some examples. Once you decide on a color scheme, complete and submit the Architectural Change Request Form via Mail, e-Mail, or FAX. Call Southern Shores Management when proposed color is displayed on house and ready for review. Phone numbers and addresses are on the Architectural Change Request Form.

We recommend you don't purchase paint until after your architectural plan has been approved by the POA. A sample size container of paint is sufficient to meet the POA demonstration requirement and a good way to learn if the color is as anticipated.

EARTH TONES are almost anything under the sun but some of them aren't going to help increase the value of your home. Bright red, yellow, blue, orange, and green are earth tones, but when used on something as big as your house can be overpowering. All of them can be lightened up or toned down to something you, your neighbors, and potential buyers will like.



PASTELS are those very light colors associated with Spring - think Easter eggs.



TRIM refers to your front door, shutters, garage door, architectural accents and the fascia along the roof line. In most cases white is preferred. Contrasting lighter or darker shades of color can also look attractive.

UPGRADES and ADDITIONS

Permits are required for home upgrades and additions. Permit information can be found at the following web site: <http://www.pbcgov.com/pzb/permit/>

Pictures and descriptions of materials to be used must be included with Architectural Request Forms.

ADDITIONS to HOME – indicate on building survey where addition will be and expected timeline for completion.

FENCES – indicate on building survey the location of the fence, material to be used, height and color.

SHEDS or OUTBUILDINGS - indicate on building survey the location, size and color of any shed or outbuilding.

ROOFS are limited to shades of gray or tan shingles. Metal roofs are also allowed.

WINDOWS meeting the State and County Hurricane standards or windows that include shutters that meet these standards.

Submit your completed Architectural Change Request Form to Southern Shores Management via Mail, e-Mail, or FAX. Phone numbers and addresses are on the Architectural Change Request Form.