

Bahia Lakes Alteration Application Review Process - Architectural Review Committee

ARC Functions Per Bahia Lakes Covenants

While maintaining the ARC Guidelines, the ARC works diligently to review every submittal on an individual basis. We appreciate your patience during this process.

Any change to the exterior of your home requires ARC approval. Any exterior modification, alteration, change or addition must be submitted to and approved by the Architectural Review Committee prior to start of construction. In most cases, the ARC will review and process your application within 15 – 60 business days. Please allow ample time for the review process. While many contractors offer to submit the necessary documentation, it is the homeowner's responsibility to ensure ARC approval is obtained prior to construction. If construction is started or completed prior to approval and said construction is not approved, it is the responsibility of the homeowner to remove and/or bring into compliance any such construction to avoid incurring unnecessary expenses.

Major Construction Projects

Many projects require an approved Building Permit from Hillsborough County, as well as, ARC approval prior to starting construction. To determine if your project requires a County Permit, visit Hillsborough County's website to see a list of those that fall in that category.

As a simple rule of thumb, any major projects that require excavation and the pouring of concrete for such things as pool/screen enclosure, foundations for patios, or screen rooms/Florida rooms require a County Permit be submitted with your alteration application.

Paint Colors -Exterior Paint Bahia Lakes Architectural Review Committee (ARC) approval is required to paint the exterior surfaces of any structure or fence on any lot even if the same colors that were originally applied by the developer are used. In all cases garage doors must be painted to match the main body color, Soffits and Fascias must remain White when repainting a home. House front entry doors may be painted the body, pop-out, or trim color of the home as listed in the scheme charts.

The Architectural Review Committee must approve colors prior to painting. The application for approval shall include paint samples of the colors to be used, unless using pre-approved paint schemes without variation. The colors cannot be the same as the neighbor to either side of the homeowner submitting the application (see definitions).

Definitions: Facing Neighbor, Adjacent Neighbor, and Impacted Neighbor.

Facing Neighbor: Means the three (3) homes most directly across the street.

Adjacent Neighbor: Means all homes with adjoining property lines to the Lot in question.

Impacted Neighbor: Means all homes in the immediate surrounding area which would be affected by the construction of any improvements to include exterior paint.

Understanding Terminology



Exterior Paint Color Requests

Looking to repaint the exterior of your home but not sure what colors are available? Bahia Lakes' Ryland and ARC approved color schemes can be found at:
<https://bahialakeshoa.org/documents.html> under the heading Paint Schemes.

To select a color scheme for your home and have it approved submit an Alteration Application form to Qualified Property Management (QPM) for ARC review and DRB approval.

Your request must be APPROVED by the Architectural Review Committee before proceeding with painting your home! Other things to note:

- You must choose colors from the approved color palette. Swatches of the paint colors you choose from the approved color palette must be attached to the Alteration Application Request Form per the instructions.
- **Exterior Painting of Homes**
- 1. Homeowners must select paint colors for their homes from the original paint color pallets used by Ryland / Lennar when the homes were new. Colors must be consistent with those that were used in Bahia Lakes. Note: Samples of these paint color pallets can be found in the Association's website at: (<https://bahialakeshoa.org/documents.html>)
- 2. Before painting the exterior of your home, you must submit an architectural alteration application to Architectural Review Committee for review and approval. Once your architectural application is approved and returned to you, you may begin to paint your home.
- 3. Homeowners may not choose colors for their home that are the same colors as neighboring homes.

Trees

Removal of any tree greater than 6" diameter at a height of 3 (three) feet require prior approval from the HOA and Hillsborough County.

For Street Trees refer to Hillsborough County – Bahia Lakes Street Tree Policy

https://www.bahialakeshoa.org/BahiaLakes_County_Street_Trees.pdf

If a diseased or dying tree requires removal, submit an Alteration Application to QPM with the following information: name, address, location of the tree and contact phonenumber.

Upon confirmation, an approval form will be issued which must be presented to your tree service vendor prior to removal.