

BRIDGEPOINT HOMEOWNERS' ASSOCIATION /HOA

DATA SHEET ON MATERIALS APPROVED FOR USE IN OUR COMMUNITY.

Please familiarize yourself with the information noted in this sheet and use it when requesting estimates or proposals for related work in your townhome at our "Bridgepoint Community" This list is not all-inclusive it is intended to provide a guide to facilitate your request for estimates and/or proposals and the preparation of your "RAC" form.

PLEASE NOTE: ALL NEW STRUCTURES & STRUCTURE REPLACEMENTS REQUIRE A "RAC" & ALMOST ALL REQUIRE SECURING A PERMIT & PASSING INSPECTION(S) TO INCLUDE THE FINAL RELEASE DOCUMENT. MATERIALS USED MUST MEET FL MATERIAL CODES.

AWNINGS for WINDOWS & DOORS: FRONT

- 1) CANVAS ONLY - SUNBRELLA TAUPE # 6048 SOLID (PREFERRED).
You may choose to add a white trim, to the skirt border, of the solid taupe material.
- 2) CANVAS ONLY -SUNBRELLA SIGNATURE SERIES TAUPE TAILORED BAR STRIPE #4945.
Bar stripe, allowed only in the front of the townhomes (no white trim).

AWNINGS for WINDOWS & DOORS: BACK

- 3) (CANVAS) SUNBRELLA TAUPE # 6048 (SOLID) (NO WHITE TRIM)
- 4) (VINYL) FERRARI 502 WHITE (VINYL) (PREFERRED)
- 5) (VINYL) WEBLON COAST LINE PLUS VINYL, DARK TAUPE # 857891

AWNING FRAME & AWNING STYLES ALLOWED – REFER to ALLOWED PICTURE STYLES

DRIVEWAY REPAIRS – PLEASE CALL the HOA.

DOOR REPLACEMENT (FRONT-IMPACT RESISTANT) – REFER to ALLOWED PICTURE STYLES.
Door must be white.

FENCE (METAL / BACK-PATIO) – Must be IRON or ALUMINUM & shall not exceed 4 ft. (48 inches) in height. Please request styles from the HOA.

FENCE (WOOD / BACK-PATIO-SIDES PRIVACY) - The privacy fence, separating townhomes (back patios) is the joint responsibility of the homeowners. It must be repaired or replaced in the same current style and height and must be painted WHITE. It may not exceed 6 ft. in height.

GARAGE DOOR - REFER to the PICTURE of the ALLOWED STYLE. Door must be WHITE.

GATE (FRONT ENTRANCE) – The material must be IRON (in the same style as the one being replaced) or ALUMINUM (please request styles from the HOA).

GUTTERS - Must match the color of the area where placed/or be white.

HURRICANE SHUTTERS - Hurricane shutters must be done in WHITE color and can be ACCORDION PANELS or ROLL-DOWN. Similar windows on a particular wall should be fitted with the same style, either accordion or roll-down.

LAKE DOCK – If an existing dock structure needs to be repaired or replaced. They must be done in solid outdoor-treated WOOD, and the wood must be painted WHITE (preferred) or be a natural wood color. Other colors are not allowed. The overall size of the dock-floor area shall be 10' ft. (side to side of the townhome) by 8' ft. (to the center of the lake); outer sides may have a 2" inch wooden strip border. No part/style of the new structure may be different than that of our existing structures.

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LANDSCAPING – If changing substantially the plants in the front of your townhouse/lot “Limited Common Area” submit your plans/drawings together with your request. No trees, may be planted, cut or damaged in any area of your lot or the community common areas. However minor changes such as planting seasonal flowers or replacing dead or unsightly plants with like kind may be done without prior approval thou consultation with a “Landscape Committee” member is encouraged. Due to special circumstances the use of “Mulch” is not encouraged in our community & red mulch is not allowed.

LIGHTING (TOWNHOME CARPORT) – Carports must have a SMALL SCALE coach light on the ceiling-center, a fixture similar to the style used by the front or back door or a small modern 2 spotlight light, which can be on a motion detection eye or timer. A single light bulb, of any type, is not allowed.

LIGHTING (TOWNHOME EXTERIOR) - LIGHT bulbs on all exterior fixtures **MUST BE WHITE**. The style of the original fixtures at the front door or back patio wall may not be altered, except to install a timer or photocell. A coach light, in black, the same as the community street lights, but no more than 18 inches high, can be installed on top of the entrance column by the gate, owners may install, one each on either side of the “Chateau” model, which has a column on either side of the front gate.

LIGHTING (EXTERIOR LANDSCAPE) – You may install “LOW VOLTAGE” garden lights, no higher than 18 inches tall along the front walk or front area of your parking space. Garden spotlights are-not permitted in the front area of our townhomes/lot.

PAINT COLOR OF TOWNHOMES – Townhomes & other community areas are painted periodically. You may not paint your townhome, except for touch-ups and for repairs and only in the color currently in use by the community. Request the correct paint, color, name & code from the HOA, or a board member.

PATIO SURFACE – The back patio floor area may be covered in tile (preferred) concrete, brick, or wood decking.

PATIO STRUCTURE – Except for screens & awnings patio structures should be made out of wood. There are 3 options. 1) Awning, (refer to awning section, back of townhome, above). 2) Flat solid roof, maintaining the appearance of an open trellis as per the original installed by the developer. 3) Flat solid roof structure as per the style in #2 screened. All structure parts should be white. Submit your design and other required information with your RAC. **PATIO SCREEN** – Submit your design with your RAC.

PRIVACY WOOD FENCE –See page 1 “Fence (Wood / Patio-Privacy).

ROOF REPLACEMENT / REPAIRS - In our community the townhome’s roof must be a FLAT TILE roof. Ridges indentations or any other type of tile design is not allowed. The color must be WHITE or almost white, LIGHT GREY. Preferred is called “BROOM NATURAL SWEEP GREY” (Base #75 Ruberoid #20 Cap). A sample of your new tile must be presented with your “RAC” & related papers.

WINDOWS & DOORS REPACEMENT (IMPACT RESISTANT) – In our community, the windows & doors must conform / match the current style used by all other townhomes. They must all be of clear glass (no tinting, shading frosting etc.), Have WHITE frames & must have the added WHITE strips/divisions to resemble 4 panels (except for the small window, upstairs, in the back-bath of the “Chateau” model). All windows on a particular wall must look uniform in style.