

Reference # \_\_\_\_\_ Date Received \_\_\_\_\_

**Monterey Cove at Bayside Lakes HOA, Inc.**

c/o Fairway Management,  
2051 Bramblewood Circle SE  
Palm Bay, Florida 32909  
321-984-2201

**Application for Architectural Review  
(Revised 6-7-2022)**

**Property Owner:**

Address and Lot #: \_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

As owner of the above-described property, I/we submit the following for consideration and approval of the Architectural Review Committee. It is my/our desire to add or change the following:

\_\_\_\_ **Exterior Paint Colors**

(The Color Book of approved colors is in the Bayside Lakes Clubhouse Office and color sample needs to be painted on the exterior of the house before ARC approval can be given. The garage door must be painted the same color as the house. The trim must be white.)

\_\_\_\_ **Landscaping Plans/Changes to Existing**

**Footprint** (Include plot plan, labeled diagrams, photographs, etc.)

\_\_\_\_ **Screen Room or Addition**

(Attach copy of plot plan with improvement sketch; must show colors and materials.)

\_\_\_\_ **Fence Plan and Detail**

All fencing must be off the back of the house, not to protrude from either side of the house to stay in line with the house footprint. Refer to ARC guidelines for approved fencing. (Include diagram and detailed descriptions.) **Fencing is not permitted on lake front homes.**

\_\_\_\_ **Pool Plan and Detail**

(Note the setback, type, pool location sketch and pool contract indicating colors and safety barrier. Attach detailed copy of plot plan including all measurements.)

\_\_\_\_ **Roof replacement;** Monterey Cove approved shingle color is Weathered Wood

\_\_\_\_ **Tree Removal and/or Replanting-Article II, Section 5 of the Declarations states, "A minimum of 3 lives trees shall be maintained on each lot at all times. At least one (1) Live Oak Tree of 60-gallon container size with a 3" caliper and one (1) 12' or larger palm tree shall be maintained on each lot, one of which will be located in the front yard. Front yards shall contain two (2) or more approved trees of any type. These requirements must be complied with at all times. Queen palms are not allowed in the read of lakefront properties. Fruit trees are not allowed on any lot."**

(Include detailed diagram of property, indicating location and type of trees to be removed, stump must be removed. When the tree stump is being removed, it must be ground down. Material to cover the affected area or what will be replanted in place of the removed tree must be specified in the application. **Note:** All tree work must be completed within 90 days of approval date.) In addition, include all necessary diagrams and documentation.

\_\_\_\_\_

If this application is approved, I accept full responsibility for any actions of the vendor or contractor or their employees for any damage or alteration which may occur to Monterey Cove common areas or any other property in Monterey Cove 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 for obtaining all appropriate permits, licenses or insurance as may be required by City, County or State agencies prior to commencement of this project. All work (with the exception of trees) will be completed within 9 months from the date of the written approval.

**NONCOMPLIANCE OR UNAUTHORIZED AND UNAPPROVED CHANGES WILL BE REQUIRED TO BE CORRECTED AT THE HOMEOWNERS' EXPENSE AND MAY BE SUBJECT TO FINES AND OR LEGAL ACTION.**

Date: \_\_\_\_\_ Owner's Signature: \_\_\_\_\_  
Project Start Date: \_\_\_\_\_

**Note:** Plans are reviewed for the limited purpose of determining aesthetic compatibility with the community in general in the subject opinion of the approving authority and whether the plan is in compliance with the declaration of covenants and restrictions. Plans are approved or disapproved on a limited basis. 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 warrant.

Date: \_\_\_\_\_  
Approved: \_\_\_\_\_  
Disapproved: \_\_\_\_\_

**OTHER:**

Include full contractor description of the scope of work to be performed and any permitting if required.

**Upon completion of the work/project, the homeowner must contact the management company and let them know that your ARC application work/project has been completed. If the need arises the work/project could be subject to an inspection if necessary.**

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For office use:

- \_\_\_ Application completed and signed.
- \_\_\_ Supporting documentation attached
- \_\_\_ Plot plans included (if necessary)
- \_\_\_ Color swatches attached (if necessary)