

BRIDGEPORT AT BAYWINDS NEIGHBORHOOD ASSOCIATION INC.

COMMUNITY STANDARDS

(Adopted January 2020)

PURPOSE OF DOCUMENT

It is the purpose of this document, not to replace, but to augment and/or explain current policy regarding various responsibilities of homeowners in Bridgeport at Baywinds, with particular reference to ***Section 11, Use Restrictions, as described in the Declaration of Restrictions and Covenants for Bridgeport at Baywinds.***

ALTERATIONS TO A PARCEL OR HOME

EXPECT AS NOTED BELOW, FOR ANY MATERIAL ALTERATION, ADDITION, MODIFICATION, OR MATERIAL CHANGE IN THE APPEARANCE OF A PARCEL OR HOME, A REQUEST FOR ALTERATION FORM (ACC FORM) MUST BE SUBMITTED TO THE BRIDGEPORT AT BAYWINDS ARCHITECTURAL CONTROL COMMITTEE (ACC) AND **APPROVAL RECEIVED PRIOR** TO ANY SUCH WORK BEING COMMENCED. BE SURE TO INCLUDE ALL THE NECESSARY INFORMATION REQUIRED AS INDICATED ON THE FORM. WE NOW USE TWO FORMS FOR THIS PURPOSE, SAMPLE COPIES ARE INCLUDED. PLEASE SEND THE COMPLETED ACC APPLICATION TO:
GRS MANAGEMENT OR HELEN BUFFARDI – 2091 STONINGTON TERRACE, WEST PALM BEACH, FL 33411

ALTERATIONS REQUIRED TO BE SUBMITTED TO THE MASTER ACC

The Baywinds Community Association Architectural Control Committee (Master ACC), with the approval of the Baywinds Board of Directors, adopted standards for certain architectural alterations/improvements which will require the approval of the Master ACC.

A **Master Association Application for Alteration Form** for the following alteration/improvements must be submitted directly to the Master ACC. Please bring your application to the Baywinds ACC Committee. The written approval of the Master ACC is required prior to any work being done. Master Application for Alteration Forms are available at the Clubhouse office. Completed forms, including supporting documentation, are to be submitted to the Clubhouse Office.

- Changes to a home’s roof color, material or design
- Installation of Solar Panels
- Installation of Sky Lights
- Installation of Satellite Dish
- Installation of Permanent Generators or Fuel Tanks
- Any Material Changes to the Footprint of the Façade of the Home

For the purpose of implementing these rules, the following shall apply:

- “Footprint” shall mean the original square footage of the ground floor level of the home, including its shape/outline at ground level, as originally constructed by the developer, **with the exception of enlarging your patio.**
- “Façade” shall mean the appearance of any exterior wall of the home (front, back and side walls) as originally constructed by the developer.
- “Front” of a home shall mean the side of the home that faces the street on which the address is indicated.

NOTES:

1. Numbers in parenthesis following a subject heading refers to the relevant section(s) of the ***Declaration of Restrictions and Covenants for Bridgeport at Baywinds.***

BRIDGEPORT AT BAYWINDS NEIGHBORHOOD ASSOCIATION, INC.

COMMUNITY STANDARDS

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AMERICAN FLAG

A. FLAG

The flag of the United States shall be thirteen horizontal stripes, alternate red and white: and the union of the flag shall be fifty stars, white in a blue field, **no other flags are acceptable, i.e. no team flags – ACC APPROVAL IS REQUIRED FOR INSTALLATION.**

DISPLAY AND USE OF FLAG

1. It is the universal custom to display the flag only from sunrise to sunset on buildings and on stationary flagstaff in the open. However, when patriotic effect is desired, the flag may be displayed twenty-four (24) hours a day if properly illuminated during the hours of darkness. **If illumination is desired ACC approval is required.**
2. The flag should not be displayed in inclement weather, except when an all-weather flag is displayed.

B. FLAG SIZE

The usual size of a flag used at a home is three (3) feet by five (5) feet.

C. FLAGPOLE

The flagpole shall be six (6) feet in length and may be sectional or one piece.

D. FLAG LOCATION

The following section describes the attachment location for a flagpole holder on home in Bridgeport.

1. Interior units – The flagpole holder shall be permanently mounted on the front of the home, on the wall between the entry walk and the front bedroom window, equidistant between the edge of the building and the window. The flagpole holder shall be mounted six (6) feet above ground level. The flagpole holder shall hold the flagpole at a 45-degree angle and

shall be attached to the home using concrete screw inserts with stainless steel screws (rust proof). The flagpole holder shall be made from such material that it does not rust or discolor the exterior of the home.

2. End Units – The flagpole holder shall be permanently mounted on the front of the home, on the wall between the entry paths leading to the home’s side entrance and the front bedroom window, equidistant between the edges of the building and the window. The flagpole holder shall hold the flagpole at a 45-degree angle and shall be attached to the home using concrete screw inserts and stainless-steel screws (rust proof). The flagpole holder shall be made out of such material that it does not rust or discolor the exterior of the home.

GARBAGE / TRASH / RECYCLABLES COLLECTION (11.15)

1. Garbage cans and recycle bins may not be put out before 6 p.m. on the day of trash pickup and shall be brought in immediately after trash pickup or as soon thereafter as reasonably possible. Placing garbage and landscape debris to the curb prior to 6 p.m. the day before pick-up will result in the issuance of a violation.
2. All garbage / trash must be placed in the City of West Palm Beach approved garbage container for collection. Nothing is to be placed outside of the approved container as it will not be picked up. Collection days are Wednesday and Saturday unless otherwise announced.
3. Landscape debris is collected on Wednesday and may be placed at the curb loose or bagged.
4. Do not place debris under a tree as the arm on the truck will not be able to access it.
5. Recyclables are collected on Wednesday and must be placed in the approved recycle containers. The yellow bins are for paper and cardboard and the blue bins are for glass and plastic.
6. Garbage cans may not be stored at any home as to be visible from the outside of the home in accordance with Bridgeport Declaration (11.15)
7. Cardboard boxes must be broken down and bundled at the curb for pick up.

GUTTERS

Rain gutter shall be permitted if they adhere to the following restrictions:

1. All front and / or side gutters and downspouts shall be the same color as the fascia boards. Front downspouts shall be located on the side garage wall and should be the same color as the fascia boards.
2. Rear downspouts shall be in such a position as to not drain onto the neighboring property.
3. Rear gutters attached to patio screen enclosure shall be the same color as the patio screen enclosure structural supports. Downspouts shall be attached to the patio enclosures, where feasible, and shall be the same color as the patio screen enclosure structural supports. Gutters and downspouts require ACC approval. Check with ACC in location of downspout is a problem.
4. Rain gutters over the entrance to end units shall be located on the roof fascia boards over the entrance with the downspout located on the side of the building and draining into the shrubbery nearest to the rear of the home.
5. In the event that any gutter extends past the patio screen enclosure, that portion of the gutter must be the same color as the fascia that it is attached to on the residence. If the downspout is not attached to the patio screen enclosure but is attached to the gutter extension beyond the patio, then that downspout shall be the same color as the fascia. ACC approval is required.

HOLIDAY LIGHTS AND DECORATIONS

1. Holiday lights are permitted. Installation of lights must not interfere with the plant beds or lawn maintenance. The electrical wiring must not interfere or create problems with landscape maintenance or the sprinkler system. Homeowner assumes all responsibility and liability for maintenance and repair of any holiday lighting.
2. Holiday Lights may be put out the day after Thanksgiving and must be taken down **no later than January 6th**.

QUIET AND PEACEFUL ENJOYMENT

Homeowners shall be mindful of their surrounding neighbors and adhere to the polices of no loud music, loud entertainment after 11 p.m. on any evening as well as keeping their pets form creating a barking environment that will disturb adjoining neighbors or the neighborhood.

HOSES IN FRONT OF HOMES

Hoses must be stored either in the garage or behind the shrubs (out of sight) when not in use. Hose holders are not permitted in front of the homes unless they are below the height of the plantings.

HURRICANE SHUTTERS – ACC APPROVAL REQUIRED

A. HURRICANE SEASON

According to the National Weather Service (NWS) of the National Oceanic and Atmospheric Administration (NOAA), hurricane season in the period between June 1st and November 30th of each year. Don't wait until hurricane season to take down projectile objects.

B. PERMISSIBLE HURRICANE SHUTTERS

The ACC approved hurricane shutters are either panel or accordion type shutters. Other shutter types are not allowed in order to preserve the commonality of the outward appearance of the community during non-hurricane periods. The common almond or neutral corresponding color is permitted for accordion type shutters.

C. HURRICANE SHUTTER POLICY

1. Hurricane shutter may not be left closed for the duration of the hurricane season. Hurricane shutters may be installed or closed up to ninety-six (96) hours (4 days) prior to the expected arrival of a hurricane and must be removed or opened within forty-eight (48) hours (2 days) after the end of a hurricane warning or as the Board may determine.
2. **It is the homeowner responsibility to make adequate arrangement to have the hurricane shutters installed when the National Weather Service has issued a hurricane warning and removed when the hurricane dissipates.**
3. Hurricane shutters **must be installed or closed 24 hours (1 day)** prior to the National Weather Service predicted arrival of the hurricane. Failure to comply with this requirement will result in a violation and fine. There are no warning letters for this offense.

4. Homeowners who have vacation plans during hurricane season may petition the ACC to request an exemption from the required installation and removal periods only. **Seasonal resident and snowbirds should partner up with a neighbor or friend to assist them in complying with these requirements.**
5. Hurricane shutter are to be used and installed only for hurricane prevention; no other uses are permitted.

D. POLICY REGARDING SUCCESSIVE HURRICANES.

In the event that the National Weather Service is forecasting another storm to be following in the path of the most recent storm, and if Baywinds is in the National Weather Service predicted cone, then the residents may elect to leave their hurricane shutters up until the storm either passes or the National Weather Service rescinds the hurricane warning for the Baywinds area, at which time the hurricane shutters must be removed within seventy-two hours (3 days).

E. VACATION TRAVEL EXEMPTION

Homeowners who have vacation plans during hurricane season, may petition the ACC to request an exemption from the required installation and removal periods only. The homeowner may request to put up the hurricane shutters for the duration of the vacation. The duration may not exceed 4 weeks. A request for an exemption must be submitted to, and granted by, the ACC prior to implementation of extended hurricane shutter usage during vacation period.

LANDSCAPING

A. GENERAL

1. If the homeowner wishes to install major landscaping to be done by a professional landscaper, this requires ACC approval.

2. Plantings by the Association / Builder will be maintained by the Bridgeport at Baywinds Homeowners association's landscape contractor. Homeowners are NOT allowed to interfere with the landscape crews.
3. INTERIOR UNITS – Planting installed by the homeowner in front flower beds should be planted with the smallest plantings in front. Other plantings should be in a tiered design. Height of rear plantings (in front, under windows) should not exceed 30 inches. Height of rear plantings (in back of unit) should not exceed 6 feet. Prior ACC approval is required before any major planting.
4. END UNITS – Front hedges should not exceed 30 inches in height. Other plantings should be in a tiered design. Ornamental plantings may be placed at either side of the front hedge or adjacent to doors not to exceed 6 feet in height, and not to encumber walkways or door entrances. Plantings installed by the homeowner at the rear or side of an end unit should not exceed 6 feet in height. Prior ACC approval is required before any plantings are done.
5. Removal of soil or Association installed plants or trees requires ACC approval.
6. Homeowner installed landscaping cannot interfere with lawn maintenance and requires ACC approval.
7. No fruit trees or vegetable plants are permitted in the ground or in pots outside the home. These plants attract nuisance wildlife and rodents.
8. Homeowners are not permitted to prune any trees, bushes, plants installed by the Association.
9. Residents wishing to accept responsibility for trimming their plantings at their home, in conformance with above stated criteria, may place red reflectors on metal stakes in the planting in such a manner that they are visible to the landscaping personnel. The red reflectors will alert the landscaping personnel not to trim the plantings.
10. Any resident wishing to put in stone along a side bed must obtain prior approval from the ACC and said stone must conform to approved color.

B. BORDERS AND PLANT BEDS

Boarders are allowed with ACC approval. Brick or stone borders and plant beds must coordinate with the architectural design of the community and of the building (earth tones) and must be neat in appearance and maintained. No white, black, or wooden borders are allowed. **All annuals and perennials that the homeowner may plant require the short form for ACC quick approval.**

C. POTTED PLANTS

1. Pots cannot exceed twenty-four (24) inches across the top opening. This applies to pots in both the front and rear of the home. The overall height of the plant and pot cannot exceed five (5) feet. Pots cannot be placed on the grass in either the front or rear of the home. Pots in the rear of homes must be placed on patio blocks or pavers forming a solid base sixteen (16) to twenty-four (24) inches on side and shall be placed in a location so as not to interfere with lawn maintenance. **Potted plants are limited to two (2) pots only.**
2. Potted plants placed on patio blocks or pavers, as described above, are permissible adjacent to the building wall on grass strip between garages/driveways. Pots are not allowed in the front flower beds. Written consent from adjoining homeowner is also required and must be included in the short ACC application form.
3. Caution – Plants in the ground between the two garages may interfere with underground utilities such as air conditioner discharge lines, clean outs, etc.

OUTDOOR FURNITURE

1. Outdoor furniture and barbeques are permissible at the rear of the home's patio or patio extension (Screened or Unscreened) provided that the outdoor furniture and barbeques are on a concrete or paver patio and are maintained.
2. Lawn chairs only are permissible beyond the patio on the homeowner's property (grassy area) provided that the chairs are actively being used. Unattended lawn chairs must be removed and may not remain on the grass overnight. Lawn chairs may not interfere with lawn maintenance activities.
3. Outdoor furniture is not allowed on common ground. Outdoor furniture must be taken in when leaving home for an extended time. All free-standing outdoor furniture (including patio furniture, barbeques, statues, potted plants etc.) must be secured or stored during high winds and/or hurricanes.

OUTDOOR LIGHTING

A. CARRIAGE LIGHTS / EXTERIOR LIGHTS

1. The application submitted to the ACC must include a picture of the replacement carriage light proposing to be installed.
2. The carriage light design may be changed from the original builder installed design
3. The carriage light may not exceed twenty-four (24) inches in height, nine (9) inches in width and may not protrude more than ten (10) inches from the building.
4. The color of the replacement carriage light must be black.
5. All outdoor lights must be uniform in color, no green, red, blue, or other color are permitted.
6. Hanging potted plants from the carriage lights in not allowed.

OUTDOOR STORAGE

1. Storage of any type is not permitted in the rear of any residence unless it is inside of a screened patio enclosure. Storage of any type on an unscreened patio is not permitted. Especially, garbage cans, recycle containers or anything that might attract animals and pose a danger to the community.
2. Storage of any type is not permitted in the front of any residence or in the alcove outside the entry door to the residence including the area between the entry door and a screen door/enclosure, if present.

PETS

1. Two (2) pets are allowed per household.
2. No pet may weigh more than fifty (50) pounds.
3. All pets must be walked on a leash when outside the confines of the house.
4. No pets shall be tied up outside or left unattended on the exterior of the home or patio.
5. No pets shall be allowed to roam freely without a leash. This includes cats.
6. Allowing pets to defecate on another homeowner's property is not permitted and it is not permitted on the sidewalk or anywhere else in the neighborhood. Pooper scooper or plastic bags must be used for cleaning up after pets.

SATELLITE DISHES

Satellite dish installation requires the approval of the Baywinds Master Architectural Control Committee (The Master ACC).

SCREEN ENCLOSURES

1. Any screen enclosures must be approved by the Bridgeport ACC. Construction of screen enclosures of materials other than standard aluminum framing and screening materials requires the approval of the Master Architectural Control Committee (Master ACC).
2. Screen Enclosures constructed of standard aluminum framing and screening materials are permitted provided they adhere to the following stipulations:

A. PATIO EXTENSIONS – SCREENED OR UNSCREENED

Not to exceed twenty (20) feet from the interior patio entry. Not to exceed thirteen (13) feet from the rear unit bedroom wall no more than one (1) foot beyond the bedroom window, assuming the air conditioning unit permits extending that far, however, sufficient space should be allowed to permit hurricane shutter installation. Adequate clearance and access to hedge between units must be available to the landscaper for grounds maintenance.

B. FRONT SCREEN DOORS & ENCLOSURES

All front screen doors and frames must be in the color white. All front screen enclosures shall be constructed of white aluminum framing and supports. All screen mesh must be in the color charcoal.

C. REAR SCREEN ENCLOSURES

Screen enclosures shall not exceed the dimensions of the concrete or paver floor. All patio screening shall be constructed to utilize bronze aluminum framing and supports. All screen mesh must be charcoal in color. **Kick-plates (not to exceed a height of twelve (12) inches) are permitted around the circumference of a screened enclosure. Kick plates must match the color of the screened enclosure including doors. Roof may be constructed of screening only or a flat 3” insulated white aluminum roof with hip or mansard style screening.**

D. ROOF REPLACEMENT OR REPAIRS

Replacement roof tiles must match the style and color of the neighborhood roofs.

SEALING DRIVEWAY OR WALKWAY PAVERS

1. The sealer for driveway or walkway pavers must be a clear coating.
2. No coloring of any kind is permitted.
3. Driveways must be power washed as needed and oil stains on the driveway must be cleaned up by the homeowner.

SIGNS

No signs of any kind are allowed except current alarm company signs.

STATUES

1. Statues may not be more than two (2) feet in height.
2. Statues may be placed within your flower beds.
3. No more than two (2) statues are permitted.
4. Statues of political or religious figures are not allowed.
5. Decorative fountains may be placed on your back patio.
6. No mobile, whirligig or wire type ornamentals are allowed in the front of the property.
7. No trellises of any kind are permitted.

TUBULAR SKYLIGHTS

Installation of tubular skylights requires the approval of the Master Architectural Control Committee.

GARAGE DOORS

Garage doors must be in the down position unless the garage is actively being used. No car repairs are allowed to be performed anywhere outside of the garage. Any repairs must be done inside the garage.

VEHICLE PARKING AND COVERING OF VEHICLES

A. ON STREET PARKING

No OVERNIGHT parking on the street is permitted between the hours of 2:00 am and 5:00 am.

B. PARKING AT STREET INTERSECTIONS

Parking of vehicles or placement of any other obstruction to visibility within twenty-five (25) feet of the corner at a street intersection and within thirty (30) feet of a stop sign is NOT permitted.

C. PARKING AT FIRE HYDRANTS OR MAILBOXES

Parking of vehicles or placing any other obstruction within fifteen (15) feet of the center cap of a fire hydrant is not permitted. This standard is not intended to preclude the proper parking of a vehicle in a driveway adjacent to the grass area where the fire hydrant is located. **No parking is allowed in front or near the mailbox area except to pick up mail.** No lingering at the mailboxes so as to not interfere with the surrounding residences. **GUEST PARKING for 3-4 cars is permitted on the street near the homeowners' residence. No parked car can interfere with the other homeowners' residence egress or ingress. Additional guest cars must be parked at the Clubhouse parking lot with prior notification and permission from the Clubhouse Management.**

D. INOPERATIVE OR UNLICENSED VEHICLES

No inoperative or unlicensed vehicle may be parked anywhere in Bridgeport at Baywinds for more than twelve (12) hours, except in the garage of a home. An inoperative or unlicensed vehicle is a vehicle which is incapable of operation by its own power or which is incapable of lawful operation on the public highways pursuant to state and local laws.

E. VEHICLES NOT PERMITTED ON DRIVEWAYS OR STREETS IN BRIDGEPORT

No commercial vehicle, recreational vehicles, boat, trailer, or camper is permitted on a driveway or street in Bridgeport. **NO REPAIRS ARE TO BE MADE, except in the garage of a home, only in an emergency.**

F. VEHICLES BLOCKING SIDEWALKS

Vehicles parked in a driveway shall not protrude into or obstruct the sidewalk in any way.

G. PARKING ON GRASS

No parking is permitted on the grass – sprinkler heads are located at or near grass edges and anyone parking on the grass and destroying a sprinkler head or heads will be responsible for replacement costs.

H. COVERING OF VEHICLES

Cars are NOT allowed to be covered (for example by a car cover) in Bridgeport.

WILDLIFE

Please do not feed the wildlife. This includes ducks, squirrels, birds and any other form of wildlife. They start to rely on your food and begin to lose their fear of humans. The wildlife has plenty of natural food and they can forage for themselves. The Sandhill Cranes are protected by the State of Florida.

WREATHS

Wreaths are permitted on the front door or front screen door of the home only. Wreath are limited to a maximum size of twenty-four (24) inches and may not protrude more than eight (8) inches from the door.

LEASE OF YOUR VILLA

DO'S AND DON'TS

In accordance with Sec 11.23 of the Declaration of Restrictions and Covenants, "homes may be leased in their entirety and no fraction or portion may be rented." This means no renting of a room or anything less than One Hundred percent (100%) of a villa. All leases shall be in writing and a copy of all leases and completed lease application shall be provided to the GRS Management at 3900 Woodlake Blvd. Suite 309 Lake Worth, FL 33463. The completed lease application along with the proper fees must be submitted and approved by the HOA prior to occupancy. No villa may be subject to any more than two (2) leases in any twelve (12) month period, regardless of lease term. The owner must make available to the lessee (renter) copies of the Association Documents and Standards. NO lease term may be for less than thirty (30) day. Any resident owner who will be entertaining or permitting guests to stay with them in excess of 30 days must file the appropriate Occupant and Registration Form Application and pay the appropriate application fee for each such guest.