Docusign Envelope ID: B7832403-752B-82C6-8093-35AF28015588

SUNBEAM

Sunbeam Subdivision Owners' Association, Inc.

Design Review Guidelines

Proposed Amendment for Board Consideration

Effective November 2, 2026 • Supersedes the Guidelines amended August 19, 2025

Applies to all lots in Sunbeam Subdivision, Hailey, Idaho

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Submittals and questions: Sawtooth Property Services, LLC, Attention: Jon Gilmour, 220 East Ave, Suite 204, Ketchum, ID 83340 • jon@sawtoothproperties.com • 208-720-5893
For a summary of the process and the Final Review Checklist, see **How Design Review Works**.

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Introduction

Sunbeam is a neighborhood of individually designed homes. These Guidelines establish the minimum standards for design, materials, and landscaping to ensure that every home contributes to the quality and value of the neighborhood. They apply uniformly to all Lots and every applicant, whether construction is undertaken by an owner, a custom builder, or a builder constructing a home for resale.

Purpose: These Guidelines implement Section 4.04 of the CC&Rs by promoting attractive design in harmony with the natural setting, quality materials and workmanship, and homes that retain their appearance and are readily maintained under all conditions.

Design Review Committee (DRC) approval is required before commencing any construction, exterior change, or landscaping. This requirement applies to subsequent changes such as repainting in a new color or adding solar panels. “Shall” means required. “Encouraged” means preferred.

1. Who Designs the Home

1.1 **Architect or approved designer.** Every new home, accessory dwelling unit (ADU), and detached garage, and every addition over 200 square feet or alteration to the roof form or street-facing elevation, shall be designed by an Idaho-licensed architect or a DRC-approved designer (Section 1.2). Final drawings shall bear the architect’s stamp or the approved designer’s name and signature. Plans prepared by any other person, including builders and unapproved drafting services, shall not be accepted.

1.2 **Designer approval.** A designer who is not a licensed architect may request DRC approval by submitting a portfolio of at least five completed custom homes, including drawings and photographs of the completed homes. The DRC and its consulting architect shall review the portfolio for design quality and experience and the DRC shall approve or deny the request in writing. The applicant shall pay the consultant’s cost. The DRC shall maintain a list of approved designers and may remove a designer whose submittals repeatedly fail to comply with these Guidelines.

1.3 **Original design.** Each home shall be designed specifically for its Lot. Stock, catalog, and plan-service plans, and plans previously used on another lot, are prohibited, including mirrored or modified versions of such plans.

1.4 **No repeated designs.** No home shall be identical or substantially similar in appearance to another home in Sunbeam. The DRC shall determine, in its discretion, whether a proposed design is substantially similar to another home.

1.5 **Townhome sublots.** Sections 1.3 and 1.4 do not apply to units within a townhome building; units may be identical or mirrored. Each townhome building shall nevertheless be designed by an Idaho-licensed architect or a DRC-approved designer.

1.6 **Modular, manufactured, and container homes.** Modular homes require DRC approval and shall comply with all requirements of these Guidelines. Module seams shall not be visible, and modular homes shall have the appearance of site-built construction in their roofs, porches, and trim. Manufactured homes and shipping-container homes are prohibited (CC&Rs Section 2.04).

2. Home Design

2.1 **Architectural character.** Designs should reflect the mountain setting and Hailey’s traditional heritage, through the use of contemporary or traditional materials, and should relate to the street, solar orientation, and outdoor spaces. Design quality and harmony with the neighborhood shall be the overriding requirements.

2.2 **Aesthetic judgment.** Compliance with these Guidelines does not guarantee approval. The DRC may deny a design it finds unattractive or incompatible with the neighborhood (CC&Rs Section 4.04). The DRC shall state the reasons for denial and, where practicable, the changes that would make the design acceptable. An approval or exception granted for another Lot shall not establish precedent or waive any applicable standard.

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2.3 **Roof design.** Each home shall have one primary roof form, with smaller gables, dormers, or shed roofs proportionate to the primary roof. A single roof over the whole house, with no variation, is prohibited. Portions of the roof may be flat or low-slope, such as over porches, connecting links, or secondary wings. Primary roofs shall have overhangs of at least 18 inches. Designs incorporating crisp, minimal eaves, such as Scandinavian, may have smaller overhangs if the primary roof pitch is at least 8:12 and the eave and rake edges are cleanly detailed. Dormers shall provide natural light to the interior; false dormers are prohibited. Gutters and downspouts shall be finished in colors matching the trim or roof.

2.4 **Wall articulation.** Street-facing walls longer than 24 feet, and side or rear walls longer than 32 feet, shall be broken up with an offset of at least 2 feet, a porch, a bay, or a roof break. No wall facing a street or a neighboring lot shall run more than 16 feet without a window or door.

2.5 **Front porch or covered entry.** Each home shall have a front porch or covered entry facing the street, measuring at least 6 feet deep and 60 square feet in area, with posts measuring at least 6 by 6 inches. Townhome units are exempt from these dimensional requirements; their porches and entries shall be reviewed as part of the overall design of each townhome building.

2.6 **All sides and the roof**. The side and rear elevations and roof of the home shall have the same quality of design, materials, trim, and windows as the front elevation. Roofs visible from other homes shall be free of exposed equipment other than solar panels. On corner Lots, both street-facing elevations shall be treated as front elevations.

2.7 **Windows and doors.** Windows shall be wood, clad wood, fiberglass, or composite. Vinyl windows require DRC approval of the specific product. Windows and doors shall have exterior trim at least 4 inches wide, or alternative detail approved by the DRC. Front doors shall be solid wood, fiberglass, or insulated metal of architectural quality, with glass or sidelights. Hollow-core doors and plain, flat steel doors are prohibited. Windows grouped in balanced, vertically proportioned sets are encouraged.

2.8 **Equipment and chimneys.** Meters, mechanical equipment, and utility connections shall be kept off the street side where practicable and shall be screened from view. Chimneys shall complement the design of the home.

2.9 **Minimum floor area.** The primary residence shall contain at least 1,200 square feet of floor area, excluding decks, open porches, carports, and garages (CC&Rs Section 2.02). This requirement does not apply to homes on townhome sublots.

2.10 **Details.** Brackets, beams, and posts shall be sized and positioned to convey the appearance of functional, load-bearing elements.

3. Grade and Foundation

3.1 **Finished grade.** Finished grade shall be no more than 6 inches above existing grade.

3.2 **Exposed foundation.** No more than 8 inches of concrete foundation shall be exposed on street-facing elevations, and no more than 12 inches on any other elevation. Foundation exceeding these limits shall be covered with stone, stucco, or siding.

3.3 **Elevations on plans.** The site plan and building elevations shall identify the existing grade, finished grade, and finished floor elevations at each corner of the home.

3.4 **Grading and drainage.** The building site shall not be raised with fill beyond what is needed for drainage. Drainage shall be retained on the Lot and shall not be directed onto neighboring Lots, common areas, or irrigation easements.

4. Garages and Driveways

4.1 **Placement.** The garage shall not be the primary design element as seen from the street in front of the home. It shall be side-loaded, detached and located toward the rear of the Lot, or set back at least 5 feet behind the front of the living area or porch. Where a shared driveway or the configuration of the Lot precludes this arrangement, the DRC may approve an alternative that reduces the garage's visual impact. A side-loaded garage shall have windows or other architectural detail on its street-facing side.

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4.2 **Door width.** Street-facing garage doors shall collectively occupy no more than 40% of the width of the home's front elevation. No more than two garage bays may face the street in the same plane.

4.3 **Door quality.** Garage doors shall be wood, wood composite, carriage style, or architectural metal and glass. Plain, flat or standard raised-panel steel doors are prohibited. Any glass shall be obscured, frosted, or tinted to prevent garage contents from being visible from the street.

4.4 **Garage required.** Each home shall have a garage for at least one car. Each Lot is limited to one garage structure, which may be part of the home, part of a detached ADU, or a detached garage.

4.5 **Driveways.** Driveways shall be constructed of concrete, pavers, or asphalt and shall include a concrete apron at the street. Gravel driveways are prohibited. Each Lot shall provide at least two off-street parking spaces.

5. Exterior Materials and Colors

5.1 **Permitted materials.** Permitted exterior materials include natural wood siding or board and batten; fiber cement or engineered wood siding; traditional cement stucco; natural stone or DRC-approved manufactured stone; brick; low-sheen architectural metal panels; and other materials approved by the DRC.

5.2 **Material changes.** Material shall not terminate at an outside corner; it shall wrap the corner and end at an inside corner or a change in wall plane.

5.3 **Prohibited Materials.** The following materials are prohibited:

- Walls: vinyl or aluminum siding; vinyl or aluminum soffit, fascia, or trim; T1-11 and other sheet siding; hardboard panel siding; exposed plywood or OSB; synthetic stucco (EIFS); concrete block; unfinished concrete; and faux stone panels or foam-backed stone.
- Roofs: rolled roofing; three-tab, strip, or organic-felt shingles; Spanish or Roman tile; and steel shingles.
- Other: reflective or mirrored glass, and corrugated or exposed-fastener metal unless approved by the DRC as part of the architectural design.

5.4 **Roofing materials.** Roofing shall consist of standing-seam metal, architectural asphalt shingles, synthetic shakes, or other materials approved by the DRC. All roofing shall be non-reflective. White roofs are prohibited.

5.5 **Colors.** Exterior colors shall be non-reflective and compatible with the neighborhood. Single-color (monolithic) homes are prohibited; at least one accent or trim color is required.

5.6 **Material and color board.** A digital material and color board is preferred, provided each product can be viewed online. For every exterior material and color, list the manufacturer, product name or number, color name or number, and any size, profile, finish, or grade necessary to identify the product precisely, together with a link to the product page. General descriptions such as "gray fiber cement siding" are not acceptable. Physical samples are needed only for products that cannot be viewed online or upon request by the DRC.

5.7 **No substitutions.** All installed products and colors shall conform to the approved material and color board. Any substitution or change requires prior DRC approval.

6. Fences and Walls

6.1 **Prior approval required.** All fences, walls, and gates require DRC approval before installation. Their height, location, and materials shall be shown on the site or landscape plan. All fences, walls, and gates shall comply with applicable City of Hailey fence standards, including height limits. Fences shall be constructed of weather-resistant wood or another natural material.

6.2 **Design compatibility.** Fences and walls shall be integrated into the design of the home and shall incorporate materials and colors that match or complement the home. Fences parallel to the front of the home shall be set back from the front elevation and shall not attach to the home's front corners.

6.3 **Front yards.** Fences or privacy walls are prohibited in front yards, except for low architectural accents approved by the DRC.

6.4 **Prohibited fencing.** Chain link, wire, and vinyl fences are prohibited.

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7. Landscaping and Trees

7.1 **Landscape plan.** A landscape plan is required for every new home. It may be prepared by the home's architect or DRC-approved designer, a landscape architect, or a landscape designer approved by the DRC. The plan shall identify grading, trees, shrubs, turf, hardscape, lighting, fences, and irrigation. Rock, gravel, turf, groundcover, mulch, planting beds, and hardscape shall be incorporated in an aesthetically balanced way, as determined by the DRC. All areas of the Lot shall be planted, mulched, seeded, or hardscaped. Bare soil is prohibited.

7.2 **Tree requirements.** Trees shall be placed to enhance the streetscape. At least one required tree shall be an evergreen. At planting, deciduous trees shall be at least 2.5-inch caliper and evergreens at least 8 feet tall. Tree selections shall conform to the Wood River Valley Tree Guide or another DRC-approved list. Each Lot shall have at least the following number of trees, excluding street trees and trees within irrigation easements:

Lot size	Minimum trees	In front yard
Up to 8,000 sq ft	5	2
Over 8,000 to 12,000 sq ft	6	2
Over 12,000 to 14,000 sq ft	7	3
Over 14,000 sq ft	8	3

7.3 **Front yard landscaping.** At least 60% of the front yard shall consist of planted areas containing trees, shrubs, ornamental grasses, groundcover, or turf, rather than rock, gravel, or hardscape. The front yard landscaping shall include shrubs or ornamental grasses of 5-gallon size or larger at planting.

7.4 **Replacement plantings.** Trees and shrubs that die shall be replaced in the next planting season with plantings of the same size and type, or a substitute approved by the DRC.

7.5 **Townhome sublots.** The DRC shall establish tree and landscape requirements for townhome sublots as part of its review of the landscape plan for each townhome building.

8. Water Conservation and Irrigation

8.1 **Turf limits.** The CC&Rs (Section 4.07) limit turf by lot size. "Turf" means conventional high-water-use lawn grass, such as Kentucky bluegrass. Drought-tolerant grasses constitute a separate plant category and shall not count toward these limits.

Lot size	Maximum turf
Up to 8,000 sq ft	40% of lot area
Over 8,000 to under 12,000 sq ft	35% of lot area, up to 3,500 sq ft
12,000 to under 14,000 sq ft	30% of lot area, up to 3,500 sq ft
Over 14,000 sq ft	25% of lot area

8.2 **Drought-tolerant plants.** Landscaping shall feature drought-tolerant plants from an Association-approved list or as recommended by a landscape professional.

8.3 **Irrigation systems.** All landscaped areas shall be served by an underground irrigation system that achieves 70% distribution uniformity for turf or uses EPA WaterSense controllers and sprinkler heads or equivalent products. Trees shall be irrigated on separate drip or bubbler zones.

8.4 **Street-frontage irrigation.** Association irrigation lines and sprinklers are located along each lot's street frontage in the public right-of-way. Irrigation lines beneath driveways shall be in a sleeve at least 1.5 times the diameter of the line. Sprinkler heads shall not be located beneath driveways. Before installing a driveway, the owner shall coordinate with the Association's maintenance contractor. The owner shall promptly repair any damage, and readjust affected sprinklers to restore their designed coverage.

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8.5 **Irrigation easements.** As shown on the final plat (CC&Rs Section 2.07), Lots 11–31 have an irrigation easement on the rear lot line, Lot 32 on the rear and north lot lines, and Lots 64–79 and 81 on the north lot line. Any damage to the irrigation line shall be repaired at the owner's expense within 24 hours. Upon completion of the home, the owner shall assume responsibility for watering and maintaining the trees and shall install a bypass irrigation line to maintain the continuous flow of Association irrigation water. Until completion of the home, the Association shall be responsible for watering and maintaining the trees.

9. Other Rules

9.1 **ADUs.** ADUs, whether attached or detached, shall match the principal home in architectural design, materials, and quality.

9.2 **Lighting.** All exterior lighting shall be dark-sky compliant, fully shielded, and directed downward, and positioned to prevent light from shining on neighboring property. Floodlights or upward-directed landscape lighting are prohibited. Low, shielded path lights may be approved by the DRC. Fixture locations and product specifications shall be included with the Final Review submittal.

9.3 **Solar.** Every new home shall have conduit installed for future roof-mounted solar panels (CC&Rs Section 2.02). Panels shall be parallel to the roofline and conform to the roof slope. Frames, brackets, and visible piping or wiring shall be colored to coordinate with the roofing. The DRC approves the panel location and layout and will allow placement facing south or within 45 degrees east or west of due south (Idaho Code 55-3208).

9.4 **Vehicles and storage.** Recreational vehicles, trailers, boats, and campers kept on a Lot shall be stored inside a building or screened from view from streets and neighboring Lots. Equipment, trash containers, firewood, stored materials, satellite dishes, and similar items shall be screened from streets and neighboring properties by DRC-approved fences, landscaping, or enclosures. Satellite dishes and antennas protected by the FCC Over-the-Air Reception Devices rule are exempt from these requirements to the extent screening or approval would delay installation, increase cost, or impair reception.

9.5 **Sheds.** Each Lot shall contain no more than one detached outbuilding (CC&Rs Section 2.03). Sheds require prior DRC approval, shall match the home in materials and colors, shall be screened from neighboring properties, and shall comply with applicable City of Hailey size and setback requirements.

9.6 **Mailboxes.** Single-family Lots shall use the cluster mailboxes, with one mailbox allocated to each Lot. An ADU shall not be entitled to an additional mailbox. Individual street-side mailboxes are prohibited. Cottage townhome developments shall provide cluster mailboxes on site.

9.7 **Vacant lot maintenance.** Owners of vacant lots shall maintain them in a neat and orderly condition, mow them at least twice a year, and control noxious weeds (CC&Rs Section 2.05). If an owner fails to comply after notice, the Association may perform the required maintenance and charge the owner for the cost.

10. Review Process

10.1 **Submittals.** All submittals shall be emailed as PDFs to Sawtooth Property Services, LLC, attention Jon Gilmour, at jon@sawtoothproperties.com. The Design Review Application (application form, fees, Construction Rules, and Construction Agreement) and How Design Review Works, which includes the Final Review Checklist, are available from the property manager.

10.2 **Conceptual and Final Review.** New homes, ADUs, and detached garages require Final Review. Conceptual Review is optional but strongly encouraged.

Conceptual Review: Submittals should include sufficient information to convey the proposed design, such as a rendering, elevations, and general materials and colors. Detailed or engineered drawings are not required. The DRC will comment informally on whether the project appears appropriate for Sunbeam before final drawings are prepared. Conceptual Review does not constitute approval or authorization to commence construction.

Final Review: The submission shall include all items required by the Final Review Checklist, including stamped or signed architectural drawings (Section 1.1), the material and color board (Section 5.6), the landscape plan (Section 7.1), and all required fees and the deposit.

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Final Review without conceptual review: Applicants may skip Conceptual Review and proceed directly to Final Review. The DRC shall evaluate the proposed design solely on its merits, without regard to money, time, or effort already spent on drawings, engineering, or other preparation.

10.3 **Complete submittals only.** An application shall not be deemed submitted or accepted for review until all required items are complete, all fees and the deposit are paid, and the entire submission has been delivered together to the property manager. The DRC shall notify the applicant in writing of any deficiencies. The 14-day review period under CC&Rs Section 4.05 shall commence only upon receipt of a complete submittal and a written request for approval. If the DRC requests additional information within the 14-day review period, the review period shall restart upon receipt of that information.

10.4 **Decisions.** The DRC shall meet as needed. Approvals shall be provided in writing by at least two DRC members (CC&Rs Section 4.05) and may be transmitted to the applicant by email. Such written approval constitutes the DRC's execution of the Construction Agreement; no separate DRC signature is required. Any denial shall state the reasons, including any unmet requirements or aesthetic concerns under Section 2.2.

10.5 **Changes after approval.** Any change to the approved plans, materials, colors, or landscaping requires written DRC approval before implementation. Unapproved changes shall be corrected at the owner's expense.

10.6 **Outside review.** The DRC may retain an architect, landscape architect, or other consultant to assist in reviewing a submittal or inspecting construction. The owner shall reimburse the Association for the consultant's cost, up to $750 per application, which may be paid from the Construction Compliance Deposit or invoiced to the owner. Invoiced amounts shall be due within 30 days after invoice. Such charges constitute reimbursement of costs, rather than an assessment.

11. Deposit and Construction

11.1 **Deposit.** Before commencing any new home, addition, remodel, or other construction, the owner shall post the $5,000 Construction Compliance Deposit. The DRC may apply the deposit toward consultant costs; corrective work; damage to common areas, irrigation, street trees, or neighboring property; fines; and liquidated damages. If any portion of the deposit is drawn down, the owner shall replenish it to $5,000 within 15 days after notice.

11.2 **Refund of deposit.** Upon completion of construction and landscaping, the owner may submit a written request for return of the deposit. The remaining balance, without interest, shall be refunded within 30 days after receipt of the request, provided no violations remain outstanding.

11.3 **Completion deadline.** All construction, including landscaping, shall be completed within 18 months after the application approval date, unless the DRC grants an extension for good cause, which may be conditioned on a written completion schedule. Failure to complete the work within the applicable period shall result in automatic revocation of approval (CC&Rs Section 4.06). Late completion shall also be subject to liquidated damages (Construction Rule 11).

11.4 **Inspections.** The DRC may inspect construction at any reasonable time but is not obligated to do so. Failure to inspect shall not constitute approval of any departure from the approved plans.

12. Variances

12.1 **What a variance is.** A variance is written authorization from the DRC to depart from a specific standard in these Guidelines for an individual Lot, such as finished grade, garage setback, or tree count. Verbal approvals shall have no force or effect.

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12.2 **When it may be granted.** The DRC may grant a variance only upon finding that both of the following conditions are satisfied: (a) a condition of the Lot, such as its shape, groundwater, or an easement, makes compliance with the standard impractical, or the proposed alternative fulfills the purpose of the standard equally well or better; and (b) the variance will not diminish the quality, appearance, or value of neighboring homes. The DRC shall also consider requests for reasonable accommodation under the federal Fair Housing Act, such as an accessible entry ramp. Notwithstanding any other provision of these Guidelines, requests for reasonable accommodations under the Fair Housing Act or other applicable law shall be evaluated independently of the criteria and restrictions governing discretionary variances. The Association shall grant reasonable accommodations to the extent required by applicable law.

12.3 **Insufficient grounds for a variance.** Lower cost, expedited construction, use of a builder's standard plan or a plan designed for another Lot, or the existence of a similar condition elsewhere in Sunbeam shall not constitute grounds for a variance.

12.4 **Requirements not subject to variance.** Variances shall not be granted from requirements of the CC&Rs, including minimum home size, setbacks, turf limits, and the 18-month completion period (which the DRC may extend for good cause under Section 11.3); the architect or approved-designer requirement (Section 1.1); and the materials not allowed (Section 5.3).

12.5 **How to request.** A variance request shall be submitted in writing with the Conceptual or Final Review submittal, identifying each standard from which relief is requested, the proposed alternative, and the grounds on which Section 12.2 is satisfied. Variances shall be granted in writing, signed by two DRC members, and apply only to that Lot and plan. A variance shall not establish precedent.

13. Authority and Interpretation

13.1 **Authority and purpose.** These Guidelines are adopted under Article IV of the Declaration of Covenants, Conditions and Restrictions for Sunbeam Subdivision (the "CC&Rs"), including Sections 4.03 through 4.07. Each standard implements the objectives of Section 4.04: good and attractive design in harmony with the natural setting, quality materials and workmanship, and minimal maintenance. A submittal that does not meet these Guidelines does not meet those objectives and may be denied.

13.2 **Conflicts.** In the event of a conflict between these Guidelines and the CC&Rs, the CC&Rs shall control. In the event of a conflict between these Guidelines and the Design Review Application packet, the stricter provision applies. City of Hailey approval and DRC approval are both required; neither replaces the other.

13.3 **Scope and terms.** These Guidelines apply to all Lots and phases of Sunbeam Subdivision. "Design Review Committee," "DRC," "Committee," and "Architectural Review Committee" refer to the committee established under Article IV of the CC&Rs. "Turf", as used in the CC&Rs and these Guidelines, means conventional high-water-use lawn grass.

14. Enforcement

These Guidelines shall be enforced in accordance with the CC&Rs, the Construction Rules, and the Construction Agreement, which control if there is any inconsistency. In summary:

- The Association, the Declarant, and any Lot owner may enforce the CC&Rs (Section 11.04(A)). Owners agree to comply with these Guidelines and the Construction Rules when they sign the Design Review Application (Construction Agreement Section 1).
- The DRC shall provide written notice of a violation with a reasonable opportunity to cure. Work that departs from the approved plans may be ordered stopped, and the owner may be required to restore the Lot or bring the work into conformance at the owner's expense.
- If the owner fails to cure a violation, the Association may, after written notice, enter the Lot and perform corrective work at the owner's expense (CC&Rs Sections 7.10 and 11.04(B)). Corrective costs shall be paid first from the deposit, with any remaining balance due within 30 days after invoice.
- The DRC may record a notice that construction was not approved or that approval has been revoked (CC&Rs Section 4.06).

- Liquidated damages of $200 per day and Board-imposed fines may be imposed only after written notice to the owner, delivered by personal service or certified mail at least 30 days before the Board meeting at which the proposed charges will be considered, and approval by a majority vote of the Board at that meeting. Neither liquidated damages nor fines shall be imposed if the owner begins corrective action before the meeting and continues in good faith until the violation is fully resolved (CC&Rs Section 11.04(D); Construction Rule 11).
- Correction costs, liquidated damages, and other amounts lawfully owed are secured by a lien against the Lot, which may be recorded and foreclosed in accordance with the CC&Rs and the Construction Agreement (CC&Rs Section 7.10; Construction Agreement Section 8).
- A violation of the CC&Rs, including a violation of state or City law occurring on a Lot, may be restrained or corrected by court order. The prevailing party shall be entitled to recover reasonable attorneys' fees and costs, subject to Idaho Code 55-3206(4) (CC&Rs Sections 11.04(B), 11.04(C), and 11.06).
- Failure to enforce a provision shall not waive the right to enforce that provision subsequently. All remedies are cumulative and may be exercised concurrently (CC&Rs Sections 11.04(D) and (E)).

15. Effective Date

These Guidelines take effect on November 2, 2026, supersede the Guidelines amended August 19, 2025, and apply to all submittals received on or after the effective date. Projects approved before the effective date may be completed under their existing approvals and deposit requirements. Any new application following revocation of approval, resubmission involving a major change, or, to the extent permitted by law, extension of the completion deadline shall be subject to these Guidelines and the fees and deposit requirements then in effect.

Adopted by the Sunbeam Design Review Committee on November 2, 2026 and acknowledged by the Board of Directors of the Sunbeam Subdivision Owners' Association, Inc. on November 2, 2026.

Docusigned by: Samantha Stahlnecker 70E0F6D5B971428... DRC Member	Docusigned by: Brad Baker 80FE9BBD25884B7... DRC Member	Docusigned by: Edmund E Dumke 3C4C5AC1675B4D2... Board President