



Bayou Pass Village

Architectural Review Guidelines

Terms and Definitions

ARC:	Architectural Review Committee
County:	Hillsborough County Website: https://www.hillsboroughcounty.org
Covenants:	Declaration of Covenants, Conditions and Restrictions for Bayou Pass Village Related documents located on the community website: www.BayouPass.com

Introduction

The rules, responsibilities and procedures outlined in these guidelines have been established by the Architectural Review Committee (ARC) and approved by the Board of Directors (BOD), in compliance with the covenants.

The intent of these guideline is to:

1. Provide for the architectural Integrity of the neighborhood
2. Protect and enhance property values
3. Assist with making the process as easy as possible for homeowners

The Architectural Review Committee Process

NOTE: The Association's Covenants require written approval prior to any improvements or exterior changes. It is recommended to NOT purchase materials or pay for work until after you have received the written approval.

1. Homeowner uploads an application with all required documentation to the Frontsteps website or app. All documents need to be in pdf format. For help with access to Frontsteps contact the property manager, Benjamin at (813) 968-5665 x331
Balair@wisepm.com
2. The Property Manager will review the application to ensure it is complete. The 45 day review period WILL NOT begin until the application is deemed complete.
3. The ARC Meetings are held on the 4th Monday of each month at 6pm.
 - a. **APPROVED:** The application is approved as submitted
 - b. **APPROVED WITH CONDITIONS:** The overall proposal is accepted, but with certain specified changes, limitations or requirements that must be followed.

c. **DENIED:** The application is denied.

d. **ADDITIONAL INFORMATION REQUIRED:** The ARC has determined that additional information is needed for appropriate review of the application. The application is not considered complete until the additional information is provided. Please submit/upload additional information in the Sentry portal.

4. The ARC reserves the right to visit your property and inspect the improvement(s) before, during and after.

5. Work must be completed within 6 months from approval. Once work has begun on an approved application, it must be completed within 30 days.

NOTE: The ARC's approval is not a substitute for approval by Hillsborough County. It is the Homeowner's responsibility to acquire appropriate approvals, permits, etc. from Hillsborough County.

ARC APPROVAL Required

Painting of Exterior: Applications are required along with paint color cards. Applicants must specify colors for body, trim and doors. Approved paint colors are located on the Sherwin Williams website under Bayou Pass Village.

Screen Porches: All screen enclosures require a minimum of one door, kick plates and dark screening. All enclosures must be constructed out of aluminum (no wood allowed) Front porches require landscaping in front of the kick plate within 30 days of the enclosure being installed. Porches should not be used for storage.

Antennas/Satellite Dishes/Flag Poles: ARC to determine design and location. Antennas and satellite dishes should be located on the side or back of home. Requirements and conditions are subject to change to be compliant with government agencies.

Pools and Hot Tubs: Shall be located directly behind the house and will only be approved if the homeowner has installed a privacy fence.

Gutters: Neutral color that matches home. Downspouts need to face towards the front and back of home. Water should not be directed onto a neighboring property, instead it should be directed into the storm drains.

Storage Sheds: *See attached document for Shed Guidelines.*

Fences: Only PVC allowed. Chain link fences are NOT allowed. Fences must be maintained and repaired as needed. Do not connect to neighbors' fences without prior written consent.

Alleyways: Fencing on alleyways must be a minimum of 3 feet from alleyways and a minimum of one panel at an angle for corner lots. All fences on alleyways are required to have a gate with a minimum width of 4 feet along the alleyway.

Ponds: If a pond is behind a home then the fence must have at least one panel transitioning from 6 feet to 4 feet on both sides and 4 feet along the entire back.

Mailboxes:

Phases I and II: Approval is required.

Phases III and IV: Mailboxes must be replaced with the same mailbox, as required by the Post Office. Information regarding the replacement of the mailbox can be obtained through the Property Management's office. If the entire mailbox group is damaged and requires replacement, the association will perform the work and invoice each Owner for their portion. *See attached document for full Mailbox Guidelines for phases III and IV.*

Window Tint: Window tint must be kept in good condition at all times. Mirror tint is not allowed.

Widening of Driveway: A total of up to 6 feet of pavers and/or rock may be added alongside the driveway.

ITEMS THAT DO NOT REQUIRE APPLICATION

Items in this category **DO NOT** require approval, provided the guidelines below are followed.

Landscaping:

- a. Plants, shrubs or flowers planted within an existing flower bed.
- b. Replacement or replenishment of ground covering (mulch, rock or shell) within an existing flower bed.
- c. Replacement of lawn with Bahia grass or St. Augustine grass.

Water Hoses Caddy: Hose caddies affixed to home or enclosed in appropriate containers and screened with vegetation and located within 1 foot of water spigot.

Decorations: Outside seasonal and holiday decorations can be displayed up to 5 weeks prior to and 2 weeks after the holiday.

Play and Sports Equipment: Must be located within the backyard, with the exception of basketball equipment. Basketball hoops need to be put away when not in use.

Trampolines: Must be anchored in the ground. They may not be located in the front yard and may not be a nuisance to surrounding parcels.