

BAILEY RANCH ESTATES HOMEOWNERS ASSOCIATION

ARCHITECTURAL COMMITTEE

The purpose of the Architectural Committee is to promote good design and compatibility within the subdivision and in its review or determination of any waiver as authorized by the Board of Directors.

The Architectural Committee may take into consideration the nature and character of the proposed building or structure, the materials of which it is to be built, the availability of alternative materials, the site upon which it is to be erected, and the harmony thereof the surrounding area.

The Architectural Committee shall not be liable for any approval, disapproval or failure to approve.

The powers and duties of the Architectural Committee are determined by the Board of Directors of the Homeowners Association or any committee appointed by the Board.

The Architectural Committee consists of three (3) members of the Homeowners Association. The Board of Directors may substitute or replace members of the Architectural Committee as needed.

No building, fence, wall, roof, driveway or mailbox shall be erected, placed or altered on any lot in the subdivision until the plans and specifications have been approved in writing by any one of the members of the Architectural Committee.

Please retain this information for future reference

BAILEY RANCH ESTATES HOMEOWNERS ASSOCIATION
Architectural Review Committee Guidelines

1. Storage Buildings

- a. Buildings/Structures no larger than 10 x 14 feet
 - i. Must submit plans and specifications to Committee
Committee Approval Required for all sizes
 - ii. No buildings/structures on Pond lots in Sawgrass
 - iii. Rubbermaid buildings on patio with Approval
 - iv. Only one outbuilding per lot
- b. Materials
 - i. Exterior walls must be constructed from wood//fiberboard siding and/or brick
 - 1. Siding must be painted to same color as house
 - 2. Brick must match house
 - 3. No metal buildings allowed
 - ii. Must have shingles to match house
- c. Shape
 - i. Must have single pitch roof similar but not identical to house
 - ii. Barn style building allowed but must have shingles to match roof of house.
- d. Location
 - i. Nearest property line(s) can be no closer than maximum building height minus six feet.
 - ii. Example:
 - 1. Peak height is 9 feet
 - 2. $9 - 6 = 3$
 - 3. Building must be at least 3 feet from property line

2. Fence

- a. Style
 - i. 6 foot tall privacy fence constructed from Cedar or Pine
 - ii. Ranch Rail (wood post and 2 wood rails with vinyl coated chain link)
 - iii. All fences require Committee approval
- b. Location
 - i. No closer to street than front of house in any case
 - ii. On side yard must be at least 3 feet from sidewalk

3. Concrete flatwork (i.e Driveways & Sidewalks)
 - a. Any amount provided property lines are not violated
 - b. Color must be natural, no staining
 - c. No patterns allowed

4. Finials
 - a. Requires Committee Approval
 - b. Maximum height 36 inches
 - c. Natural color, not painted (i.e. finials that will not peel)
 - i. Must provide photo of finial
 - ii. Must provide sketch/photo of house with suggested finial location

5. Roofs
 - a. Requires City permit
 - b. Roof Materials
 - i. Heritage II or comparable composition shingles of equal or better quality.
 - ii. Color Weathered Wood or comparable color
 - c. No Black Roofs
 - d. Requires Committee approval before installation

6. House Additions
 - a. Requires Committee Approval
 - b. Must submit plans to Committee
 - c. Materials and style must be same as original house
 - d. Must meet roof pitch requirements in Covenants (Phase Specific)

7. Pools
 - a. Requires Committee Approval
 - b. In ground pool requires City Approval
 - c. Above Ground pool does not need City approval
 - d. Must have privacy fence around any pool