

## **BAYONNE II PROPERTY OWNERS' ASSOCIATION ARCHITECTURAL COMMITTEE RULES, REGULATIONS AND GUIDELINES**

The mission/ and or role of the Architectural Committee is to insure the maintenance of the Property as a residential area of highest quality and standards and to insure that all improvements on each Lot shall present an attractive and pleasing appearance from all sides of view.

(This document is authorized in accordance with Bayonne II Declaration of Covenants and Restrictions, Article IV, Section 1 and is supplemental to the Declaration and is to be used as an easy reference for Architectural related items. For more detailed information, as a minimum, please read *Article III: Property Rights, Easements and Restrictions, Article IV: Architectural, Maintenance and Use Restrictions, and Article VII: Maintenance of Dwellings and Lots and Improvements and Landscaping Thereon*)

ANY ALTERATIONS AND/OR CHANGES THAT ARE TO BE MADE TO THE EXTERIOR OF ANY HOME OR PROPERTY EXCEPT FOR THOSE ALLOWED HERE IN, MUST BE REVIEWED BY THE ARCHITECTURAL COMMITTEE AND APPROVED IN WRITING BY THE BOARD OF DIRECTORS PRIOR TO BEGINNING ANY WORK. FOR EXAMPLE, THIS CAN INCLUDE, BUT IS NOT LIMITED TO: PAINTING, REROOFING AND/OR LANDSCAPING.

For all items requiring Architectural Committee review, please obtain an Approval Request Form and furnish all information requested with the application.

After the transfer of control from WCI Communities to the Bayonne II Property Owners' Association (BIPOA), the following rules, regulations and guidelines were developed by the Architectural Committee.

1. Trash Cans: All trash, garbage or other waste shall be placed in containers and stored out of sight. Containers must not be placed at curbside any earlier than 7:00 PM the day prior to pick up. It is recommended that all containers be placed so as not to block the sidewalk.
2. Garage Screens: Retractable/roller screens are the preferred design choice for garage screens; however, others will be considered. The homeowner must submit a request form/packet for any style of garage screen.
3. Gas or Charcoal Grills: If a grill is stored on the exterior of the home, it must be located in the rear of the home and screened from public view, either on a lanai or by landscaping, when not in use.
4. Mechanical Equipment: Mechanical equipment (i.e., pool and/or spa equipment, water softeners, etc.) must be screened from public view by landscaping.
5. Street/Lampposts: All lampposts must be on from dusk to dawn. Globe housing must remain clear and the lampposts must remain black. Replacements must be reviewed by the Architectural Committee. Small plants/flowers may be placed around the lampposts; however, keep in mind current and potential size as the

light must be clearly visible and sidewalks must remain clear for easy passage. White popcorn edging must encase all plantings. Architectural Committee review is required. The homeowner shall make timely (1 day) replacement of burned out light bulbs.

6. Lanais/Screened Porches/Cages: All requests for enclosing existing lanais/screened porches/verandas or for adding a cage must meet guidelines approved by Committee, which include, but are not limited to the following: All lanai enclosures must be attached to the home, enclosed with screen and have a kick plate on each door not to exceed 18" from the ground in height. All requests must include a detailed drawing and specifications before the Architectural Committee will consider them.
7. Hurricane Shutters: Shall not be used to protect vacant homes except during storm threats See page 6 titled **Rules for Seasonal Hurricane Protection Devices**.
8. Exterior Finish: All exterior finishes must be stucco (same finish as original installation) for the harmony of exterior design throughout the Association.
9. Exterior: All exterior architectural features attached to the home must be submitted for Architectural Committee review. Some examples are: awnings, friezes and medallions.
10. Swimming Pools: Above ground pools, hot tubs or Jacuzzi's are not permitted outside of the home or screened area.
11. Generators: Portable generators are permitted for use only during power outages. Operation should be with minimal invasion to neighbors. CAUTION: Operation should ensure that engine exhaust does not enter any living space. Portable generators used only for power outages do not require review; however, permanent "stand by" generators do require Architectural Committee review.
12. House and Trim Repainting: Only original WCI color schedule selections will be approved and they should be compatible with homes adjoining your property. Paint samples must be submitted at time of application along with the **Approval Request Package**.
13. Replacement Roof: Replacement roofs (shingles only) should match original shingles as closely as possible. A sample shingle will be required at the time of application.
14. Flag Pole: Flag poles are permitted to fly the US Flag, provided prior written approval is received from the Committee. Guidelines are:
  - a) No gas operated lawn maintenance equipment may be operated on Sunday.
  - b) Pole must be within the ~~popcorn~~ landscaped bed.

- c) Pole cannot be higher than the top peak of the house.
  - d) If the flag will be displayed at night then up-lighting of the pole is required.
4. Landscaping: Approval will be required for any item attached to your home, and/or for larger items such as trellises, arbors, or anything unusual that is not mentioned below.
- a) No clotheslines are permitted
  - b) Replacement of plantings within existing popcorn beds immediately adjacent to the house does not need review by the Architectural Committee. The Architectural Committee must review all new landscape beds.
  - c) Edging: All new exterior edging, and/or replacement edging must be white popcorn edging as per original WCI build, with washed river rock to be used as ground cover. Exception: Organic Mulch with or without popcorn may be used in the front of the home around the oak tree or its replacement landscaping only.
  - d) All existing popcorn areas must be maintained and planted with sufficient live plants to create an esthetically pleasing appearance. All landscaping items in the front of the home must reside within the confines of white popcorn edging except in the rear and sides of the home Organic Mulch may be used in place of the rock.
  - e) Holiday Decorations: Use of holiday decorations & lighting should be limited to no more than four weeks prior to the holiday and removed within two week following the holiday season.
  - f) Grassy areas between new plant beds should be wide enough to allow for lawn mowers to pass.
  - g) The removal or replacement of existing trees must comply with the Land Development Code prepared by The Hillsborough County Department of Planning & Growth Management. Palm trees planted in the location of the former oak trees do not count as a leafy tree. Replacement of the removed oak tree or other acceptable leafed tree may be placed anywhere on the lot.
  - h) Citrus or fruit bearing trees may be planted on the sides or rear of any yard and will be the home owner's responsibility to maintain. This includes the removal of dropped or rotten fruit.

- i) Landscape Lighting: Only low-voltage architectural lighting will be considered and must be reviewed by the Architectural Committee. Please take into consideration how lighting may affect adjacent properties.
- j) Homeowners are allowed a total of ten (10) items in their yards, not to exceed five (5) in front and five (5) in back, unless Committee approval is received for additional items. All lawn &/or garden ornaments must be placed within popcorn defined areas immediately adjacent to the house.

Such items do not require Committee approval includes:

- Birdbaths
- Bird Feeders
- Sun dials
- Reflective spheres
- Fountains
- Statues/sculptures/lawn ornaments
- Bird houses of standard size
- Butterfly boxes/houses of standard size
- Ceramic/clay pots
- Rock boulders
- Benches which are not placed under covered entries or under home overhangs

16. The following are acceptable signs:

- Name plates designed for and attached to lampposts.
- Any homeowner may display a sign of reasonable size provided by a contractor for security services and placed within 10 feet of any entrance to the dwelling.
- Exclusive sales agent for Homeowner or the Homeowner may place one (1) professional sign of reasonable size for advertising the property for sale or rent.
- Additionally, not more than two drop down signs describing other home information of a reasonable size may be displayed.
- “Open” signs may only be displayed anytime the owner or his representative is in attendance.

No other signs may be displayed without review by the Architectural Committee.

17. Before digging, the homeowner must consult local utilities for underground utility locations.

18. Pavers or coatings installed or applied to driveways and walkways must be in keeping with the homes exterior colors and shall be reviewed by the Committee.

19. The feeding of certain species of wild life, birds, ducks or alligators is prohibited by County and State Laws. Home owners should be aware of the types of birds or animals that are eating from any feeders they install.
20. No vehicles shall park or intrude on the sidewalks.
21. Vehicles with commercial signs must be parked inside the garage.
22. Dog owners must clean up after their pets.
23. For any items not mentioned in the foregoing **Bayonne II Property Owners' Association Architectural Committee Rules, Regulations and Guidelines**, please contact the Architectural Committee prior to installation.
24. Violators who do not receive approval **or fail to maintain their lots** will be given 30 days to resolve the violation. As is the case with all violations, 30 days from the date of such notice the board by 2/3 vote will take appropriate action to resolve the violation with the homeowner or proceed to have an outside contractor perform the necessary work at the homeowner's expense as allowed in the Bayonne II Covenant Declaration Article 7, Section 2.

## **RULES FOR HURRICANE PROTECTION DEVICES**

The intent of these rules is to allow the residents to protect their homes from storm damage while keeping the appearance of the home acceptable to neighbors. Shutters may only be installed or closed the beginning of Hurricane season on June 1 and may remain in place until the end of Hurricane season on November 30.

Devices, designed for hurricane protection, like roll-down shutters, accordion shutters, Bahaman types of storm shutters are all allowed. These items must be commercially designed and professionally installed. They must be attached so that they blend in with the home. Prior to installation of these protection devices, the homeowner must submit their request to the Architectural Committee for review.

Lexan, fabric screens, corrugated aluminum; corrugated steel shutters may be used when commercially designed and installed. Mounting devices are to be painted the same color as the area they are attached to. Architectural Committee review is required for these protection devices.

Plywood may only be used when there is a named storm and for temporary protection if it is secured properly to the home. Proper methods on how to fasten plywood to the home can be found at the National Hurricane Centers Information Page. Plywood must be removed within two (2) days when there is no named storm present and stored out of sight.