

Attention: BAY ARBOR PROPERTY OWNERS ASSOC. ARCHITECTURAL COMMITTEE

c/o Elite Property Management, 28870 US Highway 19 N, Suite 327, Clearwater, Florida 33761

phone: (727) 400-6850 fax: (727) 940-7100

Version: 05/17/20

DATE: _____

You must provide one complete set (plans, drawings, specifications, paint chips, etc.) and ACC submission forms in order for processing. Just a reminder – Read all guidelines before submitting. To comply with legislature related to Home Owner Associations, the ACC Committee does not have authority to deviate from these guidelines. To comply with regulations governing HOA ACC actions and Board approved direction, if a guideline does not exist for your improvement, it will be denied until such time that a guideline is developed to address such improvement. This provides consistency in the ACC approval process.

The undersigned owner seeks approval of the Committee as follows:

- Painting home same colors but not on approved list (see guideline and attach one of following)
Copy of original builders documents showing paint colors and paint chips OR
Copy of previously approved ACC form showing paint colors and paint chips OR
Paint sample areas on home and paint chips
Painting home colors from approved list (see guideline and identify ALL of the following)
Color Scheme – Do not mix/match colors from different schemes. Choose one scheme.
Wall/Garage color
Trim color (excluding eave)
Eave Fascia and Soffit color (same as trim or use approved alternate color)
Door color (same as trim or use approved alternate color)
Paint manufacturer (attach paint chips & paint sample areas if different from guideline)
Additions/Alterations of Existing Structures/or Property
Prior Additions/Alterations of Existing Structure/or Property

Narrative Description of Additions/Alterations

(Continue on Additional Sheet if Necessary)

INCLUDE:

- Lot Survey Showing Dimensions, Setbacks, Landscaping, Etc.
New Structure - Plans Enclosed Including Lot Survey, Landscaping Plan and Exterior Materials and Colors.

The undersigned property owner hereby acknowledges and agrees that the undersigned shall be solely responsible for determining whether the improvements, alterations or additions described herein comply with all applicable laws, rules and regulations, code, and ordinances: including, without limitation, zoning ordinances, subdivision regulations, and building codes. The Architectural Control Committee shall have no liability or obligation to determine whether such improvements, alterations and additions comply with any such laws, rules, regulations, codes or ordinances.

SIGNATURE OF OWNER PRINT NAME:

STREET ADDRESS EMAIL:

TELEPHONE (H) (W) (Cell)

ACTION OF THE COMMITTEE

- RECOMMEND APPROVAL
DISAPPROVE FOR THE FOLLOWING REASON:

Blank lines for providing reasons for disapproval.

Table with columns for DATE, CHAIRPERSON, A.C.C., and tracking fields: Received by RM, Mailed to Committee, Sent to H.O by, RM Mngr Sign off Date, Ret by Committee, Email, Mail.

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No improvement or structure of any kind, including, without limitation, any building, fountain, statute, fence, wall, swimming pool, tennis court, screen enclosure, exterior paint or finish, hurricane protection, pet house, swale, sewer, drain, disposal system, decorative building, landscape device, tree, landscaping, or object, recreational or other external lighting, or any other improvement of any kind shall be commenced, erected, placed or maintained upon any Parcel, nor shall any addition, change or alteration therein or thereon be made, unless and until the plans, specifications and location of the same shall have been submitted to, and evaluated as to harmony of external design and location in relation to surrounding structures and topography and as to conformance with these Community Standards of Association.

EXAMPLES OF ITEMS REQUIRING ARCHITECTURAL APPROVAL:

(See Documents for Further Information)

- Garages
- Fences
- Porches
- Pools
- Sheds
- Screen Rooms / Lanai
- Room Additions
- Roofs
- Driveways
- Painting

Architectural Control Committee (ACC) Forms must be completed in full and shall include the required documentation to be considered by the Committee. Partially completed forms or the lack of proper documentation required may result in unnecessary delays.

Be sure to read your Documents for a complete description of the covenants and restrictions.

RECREATIONAL EQUIPMENT AND OTHER PERSONAL ITEMS

BASKETBALL GOALS:

Permanent goals are not allowed. Temporary goals shall be located on the far side of the driveway (not the door entry side); be located in the grass to allow the cars to be pulled fully into the driveway when not in use and shall be located within 10' of the house structure. Also, an ACC form shall be submitted locating placement of the goal. The goal shall also be stored within the garage when no longer used or permanently removed when the homeowner moves. The goal shall also be properly maintained. The goal shall never be located near or on the street or on another homeowner's property.

SWING SET GUIDELINES:

- a. Only wood construction with a maximum height of the swing bar to be no greater than 8 foot high and support beams may not exceed 12 foot in length.
- b. All other components shall be no greater than 8 foot high (including safety rails, monkey bars, slides, etc.) with the exception of the covered canopy and canopy supports. The canopy of all covered forts and platforms shall be a maximum of 11 foot high.
- c. A site plan shall be submitted showing the setbacks, location of equipment and dimensions of the structure.
- d. A picture of the structure shall also be included with overall dimensions indicated clearly. The maximum foot print shall be 10' x 20'.
- e. The swing set structure shall not extend into the side and rear setbacks. If the structure is over 8 foot in height, the structure shall be set back an additional foot for every foot in height over 8 foot (Example: If 11 foot high - location is the setback plus 3 foot).
- f. Any platforms shall be a maximum height of 5 foot above the original grade at rest and be no larger than 6' x 6' or 36 square feet.

TRAMPOLINE GUIDELINES:

The rear property must be completely enclosed with a 6 foot fence (fence per existing fence guidelines) and the trampoline shall not extend into the side and rear property setbacks. If the trampoline and / or safety netting is over 8 feet in height, the trampoline shall be set back an additional foot for every foot in height over 8 foot (Example: if 11' high - location is the setback plus 3 foot).

All recreational equipment to include, but not limited to, small children's basketball boards, large toys, and other miscellaneous personal items which should be stored out of public view when not in use.

ROOF SHINGLES:

Any roof replacement shall have shingles matching the color, pattern, and size of original builder-installed shingles. Acceptable shingles include:

Owens Corning TrueDefinition – Driftwood or Sand Dune Color
Timberline Ultra HD or GAF Timberline – Barkwood Color
GAF – Weathered Wood Color

Other manufacturers will be considered but must meet the requirements of this guideline.

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SHED GUIDELINES:

- a. Property must be fenced with 6' high approved fencing on all sides. The rear fence may be 4' high if no rear neighbors abut the property and the rear of property is not visible from a roadway
- b. Storage sheds may not exceed 10'x10' horizontal dimensions.
- c. Storage sheds must be no higher than 8 foot.
- d. Storage sheds must be within five feet of the back wall of the house and not extend beyond the sides of the house.
- e. Storage sheds must be constructed on concrete foundation and tied to foundation (must meet all local and Governmental regulations and codes).
- f. Storage sheds must be painted entirely with same color as home.

SCREEN ENCLOSURE & SUNROOM GUIDELINES:

All screen enclosures and sunrooms shall be located only on the rear property (no front yard or front entry screen enclosures) and shall be white or bronze aluminum framing with charcoal screens, aluminum panels or windows that match framing color on all sides. The roof may be designed with charcoal screens and/or aluminum panels to match aluminum framing. No screen enclosures or sunrooms shall stand beyond a line extended and aligned with the side walls of the home unless approved by the ACC (ie: no side yard enclosures/sunrooms). The screen enclosures shall be engineered and designed as required by all applicable building codes and inspected by any authorities having jurisdiction.

SCREEN DOOR GUIDELINES:

For front entry screen doors, fixed frame screen doors and retractable frame mounted screen door assemblies shall be acceptable with white frame and charcoal colored screen. Alternately, the frame may match the color of that home's door or trim provided the door and trim colors are in compliance with Bay Arbor's paint guidelines. Fixed frame screen doors shall be manufactured so that the maximum head, jambs and sill of the screen door shall not be wider than 4 inches on each side. Decorative screen doors and animal access doors in the front screen doors are not allowed. Also, front entry screen enclosures and garage screen enclosures are not allowed.

STATUE/FOUNTAIN/BIRDBATH/BENCH/FIGURINES/POTS/PERGOLA/LATTICE GUIDELINE:

The following guideline applies to front or side yards. Additional items may be placed in rear yards only if the area is fenced or screened. A picture and dimensions of the proposed item shall be submitted along with a site plan showing proposed locations relative to surrounding landscaping.

1. Each home may apply for only one Statue. A statue is defined as a decorative figure or object greater than 8 inches in height which is not a round pot, fountain, or birdbath. No Statue shall exceed 3 foot in height and 2 foot diameter.
2. Each home may apply for only one Fountain ^{AND} OR one Birdbath. No combination is permitted. No Fountain or Birdbath shall exceed 3 foot in height and 2 foot diameter.
3. Each home may apply for one decorative bench ^{AND} not to exceed 4 feet in length and 3 foot height.
4. Pergola's and lattices are not permitted in the front or sides of homes

EXTERIOR LIGHTING GUIDELINES:

The exterior wall mounted coach lights for the garage shall be mounted to match the existing top of light mounting height established for that particular home style. The fixture shall be similar to the colonial style lights selected by Lennar. They shall be wall mounted, colonial style with base post. Permissible colors include white, gold, bronze, brass, copper, pewter, black, brown or brushed nickel. The fixture shall receive 4 to 6 paned, clear or white frosted glass panels. The overall height shall be 16" to 30" including post and the overall width shall be 8" to 10". The fixture may include a single standard bulb up to 100 watts or up to three "candelabra" bulbs not to exceed 180 total watts. All bulbs must be clear or white. All fixtures shall be submitted to the ACC for approval prior to installation and shall include the sizes, color, location, mounting height and a color picture.

Hanging fixtures of any kind (lights, fans, etc) on front porches are not allowed as they are not permitted by City of Oldsmar Building Code.

FLAG GUIDELINES:

Decorative holiday / event flags may be flown if they receive prior written approval from the ACC. Decorative holiday flags may only be flown one week prior to and one week after the holiday. Event flags (team sports, college game flags, etc.) may be only flown one day prior to the game, game day and one day after the game. This guideline does not apply to the American flag.

Revised April 2005

Revised Dec 2008 (Lighting)

Revised August 2012 (Statues Updated)

Revised March 2013 (Screen Door Updated)

Revised August 2015 (Screen Enclosure / Sunroom Update)

Revised May 2018 (Sheds Update)

BASIC FENCE CRITERIA FOR BAY ARBOR

ALL FENCES REQUIRE ARCHITECTURAL APPROVAL PRIOR TO CONSTRUCTION

- 1) Fences may be constructed of natural colored pressure-treated cypress wood or pinewood or white polyvinyl.
- 2) Wood fences may be privacy (continuous or board on board) or shadow box styles. Tops may be flat, dog eared or stockade. The following styles are NOT permitted for wood fences: ranch/rail fences, scalloped fences, lattice fences/tops, or spaced picket fences. Wood fences may not be painted.
- 3) Polyvinyl fences may be privacy or picket. The following styles are NOT permitted for Polyvinyl fences: ranch/rail fences, scalloped fences, or lattice fences/tops. Polyvinyl fences must be white.
- 4) Black iron/aluminum fence will be permitted, not required, along the rear property line only and only for homes which abut wooded, conservation, or pond areas. Black iron/aluminum fences will not be permitted in any other location. Black iron/aluminum fences shall be four to six feet in total height and must be traditional straight picket with flat or picket top. No lattice, scalloped, or decorative features will be permitted.
- 5) A picture must be submitted for any proposed fence style
- 6) Fences are to be either four (4) or six (6) feet in height. Both heights may be considered on a single lot if appropriate justification (such as a rear conservation area) is provided. If both heights are desired, an appropriate transition length should be provided.
- 7) All fences which do not have posts in a continuous line with the fence that look the same on both sides, must have posts on the inside facing the owner's lot.
- 8) Fences bordering lakes, ponds or conservation areas are discouraged but will be considered.
- 9) No fence may be placed in conservation easements or any common areas. All fence components must be entirely constructed on the homeowner's own property.
- 9) No fence shall be constructed closer to the street which the house faces than ten (10) feet **back** from the forward facing corners of the house.
- 10) Fences for corner lots require close coordination with the Architectural Control Committee due to unique layout, concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements.
- 11) Fence designs submitted for approval must include gate sizes and location(s).
- 12) Wood fences may be sealed in only a CLEAR finish or stained with only *Olympic Cedar Naturaltone* (716) for cedar fences or *Olympic Fir/Pine Naturaltone* (718) for all other wood fences. Prior to sealing or staining, wood fences must be properly repaired and cleaned of mold and mildew.
- 13) **Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowner and must be obtained prior to construction. It is the responsibility of the owner to comply with all County and/or Association requirements, whichever is most stringent.**

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ARCHITECTURAL APPLICATION ADDENDUM FOR FENCES & LANDSCAPING

NOTE: This form must be signed by the homeowner and returned along with the original architectural application BEFORE any work is started. Should work commence prior to obtaining appropriate authorization, the Association shall not be responsible for any drainage issues or property damage.

Prior to submitting your request for a fence or landscaping, it would be wise for you to consider the soil conditions and drainage design for your home site. In most cases your home site drains to swales at the midpoint between your neighbor's home. The installation of a fence or landscaping in this area will reduce ability of the swale to drain water from your home site and increase puddling and muddy soil conditions. It is wise to keep the fence off the ground and use pressure treated lumber on the posts.

Landscaping should never be placed in swales. This will not only create drainage problems, but most landscaping will be negatively affected by the wet conditions in the swales. It is a good idea when planning landscaping to mound the bed up so the landscaping material is planted in ground that is at least a few inches higher than the sod. Even higher mounds may be necessary for materials that are water sensitive. Please check with the utility companies before planting anything in the front yard as there are various lines running in this area.

All trees and all hedging foliage shall be approved by the ACC. Fruit trees may only be installed in the rear yard of the property. All fruit trees shall be maintained regularly and all fallen materials shall be properly disposed of weekly.

As a precaution, please remember that all fences must be installed with the posts on the inside of your homesite.

I, _____, understand the above and will take proper precautions when installing my fence or landscaping. I also acknowledge receipt of the attached basic fence or landscaping, I also acknowledge receipt of the attached basic fence criteria for the Association.

Homeowner
Address: _____

Homeowner

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ARCHITECTURAL APPLICATION ADDENDUM FOR SWIMMING POOLS

NOTE: This form must be signed by the homeowner and returned along with the original architectural application BEFORE any work is started. Should work commence prior to obtaining appropriate authorization, the Association shall not be responsible for any drainage problems.

We strongly suggest you have your pool contractor review the site conditions and drainage plan for your home site and the surrounding area. The drainage information for your home site may be found on the final survey you were given at closing. The drainage plans for the subdivision are on file at the Building Department.

Prior to starting work, the pool contractor should establish a grading plan for your home site that will insure adequate positive drainage from your pool deck to the designed swales. In addition, if your neighborhood was not flat prior to development, there may be severe elevation changes between home sites that require a raised pool deck or other protective measure to keep storm run off from entering your pool or pool deck. This run-off could result in damage to the marcite finish. Therefore, it is essential the pool contractor take unusually strong rain events into consideration when designing the pool, pool deck and final grading plan. Once the pool contractor begins work, the developer will no longer have any responsibility with regard to the drainage on your home site.

I, _____, understand the above and will work with my pool contractor.

Homeowner

Homeowner

POOL, POOL EQUIPMENT, AND PROPANE TANK GUIDELINES

1. Owner must obtain all required permits from the city and/or County. Nothing in this guideline releases owner from this obligation.
2. Pools must be belowground. No aboveground pools are permitted
3. No pools or pool decks shall stand beyond a line extended and aligned with the side walls of the home (ie: no side yard pools or decks).
4. Any pool equipment must be located immediately adjacent to the home and placed on a code-compliant pad no more than 6" above grade unless required by code to be higher.
5. Pool pump equipment or propane tanks (whether for pool or other uses) may be placed in the following locations if permitted by the City and/or County:
 - a. Rear of home
 - b. Side of home in original builder-installed location
 - c. Side of home – setback a minimum of 30' toward the rear from the front edge of home on the side the equipment or tank is located.
6. Any aboveground electrical connections must be encased within a channel leading directly to the attic above and painted the same color as the home
7. Side pool equipment or tanks must be screened with a fence or landscaping that meets Bay Arbor guidelines (see Fence and Landscape Guideline sections). Proposed landscaping must be at least as wide and as tall as the equipment or tank and should be a shrub or similar landscaping that creates a visual shield from the street. Landscaping with single trunks or foliage that does not extend the width and height of the equipment or tank will not be considered as an appropriate visual screen.

EXTERIOR HOUSE PAINT GUIDELINE

Homeowners shall submit an ACC approval form for any proposed painting of home exterior wall, door, or trim. Due to legislative rules requiring definitive guidelines for proposed improvements, no deviations from this rule are permitted and **alternate colors will not be approved.** The following guidelines shall govern approval of such requests:

- 1) Wall and trim paints shall be flat or satin
- 2) Door paints shall be flat, satin, or semi-gloss. Front doors and rear doors (if applicable) shall be painted the same color as the trim unless the approved alternate door color is chosen (See Option 2 below).
- 3) Trim areas include the eave fascia board, relief areas on walls, soffit and some decorative columns. All trim areas shall be painted the same approved color from the color scheme except for the following: For Scott Paint color schemes, the eave fascia board and soffit may be painted the alternate eave fascia board / soffit color if one is identified in that color scheme (See Option 2 below). White trim may be used for any of the Scott or Sherwin Williams schemes. The eave fascia board and soffit must be the same color. The alternate eave fascia board / soffit color cannot be used on other trim areas.
- 4) Garage doors shall be painted the same color as the exterior walls of the home
- 5) All paint colors listed in this guidance document are Scott Paint or Sherwin Williams color numbers. The homeowner may choose another manufacturer's paint color that identically matches the approved paint schemes, providing the homeowner submits a paint chip from the proposed paint manufacturer and paints a sample area on wall and trim showing this match. This requirement shall also apply for homeowners using Scott Paint for a Sherwin Williams color scheme or using Sherwin Williams for a Scott Paint color scheme.
- 6) A homeowner may not propose to have the same wall/garage color as a home immediately abutting their home to the right or left
- 7) Door Painting: If a homeowner is replacing or repainting their front entry door, approvable colors include the following:
 - The previous ACC-approved or original home builder door color (documentation described in Option 1 below required)
 - The trim color or alternate door color associated with home's color scheme if base home color is one of approved schemes (See Option 2 below)
 - Natural wood color (natural wood stain only)
 - Scott Paint XCP-13 (SW-0072). This was chosen based on driveway accent colors present in community.
 - Black. This was chosen based on mailbox, sign poles, and fence accent colors present in community
 - White. This was chosen to match a number of accent trim colors in community.

Option 1: Painting home same color:

Homeowners shall submit an ACC form stating their intent to paint home the existing color.

If the proposed paint colors are one of the current approved paint color schemes (see option 2 for list), follow guidelines in option 2.

If the paint colors are not one of the current approved paint color schemes, the homeowner shall provide the proposed paint colors and document that these proposed colors are the existing approved colors of the home. This may apply to homes that have had alternate paint colors approved previously or to US Home models for which the ACC does not have paint numbers. Documentation may include:

- Copy of original builders documentation showing paint color and paint chips OR
- Copy of previously approved ACC form showing paint color and paint chips OR
- Provide paint chips and paint sample areas to demonstrate matching proposed paint color including: 8'x8' wall area, 3' long trim area, and 1'x1' door area

If the home was painted previously by a homeowner without ACC approval and it is not the original home color, the homeowner will not have rights to paint the home the existing color and must follow Option 2 below.

Option 2: Painting home new color:

Homeowner shall submit ACC form stating their intent to paint home one of the following approved paint color schemes. **Note: Homeowner must select one paint color scheme and may NOT mix wall, trim, or door colors from different schemes.**

***** IMPORTANT PAINTING NOTES *****

The easiest way to review colors is to go to **Sherwin Williams located at 3927 Tampa Road, Oldsmar FL (813) 814-7625**. This location is equipped to show you both Sherwin Williams color swatches for the "SW" schemes and "SW" color matches for the Scott Paint schemes. Equivalent Sherwin Williams "SW" colors are shown after each Scott Paint color in this guideline. Be sure to mention you are from Bay Arbor.

The Scott Paint colors listed are original Scott Paint color numbers that are no longer used and are not part of Scott Paint's current color palettes. The HOA still lists these colors to maintain consistency in the color palette. If you are using Scott Paint as your manufacturer, Scott Paint (Florida Paint) located at 712 Missouri Avenue in Clearwater also has a color chart for just the old XCP Scott Paint schemes. They can only color match as these numbers are no longer used.

If you use any manufacturer other than Sherwin Williams, color matching is the appropriate approach.

ORIGINAL SCOTT PAINT COLOR SCHEMES (Color Matching Required)

Color Scheme 1 (original Lennar colors)

Trim: Only White trim is allowed for any colors in Scheme 1

Door: Door may be White or the alternate door color identified

Wall/Garage (choose one only):

First #'s are old Scott Paint Colors. Second SW # is equivalent Sherwin Williams Color for Wall/Garage.

B1-T145-3 (8514)	SW-6127	Alternate Door:	XCP-24	SW-6083
B2-T145-1 (OW125)	SW-7557	Alternate Door:	XCP-24	SW-6083
B3-T93-1 (8563)	SW-6365	Alternate Door:	XCP-77	SW-7704
W1-T137-3 (8763)	SW-6078	Alternate Door:	XCP-24	SW-6083
W2-T53-1 (8012)	SW-6337	Alternate Door:	XCP-77	SW-7704
G1-T142-3 (8531)	SW-7573	Alternate Door:	XCP-24	SW-6083
G2-T135-3 (8443)	SW-7632	Alternate Door:	XCP-24	SW-6083
G3-T136-2 (8771)	SW-6084	Alternate Door:	XCP-24	SW-6083
W3-T154 (8308)	SW-7653	Alternate Door:	XCP-101	SW-7073

Color Scheme 2

Wall/Garage:	XCP-02 (SW-2844)
Trim/Door:	XCP-01 (SW-7013)
Alternate Door:	XCP-03 (SW-7046)
Alternate Eve Fascia/Soffit:	XCP-03 (SW-7046)

Color Scheme 3

Wall/Garage:	XCP-11 (SW-7024)	OR	Wall/Garage:	XCP-12 (SW-6105)
Trim/Door:	XCP-12 (SW-6105)		Trim/Door:	XCP-11 (SW-7024)
Alternate Door:	XCP-10 (SW-7055)		Alternate Door:	XCP-10 (SW-7055)
Alternate Eve Fascia/Soffit:	XCP-24 (SW-6083)		Alternate Eve Fascia/Soffit:	None

Color Scheme 4

Wall/Garage:	XCP-14 (SW-7713)	OR	Wall/Garage:	XCP-15 (SW-6644)
Trim/Door:	XCP-15 (SW-6644)		Trim/Door:	XCP-14 (SW-7713)
Alternate Door:	XCP-13 (SW-0072)		Alternate Door:	XCP-13 (SW-0072)
Alternate Eve Fascia/Soffit:	None		Alternate Eve Fascia/Soffit:	None

Color Scheme 5

Wall/Garage:	XCP-19 (SW-7506)	OR	Wall/Garage:	XCP-20 (SW-7038)
Trim/Door:	XCP-20 (SW-7038)		Trim/Door:	XCP-19 (SW-7506)
Alternate Door:	XCP-21 (SW-7645)		Alternate Door:	XCP-21 (SW-7645)
Alternate Eve Fascia/Soffit:	None		Alternate Eve Fascia/Soffit:	None

Color Scheme 6

Wall/Garage:	XCP-23 (SW-6080)
Trim/Door:	XCP-22 (SW-7101)
Alternate Door:	XCP-24 (SW-6083)
Alternate Eve Fascia/Soffit:	XCP-24 (SW-6083)

Color Scheme 7a

Wall/Garage:	XCP-40 (SW-6644)	OR	Wall/Garage:	XCP-41 (SW-7511)
Trim/Door:	XCP-41 (SW-7511)		Trim/Door:	XCP-40 (SW-6644)
Alternate Door:	XCP-42 (SW-6186)		Alternate Door:	XCP-42 (SW-6186)
Alternate Eve Fascia/Soffit:	None		Alternate Eve Fascia/Soffit:	XCP-24 (SW-6083)

Color Scheme 7b

Wall/Garage:	XCP-42 (SW-6186)	OR	Wall/Garage:	XCP-42 (SW-6186)
Trim/Door:	XCP-40 (SW-6644)		Trim/Door:	XCP-41 (SW-7511)
Alternate Door:	XCP-41 (SW-7511)		Alternate Door:	XCP-40 (SW-6644)
Alternate Eve Fascia/Soffit:	None		Alternate Eve Fascia/Soffit:	None

Color Scheme 8

Wall/Garage: XCP-47 (SW-7511)
 Trim/Door: XCP-48 (SW-7557)
 Alternate Door: XCP-46 (SW-6488)
 Alternate Eve Fascia/Soffit: XCP-24 (SW-6083)

Color Scheme 9

Wall/Garage: XCP-77 (SW-7704)
 Trim/Door: XCP-76 (SW-6378)
 Alternate Door: XCP-78 (SW-6076)
 Alternate Eve Fascia/Soffit: XCP-78

Color Scheme 10

Wall/Garage: XCP-90 (SW-6253)
 Trim/Door: XCP-89 (SW-9152)
 Alternate Door: XCP-88 (SW-0048)
 Alternate Eve Fascia/Soffit: None

OR

Wall/Garage: XCP-89 (SW-9152)
 Trim/Door: XCP-90 (SW-6253)
 Alternate Door: XCP-88 (SW-0048)
 Alternate Eve Fascia/Soffit: XCP-100 (SW-7418)

Color Scheme 11

Wall/Garage: XCP-101 (SW-7073)
 Trim/Door: XCP-102 (SW-6203)
 Alternate Door: XCP-100 (SW-7418)
 Alternate Eve Fascia/Soffit: XCP-100 (SW-7418)

SHERWIN WILLIAMS COLOR SCHEMES**Color Scheme SW1**

Wall/Garage: SW-2824
 Trim/Door: SW-2813
 Alternate Doors: SW-2833 or SW-0005

Color Scheme SW2

Wall/Garage: SW-2822
 Trim/Door: SW-2823
 Alternate Doors: SW-2810 or SW-2811

Color Scheme SW3

Wall/Garage: SW-2820
 Trim/Door: SW-2805
 Alternate Doors: SW-2803 or SW-2808

Color Scheme SW4

Wall/Garage: SW-2815
 Trim/Door: SW-2822
 Alternate Doors: SW-2816 or SW-2817

Color Scheme SW5

Wall/Garage: SW-2835
 Trim/Door: SW-2833
 Alternate Doors: SW-2806 or SW-6244

Color Scheme SW6

Wall/Garage: SW-2823
 Trim/Door: SW-7005
 Alternate Doors: SW-2822 or SW-0018

Color Scheme SW7

Wall/Garage: SW-2813
Trim/Door: SW-2833
Alternate Doors: SW-2848 or SW-0077

Color Scheme SW8

Wall/Garage: SW-6119
Trim/Door: SW-2842
Alternate Doors: SW-7012 or SW-0048

Color Scheme SW9

Wall/Garage: SW-2857
Trim/Door: SW-2814 or SW-2829
Alternate Doors: SW-2829 or SW-2847

Color Scheme SW10

Wall/Garage: SW-2850
Trim/Door: SW-2849
Alternate Doors: SW-0007 or SW-2848

Color Scheme SW11

Wall/Garage: SW-2822
Trim/Door: SW-2829
Alternate Doors: SW-0006 or SW-2808

Color Scheme SW12

Wall/Garage: SW-2827
Trim/Door: SW-2829
Alternate Doors: SW-6258 or SW-2802

Color Scheme SW13

Wall/Garage: SW-2832
Trim/Door: SW-7005
Alternate Doors: SW-2819 or SW-6373

Color Scheme SW14

Wall/Garage: SW-2826
Trim/Door: SW-0050
Alternate Doors: SW-2838 or SW-2846

Color Scheme SW15

Wall/Garage: SW-7534
Trim/Door: SW-6155
Alternate Doors: SW-2803

Color Scheme SW16

Wall/Garage: SW-6073
Trim/Door: SW-6071
Alternate Doors: SW-6075

Color Scheme SW17

Wall/Garage: SW-7539
Trim/Door: SW-7040
Alternate Doors: SW-7593

BAY ARBOR PROPERTY OWNERS ASSOCIATION, INC.

c/o Elite Property Management, 28870 US Highway 19 N, Suite 327, Clearwater, Florida 33761

phone: (727) 400-6850 fax: (727) 940-7100

Driveways

Driveways shall not be modified in any way from their original construction except as noted below:

- The homeowner may apply a CLEAR sealant. No colored sealants or paints of any kind can be applied to driveways.
- The homeowner may replace damaged or worn bricks with bricks of identical style and identical color. In the event that the original color brick is no longer available, homeowner may seek approval from the Architectural Committee to replace the damaged or worn bricks with bricks of comparable color so as to be in keeping and harmonious with the original bricks. No style modifications are permitted.
- The homeowner may submit an Architectural approval form to widen existing driveways with bricks of identical style and identical color as the existing bricks. In the event that the original color brick is no longer available, homeowner may seek approval from the Architectural Committee to add bricks of comparable color so as to be in keeping and harmonious with the original bricks. No style modifications are permitted. Driveways may be widened no more than a TOTAL width of three feet and must extend the entire length of the driveway. This may be constructed all on one side or split equally on either side of the driveway. Homes with two driveways may only widen one of the driveways.

The extension area may be built with either of the following patterns:

- Move existing rectangular brick ribbon to new outside and infill with equivalent hexagon style bricks as existing driveway.
- Remove existing rectangular brick ribbon and infill with "basket" pattern of rectangular bricks consisting of two rectangular bricks in the same direction abutted by two perpendicular rectangular bricks.
- A minimum three foot setback shall be maintained from adjacent property lines for all driveway improvements. Driveways may not be widened in areas which interfere with utilities, structures, or drainage.
- No elevation/grade changes to driveways are permitted
- Owners must maintain driveways in an acceptable condition. Unacceptable conditions will be defined as:
 - Weeds growing in driveway cracks
 - Discoloration of bricks from dirt, oil, worn sealant, or brick deterioration
 - Deflection of bricks greater than 1 inch from the general grade of the driveway or abutting sidewalk. (Deflections or rutting may indicate a failure of the base below the bricks requiring repair.)

Mailboxes

Mailboxes and mailbox post stands must match the original constructed color (black with gold flag) and style. No modifications except replacement with identical style and color are permitted. The original manufacturer of the mailboxes was Creative Mailbox & Sign Design located in Tampa although other manufacturers may be used if parts, style and colors are identical. Creative Mailbox part numbers include R3 Finial, MP36 Post, SB33 Decorative Base, DB29 Bracket (no angle brackets), and T1 Mailbox.

The homeowner may place a maximum 18" diameter ring of ground cover (mulch, edging, small plants, etc) around the mailbox post, providing the height of any landscaping within it does not exceed 18" above the ground surface at any time. Allowable plant types are still subject to the normal approval process of the ACC. The homeowner will be responsible for pruning plants to keep the height below the 18" threshold.

Home Additions

Home additions or structural improvements are NOT permitted on the front or sides of homes. The side of a home shall be defined as that portion lying outside an extension of the two outside (left/right) walls (including such areas to the front and rear), regardless of the property size, shape or location.

Homeowners may submit an Architectural approval form for additions/improvements to the rear of the home providing the following conditions are met:

- The improvement shall match the architectural style of the home including color, exterior finish, style, windows, shingles, etc.
- The improvement must not negatively impact drainage of surrounding properties
- The improvement must meet all City/County building and site development codes
- Aluminum screen enclosures or sunrooms are not covered by this guideline. These shall follow the Screen Enclosure & Sunroom Guideline

Revised Feb 2008
Revised Jan 2011 (Driveway)
Revised Jan 2015 (Home Additions)
Revised Dec 2018 (Driveway brick pattern)
Revised May 2020 (Mailbox wording, no change meaning)

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HURRICANE/TROPICAL STORM SHUTTERS:

All shutters shall be an impact resistant remove-able panel type (any material), hurricane fabric and/or plywood. Only exposed receiver bolts are permitted to remain permanently affixed to the home and they shall be painted to match the house paint. For second floor window only, a top and bottom permanently mounted bracket no greater than 3" x 3" with a length extending no greater than 6" beyond the sides of the window is permissible and must also be painted to match the house paint. The shutters may be installed any time after a hurricane/tropical storm watch is issued by the National Hurricane Center for our area. It shall be presumed that a reasonable time for removal of shutters is one week after the storm has no more immediate impact on our area and/or if evacuation recommendations were issued, one week after the date legal authorities give permission to return to your home, unless an owner can show otherwise. Any damage occurring to home during the removal of any shutters assemblies shall be repaired to original condition (ex. painting, screw holes, cement plaster, etc.). Permanent rollaway retractable or accordion shutters may only be used at rear of property on sliding glass door assemblies. If any permanent structural type damage occurs to the home, the homeowner shall be required to submit any architectural/engineering related repairs and/or changes to the ACC committee for approval. All shutter systems shall be submitted to ACC for approval prior to installation.

All hurricane shutters must meet the most current code copy of the locally adopted building code of Pinellas County. Further, all hurricane shutters must be an approved product of the Florida Building Code and have met all requirements of the Florida Product Approval Process. It is the owner's sole responsibility to ensure that all applicable building permits are obtained prior to installation of hurricane shutters.

EXTERIOR AC UNITS

Requests for installation of exterior AC units shall meet the following guidelines:

- Owner must obtain all required permits from the City and/or County. Nothing in this guideline releases owner from this obligation.
- AC units must be located immediately adjacent to the home and placed on a code-compliant pad no more than 6" above grade unless required by code to be higher.
- AC units may be placed in the following locations if permitted with City and/or County:
 - (1) rear of home OR
 - (2) side of home in original builder-installed location OR
 - (3) side of home - setback a minimum of 30' toward the rear from the front edge of home on the side the AC unit is located
- Any aboveground Electrical/Mechanical connections must be encased within a channel leading directly to the attic above and painted the same color as home.
- Side AC units must be screened with a fence or landscaping that meets Bay Arbor guidelines (see Fence and Landscape Guideline sections). Proposed landscaping must be at least as wide and as tall as the AC unit and should be a shrub or similar landscaping that creates a visual shield of the AC unit. Landscaping with single trunks or foliage that does not extend the width and height of the AC unit will not be considered as an appropriate visual screen.

SOD FOR LAWNS

Only St. Augustine variety grasses are permitted to be installed in front or side yards. The homeowner is advised to consult a professional about the St. Augustine variety most suitable for the conditions of their lawn. Alternate grass types may be installed in backyards provided there is a physical separation from the homeowner's side yard grass and abutting properties. Physical separation may include a permitted fence or landscape buffer (mulch, landscape bricks, landscape timbers, etc). For purposes of this guideline, the backyard is defined as that area within the fenced area of a homeowner's lot if a fence exists. If no fence exists, the backyard shall be defined as that portion of the lot not visible from the road and to the rear of a line at and extending parallel to the rear wall of the house.

**Revised May 2018 (Shutters)
Revised May 2008 (Sod)
Revised Jan 2011 (AC Units)**

LANDSCAPING (TREE/SHRUB/PLANT) GUIDELINE

All landscape improvements involving replacement of trees or shrubs require prior approval from the ACC committee. The following definitions apply to this section:

Large Tree: *A single trunked (at base) live tree whose projected height at full maturity is greater than 15 feet tall. Examples include a variety of palms and oaks.*

Small Tree: *A single or multi-trunked live tree whose projected height at full maturity is between 5 to 15 feet tall. Examples include robellini palms, king sago, and similar sized trees.*

Shrub: *A single or multi-stemmed live shrub whose projected height at full maturity is between 2 to 5 feet tall.*

Plant: *A single or multi-stemmed live plant whose projected height at full maturity is less than 2 feet tall.*

Front Yard: *That portion of a lot between an extension of the front edges of the home and the sidewalk. This includes areas on both sides of the driveway forward of the front edges of the home.*

Side Yard (Adjacent Home): *That portion of a lot between an extension of the front edges of the home and an extension of the back edges of a home for homes within 35 feet of an adjacent home.*

Side Yard (Non-adjacent Home): *That portion of a lot between an extension of the front edges of the home and an extension of the back edges of a home for the side(s) adjacent to the road or further than 35 feet from an adjacent home.*

Rear Yard: *That portion of a lot between an extension of the back edges of a home and the rear property line*

Planter: *A defined area with a covering other than grass.*

Vegetation: *A general term used to define all types of trees, shrubs, or plants.*

Builder-Installed Vegetation

This section applies to vegetation (trees, shrubs, or plants) installed by the original home builder (Lennar or US Homes) at the time of home construction. This section is intended to “grandfather in” originally installed vegetation and allow replacement with equivalent vegetation. The following must be followed for a home-owner to request a replacement under this section. All other requests must adhere to the new vegetation guideline in the next section.

- 1) Must be replaced with same species tree/shrub/plant whose projected full maturity size is no greater than the original tree/shrub/plant projected full maturity size
- 2) Must be replaced in same location

New Trees/Shrubs:

This section applies to requests to install or replace vegetation (trees, shrubs, or plants) not covered by the *Builder-Installed Vegetation* section. This section does not apply to builder-installed vegetation or landscaping with a prior ACC approval for that property. Note that Builder-Installed trees/shrubs are still considered in the total tree/shrub count and location-based rules below affecting installation of new trees/shrubs.

- 1) No vegetation of any kind may be installed on Association-owned property between the sidewalk and the road. The only exception is a small shrub around a mailbox as defined in the Mailbox guideline section.
- 2) No vegetation of any kind may be installed in a utility, access or drainage easement. Note that most homes have utility easement on both the road and home side of the sidewalk.
- 3) For all locations, no large tree may be installed closer than 15 feet from another large tree.
- 4) Maximum Front Yard permissible landscaping includes:
 - One single contiguous planter adjacent to the front wall of the home extending no more than 1/3 of the distance from the front wall (not the garage) to the sidewalk. AND
 - A single planter between driveways for homes with two driveways AND
 - A single planter adjacent to each side of the garage door opening consisting of no more than 10 square feet each AND
 - A single “island” planter no greater than 50 square feet in area
 - A total of one large tree in the planter adjacent to front wall of home AND

- A total of five small trees in the planter areas AND
- Shrubs in the planter areas AND
- Plants in the planter areas AND
- A total of two trees (large or small) not in the adjacent front wall of home planter

5) Maximum Side Yard (Adjacent Home) permissible landscaping includes:

- No large trees
- No small trees except to shield pool or AC equipment
- No "island" planters
- Planter adjacent to the home extending no more than 3 feet from home AND
- Shrubs in the planter area AND
- Plants in the planter area

6) Maximum Side Yard (Non-adjacent Home) permissible landscaping includes:

- Up to three large trees
- Up to three small trees
- Planter adjacent and/or non-adjacent ("island" planter) to the home composing no more than 30% of the side yard
- Shrubs in the planter areas
- Plants in the planter areas

7) Maximum Rear Yard permissible landscaping includes:

- Up to three large trees
- Up to five small trees
- Shrubs adjacent to the home, a fence, or pool enclosure
- Unlimited plants (provided they are maintained – see note below)
- Backyard landscaping must be limited/maintained to prevent breeding grounds for rodents and snakes

8) The only planters permitted are those identified above or in item 9 below. Planters must be covered with mulch (red or cypress color), bark (brown), or colored rocks (red). Planters may be surrounded by a border no more than 10" high.

9) Trees not in the planters identified above may have a small planter or tree ring extending no more than three feet from the trunk. Acceptable materials for this area include mulch (red or cypress color), bark (brown), colored rock (red), or plants.

10) A single paver block path, no more than three feet wide may be installed on side yards. Paver blocks may also be installed in front planter areas, consisting of no more than 20% of the planter area.

11) No fruit trees of any kind are permitted in front or side yards

12) No artificial plants, shrubs, or trees are permitted

13) Trees or shrubs may not be placed over public or private utility lines

14) Trees or shrubs must not interfere with drainage

15) New trees must have proper supports to ensure the tree grows in a relatively plumb direction.

16) Landscaping must not interfere with the ability of the homeowner to access the remainder of their property for maintenance. An example of an unacceptable planter would be one installed to the property line causing the homeowner to cross the adjacent owner's property to mow or access areas on side yard behind it.

17) No tree or shrub may be installed in a location whose canopy at full maturity will extend over an adjacent property. Homeowner is also responsible for maintenance of trees to ensure encroachment does not occur on an adjacent property.

18) Native Plants (palms, etc) are encouraged versus non-native plantings

19) Homeowner must submit site plan showing proposed landscape locations and species.

20) For conflicts with Federal, State or City code, the more restrictive code shall apply except where specifically allowed/protected by law. Homeowner is responsible for obtaining all required City permits and approvals.

PORTABLE STORAGE DEVICES

Portable Storage Devices may be approved by the ACC provided they meet the following criteria:

- Device shall be stored entirely within the driveway and not block the sidewalk
- Device shall not exceed any of the following dimensions: 16' length x 8' width x 8' height
- Device shall be provided from a commercial supplier, be secured, and in good condition
- Device may only be at homeowner's property for a maximum of two weeks
- Request will only be granted once per year
- Homeowner is responsible for repairing any damage to driveway or roadway from delivery truck

REAR ELEVATED DECKS

Rear elevated decks may be approved but must meet the following criteria:

- Elevated decks are only allowed on two story homes that do not have a rear neighbor (residential property within 100 feet to rear of back property line)
- Elevation of floor decking must not exceed height of second story floor elevation
- Deck must be entirely limited to rear of home (ie: may not extend beyond a line extending from sides of homes)
- Deck may not extend more than 10' from rear of home
- Deck must be constructed of pressure treated wood
- The deck may not be covered
- Stairs (wood or steel) are allowed if within the 10' extension limit from rear of home
- Color must be natural wood stain, existing home wall color, or white