

**Seaside Landings at Flagler Beach
Architectural Review Board Guidelines**



Adopted August 17, 2026
This version supersedes all prior versions

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Seaside Landings Flagler Beach, Florida

Welcome to the Neighborhood!

Dear Neighbor,

Congratulations on purchasing a lot in one of Flagler County's most beautiful developments. It's an exclusive area to be treasured. The Homeowners Association (HOA) and Board of Directors welcomes you to the community. We look forward to your construction and the value it will add to the community. We understand the process of building a home or remodeling can be stressful. Our goal is to support and guide you through this journey while maintaining the beauty of our community. Common questions can be answered by reading the Architectural Guidelines and our governing documents. Our Community Association Manager (CAM), the BOD, and the Architectural Review Board (ARB) are also available to assist you with any questions that remain unanswered.

Sincerely,

The Board of Directors and the Architectural Review Board

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Introduction

Intent

The intent of these guidelines is to make Seaside Landings a community of custom homes that are aesthetically pleasing and tastefully built. This includes the use of long-lasting materials, high construction standards, and quality landscaping. The primary function of the Architectural Review Board (ARB) is to review and approve or disapprove plans for any proposed construction, modification, or addition to existing lots, buffer areas, open spaces, and common areas within Seaside Landings.

To aid in the understanding of the process within the community based on our Architectural Guidelines and governing documents, we strongly recommend the following:

1. Read the Architectural Guidelines and application forms.
2. Obtain and read the governing documents for Seaside Landings to ensure your understanding of them.
3. Contact the ARB with any unanswered questions.

The covenants grant the ARB broad discretionary authority over the design, construction, and development, encompassing architectural style, colors, textures, materials, landscaping, visual impact on adjacent properties, and other aesthetic matters. The ARB has established these guidelines to assist in the design and construction of residences and other improvements within Seaside Landings. Specifically, the ARB will:

- Provide a systematic and uniform design review process.
- Ensure the site and design of structures complement the community.
- Ensure all dwellings comply with the covenants and these guidelines.

These guidelines are in addition to all building, use, and other deed restrictions placed on Seaside Landings.. The ARB's right to approve or reject any proposed matter supersedes these guidelines. The ARB will be evaluating each application for total effect, including the way the property is developed. This evaluation often includes factors that cannot be reduced to a simple list of measurable criteria. A construction plan may meet the criteria in these guidelines, however, if the ARB determines the overall aesthetic impact to be unacceptable, the plan may not receive approval. The approval of an application for one property shall not be construed as creating an obligation on the part of the ARB to approve applications involving similar designs pertaining to different properties. The ARB may make reasonable recommendations accompanied by an explanation to the applicant. These recommendations can be discussed with the ARB, with the final decision falling on the ARB.

Flagler County requires building permits for home construction that must comply with local and state building codes. Neither the ARB, its members, nor the HOA shall be liable to any owner or other party for any claims, damages, liabilities, or expenses arising from or related to any review, inspection, consent, permission, or approval made, granted, denied, or withheld under these guidelines. Approval of any plan by the ARB does not guarantee that the improvements are structurally sound or in compliance with any governmental agencies' regulations/codes, nor does it eliminate the need for approval from the Flagler County Building Department.

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Definitions

- **ARB:** Architectural Review Board
- **CAM:** Community Association Manager
- **Contractor:** Any individual, company, or homeowner (acting as a contractor) who enters a contract to perform and/or manage construction or improvement work on a Property.
- **HOA:** Homeowners Association
- **Owner:** Owner of vacant land, home under construction, or developed homesite
- **Property:** A vacant lot or an improved lot with home.
- **PUD:** Planned Unit Development
- **Seaside Landings at Flagler Beach:** Seaside Landing
- **Equestrian Lot:** Lots 1 through 10 located on the west side of John Anderson Hwy
- **Vessel:** Boat or personal watercraft

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Intro to the Review and Approval Process

No construction, structural or site improvements, clearing, landscaping, fencing, and alterations to any existing structure shall be made on any property until the plans have received written approval by the ARB. Failure to adhere to these requirements may result in forfeiture of all or part of the deposit and/or imposition of a fine per the violation and fine schedule.

Owners may be responsible for any costs and/or legal fees incurred by the HOA to:

- Repair damage to HOA or common property attributable to construction valued in excess of that covered by the non-refundable Impact Fee.
- Repair damage to other owners' property caused directly or indirectly by the contractor during construction.
- Secure the property during severe weather.
- Pay for cleanup of the construction site and/or nearby affected property.
- Pay HOA fines for rule or property regulation violations at Seaside Landings.

Disclaimer

In connection with all reviews, acceptances, inspections, permissions, consents, or required approvals by or from the association or the ARB under these guidelines, neither the ARB, any member of the ARB nor the HOA shall be liable to an owner or to any party based on any claim, liability, damage, or expense incurred or may potentially incur in the future by any owner or such other person arising out of or in a way related to the subject matter of any such reviews, acceptances, inspections, consents or required approvals, whether given, granted, or withheld by the HOA or the ARB. Approval of any plan by the ARB does not guarantee that the improvements are structurally sound or in compliance with any governmental agencies' regulations and codes, nor does it eliminate the need for approval from the Flagler County Building Department.

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ARB Submission Process

Use the guidelines, forms, and checklist provided to submit applications for new, major, and/or minor modifications of construction to the CAM. All submission packages need to be reviewed by the property owner with the contractor to ensure the guidelines are met, and the package is completed per the requirements prior to submission. The ARB members will be available through CAM to answer questions during this process.

Major modifications must be submitted and approved before changes are made to the original ARB-approved plans. Any changes that affect the footprint and/or square footage and require an additional permit for the home must be submitted on the “New Construction and Major Modification” form. Submit applicable checklist, supporting documents, and corresponding agreements which must include contact information, contractor information, and deposit agreement to the CAM.

The CAM will review the submission within 5 business days, make notations regarding completeness of the application, and send the packet to the ARB. Before forwarding the paperwork to the ARB, the CAM will notify the contractor of any missing documents. Fees will be deposited into the HOA account. Checks are payable to Seaside Landing Homeowner’s Association, Inc. When appropriate, refunds will be returned to the issuing party through the CAM.

The ARB will review the submission within no more than 20 business days.

The ARB will notify the CAM of its determination. Once approved or disapproved, the CAM will notify the contractor. If the application is disapproved, the ARB will provide clear information and the basis on which the ARB disapproved the application. The contractor can address the item(s) and resubmit the application to the CAM to continue the review process. Each re-submission shall be reviewed by the ARB within no more than 20 business days.

The CAM will notify applicants of final approval and will authorize construction to begin by letter or email. Construction must commence within 6 months of the date of final approval, or final approval becomes void. Construction must be completed and a Certificate of Occupancy (CO) must be issued within 24 months from the receipt of the Flagler County Building Department construction permit.

Any exterior modifications made during the construction process require a review of said changes submitted on the applicable form.

Appeal

If an application has been denied, if approval is subject to conditions that a contractor or owner feels are unwarranted, or if there are disputes of any other matter related to the ARB’s actions, the contractor or owner may request a hearing before the entire ARB committee. The ARB has the right to accept or deny a hearing based on information the contractor or owner chooses to submit, which supports the contractor or owner’s arguments.

At the hearing, the contractor or owner will be offered the opportunity to present arguments supporting their position and/or offer remediation alternatives. After the hearing, the ARB will review the information presented

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and notify the contractor/owner of their decision in a timely manner not to exceed 20 business days. Regarding a variance request, the ARB's decision can be appealed to the Board of Directors.

Final Inspection

Upon completion of construction, the contractor will provide written notice to the CAM. Once the proper paperwork is received by the Compliance Committee, a member will schedule an inspection with the contractor to ensure the construction and/or modifications comply with approved submission. The CAM will notify the owner in advance of conducting a property inspection. The Compliance Committee, in conjunction with an ARB member, will then conduct a final inspection and report results to the CAM. Additional inspections may follow if deficiencies or unapproved improvements have been identified and not corrected.

A final inspection verifies that construction was completed in accordance with the approved plans and that no damage to the HOA property has occurred. Refundable Deposits are refunded once a project is completed.

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Construction Development Guidelines

General

On properties less than 1-acre, no structures shall be erected, placed, or permitted on any property other than one single-family dwelling constructed in accordance with the ARB-approved plans, except for temporary improvements.

Accessory Structures

On property Lots 1 through 10 accessory structures such as garages, barns, sheds, gazebos, guest houses, docks and the like that are detached from the main residential dwelling are allowed as long as they are erected in conjunction with or after the construction of the main residential dwelling. On remaining property lots which exceed 1 acre, detached garages and guest houses are permitted. Accessory structures must complement and conform to the architectural scheme and appearance of the dwelling and be approved by the ARB.

Equipment Screening

A/C, pool equipment, generators, and the like shall be concealed by appropriate landscaping, wall, screening, or other hardscape as designated on the owner's landscape plan. Propane tanks may be buried or screened.

Utility Services

Conduits or cables must be maintained underground or concealed in, under, or on buildings.

Fences

1. Submission to the ARB must include a site plan locating the owner's home, type of fencing inclusive of photographs or drawings, location of the fence, and all dimensions of the fence. Fences shall be no less than 4 feet in height. Equestrian fencing exceeding these standards shall be considered individually.
2. On non-Equestrian Lot properties, allowed fencing shall be manufactured from vertical aluminum pickets. The individual pickets may include up to three horizontal rails. All picket fencing shall be black, white, or bronze or consistent with house colors approved by the ARB. A typical picket fence is shown below.

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3. Lots 1 through 10 animal fencing will be evaluated by the ARB based on the type of animals being controlled. No chain link or barbed-wire fencing is permitted. Field fencing may be attached to the inside of a rail-type fence to control non-domestic animals from entering the property on equestrian lots. Wire and chain link fences are prohibited on lots 11 through 98.
4. Fences extending past the front of the house are not permitted.

Construction Signage

Standard construction post signage containing a copy of the Building Permit and site plan must be placed so as to be clearly visible upon approach to the construction site, per appropriate Florida building codes.

Setbacks

The minimum setbacks for Seaside Landings shall be in accordance with the PUD on file at Flagler County as follows:

- Front – 20'
- Rear non-waterfront – 20'
- Rear waterfront – 5' from mean high-water line, as determined by the Florida Department of Environmental Protection.
- Side – 10'

No building or structure – including porches, walls, decks, and swimming pools – shall be erected to encroach, at ground level, into any of the setback lines. The location of HVAC, pool equipment, and any screening within setback areas is permissible. However, it cannot be placed in any drainage/utility easement. It must be in conjunction with an approved structure on the lot.

Driveways

Curb cuts must comply with county requirements. All properties must have pavers or poured concrete driveways to the road or right of way. Driveways shall not be placed within 3' of the side lot line.

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Game and Play Structures

All fixed games and play structures are subject to approval by the ARB. They must be located at the side or rear of the dwelling, as appropriate, and not be visible from the street.

Swimming Pools

No temporary above ground swimming pools shall be permitted. Pools (and enclosure placement, if applicable) need to be reviewed by the ARB.

Docks for Canal Lot Guideline Specifications

1. A composite, non-wood material is required for deck construction. Two examples are Trex or Azek.
2. Dock roofing materials must match the home. Dock roof height is limited to 13' above the dock deck at its peak.
3. No additional levels or platforms above the roof are allowed. The dock cannot be permanently enclosed. Two-story docks are not allowed.
4. The dock deck cannot be no higher than the top of the seawall cap.
5. Dock design should orient the boat parallel to the canal shoreline. Variations may be allowed.
6. No part of the dock may extend into the canal more than 30' from the mean highwater line, including slips or lifts that project beyond the dock. Docks must have a minimum setback from the side property line of 15', unless a common dock is under a recorded agreement. No Vessel shall be moored in any boat slip in such manner that any portion of the Vessel (including, but not limited to, any appurtenances thereto protrude more than five (5) feet beyond the perimeter of the boat slip within which such Vessel is moored.

Marina Boat Lifts

Boat lifts are allowed to be installed at the marina with the requirement that any structure of the vessel, i.e. engine, swim platform, etc. does not protrude past the end of the slip by more than 5 feet. Brackets for the lifts shall be the *side mount type*, attached to the walkway side of the slip and to the two pilings directly opposite the walkway. The brackets shall be mounted above or below the bracket on the adjacent slip such that they are nearly even in height, staggered on to the extent required to accommodate the necessary hardware. A submission is required prior to installation, which shall include a design plan and type of lift, inclusive of image.

Please refer to the Marina Use Agreement for additional guidelines related to restrictions and limitations on the use of the HOA marina slips.

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Personal Watercraft Lifts

The installation of personal watercraft (PWC) lifts is permitted on privately owned docks within Seaside Landings, subject to prior approval by the ARB and compliance with all applicable federal, state, county, and local laws, permits, and regulations.

Approved personal watercraft lifts shall comply with the following requirements:

1. The lift, including all supporting pilings, brackets, bunks, cradles, and associated hardware, shall not extend into the 15' dock side setback.
2. The lift shall be maintained in good working order, free from rust, excessive corrosion, broken components, or other visible deterioration.
3. Lift structures shall be constructed of marine-grade materials designed for waterfront use.
4. Any modification, replacement, relocation, or expansion of an approved lift requires prior ARB approval.
5. No floating personal watercraft docks are allowed.

Temporary Structures

Temporary trailers, temporary buildings, barricades, temporary power poles and the like may be permitted during the construction of a permanent improvement, and provided that the ARB shall have approved the design, appearance, and location of the same. All such temporary improvements shall be placed on the property and not on the road right-of-way. They shall be removed prior to the ARB's final inspection.

Shoreline Stabilization/Seawalls

A Seawall Construction Permit must be obtained from Flagler County before submitting a seawall application to the ARB.

1. Seawall construction shall consist of corrugated vinyl piling with a poured concrete cap.
 - a. Vinyl piling shall be CMI gray or an equivalent color and be compatible with existing vinyl pilings for continuity of appearance along the canal front.
 - b. Cement Cap shall be poured concrete, 14 inches wide and 11.5 inches high.
2. If adjoining lots do not have seawalls with an exposed pile connector, seawalls must have 10' returns.
3. Areas adjacent to seawalls must be seeded or sodded to prevent erosion.

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4. Seawalls are to be installed at a position that connects evenly with the adjacent lots. Cement cap shall run in a continuous straight line along the canal when viewed from the waterside, both vertically and horizontally. No modifications will be required for seawalls that are in place and built under previous requirements.

Solar Panels

The use of solar energy-producing device(s) (active and/or passive) may be approved subject to relevant Florida statutes and permitting requirements, if applicable. (See Florida Statute 163.04)

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General Design and Building Guidelines

Exterior Design Examples

Seaside Landings is intended to be a custom home community influenced by approved “Florida” design styles of Architecture referred to below.

- The [Florida Beach Bungalow](#) Architectural style.
- The [Florida Cracker](#) Architectural style.
- The [Florida Coastal](#) Architectural style.
- The [Florida Coastal Modern](#) Architectural style.
- The [Mediterranean Influenced](#) Architectural style

Minimum Dwelling Size

The minimum living area for homes is 1,800 sq. ft. These requirements exclude porches, decks, garages, and other un-air-conditioned spaces.

Garages

All homes require an enclosed garage to be included in the home design. No garage shall have less than 400 sq. ft of total floor space for automobiles, excluding space required for hot water heaters, HVAC equipment, and other equipment/appliances commonly located in garages. All garages need to be constructed with the same exterior materials and colors as the main dwelling. Rigid panel garage doors are prohibited. No carports are permitted.

Garage Door Screens

Garage door screens shall be submitted to the ARB for review and approval.

Each submission must include the following:

- Trap motorized mount system style
- Hardware and housing must match the existing house or trim color
- Screen density must be 80 or higher
- Screen color must be white, black, or gray
- No exposed wiring
- Include the manufacturer, model, and a photo
- Screen is to be down only when garage door is open

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Dwelling Heights

The maximum height of a home shall be 40' with a maximum of 3 stories. Height shall be measured from the lot's predominant or average final grade to the ridge of the highest roof element.

Exterior Materials

Siding materials may be of fiber cement siding (e.g., Hardy board), stucco, stone, or wood. Finishing materials shall be applied to all sides of the exterior of the dwelling. Metal and vinyl siding, exposed concrete block, imitation asphalt brick siding, and tarpaper are prohibited.

Exterior Features

Any architectural appointments or trim details must be consistent with the structure's architectural style and the same or complimentary colors and/or materials. These may include corbels, quoins, banding, or other incorporated or applied ornamentation. Compatibility will be considered by the ARB in accepting proposed trim and decoration.

Exterior Finishes/Colors

Paint color or tone shall be pastels or earth tones complimentary to Florida coastal designs and complimentary to the architecture of the style of the community. Exterior primary paint color shall have an LRV (light reflectance value) of not less than 35 and may not be any shade of purple, pink, peach, red, magenta, fuchsia, orange or black.

Window, Shutters, and Doors

Exterior window and door trim shall be of same, complementing, or contrasting color and material as the finished home. Windows and doors shall be manufactured with finishes capable of resisting chalking and fading.

Windows are to be single, double hung, or casement and shall be consistent with the architectural style of the home. Screens are permitted but must have gray screening material. Bahama shutters are permitted. Aluminum awnings, reflective glass and jalousie-type windows are prohibited. Glass block windows shall be limited to the side and the rear.

Exterior doors and sidelights with stained, colored, lead, or etched glass will be permitted. Screening of front porches and entrances is prohibited.

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Roofs

All roofs are required to be tile, slate, metal, and/or architectural shingles. All roofing materials must be compatible with the home's style. Roof pitches are required to be compatible with the home's architectural style and shall be 6:12. Other pitches will be considered based on home's style. Flat roofs are not permitted. Skylights must be flush-mounted on rear slopes so they aren't visible from the street and blend in with the roofing material's color.

Chimneys

Any exposed portion of a chimney outside of the building shall be constructed solely of brick, stone, or stucco. No unpainted aluminum or other metals may be left exposed.

Antennas

Antennas, aerials, and similar equipment, including satellite dishes, are to be placed out of view from the front of the home.

Flagpoles

Flagpoles are permitted on the property provided they meet Florida Statute 720.304, which is incorporated herein as reference. Placement of new flagpoles must not be within the 10 ft setback area of the property and is subject to review and approval by the ARB. If following the completion of construction, it must be submitted to the ARB as a Minor Modification.

Window Air Conditioners

No window air conditioners are permitted.

Hurricane Shutters

Any support or hardware that remains permanent will be finished to match the adjacent architectural design.

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General Landscaping Guidelines

Trees

The ARB requires at least 2 shade or index trees (as defined by the Flagler County Building Department) to be planted on the property. This is regardless of the number of trees required by Flagler County (which may require additional trees). Per Flagler County Land Development code 6.01.03: As per the provisions in Section #7 (Environmental Considerations), Paragraph (c) of the 3rd amendment to the Seaside Landings PUD, Flagler County Ordinance #2020-0, in satisfying the requirements of Section 6.01.03 of the Land Development Code, at the owners' expense they have the option to transfer trees to the association common areas. The Seaside Landings Facilities Committee shall be contacted to arrange tree transfers.

Shrubbery

Shrubbery shall be placed within defined landscape beds. There should be sufficient quantities of shrubbery to ensure a well-landscaped appearance consistent with our community. Foundation shrubs shall be placed in key locations considering doors, windows, corners, and other exterior features. On a case-by-case basis, the ARB may approve hedges outside of landscape beds.

Sod

All areas within each property not covered with pavement, buildings or landscape beds shall use ground cover in accordance with Florida Statutes and Flagler County guidelines.

Mulch

All planting areas within each property shall be covered and maintained with 3" or more of pine, cypress, gravel, or other suitable mulch. The type of mulch shall be identified on the landscape plan.

Irrigation

All landscaped areas shall be provided with an automatic underground irrigation system. Irrigation systems cannot draw water from canals, surface waters, lakes, creeks, or streams.