

## Bridgewater Maintenance, Landscape and Architectural Review Guidelines

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### Lawn Maintenance Standards

- Lawns should be cut on a weekly basis between the months of April and September.
- Lawns should be cut on a bi-weekly basis between the months of October through March.
- The sidewalk and driveway edging schedule should coincide with the mowing schedule so that the grass does not grow over the concrete.
- The grass around the house and trees should be trimmed when the yard is cut.
- No grass should be growing throughout the driveway or sidewalks.
- Any dead spots should be treated and replaced as soon as possible.
- Sprinklers should be in working order to ensure a healthy lawn.

### Turf, Trees, Palm Trees and Shrubs

- Grass is required to be maintained in front yards. The grass for front lawns must be either St. Augustine or Zoysia.
- No hardscapes that eliminate turf from the front yard will be permitted.
- Plant beds must be kept free of weeds/grass and shrubs need to be trimmed once a month to keep a nice appearance.
- Overall height of shrubs/hedges should not exceed 6 feet.
- Front yards are required to have a minimum of two trees. If a new tree is planted, it must be a minimum size of 15 gallon.
- Trees must be trimmed so that branches do not block the streetlight or obstruct passage on the sidewalk.
- Palm trees:
  - Washingtonian and Sable palm trees: more than 5 dead branches need to be trimmed.
  - Queen palms and Royal palms: any more than two dead hanging branches need to be trimmed.
  - Pigmy date palms: any dead branches should be pruned.
- Trees can be removed with ARB approval, but a tree would need to be replaced. Crape myrtle tree as an example.

### Driveways and Sidewalks

- Driveways and sidewalks should be pressure washed/cleaned to ensure a clean and mold-free appearance.
- No painting of driveway other than a concrete color (light grey) that would need to be approved by the board.
- Brick paver driveways and walkways may be permitted with ARC approval. The acceptable paver color options are as follows:
  - Cream / Beige
  - Cream / Beige / Charcoal
  - Gray / Charcoal
  - White / Pewter
  - White / Tan / Charcoal
- Please reference the Approved Paver Color Options document published on the Bridge Water at Lake Pickett
- Paver applications cannot extend to the sidewalk or apron portions of the driveway.
- Driveway extensions cannot exceed 18" to each side of the driveway and must be one of the approved choices:
  - Poured concrete
  - Pavers
  - Stepping stones

### Roofs

- The roof should be clean of mold and stains.
- Roof replacements require ARB approval.
- No metal roofs or tile roofs.
- Solar panels are approved with permit.
- The trim and gutter color is white.

### Fences

- Board on board, shadow box, cedar natural brown and white/beige vinyl is approved.
- No painting of fences.
- Wood and vinyl fences should be cleaned regularly to keep a clean appearance. No green, black, or mold on fences.
- Wood fences can be treated with a clear sealant or Thompson's Water Seal Signature Series Semi Transparent Stain & Sealer in Autumn Brown with ARB approval.

### Parking

- No on-street parking is permitted in Bridgewater.

- No vehicles may be parked on yards or sidewalks.

### **House Painting**

- HOA-approved paint colors may be found online at: <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/orlando/fl/bridgewater-hoa>.
- Trim color applies to the following areas: drip edge, soffits, gutters, window trim and garage door trim.
- House body color applies to the following area: stucco.
- Downspouts can be painted to match the house body color.
- Garage door can be painted to match the house body or the trim.
- Front doors and shutters must match one another.
- Hurricane shutters are permitted but can only be used during storms and then put away or rolled back.

### **Exterior Lighting**

- Exterior soffit lighting may be installed with ARB approval.
- **Lighting Conditions:**
  - Lights must remain solid white during non-holiday times and should be kept only on the front of the property.
  - Color lighting is allowed during the winter holiday season (between Thanksgiving and January 31) and on the day of other holidays.
  - If lighting on the sides of the property causes disturbances to neighboring properties, restrictions may be applied as necessary.

### **Garbage Cans**

- Garbage cans need to be hidden from the front of house and cannot be visible to those walking or driving by the property.
- Cans may be stored behind bushes, fences, back of house, in the garage or shielded by L-Shaped privacy fence submitted for review by the ARB.

### **Pets**

- The governing documents state that only two pets are permitted per household.
- Breed Restrictions: Pit bulls, Rottweilers, and other dangerous (uninsurable) breeds are not permitted.

### **Other**

- Pool enclosures must be white aluminum.
- Screen rooms are allowed but need to be approved, survey, and county permit.
- Screen front doors are permitted with ARB application and approval.
- Basketball hoops are permitted; however, they must be stored out of sight overnight. They can be placed in the garage or laid down in the side yard out of view.

**\*ANY exterior modification made to the home must be submitted to the HOA for approval PRIOR to commencement of a project.**