

## **BRIDGEWALK HOMEOWNER'S ASSOCIATION, INC.**

### **Architectural control policies and procedures**

To promote the aesthetic harmony and continuing attractiveness of Bridgewalk Homeowners Association and to facilitate the beneficial operation of the residential areas thereof, the Bridgewalk Homeowners Association ("Association") Board of Directors ("Board") has adopted the following Architectural Control Policies and Procedures. These policies provide for community appearance standards and coordinate administration of those items related to community appearance throughout the community. All capitalized words in this document (including, but not limited to "Declarant") shall have the same meaning as defined in the Declaration for Bridgewalk Homeowners Association ("Declaration").

The Architectural Control Committee "the Committee" is responsible for the approval of alterations and modifications to all property governed by your Declaration. The Community Documents contain the general requirements. They are:

**Article VII, Section 7.01(b).** No site work/development, landscaping, utility extension, drainage improvement, paving, driveway, swimming pool, pool enclosure, building, fence, wall, sidewalk, or any other physical or structural improvement, or change or alteration to the exterior of any existing structure or improvement, or to any existing landscaping (collectively, "Improvement(s)"), shall be commenced, constructed, erected, modified, changed, altered or maintained until the plans showing such details as the size, design, shape, finished grade elevation, height, materials and color of the same, together with a landscape plan and a plot plan showing the location relative to boundaries and adjacent improvements of such proposed improvements or changes (collectively, the "Plans"), have been approved in writing by the ARC. The Plans shall certify that same are in compliance with any applicable regulations and ordinances of the Local Government. All such improvements must further conform to the Architectural Guidelines and no Plans shall be approved by the ARC if they are not in conformity with same. All improvements, construction, changes, modifications, and alterations shall also comply with all Laws. Approval by the ARC does not, in any way, guarantee approval by any governmental agency. Until such time as any improvements, construction, changes, modifications and/or alterations have been submitted to and approved by the ARC, no Owner (and/or designee thereof) shall make application for a building permit from the applicable Governmental Authority. Nothing herein shall limit the right of an Owner to finish or alter the interior of that Owner's Dwelling as that Owner desires.

#### **General**

1. The Board shall appoint representatives to an Architectural Control Committee to enforce these policies and review applications for alterations and modifications.
2. Alteration and modification requests will be considered only if submitted in accordance with procedures established by the Bridgewalk Homeowners' Association.
3. These requests shall be acted on in writing, within 30 days of receipt.

4. The initial approval granted by the Architectural Control Committee shall constitute only as authority to construct. Any construction so approved shall be in accordance with the approved request, the municipality building code, and shall be subject to necessary permits and inspections.
5. The Board reserves the right to use any authorities granted to it under the Declaration as well as any other rights available to enforce these policies and related procedures.
6. Once approved, alterations/modifications made by an Owner and/or contractor shall be done without expense or liability to the Association. Owners shall be responsible for the following but not limited to:
  - a. Damage to sod, landscaping, final building grades, fences, irrigation system, and utilities during construction;
  - b. Damage to neighboring lots as a result of construction;
  - c. Injury to themselves, members of the public and workmen;
  - d. Damage to their lot or neighboring lots caused during or after construction as a result of improper construction or a change in drainage;
  - e. Maintenance of decks, patios, improvements, or landscaping installed in accordance with the Declaration and the Committee approval;
  - f. Removal and/or relocation of any existing structures, landscaping, etc., in connection with said installations;
  - g. The subsequent removal of decks, patios, improvements, or landscaping, as required to allow access to the association, municipality, or utility companies for the purpose of carrying on necessary repairs or maintenance; and
  - h. Removal of construction debris/trash shall be within two days of alterations/modification completion.
7. Alterations/modifications once started shall be completed in a timely manner, without delay.
8. The Association's property management company shall act as receiving agent for all alteration and modification problems, concerns, applications, correspondence, and refunds of deposit (if applicable).
9. Association reserves the right to periodically inspect alterations/modification for adequate maintenance and if in the Association's opinion adequate maintenance has not been performed, request the same of Owner. Should Owner fail to comply after thirty (30) days' written notice, the Association reserves the right to arrange for needed maintenance and

charge Owner as an Individual Assessment without liability to the Association or its vendors of trespass, damages, or injury to property or person unless caused by gross negligence, intentional misconduct, or intentional wrongdoing.

10. Any violations of the Architectural Policies or the Declaration relating to the Association shall be reduced to writing and presented to the Board of Directors.
11. These Architectural Policies may be amended at any time by a majority vote of the Association's Board of Directors.
12. Approved alterations shall be constructed only within the pertinent Owner's Lot and as depicted in the Committee approval.
13. Approved alterations shall not impair the view, privacy and/or enjoyment of neighboring Owners. It will be generally required that:
  - a. Existing grade shall not be changed in a way that impacts water drainage of the Lot or neighboring Lots;
  - b. Access shall be provided to enable outside utility meters to be read;
  - c. The property management company shall be contacted when it is necessary to move existing irrigation lines or sprinkler heads on common areas and Association Property. The Owner is solely responsible for labor and costs of moving that irrigation;
  - d. The installation of approved alterations shall not prevent the Association from performing normal maintenance and repair work;
  - e. Approved alterations shall be in conformance with the architectural standards of the Association; and
  - f. The walkways shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Lot to Association Property.
14. The exterior of a Home, and all other areas appurtenant to a Home, shall not be painted, decorated, or modified by any Homeowner in any manner without the prior written consent of the Committee.
15. A Homeowner shall not be allowed to have any employee or agent of the Association perform any private business of a Homeowner, except as shall have been approved in writing by the Association.
16. The agents and employees of the Association and any contractor or workman authorized by the Association may enter any Home at any reasonable hour of the day for the purpose permitted under the Declaration. Entry must be prearranged with the Homeowner, except

when such prearrangement cannot be achieved or is impractical, or under circumstances deemed an emergency by the Association, or its management agent, if any, in which case, access is deemed permitted without agreement on set time.

17. Each Homeowner shall keep such Home in a good state of preservation and cleanliness and shall not sweep, throw, or permit to be swept or thrown from the doors or windows any dirt or substance.
18. All required permits must be obtained and displayed by owner prior to work beginning.
19. Applicant or Applicant's agents or contractors shall not use any portion of the Association Property, other than Roads, or any portion of the Zero Line Easement on the Applicant's Lot, for the purpose of obtaining access to the Applicant's Lot and Home to construct any improvements approved by the Committee.

**Specifics:**

**Article IX: Restrictive Covenants**

1. **Advertising.** No signs, advertisements, billboards, solicitation or advertising structures or materials of any kind shall be displayed or placed upon any Lot (including within any window) without the prior written approval of the ARC. Notwithstanding the foregoing, the following shall be permitted without prior approval of the ARC: (i) street number and name signs; and (ii) one (1) professionally made, non-digital, non-electric (or otherwise illuminated) sign constructed of metal or wood, installed on one wooden 4" by 4" post, and of not more than eight (8) square feet of surface area per side (2 sides maximum), containing no handwriting whatsoever, and used solely in connection with the marketing of the affected Lot for sale or lease. Wire-stake signs, commonly known as "H-Frame" or "U-Frame" signs, are expressly prohibited. The ARC shall have the right to establish guidelines so as to require a uniform standard for signs in the subdivision. Additionally, an Owner may display a sign of reasonable size provided by a contractor for security services provided that said sign is located no more than ten (10) feet from any entrance to a Dwelling.
2. **Air Conditioning Equipment.** No air conditioning equipment other than compressor units may be visible on the exterior of any Dwelling unless previously approved by the ARC, which approval may be based on the aesthetics or adequacy of screening of such equipment. Window and wall air conditioning units are prohibited on the Property.
3. **Antennae/Satellite Dishes.** No exterior antennas and no citizen band or short-wave antennas or satellite dishes in excess of 18 inches in diameter or height shall be permitted on any Lot or improvement thereon, except that Declarant and its affiliates shall have the right to install and maintain community antenna, microwave antenna, dishes, satellite antenna and radio, television, and security lines. The location of any approved satellite dish must be approved by the ARC, which may require appropriate screening; provided, however, that the satellite dish shall be allowed in the least obtrusive location where the satellite signal may be received.

4. **Awnings and Overhangs.** No awnings, canopies or shutters shall be affixed to the exterior of a Dwelling on a Lot without the prior written approval of the ARC.
5. **Basketball Hoops.** Basketball hoops or backboards and any other fixed games shall be located at the side or rear of the dwelling, except in the case of the dwelling being a corner lot, in which case the structures shall be restricted to the side yard furthest from the side street and to that portion of the rear yard which is no closer to the side street than the fence would be permitted to be located. The location of any permanent basketball structure shall be approved by the ARC prior to location of the structure on a lot. Basketball structures, either permanently mounted to a dwelling above the garage or mounted to a permanent pole, will be allowed only under the following conditions:
  - a. basketball hoops and structures must be well-maintained;
  - b. backboards must be transparent or white, NBA approved, with a limit of two colors of trim;
  - c. nets are limited to white nylon;
  - d. the location of the basketball hoop and structure must first be approved by the ARC;
  - e. if pole mounted, the pole must be metal, either black or galvanized and permanently mounted into the ground with a concrete base; and
  - f. no permanent basketball structures may be placed in any front or side yard.

Temporary basketball structures are allowed provided that they meet the requirements of items (a) through (f) above. Temporary basketball structures shall be placed in the garage or laid down behind a fence when not in use so as not to be seen from the streets or neighboring lots. The time of play of basketball is limited to reasonable daylight hours.

6. **Birdbaths, Birdhouses, and Birdfeeders.** The ARC may regulate the size and number (which could be zero) of permitted decorative statues or figures, birdbaths, bird houses, lawn ornaments and other yard art.
7. **Clotheslines and Laundry Hanging.** No clothing, laundry or wash shall be aired or dried outside of any building structure on any Lot, unless such clothing, laundry, wash, and drying apparatus are fully screened from view from adjacent property and streets by fencing or landscaping. Such clothing, laundry, or wash shall not be placed outside before sunrise and shall be removed from the exterior of the Lot by sunset each day.
8. **Dog Houses, Kennels, and Runs.** Dog Houses and Kennels are not permitted. Dog Runs are not permitted without Committee approval.
9. **Driveways.** All driveways shall be constructed of solid concrete or pavers. Driveway extensions are allowed with prior approval from the architectural committee. Driveway stains or surface coatings are not permitted unless such stains are clear. Owners may not change the actual driveway surface from what the builder installed and must replace it with the same materials and style as was originally installed by builder.

10. **Exterior Colors.** Owners shall clean, repaint or re-stain, as appropriate, the exterior portions of the Dwelling, building, structure and improvements on the Owner's Lot (with the same colors as initially approved or with another color or colors approved by the ARC), including exterior surfaces of garage doors, as often as is necessary to comply with the foregoing standards.
11. **Exterior Lighting.** Except as may be installed initially by Declarant, no spotlights, seasonal and special effect lighting, floodlights or similar high intensity lighting shall be placed or utilized upon any Lot which in any way will allow light to be reflected on any other Lot or the improvements thereon or upon any Common Area, or any part thereof without the prior written approval of the ARC and in accordance with the Architectural Guidelines and the Rules and Regulations. Low intensity lighting which does not disturb the Owners or other occupants shall be permitted.
12. **Fences. All fencing requires ACC approval.** Except for fences and walls constructed by Declarant or a Builder, there shall be no fence or wall permitted on any Lot unless it has been approved by the ARC as to size, material, color, location, etc. Landscape buffers may be required by the ARC on the outside of any fences and walls. All fences must be of a material approved by the ARC and must be installed with the posts and supports on the inside. Owner acknowledges that the placement of a fence may inherently interfere with the engineered and permitted drainage of their Lot. Owner shall be responsible for resolving any drainage issues as a component of any fence approval request of the ARC and shall be responsible for complying with any associated permits. If the Owner of a Lot fails to timely remove any unauthorized or unapproved fence or portion thereof, the Declarant may remove such fence or portion thereof, in its discretion, without any liability whatsoever to said Owner, whereupon the fence or portion thereof may be disposed of. Notwithstanding anything herein to the contrary, so long as Declarant or any Builders designated by Declarant maintain any model homes within the Property, they shall have the right to fence all, or any part of any Lots being used for parking for the term of such permitted use.

Prior to fence installation, the property must be surveyed by a licensed surveyor; the survey stakes must stay in place until the Association has completed its final inspection. Prior to the installation of any fencing the Association's landscaper must be contacted and asked to place flags where irrigation is present on the lot.

Specific guidelines apply to fences on Corner, Lake and Conservation Lots. In all cases, sight distance easements or such other easements and/or conditions applicable to the subject Lot shall be observed. Double-line fencing is not permitted, i.e., two fences sharing the same property line. When applicable, fencing must be constructed with the finished side facing out. Gates shall match the design, material, color and construction of the fence. Corner, Lake and Conservation Lots which are visible from common areas and streets may be subject to additional height, material type and location requirements, all of which are subject to the ARC approval. A picture of the proposed fence must be submitted to the ARC before the fence can be reviewed.

Interior Lots are permitted to install a six-foot (6') white PVC fence with a maximum of three six-foot (6') gates.

**Rear Load Garage Lots on Alleys:** All fences must be installed a minimum of ten (10) feet from the front of the home. Only six-foot (6') white PVC privacy fence will be permitted on Alley Lots. All fence enclosures must set back a minimum of fifteen (15) feet from the rear property line, to allow vehicular and pedestrian sight line safety.

**Lake Lots:** All fences must be installed a minimum of ten (10) feet from the front of the home. Only five foot (5') tall black aluminum picket fencing will be permitted on Lake Lots.

**Conservation Lots:** All fences must be installed a minimum of ten (10) feet from the front of the home. Five foot (5') tall black aluminum picket fencing is permitted. Six-foot (6') white PVC privacy fence will be considered on a case-by-case basis.

**Corner Lots:** All fences must be installed a minimum of ten (10) feet from the front of the home. On the street side of a corner lot, fences must be installed a minimum of three feet (3') from any sidewalk, street, curb or trail adjacent to the side of the house.

Careful consideration should be given to the placement of fences along property lines. Fences could interfere with both the Member's and their neighbors' operation and maintenance of irrigation systems. It will be the fence owner's responsibility to make any necessary modifications to irrigation systems. Fencing may not interfere or modify the flow pattern in a drainage swale.

All fences must be installed a minimum of ten (10) feet from the front of the home. Fences must be of the same material as adjacent home(s). Fencing must be installed completely around the home; it is only acceptable to have a partial fence if already existing from adjacent homes. All fencing shall be installed in a quality fashion – neat, clean, good lines and plumb. Fencing shall be maintained in good condition. In certain circumstances, the ACC at its sole discretion may require landscaping around the fence. All fences must be within County Code Restrictions at the time of installation.

The fence presents an added responsibility of keeping the grass trimmed and edged underneath and around the fence. It will be the fence owner's responsibility to maintain the grass underneath and around the fence.

In the context of these Design Guidelines, a barrier installed to screen ground-mounted mechanical equipment is not considered a fence.

13. **Fences – Invisible Pet Containment System** – Invisible dog fences or barriers, if allowed at all within the Community, must first be approved by the ARC.
14. **Fire Pits/Chimeneas.** All fire pits/chimeneas must be approved by the ACC committee within their discretion.
15. **Flagpoles.** Each Lot Owner may erect a single freestanding flagpole no more than 20 feet high on any portion of the said Owner's Lot ("Flagpole"), provided the Flagpole does not obstruct sightlines at intersections and is not erected within or upon any easement area

established, granted, or reserved pursuant to this Declaration or otherwise. Each Lot Owner may further display in a respectful manner from the Flagpole, one official United States flag, not larger than 4.5 feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag, must be equal in size to or smaller than the United States flag.

16. **Flowers.** Any installation of flowers is to be approved by the ACC Committee.
17. **Furniture.** No unsightly condition shall be maintained on any patio, porch, or lanai, and only furniture and equipment consistent with the normal and reasonable use of such area shall be permitted to remain there during seasons when the same are reasonably in use and no furniture or equipment of any kind shall be stored on decks, patios, or porches during seasons when the same are not reasonably in use. Furniture located outside of a dwelling shall be of high quality and consist of typical lanai, porch and/or patio furniture. Furniture may be wood, metal or plastic. The use of couches, car seats or other non-traditional outdoor furniture or equipment shall be prohibited.
18. **Garages.** Garages are intended primarily for parking and vehicle storage. No garages may ever be converted to or otherwise used as: living space/quarters such as, but not limited to, family rooms, bedrooms, bonus rooms, recreational (rec) rooms, or secondary/mother-in-law suites; office space; or a workshop. Only the number of cars exceeding occupied garage spaces shall be parked on the driveway. Vehicles parked in the driveway shall be parked such that they are not blocking the sidewalk.
19. **Garbage/Recycling Receptacles:** No garbage, trash, junk, refuse, rubbish, or waste materials shall be placed, kept, maintained, or stored on any Lot, except in covered containers and sealed sanitary containers of a type, size, color, and style which are required by the Local Municipality or pre-approved by the ARC. All such containers shall be kept inside Dwellings and screened from view from outside of the Lot, except when they are being transported and made available for collection. Containers transported and made available for collection shall not be placed at any Lot curb or outside any Dwelling earlier than 6:00 p.m. on the evening prior to the scheduled pickup and must be retrieved and returned to storage inside the Dwelling by no later than 9:00 a.m. on the date after the pickup occurs.

An application to the Architectural Review Committee may be submitted for the following enclosure to screen trash cans:

- 4x4 White Vinyl PVC Enclosure
- Landscaping with the following plant species:
  - Viburnum
  - Clusia
  - Arboricola



The following is required as part of the enclosure, must be on the left side when facing the house. Must have pavers installed that are the same color and size as the driveway of the home. If landscaping is chosen plants must be planted at 4 foot and maintained at the maximum of 5 feet.

Unless Owner or resident uses an Association approved area that encloses and shields from view the garbage cans and trash receptacles, Owners and residents must continue to store and keep garbage cans and trash receptacles inside the garage when not placed outside during permitted times and dates for pick-up.

20. **Gazebos/Pergolas and Greenhouses** require Committee approval Gazebos/Pergolas must be secured to the ground or home and be white, or natural wood in color.
21. **Generators.** Permanently installed auxiliary power generators must be approved by the Committee. Auxiliary power generators must be installed in the rear yard so as to not be visible from the road. Generators shall also be appropriately screened from view by means of landscaping. They shall be located so as to cause minimal disturbance to residents of adjacent Homes. The location should provide maximum ventilation and not interfere with ventilation of adjacent Homes. Only natural piped in gas or propane is allowed in tanks buried underground, subject to local ordinances. Generators are to be operated only during utility power outages. Generator cannot run after 10:00 pm or before 8:00 am. Portable generators may be stored in garage, but operation and storage must follow all local ordinances. For portable generators, fuel may not be stored in the residence except under emergency conditions. Fuel must be removed from property within 5 days after emergency conditions have subsided. Both types of generators must comply with all fire and building codes.
22. **Grills.** Propane, electric or charcoal grills are allowed on rear patio/lanai or on walkway on side of house subject to the limitations of all applicable ordinances. Grills must be stored in the garage or on walkway on side of house or on patio/lanai when not in use. Grill use must comply with all fire and building codes.
23. **Holiday Decorations.** The Board may, from time to time, as necessary, adopt reasonable size, location, time, place, manner, and other Rules and Regulations with respect to holiday symbols and decorations inside Dwellings or on Lots generally, which Rules and Regulations may include, but shall not be limited to, establishing schedules and time periods during which such displays are allowed. For example, a Rule and Regulation may provide that Christmas displays may not be erected or permitted on any Lot, or to be visible outside any Dwelling, prior to Thanksgiving in the year that the subject Christmas occurs and must be removed no later than the end of the second week of January of the next calendar year.

Holiday Decorations are allowed and may consist of lights and other decorations appropriate to the holiday being celebrated. Holiday decorations may be installed the week before Thanksgiving and shall be removed not later than January 15 of the following year.

Owners may not place holiday decorations outside of their Lot unless directed by the Board to do so. Association and/or its contractors are not responsible for any damage to decorations. Owner is responsible to repair or pay for any repairs to any Association Property that is damaged by any decoration. Any damage caused to landscaping from decorations will be owner's responsibility.

24. **Hot Tubs/Spas/Jacuzzis.** Swimming pools, spas, hot tubs, decks, screens, screen enclosures, lanais, etc. (collectively, "Pool Improvements"), shall be designed to be compatible and "tie in" with the architecture and material of the subject Dwelling. Hot tubs/spas/jacuzzies shall not create an unreasonable level of noise or create a nuisance for adjacent property owners. Hot tubs/spas/Jacuzzis may be installed if permitted by the local government and the Architectural Control Committee. Owners may install a spa or hot tub in lanai area only or attached to pool. Portable (above ground) hot tubs are permitted but must be placed within a screen enclosure or covered lanai. Any Owner intending to construct a hot tub must submit to the Committee a detailed description and proposed layout showing size, location, materials, shape, landscaping, fencing, screening, and the type of construction. The Committee shall have absolute discretion to approve or disapprove any application and may attach any conditions which it deems appropriate. Any approved hot tubs must be maintained by the Owners in a safe and clean condition and must also be maintained in appearance consistent with the standards of the community. Hot tubs, if permitted in writing by the Committee, shall be screened from any street lying entirely within the community by an evergreen hedge or other visual landscape barrier as approved in writing by the Committee and in compliance with all laws and governmental regulations and ordinances pertaining thereto.

**Spa Specifications**

- a. Size of portable tub cannot exceed 8' x 8' x 36" to top of lid.
  - b. All tubs must conform to local building codes and ordinances. Above ground units may require locking gate at steps.
  - c. All mechanical equipment necessary for the operation of any hot tub or sauna must be screened from the street and neighboring Homes by a fence, wall, or landscaping, such screening to be in accordance with these Design Guidelines and approved by the Committee. All pool heaters are to vent away from the Home and/or toward the lake. Mechanical equipment will not be approved if located in the Zero Line Easement (if applicable).
  - d. Owners may be required to install safety features such as locks or covers for these items when such are not in use. A screen or fence plan and a survey of the Lot and Home shall accompany applications for hot tubs, Jacuzzis, saunas, and spas with the improvements indicated thereon.
25. **Hurricanes.** Each Homeowner who plans to be absent from his Home during the hurricane season must prepare his Home prior to his departure by:

- a. Removing all furniture, potted plants and other movable objects from his porch or patio, if any, and;
- b. Designate a responsible individual or entities (other than the Association) satisfactory to the Association to care for the Home should the Home suffer hurricane damage. Such person or firm shall also contact the Association for permission to install temporary hurricane shutters, which must be removed when no longer necessary for storm protection. Other than shutters installed by Declarant, at no time shall permanent hurricane shutters be installed permanently without the prior written approval of the Committee. Storm shutters and panels which are not permanently installed shall be put in place or closed not more than forty-eight (48) hours before and seventy-two (72) after a storm event (a "storm event", for all purposes relating to these Policies and Procedures, is defined as a meteorological event in which winds in excess of fifty (50) miles per hour and rainfall has occurred, or is expected to occur).

26. **Hurricane and Storm Shutters.** Any hurricane shutters or other protective devices visible from the outside of a Dwelling (collectively, "Hurricane Shutters") shall be of a type approved in writing by the ARC. Unless applicable law otherwise expressly permits the permanent affixing of same, Hurricane Shutters may only be used on a temporary basis and shall not be stored on the exterior of any Residence. Any approval by the ARC shall not be deemed as an endorsement of the effectiveness of any Hurricane Shutters. Hurricane Shutters may not be left closed for any extended period beyond the time needed to protect the Dwelling from damage caused by a hurricane, tropical storm, or other high winds event (collectively, "Storm Event"). Any approved Hurricane Shutters may be installed or closed up five (5) days prior to the expected arrival of a Storm Event and must be removed or opened within five (5) days after the end or passing of the Storm Event or as the Board may determine otherwise. Except as the Board may otherwise decide, Hurricane Shutters may not be closed at any time other than a Storm Event. A Lot Owner or occupant who plans to be absent during all or any portion of a hurricane season, i.e., June 1st through November 30th ("Hurricane Season") must prepare their Dwelling prior to their departure by designating a responsible firm or individual to care for their Dwelling should a Storm Event threaten or damage the Dwelling. Said Lot Owner or occupant must furnish the Association with the names of such firm or individual prior to any Storm Event. The shutters shall meet or exceed all local, county, state and federal building codes, all wind load requirements, shall be of accordion design, standard hurricane panel, or roll-up type shutter with no more than a 1 inch blade stack (1" per operating foot for the accordion type shutter); shall be of aluminum construction with stainless steel fastening hardware (preventing rusting and corrosion staining to the building) and shall be white in color to blend in with the building color. All permanently installed hardware shall be painted and maintained to match the exterior building color.

Any approved Hurricane Shutters may be installed or closed up five (5) days prior to the expected arrival of a Storm Event and must be removed or opened within five (5) days after the end or passing of the Storm Event or as the Board may determine otherwise. Except as

the Board may otherwise decide, Hurricane Shutters may not be closed at any time other than a Storm Event.

All maintenance, repair and replacement costs shall be those of the owner of the dwelling. Shutters shall be installed to cover only window or door areas and shall not exceed installation standards to cover an oversized area. The Architectural Control Committee must approve Hurricane Shutters. See Hurricane Shutter Alteration/Modification form in Helpful Forms section for details.

Committee approval is required for exterior shutters. No hurricane or storm shutters other than those provided with the Home shall be installed unless the Committee has approved them. Approved hurricane shutters and/or temporary protective covering shall be allowed only during a storm event or when a storm event is imminent.

- a. For any hurricane shutter system which requires a center bar, the center bar may not be permanently installed and must be removed along with the storm shutters after the storm event.
- b. Permanently installed brackets for hurricane shutters are to be painted white or the color of the Home.

27. **Landscaping.** Any landscaping or exterior sculpture on any Lot must be approved in writing by the Committee prior to installation. Except if done by Declarant, trees measuring six inches (6") or more in diameter at three feet (3') or more above ground level shall not be cut or removed without the prior written consent of the ARC; provided, however, if approved by the ARC, trees located within six feet (6') of the location of the Dwelling may be removed, regardless of size, without prior approval of the ARC. More restrictive arbor ordinances or environmental Laws shall control in the event of conflict herewith. There shall be no removal of trees or Lot clearing, other than clearing of underbrush, until the ARC has approved in writing a general, conceptual landscape plan that designates those existing trees to be retained and preserved on the Lot. All Lots shall have fully sodded front and side lawns using St. Augustine Grass (i.e., *Stenotaphrum Secundatum* "Floritam" or a similar variety) except in approved landscape or retained natural areas, or as otherwise installed by Declarant or permitted by the ARC. All areas of each Lot not covered by building improvements or included within approved gardens and natural areas within the Lot shall be sodded prior to occupancy of the Dwelling on that Lot. Unless prohibited by Law, natural areas shall be finished by removal of underbrush and addition of mulch. Notwithstanding anything contained herein to the contrary and unless done so by Declarant, prior to Turnover no tree, regardless of size, shall be removed without prior written consent of the ARC.

## **Homes**

- a. Notwithstanding that an Owner has obtained the approval of the Committee to install landscape materials, as provided hereinabove, such installation shall be at the Owner's cost and sole risk. In the event any construction activity on an adjacent Lot causes

damage to or destruction of such Owner's landscape materials or any part thereof, the Declarant shall have no liability for any such damage or destruction. In the event any maintenance activity by the Association on the Lot or an adjacent Lot causes damage to or destruction of such Owner's landscape materials or any part thereof, the Association shall have no liability for any such damage or destruction. For purposes of this section, the term "landscape materials" shall include landscape materials, including, by way of example and not of limitation, hedges, ground cover, shrubs, and trees.

- b. In addition, the installation of any landscaping placed upon any Lot is subject to easements which run with the land. In the event the grantee of any such easement which runs with the land (i.e., Orlando Utilities Commission), its successors and/or assigns, requires the removal of any landscaping upon the Lot, then the Owner of said Lot shall, at the Owner's sole cost and expense, immediately remove the landscaping. If the grantee of any such easement fails to restore the removed landscaping, it shall be the Owner's responsibility to restore any removed landscaping on the Lot to at least such condition as originally established by Declarant. The Owner of a Lot in installing any landscaping upon the Lot shall comply with all valid laws, zoning ordinances and regulations of the city and County governmental bodies, as applicable, in addition to Association approval.
- c. **No modifications (additions, deletions, and revisions) shall be made to the landscaping, including the entry area without prior approval of the Committee.**
- d. The stockpiling and storage of building and landscape materials and/or equipment shall not be permitted on any Lot, except such materials and/or equipment as may be used within a reasonable length of time. In no event shall the storage of landscape materials extend for a period of more than thirty (30) days.
- e. Wetlands. No wetlands shall be modified in any manner by any person or entity other than Declarant or its authorized representatives.
- f. Prohibited Species, Plant Diseases or Noxious Insects. No plants, seeds or other things or conditions harboring or breeding infectious plant diseases or noxious insects shall be introduced or maintained upon any part of a Lot. Prohibited species include: Norfolk Island pine; Maleleuca; Australian pine; Fichus; Mango; all species of Bamboo; and all species prohibited by the county as amended from time to time. Additional species may be prohibited based on size, appearance, or maintenance requirements.
- g. Soil Removal. Soil removal from Lots shall not be permitted, except as required for construction purposes and as permitted by the Committee. In addition, all construction shall be subject to the requirements of the applicable statutes, ordinances, rules, and regulations of all governmental agencies having jurisdiction over such activities.
- h. Slopes and Trees. No Owner may engage in any activity which will change the slope or drainage of a Lot. No additional trees or other landscaping are permitted to be planted

on Bridgewalk Homeowners Association without the prior written consent of the Committee.

- i. Tree Removal. Except if done by Declarant, trees measuring six inches (6") or more in diameter at three feet (3') or more above ground level shall not be cut or removed without the prior written consent of the ARC; provided, however, if approved by the ARC, trees located within six feet (6') of the location of the Dwelling may be removed, regardless of size, without prior approval of the ARC. No tress shall be removed, except for diseased or dead trees and trees needing to be removed to promote the growth of other trees or for safety reasons, unless approved by the Committee. Tree removal must comply with all County ordinances and permit requirements, if any.
- j. Views from the roadways and walkways toward a landscaped area should complement the appearance of the existing natural vegetation. All front, side, and rear building setback areas must be sodded and/or landscaped.
- k. The Owner and his agents or contractors shall protect existing trees and vegetation, which are not approved for removal from damage during grading and construction on the Lot.
- l. Only live plants and live turf grass are permissible on the exterior of the homes.
- m. Trellises and arbors are not permitted without the approval of the Committee.
- n. Large scale and extensive stone or marble chip ground cover is not permitted in yards. Border edging cannot consist of gravel, rock, or other "loose" material. Border edging must be similar to or generally accepted as a color complementary to the design and color of the residence, or existing patio, if applicable. A Bridgewalk of the color must be approved by the ACC committee.
- o. Landscape beds: Any change in landscaping bed coverings must be approved by the ACC committee.
- p. Rocks/Mulch: Must be similar to or generally accepted as a color complementary to the design and color of the residence, or existing bed covering, if applicable. A sample of the color must be approved by the ACC committee.
- q. Irrigation: Landscaped portions of residences/buildings shall be 100% irrigated with underground irrigation water. Wells or pumps from lakes and ponds are prohibited. Irrigation is prohibited in existing native areas. In connection with any irrigation system modification, Owners, after receiving Bridgewalk Homeowners Association committee approval, shall connect all irrigation lines to the reclaim water lines serving Bridgewalk Homeowners Association. Installation of individual water supply or irrigation supply is prohibited. Wells are prohibited.
- r. Drainage: Drainage must conform to the master drainage system for forty-eight (48) and all County requirements. All drainage and grading must be indicated on the

application to the Committee. There shall be no interference with the established drainage pattern over any Lot or Association Property except as approved in writing by the Committee. Landscape plans shall conform to the established drainage pattern and shall cause water to drain away from the foundation of structures. To avoid standing water, water should flow freely over walkways, sidewalks, or driveways into the street.

- s. Bridgewalk Homeowners Association Landscape Replacement Policy: In an effort to maintain homeowner property values and homeowner satisfaction, the Board of Directors has allocated a portion of the Association budget for landscape material replacement in the common areas. In order to maximize the value of those dollars, replacements will occur on a quarterly basis and in accordance with the budget. Larger plant items will be prioritized with older replacement requests. Removal of dead landscaping materials will be done at the time of the request.
  - t. **Potted Plants/Trees**: Potted Plants/Trees shall be limited to three in the front of the home and five in the back of the home. No bright or fluorescent-colored pots are permitted.
28. **Outdoor Equipment**. All swimming pool equipment pumps and other such outdoor equipment located on a Lot and approved by the Committee must be walled-in or placed in sight-screened or fenced-in areas so that they shall not be readily visible from any adjacent streets or properties. Otherwise, adequate landscaping shall be installed and maintained around these facilities. All pool heaters are to vent away from the home and/or toward the lake.
29. **Patios/Lanais** shall be located in the rear of the Home, shall not extend into the rear or side yard setbacks of the Lot, and shall not extend beyond the Lot Perimeter Walls or Party Fences. Patios may be paved with brick pavers, concrete, or other suitable material. The patio flooring material color must be similar to or generally accepted as a color complementary to the design and color of the residence, or existing patio, if applicable.
- Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. The patio color must be similar to or generally accepted as a color complementary to the design and color of the residence, or existing patio, if applicable.
30. **Playhouses/Playground equipment** and **Recreational Equipment** require Committee approval on Lots throughout Bridgewalk Homeowners Association. They must be located at the side or rear of the Dwelling, except that, in the case of Dwelling(s) on corner Lots, such accessories and structures shall be restricted to the side yard furthest from the side Street and to that portion of the rear yard which is no closer to the side Street than a fence would be permitted to be located by the Local Government. The location of any play structure or permanent basketball structure shall be approved by the ARC prior to location of the structure on a Lot. Playground equipment must be enclosed in a mulched area and must be constructed of natural colors with no primary or fluorescent colors allowed.

31. **Propane Tanks.** Propane tanks must be installed underground within setbacks and in accordance with local codes, must be fully permitted and have prior approval from Committee.
32. **Roof Accessories and Equipment.** Committee approval is required for all rooftop equipment and accessories, including solar panels. See paragraph 34 below regarding solar panels. All rooftop equipment must match roofing colors or be of a color that complements the Home and must be placed as inconspicuously as possible. Exposed flashing, vents, Secs, and downspouts must be painted to match the surface on which they are located. Attachment straps must be painted to match the structure.
33. **Screen Enclosures/Entrances/Sunrooms.** Committee approval is required for the construction of patio covers, open patios, and enclosed patios.

The construction of screened enclosures on the Visible Lots is prohibited, provided, black or bronze screen enclosed lanais shall be permitted under the existing house roofline as long as they are generally consistent with the Declaration.

- a. Enclosed patios shall be constructed of materials that are similar to or generally accepted as complementary to those of the residence. Screen framework should be black or bronze aluminum and screen must be charcoal color. The Architectural Control Committee must approve plans prior to construction.
  - b. Screen enclosures may include kick plates. Screen must continue to deck surface perimeter limits.
  - c. No screens are permitted at garage openings.
  - d. Enclosing the lanai as a sunroom is prohibited.
  - e. Insulated non-screen roofs and flat roofs may be permitted with approval of the ACC. Non-screen or flat roofs must be shingled with the same material as the roof on the home.
34. **Solar Panels/Energy Conservation Devices.** The ARC must approve all solar panels/collectors and other energy conservation equipment prior to installation of such equipment on a Home, Lot or Parcel. All solar heating apparatus must conform to the standards set forth in all applicable Governmental Entity regulations and/or ordinances. No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed unless it is an integral and harmonious part of the architectural design of a structure, as reasonably determined by the ARC.

No solar panels, vents, or other roof-mounted, mechanical equipment shall project more than 1.0 feet above the surface of the roof of a Home, and all such equipment, other than solar panels, shall be painted consistent with the color scheme of the portion of the Home for which such equipment is installed.



Any Owner who installs a solar panel is advised that his roof warranty may be voided or adversely affected as a result of the installation of solar panels on the roof.

35. **Sheds.** No building or structure of a temporary or portable character such as trailers, tents or shacks shall be permitted in the Property, except as approved by the ARC, and except for temporary improvements used solely in connection with the construction of ARC approved permanent improvements and removed immediately upon completion of such ARC approved permanent improvement. Neither Declarant nor any Builders doing business in the Property shall be prohibited from erecting or maintaining temporary dwellings, model homes and other structures for development and marketing purposes, provided the same are in compliance with all applicable Laws, and further provided that any such Builder first obtains Declarant's written approval of such temporary dwelling, home or structure prior to installing or constructing same, such approval to be granted, conditioned or denied by Declarant in Declarant's sole and absolute discretion.
36. **Statues, Fountains, or Water Features.** Committee approval is required for any installation of any statue, fountains, water features, objects of art or any other similar objects ("Objects of Art"). The above can be no taller than three (3') feet and must be neutral in color. No bright or fluorescent-colored items are permitted. The total number of all Objects of Art, birdbaths or other such items described above in a yard is limited to six (6).
37. **Swimming Pools.** Swimming pools may not be located in the front or side yard of any Lot, nor nearer than the Dwelling to any side Street lot line. Swimming pools, spas, hot tubs, decks, screens, screen enclosures, lanais, etc. (collectively, "Pool Improvements"), shall be designed to be compatible and "tie in" with the architecture and material of the subject Dwelling. Screen enclosures and lanais shall be a maximum of one (1) story in height (unless building architecture, as determined by the ARC, requires two (2) stories in height). Tree protection barricades shall remain throughout construction of all Pool Improvements. All swimming pools shall be constructed and built at existing grade unless otherwise expressly approved by the ARC. All Pool Improvements construction shall, at all times, be in accordance with all applicable laws. In no event shall any above-ground swimming pool be permitted within the Community. All swimming pool materials, equipment, and play toys stored on any Lot shall be screened from view from outside the Lot. Swimming pool security fencing and screen enclosures shall be installed subject to applicable hurricane standards within the Florida Building Code or other applicable jurisdictional codes. No Pool Improvements may be constructed, erected, or maintained upon any Residential Property without the prior written approval of the ARC.

#### Pool Specifications

- a. All pools must conform to local building codes and ordinances. Pool enclosures may require locking gates.

- b. All mechanical equipment necessary for the operation of any pool that is located outside of a screened enclosure must be screened from the street and neighboring Homes by a fence, wall, or landscaping, such screening to be in accordance with these Policies and Procedures and approved by the Committee. All pool heaters are to vent away from the home and/or toward the lake (if applicable).
  - c. Owners may be required to install safety features such as locks or covers for these items when such are not in use. A screen or fence plan and a survey of the property shall accompany applications for pools with the improvements indicated thereon.
38. **Wells.** No individual well water supply system shall be permitted on any Lot without the prior written approval of the ARC.
39. **Windows, Doors, and Trim.** No security bar system may be installed or placed on any window or door of any Dwelling in the Property. Window treatments within any Dwelling constructed on a Lot shall consist of drapery, blinds, decorative panels, or other window covering, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding twenty-one (21) days after an Owner or tenant first moves into a Dwelling or while permanent window treatments are being installed, cleaned, or repaired. All window coverings shall be professionally made, uniform in appearance, and generally keeping with the exterior scheme of the Unit. No awnings, canopies or shutters shall be affixed to the exterior of a Dwelling on a Lot without the prior written approval of the ARC. No reflective tinting or mirror finishes on windows on any Dwelling on a Lot shall be permitted unless approved by the ARC. Window treatments on any Dwelling facing the street shall be of a neutral color, such as white, off-white or wood tones.
- a. Window tinting with solar guard SS-175, SS-165 OSW, SS-165 Llumar N-1020 and 3M NV-25 have been approved. In addition, other tinting with a maximum of 66% of solar energy rejected and minimum of 24% visible light transmittance has been approved. Highly reflective, dark, or mirror-like tinting will not be approved. Tinting must be consistently applied on any one side of a Home.

# Appendix 1

## Bridgewalk Homeowners' Association Board of Directors Approved "For Rent" or "For Sale" Signage

