

Architectural Guidelines

WHEREAS, the “Declaration of Covenants, Conditions and Restrictions, Bridgewater at Bayside Lakes Subdivision” as recorded with the Clerk Of Courts, Brevard County, Florida (hereinafter referred to as the “Declaration”) states the requirements associated with home ownership in Bridgewater at Bayside Lakes subdivision; and,

WHEREAS, this Declaration includes architectural and aesthetic requirements; and,

WHEREAS, the Architectural Control Review Committee (hereinafter referred to as the “ARC”) is established to oversee and manage applications associated with architectural and aesthetic requirements,

NOW THEREFORE, the following are the architectural guidelines for Bridgewater at Bayside Lakes. These guidelines are in addition to the Declaration. These guidelines will be used by the ARC as the basis for approval or denial of applications submitted by homeowners for building structures in Bridgewater. Homeowners can also appeal a ruling of the ARC to the Developer or, upon transition, to the Bridgewater at Bayside Lakes Board of Directors. These guidelines are also written to further define what alterations or additions to a lot or house will require an application and approval before such alterations or additions are made.

If any specific guideline contained in this Architectural Guidelines is found to not be legal per Florida or US National regulations, such specific guidelines will be considered as not required but will not affect the remaining guidelines, which will remain in effect.

For purposes of these guidelines, the homeowner in the case of residential houses that are rented is ultimately responsible for meeting these guidelines.

- 1. Site Plans- Applications for landscaping, pool, fence, screened enclosure and standby generator are to be submitted with two sets of site plans detailing where the items being requested are to be located and, where required, elevations.**
- 2. Trees and Landscape- The replacement of a dead tree with the same tree or replacement of flowers and shrubs in existing landscaped beds will not require an application. Dead trees that are required per the Declaration must be replaced with a like tree meeting the Declaration requirements. Landscaping changes such as the addition and/or expansion of a new flower bed or the addition of a new tree will require an application to be submitted to the ARC for approval. ARC will review the addition of new**

flower bed(s) and/or tree(s) with approval dependant on site location including impact on adjoining properties.

The following trees which are on the St. John's Waterway Management DO NOT PLANT list are not to be planted:

- **Brazilian Pepper Tree**
- **China Berry**
- **Australian Pine**
- **Kudzo**
- **Seaside Majo (Portia Tree)**
- **Malaleuca (Punk Tree)**
- **Fig (Strangler Fig)**

The addition of a permanent edging to a landscaped bed is also subject to approval. The application is to include the materials proposed to be used and the finished color of such materials. In general natural colors or colors that blend with the mulch and the house will be approved. Homeowner must maintain mulch. Wood mulch may be replaced with the following without application; River Rock or Rubber Mulch that is a natural, wood color (i.e. Cypress, brown, redwood, pine); no colors other than natural stone or wood tones may be used (ie. NO blue, purple, yellow, green etc).

- 3. Paint Colors- The ARC will maintain a list of all approved paint colors. Requests for new paint colors will be reviewed for consistency with the color scheme for Bridgewater and, if approved, will be added to the list of approved paint colors. The ARC will also review requests for paint color changes based on how the paint colors blend with proposed or existing accent colors used on the building structure.**
- 4. Fences and Walls- Fences and other property line borders such as shrubs must be installed according to the Declarations with no exceptions. The Declaration defines the height, permissible location on the site and, in the case of fences, color and material.**
- 5. Screened Enclosures- Screened enclosures must be installed according to the Declaration. The application is to also include the color of the enclosure framework for review to insure consistency with the Bridgewater color scheme. Screened garage doors and screening of the front entryway area will be permitted.**
- 6. Mailboxes- A fixed design has been established for the mailboxes to be used in Bridgewater. A temporary mailbox may be installed on a lot as a replacement following damage to the existing mailbox but is to be**

replaced with a permanent mailbox within 30 days. Replacement mailbox information may be obtained from the ARC.

7. **Fountains and Statues-** The addition of a fountain or statue that is not inside a screened enclosure or fenced back yard must be submitted for approval to the ARC. The submission is to include the location and a picture or detailed description of the fountain or statue and the size of the proposed item.
8. **Yard and Seasonal Decorations-** Yard decorations are permitted as follows:

- All yard decorations put in place for other than seasonal decorations shall be no more than 4 feet above the grade level.
- No additional regulations or further guidelines are imposed on yard decorations within fenced in back yards or screened in patios/porches.
- Yard decorations for other than seasonal decorations on a lot other than inside fenced in back yards or screened in patios/porches must be located within landscaped areas for plants, shrubs and trees or on the front porch. The yard décor shall not create a cluttered appearance.

Seasonal decorations are permitted to be placed on lots as follows:

- No application is required for such decorations to be placed on a lot.
- A seasonal decoration cannot be put up more than 4 weeks prior to the date of the associated seasonal holiday and must be removed no later than 3 weeks following the date of the associated seasonal holiday.

9. **Hurricane Shutters-** The following hurricane shutters are permitted:
 - Accordion and roll-down hurricane shutters that are permanently mounted to the house structure and are in a color that blends in with the house color provided that any permanent hurricane shutters to be mounted on the front of the house do not distract from the architectural appearance of the house structure.
 - Temporary hurricane shutters that are either of clear plastic or natural galvanized steel.
 - Houses that do not have hurricane shutters will be permitted to install plywood coverings but per the same regulations as noted below in regard to removal following the end of a hurricane threat to the area.

Temporary hurricane shutters can be installed on the house when there is an eminent hurricane based on a warning issued by the weather bureau that could potentially involve the Bridgewater area. If these shutters are

closed due to such an eminent hurricane, the shutters are to be opened within 2 weeks following the end of the hurricane warning.

Similarly accordion or roll-down hurricane shutters can be closed when there is an eminent hurricane based on a warning issued by the weather bureau that could potentially involve the Bridgewater area. If these shutters are closed due to such an eminent hurricane, the shutters are to be opened within two weeks following the end of the hurricane warning.

Hurricane shutters can be installed or closed due to the occupants being away from the house for a short period of time during the hurricane season (i.e. a 3 week trip) but not for an extended period of time (i.e., one or more months).

- 10. Drainage & Elevations-** The grading of each lot for purposes of elevations and drainage are set at the time of house construction per both legal and aesthetic requirements. Such elevations and drainage are not to be modified with the exception of raised landscape beds for flowers, plants and trees.
- 11. Post Lights & Porch/Coach Lights-** A single post light separate from and in addition to any lights that are integrated into the entryway house structure is permitted. Porch Lights and/or Coach Lights may be replaced with either matte white, black or brown fixtures only. NO bright brass, gold, or silver fixtures are allowed.
- 12. Swimming Pools-** Permanent swimming pools may be installed on a lot as specified in the Declaration. Applications need to include the layout on the plot plan and the architectural drawings proposed for the pool to be constructed.

Temporary children's wading pools are considered to be the same as non-permanent Games and Play Apparatus and subject to the same regulations as specified in the Declaration for such items.
- 13. Play Equipment-** Games and play equipment must comply with the Declaration. Also, any such equipment that is permanently installed must be maintained in good appearance.
- 14. Gutters-** Aluminum gutters and downspouts in white or in a color matching the house colors are permitted to be installed on the house structure. Specifications and/or colors for other gutter and down spout installations are to be submitted with the request for approval.
- 15. Back up Generators-** An application is to be submitted to the ARC for the addition of a permanently placed back-up generator. Under no

circumstance shall permanent fuel or bottled gas tanks be installed on residential lots for purposes of powering emergency generators or other engines as stated in the Declaration.

- 16. Flag Poles- An application is to be submitted for the addition of a flagpole to a property. The application is to include the location, height and materials, which will be considered by the ARC in the approval process.**
- 17. Sheds- The addition of sheds or other detached building structures, whether permanent or temporary, is not allowed on any building lot.**
- 18. Graffiti or equivalent- Graffiti markings such as chalk marks and writings are not to be made on the sidewalks or roadways at any time. Homeowners may allow chalk markings on their own driveways ONLY, if desired.**
- 19. Other Improvements- To be addressed as required and added to these guidelines as necessary.**