

BAYTREE COMMUNITY ASSOCIATION, Inc.
ARCHITECTURAL REVIEW COMMITTEE (ARC) PAINT APPROVAL REQUEST

ARC-15

This form is used to request approval from the Baytree ARC for exterior house paint. There are two procedures; Pre-Approved colors included in a Color Book or Custom Colors chosen by the homeowner Color Book available from Neighborhood VMs, ARC Mgr or Fairway Management or online at www.baytreeeca.org.

Neighborhood:	Note: Applications and plans, as appropriate, are reviewed for the limited purpose of determining aesthetic compatibility within the community in general and to be in compliance with the Declarations of covenants and restrictions and the ARC Standards . No review has been made with respect to functionality, safety, compliance with governmental regulations, or otherwise, and no reliance on approval should be made by any party with respect to such matters. The approving authority disclaims liability of any kind with respect to submitted plans, the review of, or any structure built, including but not limited to, liability for negligence or breach of express or implied warranty.
Homeowner Name:	
Street Address:	
City, State, Zip):	
Date of Request: Primary Phone:	

If this application is approved, I accept full responsibility for all actions of my vendor, contractor, or their employees for any damage or alteration which may occur to Baytree Common Areas, other homeowners' properties, or other property in Baytree as a result of this project and agree to replace or restore such damaged property to its original condition. I further agree that I will be responsible to obtain all appropriate permits, licenses, or insurance as may be required by the appropriate city, county, or state agency prior to commencement of this project.

The undersigned will (1) advise the ARC of any external changes to the plan after ARC approval, and (2) grants the ARC permission to access and inspect the above property until the project is completed, inspected, and receives final approval.

Owner Signature: _____ Email: _____

For Pre-Approved Paint Colors: Using this form, submit color numbers for body of house, trim, front door, and garage door. Garage door color should match color of house or trim. Otherwise it is a custom color and needs separate approval. No Fee Required for Pre-Approved color schemes. Work may commence upon receipt of contractor information.

For Custom Colors: On front of house, apply a minimum 1 foot square of each paint color; submit this form and required documentation to Fairway Management. Work may not begin until after ARC approval.

Please attach the following documentation to this request as applicable. Check off those items attached.

- 1. Contractor name/phone: _____
- 2. Contractor License#: _____ (attach proof)
- 3. Contractor Workman's Compensation (attach proof)
- 4. Contractor proof of General Liability insurance (attach proof)
- 5. Pre-approved paint Scheme Number House _____ Trim _____ Front Door _____ Garage Door _____
- 6. Custom colors: swatches and manufacturer House _____ Trim _____ Front Door _____ Garage Door _____
- 7. \$25.00 Fee (Custom Colors only) Check # _____

Attach a check payable to *Baytree Community Association*: for \$25.00 for the nonrefundable processing fee, if applicable. The completed form should be mailed to or dropped off at Fairway Management at 1331 Bedford Drive #103, Melbourne Florida 32940.

Start Date _____ Completion Date _____

This application is valid for 90 days from the date of approval, unless the ARC grants an extension.
Appeal Process: Any decision of the ARC may be appealed to the Baytree Community Association (BCA) Board of Directors. The appeal must be filed in writing with the BCA property manager within fourteen (14) days from the date of the written decision of the ARC. Please reference *Baytree Community Building Standards* for complete details.

**BAYTREE COMMUNITY ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE UPDATE
APRIL, 2019**

Recently there has been some confusion around painting or repainting of homes with specific reference to the painting of garage doors a different color than the home or home trim color. Historically the garage door(s) have been painted either the color of the home or the trim. That is the way the color schemes were developed and enforced. Almost all of the homes in Baytree have followed this trend. The approved colors in the Color Scheme Book (available on line at www.baytreeca.org or from your Voting Member) follow this pattern. Those schemes indicated the color of the home, trim or accent. Accent colors are shown to resemble a front door only.

Of late, some homeowners have painted their garage doors a dark brown to resemble a wood décor appearance. Some of those homes received ARC approval for that color deviation. Some other homes, in the newer sections of the community, were built with darker garage doors, but match or compliment the color of the roof and other architectural accents built onto the home. Others have not received ARC approval and have been advised they need to change the color to match the home or trim. Alternatively, a homeowner may submit an application for a Custom Color, pay a \$25 fee, and paint a swatch of the proposed garage door color on the side of the home to allow the ARC to drive by the home and look at the proposed color to determine if it is in keeping with the overall color scheme of the home. In an effort to address this trend, the ARC has updated its Painting Application (ARC-15) form to now include the color # of the home, trim, accent (front door) and garage door.

PAINTING SUMMARY

****NO FEE** will be required if you are painting the home the same approved colors as now exist on the home (to include the garage door(s)). Still submit an ARC-15 for our records prior to repainting.

****If you are changing the color scheme of the home to a different APPROVED color scheme, you must indicate the Scheme # and provide the color #'s in the appropriate area of the form (to include the garage door). NO FEE is required for approved color schemes.**

****If you are mixing and matching other approved colors from different approved color schemes OR are choosing another color scheme altogether, then you must submit an application and indicate the color #'s and manufacturer in the appropriate areas on the form (to include the garage door(s)) and pay the \$25 fee and paint a swatch of each paint color on the front of your home for ARC review.**

****When choosing to paint just your garage door(s) a different color than it appears today AND it is a different color than the present home or trim, you must submit an application, indicate the color # and manufacturer in the appropriate area on the form, pay the \$25 fee, and paint a swatch of this color on the side of the home near the garage so the ARC can drive by and look at the color to determine if it is in keeping with the overall color scheme of the home. Should your request be approved by the ARC, you may then change the color of the garage door(s).**

We hope this information and the new ARC-15 format will eliminate the confusion that has recently developed and provide guidance for future painting requests to keep or enhance the beautiful appearance of our "premier community".