

SOA ARB SUPPLEMENTAL GUIDELINES
BAY PINES HOMEOWNERS ASSOCIATION, INC.

HOA APPROVED April 26, 2017
SOA ARB APPROVED April 26, 2017
SOA BOARD OF DIRECTORS APPROVED: May 18, 2017

The following are the SOA Supplemental Architectural Guidelines specific for Bay Pines Homeowners Association. They have been approved by the Neighborhood Association Board of Directors as well as the SOA Board of Directors. Any significant revisions to these Guidelines must be approved by both the HOA and the SOA Board of Directors. Minor revisions such as adding an approved color etc. may be approved by the HOA and ARB only.

All new construction and exterior modifications, including but not limited to all landscaping and items herein, require approval and must comply with these Guidelines as well as the SOA ARB Guidelines.

The inclusion of any guideline or recommendation shall not preclude the HOA or ARB's right to disapprove any proposed project, for any reason. Whenever possible, each provision of this document shall be interpreted to be valid and effective under applicable law, but if any provision of this document is prohibited, invalid or unenforceable under any particular circumstances, that provision shall be ineffective only to the extent of the prohibition, invalidity or enforceability, without invalidating that provision under any other circumstances or invalidating the remaining provisions of the document.

1. EXTERIOR APPEARANCE

- a. Windows and Doors: No modifications can be made to the size, shape or colors of windows or doors without ARB and HOA approval. Transparent window tinting shall be allowed.
- b. Roofing: Asphalt shingle roofs are allowed in only the colors on the approved palette shown on Exhibit 1. Metal roofs are allowed only in 5V crimp style in only the colors shown on Exhibit 1. Submittal must include, design, manufacturer specifications for materials, and proposed colors.
- c. Roofing Accessories: Satellite TV dishes, if used, will be small, and when possible placed discretely to minimize view from the street neighboring property, and public view. All roof accessories such as vent stack and roof vents shall be painted to match the existing roof color. Use of solar energy-producing devices shall be governed by Fla. Stat. §163.04. Weather vanes are exempt from the requirement to match existing roof color.
- d. Exterior Colors: No modifications can be made to the exterior colors of homes, including but not limited to colors of facades, siding, and shutters, without prior approval. All colors must be in harmony with the natural setting of Bay Pines. No fluorescent, bright or high contrast palettes will be approved. Cables must be painted the same color of the home.
- e. Driveways: All driveway repairs shall be completed using materials matching existing driveway material.

Wood and other substrates for new driveway surface are not permitted. Concrete is allowed, but must match existing concrete. Pavers may be approved in lieu of concrete for entire driveways but not as an accent, border or portion of a driveway. Pavers must be installed in a herringbone pattern and selected from the list in Exhibit 1. No additions to or expansions of driveways or parking pads is allowed. Driveways with grade slopes of thirty-six inches or more may be submitted for approval. The term driveway does not include carports.

- f. Fences: Fences are not permitted in Bay Pines.

2. LANDSCAPING

Bay Pines is considered a natural landscape environment. Planting of invasive or unnatural-appearing landscaping is prohibited. Landscaping and irrigation are the responsibility of the property owner through qualified landscapers. Shrubbery shall not be trimmed in any manner that does not appear natural and indigenous. Any significant modification to existing landscaping and any removal of healthy trees or non-weed or non-consumable vegetation requires approval. Any dead trees or plants shall be removed promptly after field approved by SOA ARB Compliance.

A comprehensive plan indicating to scale modification(s) must be submitted to include existing and new plant material, size, and placement and drainage and irrigation plans. Street trees in the right-of-way are not to be tampered with under any circumstances.

Modification, removal or damage to any landscape or hardscape, including street trees, that commences prior to approval must be restored, repaired, or replaced within 30 calendar days from the date of written notification.

Refer to the SOA Guidelines for further considerations in submitting a landscape plan for approval. SOA's ARB requires landscaping to be of a type, density, and maturity consistent with the neighborhood and surrounding area.

3. POOLS/ POOL CABANAS/ HOT TUBS/DETACHED GREENHOUSES

No pools, cabanas, detached greenhouses, or hot tubs shall be allowed in Bay Pines. Mechanical and utility boxes must be screened with landscaping. Cables must be painted the same color of the home.

4. DOCKS

Walkways may extend no more than ten feet (10') from shoreline before attaching to docks, with a maximum overall square footage of 200'. All docks are to be at an elevation of 5'4" above the mean sea level.

5. EXTERIOR LIGHTING

Exterior lighting may be provided for safety and security. Recessed or down lighting, and vertical landscape lighting are recommended in lieu of floodlights. Color light bulbs are not permitted. No lighting should be located as to interfere with vehicular traffic or become a nuisance to neighbors by adversely affecting the nighttime environment of adjacent properties.

6. GENERATORS AND A/C COMPRESSORS

Unless replacing an existing A/C compressor on the same footprint, plans submitted for new A/C compressors shall reflect placement of the generator and A/C compressors at the rear of the house as well as landscape additions, if applicable. Care must be taken to place the generator and A/C compressors in an area that is not near or adjacent to the bedroom windows, porches, or decks of neighboring homes so as to avoid a noise nuisance.

7. ACCESSORY STRUCTURES

Only open covered carports will be permitted provided that such carports are consistent with the overall appearance of Bay Pines. Many lots are large enough to accommodate a gazebo, cabana or detached garage. If built, the accessory structures must be located within the required setbacks and match the architectural details of the home in both design and color.

RENDERING



ROOF CONSIDERATIONS

Metal Options
Style: 5V - Crimp only



Color Options:

Mill Finish
(not white)

Ash Gray

Charcoal

mcelroymetal.com

SHINGLE CONSIDERATIONS

Architectural Asphalt Shingles only
Style: Three Tab only



Color Options:

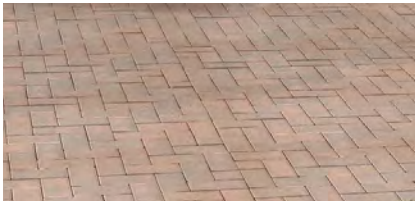
Weathered
Gray

Natural
Brown

Gray/Black

PAVER CONSIDERATION

Cement Paver
Style: 4x8" Herringbone Pattern only



Color Options:

Old Chicago
Brick

tremron.com