Bahia Lakes Architectural Standards

Alteration Application Review Process - Architectural Review Committee (ARC)

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 prior 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 – 30 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 major 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 an approved County Permit be submitted with your Bahia Lakes alteration application.

Paint Colors -Exterior Paint: Bahia Lakes Architectural Review Committee (ARC) approval is required prior to painting 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, Fascias, Drip Edges and Rain Gutters 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, or the three (3) homes most directly across the street 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? BahiaLakes' 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, first 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.

Fences

The installation of a fence requires prior approval from the ARC. Bahia Lakes Fence policies can be found at: Bahia Lakes Exhibit E Fence Specs.pdf

Garage Doors

- Garage doors must be the same color as the body color of the house.
- Garage screens or frames when installed may not be visible to the public when the garage door is closed

Lawns

- The approved lawn (grass) is St. Augustine Sod. Any variant of St. Augustine may be used, such as Floratam, Bitterblue, Sapphire, Raleigh, Seville, or the newer ProVista line.
- Since St. Augustine grass doesn't produce viable seeds, you'll need to plant it using sod, sprigs, or plugs.
- Bahai Lakes' front and side yards must comprise of three quarters of the area being grass.

Mailboxes

Three sources for the Bahia Lakes standard black plastic mailboxes are: Home Depot, Lowe's and Walmart

- **Home Depot:**

  Gibraltar Mailboxes; Parsons Black, Medium, Plastic, Post Mount Mailbox

- Architectural Mailboxes Parsons Black, Medium, Plastic, Post Mount Mailbox PL10B0AM - The Home Depot

- **Lowes:**

  Gibraltar Mailboxes Post Mount Black Plastic Mailbox - Item #812711Model #PL10B020

- Architectural Mailboxes Post Mount Black Plastic Standard Mailbox PL10B020 at Lowes.com

- **Walmart**

Gibraltar Mailboxes Parsons Medium Plastic Post Mount Mailbox, Black, PL10B0201 - Walmart.com

If the PVC post also needs to be replaced, most fence companies can source the correct post and cap.

One of the fence companies that has PVC posts:

https://www.specialistfence.net/contact

Roofs

- Must be three-tab asphalt composite shingles made from a fiberglass base topped with asphalt and mineral granules or cellulose covered with asphalt. The color must match the existing colors of Bahia Lakes community. Additionally, when repairing a roof the **Soffits, Fascias, Drip Edges, and Rain Gutters must remain White.**

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 Natural Resources.
- 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 phone number. Upon confirmation, an approval form will be issued which must be

presented to your tree service vendor prior to removal.

Additional details on Hillsborough County Natural Resources' requirements can be found at: Hillsborough County Residential Tree Removal Guide