

Bridlewood Homeowner Quick Reference Manual

An electronic version of this document is available at <https://www.bridlewood-34685.com/association-documents.html>

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BRIDLEWOOD HOMEOWNERS QUICK REFERENCE MANUAL

Bridlewood HOA

Introduction

Living in a deed restricted community brings with it special responsibilities. As a community, we must maintain high standards to preserve the investment in our homes and provide a neighborhood we can all be proud of. To maintain the aesthetics and uniformity of the community, the following guidelines have been adopted in conjunction with the ***Declaration of Covenants, Conditions and Restrictions (DCCR) for Bridlewood, Article X - Architectural Control***. This Manual may be revised and/or updated from time to time as needed. This document was put together to help each Bridlewood member in following our governing documents. This manual does not contain all provisions and restrictions of all the governing documents but does describe the most common issues. If any issue comes up, that is not covered by the document, content, please contact Management and Associates at 813- 433-2000.

Article X - Architectural Control - Section 1 provides as follows:

In order to preserve the value and appearance of the property which is subject to this Declaration, no improvement or structure of any kind, including, without limitation, any building, wall, fence, antenna, satellite dish, solar collector or screen enclosure, shall be erected, placed or maintained on any portion of said property; no landscaping or planting shall be commenced or maintained upon any portion of said property; and no addition, alteration, modification or change to any such improvement, structure, landscaping or planting shall be made without the prior written approval of the Architectural Control Committee, which approval shall not be unreasonable withheld, excluding only buildings and other structures and improvements constructed, installed or placed by or with the approval of the Developer; landscaping and plantings by or with the approval of the Developer; and additions, alterations, modifications and changes to any of the foregoing by or with the approval of the Developer (collectively "Developer Improvements"), which Developer Improvements are not subject to the approval of the Architectural Control Committee.

Any homeowner who wishes to make alterations, either decorative or functional, to the outside of their home or lot must submit an Alteration Application form. Application forms can be found on

- Management and Associates' website (https://frontsteps.cloud/CaliberWeb2_MAA), or
- Local Bridlewood HOA website (<https://www.bridlewood-34685.com/alteration-forms.html>), or
- Request form from Mary Toler at MToler@mgmt-assoc.com, at Management and Associates, or call 813- 433-2000.

The form may be emailed with all supporting documents to Mary Toler at the above email address or by sending the form and supporting documents to Management and Associates. 720 Brooker Creek Blvd, Suite 206, Oldsmar, Florida 34877.

The ACC has up to 30 days to review and approve or deny the application. Please keep this in mind when entering a project starting date. The Architectural Control Committee shall evaluate all plans and specifications utilizing standards of the highest level as to the aesthetics, materials, and workmanship and as to suitability and harmony of location, structures, and external design in relation to surrounding topography,

structures and landscaping. Additional information may need to be requested in order to consider the application complete. Once the ACC reaches a decision, the management company will send an approval/denial letter to the homeowner. While most applications are approved, the ACC has the right to deny approval to any application that it deems unsuitable, inappropriate, or is in direct violation of local law or any of Bridlewood's Governing Documents.

Architectural Control Committee (ACC) Submittal and Approval Process

Homeowner Submits ACC Alteration Application to the HOA management company.

The ACC shall review the application and may request the owner to provide additional documents or information for ACC review.

Once the application and all supporting documentation is received, the ACC shall review and either approve or disapprove the proposed project within thirty (30) days. The failure of the ACC to either approve or disapprove the project application within such thirty (30) day period shall be deemed to be and constitute an approval of such plans, specifications and other materials; subject, however, at all times to the covenants, conditions, restrictions and other requirements contained in the DCCRs and also subject to the provisions of the **Architectural Control Committee Architectural Manual**. All improvements or alterations to an Owner's Lot must comply with the DCCRs and this Manual.

Approved changes must be completed within one year (12 months) from date of approval and in substantial conformance to the plans that are approved by the ACC. Alterations not completed within this time frame will be considered outdated, and another application must be submitted. Once work begins on a project, completion must occur within 90-days unless an extended timeframe is applied for and approved by the ACC.

Any homeowner who alters the exterior of their home or lot in any way without prior ACC prior approval or does so in a manner that is not in compliance with these established guidelines or the DCCRs, will be responsible for removal of said alteration(s), returning the area(s) to its previous condition, and may be fined.

Appeal Procedures

Should a request for an architectural modification be denied by the ACC, the homeowner may request a hearing before the ACC to justify their position. The ACC will attempt to work with the owner to suggest alternative methods that will accomplish the homeowner's objectives and meet the ACC requirements. The Architectural Control Committee shall have the right to refuse to give its approval to the design, placement, construction, erection or installation of any Improvement on Properties or Common Area which it, in its sole and absolute discretion, deems to be unsuitable, unacceptable or inappropriate for BRIDLEWOOD."

Changes by Previous Owners

Residents who purchase property which has been previously occupied are often surprised and disturbed when they receive notice that some item on their property is in violation of the covenants because of an exterior, unapproved modification made by a previous owner. In fact, owners are responsible for any exterior modification made by previous owners. Therefore, an application should be submitted, and ACC approval obtained. The ACC should be sensitive to this particular situation and willing to

work with residents to achieve a satisfactory and reasonable resolution in accordance with the DCCRs and this Manual.

Unless noted otherwise, all the following project types require an application be submitted to the ACC for approval:

Fences:

Apply for installing a fence using the general alteration form. In your application include a survey, picture of the fence type and color. Approval may take up to 30 days.

General Fence Restrictions:

1. No Owner shall install a fence without first obtaining the written approval of the Architectural Control Committee;
2. No chain link fences shall be allowed;
3. No fence posts shall be visible from any subdivision road;
4. No fences may be constructed, installed or placed within the front set back line of any lot;
5. The fence must be 10 feet back from the front of the house;
6. No fence shall interfere with the proper use of any easement (access, drainage, etc.);
7. Each individual Lot Owner shall, at his or her own expense, be responsible for the maintenance, repair, replacement and painting of fences located solely on his or her Lot as and when necessary to keep such fences in a condition comparable to their original condition;
8. No Owner shall paint or stain any portion of a fence without first obtaining the written approval of the Architectural Control Committee.
9. The fence shall be restricted to a maximum height of six (6) feet;

Lots on Drainage Lake Or Pond

1. The fence must be located at least 35 feet off from the rear lot line;
2. The fence must be at least 10 feet back from the front of the house;
3. The fence must be at least 12 feet off from each side yard property line;
4. The fence must not interfere with the maintenance of the lakes and ponds.
5. The fence must not interfere with proper drainage.

Lots on Natural Preserve Areas Option A

1. The fence shall be restricted to a maximum height of six (6) feet;
2. The fence must be located at least 35 feet off from the rear lot line;
3. The fence must be at least 10 feet back from the front of the house;
4. The fence must be at least 12 feet off from each side yard property line;
5. The fence must not interfere with proper drainage.

Lots on Natural Preserve Areas Option B

1. The fence shall be restricted to a maximum height of four (4) feet;
2. The fence is to be a picket style (open fence);
3. The fence must be located at least 25 feet off from the rear lot line;
4. The fence must be at least 10 feet back from the front of the house;
5. The fence must be at least 12 feet off from each side yard property line;
6. The fence must not interfere with proper drainage.

Landscape Guidelines

Landscaping Beds:

1. **Adding, changing, or enlarging existing landscaping beds**, as well as planting any plants, shrubs or trees requires prior ACC approval.
2. Substantial changes to existing landscape beds requires prior ACC approval.
3. Like plants may be replaced without requesting approval.
4. No plantings are allowed in designated drainage easements.
5. Homeowners may replace/replenish mulch, in their planter beds without requesting approval for the ACC, if it selected from the pre-approved landscaping ground cover list below.
 - Natural Cypress Mulch
 - Red Cypress Mulch
 - Brown Cypress Mulch
 - Red Rubber Mulch
 - Brown Rubber Mulch
 - Pine Bark
6. Any other mulching material must be approved by the ACC.

Lawns

All lots are required to be fully sodded and shall be maintained (water, fertilizer, weed and insect control) per Article IX. St. Augustine is the original grass that was planted when Bridlewood was developed and is the standard for all new lawn plantings and repair of damaged areas. The coarse texture of St. Augustine grass gives it a dense and attractive appearance.

1. An ACC application is not required when replacing a lawn, or damaged areas of the lawn with St. Augustine grass. These projects using St. Augustine grass will be considered as preapproved.

Trees

The guidelines that must be followed when removing/replacing, planting, and pruning trees are found in the Pinellas County Land Development Code, [Chapter 138 Division 3](#) and [Chapter 166](#). Please note that all of the foregoing are subject to change and the owner should not rely on the excerpts set forth herein and should consult the applicable documents, codes, or applicable Law.

1. No tree may be planted or removed without prior approval by the ACC.
2. No trees are permitted within private drainage easements. Perpetual private easements are granted for the maintenance and operation of the community drainage system
3. No tree may be planted between the sidewalk and the street.
4. Removal of any tree 4" diameter or greater at mean breast height, requires a tree removal permit by Pinellas County. A copy of the county tree removal permit must be submitted with the ACC form. The County and/or the HOA may require the tree be replaced. Removal of Dangerous Trees is provided for in ***Florida Title XI COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS; Chapter 163 INTERGOVERNMENTAL PROGRAMS; 163.045*** Tree pruning, trimming, or removal on residential property.
 - A. If the property owner obtains documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect that the tree presents a danger to persons or property, a tree permit cannot be required by the County.
 - B. The HOA does not require an ACC application prior to removal.
 - C. An ACC application is required as soon as possible, with a copy of the documentation from the arborist or landscape architect regarding dangerous tree designation. The form should indicate if the owner plans on replacing the tree and with what type of tree.
 - D. Bridlewood HOA may require the tree(s) to be replaced.

Structures

Patio/Lanai & Pool Enclosures

Patio/Lanai Extensions and Pool Enclosure (Cages) require prior ACC approval and are subject to the following standards:

1. Poured concrete patio/lanais shall be permitted and must follow Pinellas County code requirements and other applicable Law for their installation.
2. Brick or block pavers are allowed provided they are installed with colors matching and/or complimenting the house colors.
3. Permits must be obtained from Pinellas County before construction begins.

Pools and Spas

Pools and spas shall be permitted on most lots, must be caged in, and requires prior ACC approved, and are subject to the following:

1. Above ground pools are **not permitted** on any lot within Bridlewood.
2. Owners wishing to add an in-ground pool must meet all Pinellas County code requirements regarding setbacks and other applicable Law. All permits must be obtained before construction begins.
3. Sidewalks that are damaged during construction/installation of a pool or spa must be replaced at Owner's expense.
4. All pumps and other mechanical equipment related to any swimming pool, lap pool, spa or hot tub must be enclosed to be concealed from view from any adjacent lot, the Common Areas or any other property within the Subdivision.
5. Owners are responsible to make sure that irrigation is not obstructed, and sprinkler lines are properly and professionally rerouted to ensure proper water coverage of lawns.

Driveway and Walkway

1. Pavers may be used to replace the concrete driveway. An ACC application is required, and a Pinellas County permit is required.
2. Decorative acrylic and similar coatings are permitted on entry walks and driveway and should blend with the paint scheme for Bridlewood homes. ACC approval is required prior to start of work.

Garage Doors

1. When garage doors are replaced, they must conform in appearance with others currently found in Bridlewood, with or without decorative windows at the top level. Prior ACC approval is required, and permits are required by Pinellas County.
2. Exterior garage door screening is **NOT** permitted.

Irrigation wells

1. Irrigation wells, must be approved in writing by the Architectural Control Committee prior to construction or installation.
2. All pumps, pipes and other mechanical equipment must be enclosed/screen so as to be concealed from view from street view.
3. This area has iron present in the ground water. All systems must include an iron removal method.
4. If sprinkling with an irrigation well results in iron deposits (staining) on sidewalks, driveways, etc., these deposits must be removed.

Exterior Lanterns/Coach Lights

1. **Exterior Coach Lights:** Due to normal wear and tear, coach lights on both sides of garage doors may need replacement from time to time. **ACC approval is required when coach lights are being replaced.**

Roofs

Roof Shingles and Tile

1. Roof colors and textures shall be an integral part of the exterior color scheme of the dwelling.
2. Natural gray unfinished tile roofs will not be approved
3. High-grade dimensional shingles are acceptable. In order to limit future roof cleaning due to algae, mold and mildew cleaning, shingle with built in resistance to this staining is recommended.
4. Colored cement or clay tile roofs are acceptable.
5. Other roof materials must be specifically approved by the ACC.
6. "Key West" style metal roofs do not match the style of the neighborhood

Sheds

1. Prior to any shed being installed on a residential Lot in the subdivision, Association approval must be obtained. An application to install a shed must first be submitted to the Association and full compliance with the application procedures contained in Article X of the Declaration is required.
2. Application for installing a shed can be done by using the general alteration form. In your application include a survey (showing the proposed location of the shed), shed dimensions (height, width, and length), a picture of the proposed shed and color(s), and wind load design. Approval may take up to 30 days.
3. Only finished materials such as brick, stucco, painted siding and wood shall be used.
4. Only one (1) shed may be placed on any Lot.
5. The shed must be placed in the rear yard of the Lot
6. The shed can only be placed at a location on the lot where the shed cannot be seen from the street when observing the lot while standing on either side property line.
7. The shed must be secured to a concrete slab.
8. The shed may not exceed eight feet by ten feet (8' x 10').

Applicable Restrictions under Pinellas County Code Sec. 138-3505:

1. Three foot rear property setback, OR
2. Zero-foot rear setback with a six-foot high opaque fence. (If a fence is not already on the property, a fence alteration form must also be submitted.)
3. Setbacks standards shall not supersede or allow easement encroachment. The following shall apply, No portion of any structure shall be located within the area of a recorded public/private easement unless authorized by the county and/or other easement holder.

Lots on Drainage Lake or Pond in addition to the General Shed Restrictions above:

1. The shed must be located against the back of the house.
2. The shed must be painted to match the house colors.
3. The shed must not interfere with the maintenance of the lakes and ponds.
4. The shed must not interfere with proper drainage.

Lots on Natural Preserve Areas Option

1. The shed must be located against the back of the house.
2. The shed must be painted to match the house colors.
3. The shed must not interfere with proper drainage.

Interior Lots

1. Sheds to be placed in back yard.
2. Sheds along back property line must have some fencing/screening to shield rear neighbor.
3. Zero-foot rear setback with a six-foot high opaque fence. (If a fence is not already on the property, a fence alteration form must also be submitted.)
4. Setbacks standards shall not supersede or allow easement encroachment. No portion of any structure shall be located within the area of drainage easement unless authorized by the county and/or other easement holder.

Corner Lots

1. The shed must be located against the back of the house.
2. The shed must be painted to match the house colors.
3. The shed must not interfere with proper drainage.

Solar Panels, Tubes and Skylight

Special Note: Solar companies have been installing solar systems without waiting for approvals from the HOA. Do not allow them to install equipment until you receive approval from the Architectural Control Committee first. If not, this may result in having the system or parts of the system removed at your expense, along with possible fines.

1. **Installation of Solar Panels/Solar Energy Systems** shall be allowed (per Florida Statute 163.04) and this Manual only after approval by the ACC and until all permits and approvals required by law have been issued:

- A. Each Building-Mounted Solar Energy System must be installed on the roof of the primary residential structure or accessory structure but cannot be located on the front roof facing the street (unless the front roof is within an azimuth of 135 degrees to 225 degrees [45 degrees of due south], and must be minimally visible from the street
 - B. Each Building-Mounted Solar Energy System should be located in a position least visible from any street, so long as such location is installed on the roof within an orientation to the south or within forty-five degrees (45°) of due south if such designated location does not impair the effective operation of the solar collectors.
 - C. Each Building-Mounted Solar Energy System must not extend beyond the perimeter boundary of the roof section to which it is attached and must terminate such distance from the edge of the roof as required by any applicable building and fire codes.
 - D. Each Building-Mounted Solar Energy System must have a frame, brackets, and visible piping or wiring that is of a color matching the surface upon which the building-Mounted Solar Energy System is installed, or, if such a color is not commercially available, a bronze or black tone commonly available in the marketplace.
 - E. Except as set out in subclause (F) below, each Building-Mounted Solar Energy System must not exceed the existing roofline in height.
 - F. Except with respect to a Building-Mounted Solar Energy System installed on a flat roof, each Building-Mounted Solar Energy System must maintain the existing pitch of the roof. Each Building-Mounted Solar Energy System installed on a flat roof may not exceed twenty degrees (20°) in pitch above the roof or be no higher than allowed by applicable zones, codes, or ordinances.
 - G. Each Solar Energy System must be maintained in good repair and working order. Any Solar Energy System damaged, destroyed, or disused must be removed or repaired within ninety (90) days after such initial damage, destruction, or disuse.
2. **Solar tubes, solar water heater panels, and skylights** are allowed if approved by the ACC.

Windows and Doors

- 1. Changing/replacing of exterior doors requires prior ACC approval. Application must include a photo of the new door. When applicable, county permits must also be obtained prior to submitting application for ACC approval.
- 2. **Aluminum storm/screen doors** shall be permitted but must receive ACC approval before installation begins to ensure uniformity of style and design.
- 3. **Replacement windows** requires prior ACC approval. Windows must be uniform in nature and match the style of the house and neighborhood.
- 4. Fabric awnings require prior ACC approval.
- 5. **Metal awnings** are **NOT** allowed off the exterior of any home.

Storm Shutters

1. **Hurricane/storm shutters** may be installed on any home under the following guidelines:
 - a. Permanent shutters require prior ACC approval, and must be painted to the same colors as the home.
 - b. Temporary shutters may be installed no sooner than one week prior to a named storm (hurricane) and must be removed no later than one week after a storm (hurricane) has passed.
 - c. Owners who live out of state during any part of the year must make arrangements prior to storm season to have permanent shutters closed and opened before and after a hurricane following the schedule as in part (b) above.
 - d. All temporary shutter hardware must either be removed or painted to match the exterior of the home.

Sidewalks

Sidewalks. Front door entry walkways and driveways are the responsibility of the homeowner to clean, maintain, and repair. Owner shall also clean sidewalks, street gutters, and driveways, including pressure washing as allowed in accordance with Pinellas County water restrictions.

Gutters

Rain gutters must be approved prior to installation.

Satellite Dish and Antennas

Satellite Dishes and Over the Air TV Antennas Satellite dishes and over the air TV antennas are permitted in compliance with the Federal Telecommunications Act and can be up to one meter in diameter. ACC approval is required before installation. Devices must be at least 10 feet from the front of the house.

Exterior Paint Selections

To preserve the natural setting and beauty of the Bridlewood, all color selections will be reviewed to preserve a harmonious and aesthetically pleasing color design for the neighborhood. By selecting the right color scheme, Bridlewood wants to maintain an ambiance of warmth, and tranquility.

It is recommended that you select colors based on the “analogous” color scheme, which uses a combination of colors which are next to each other on the color wheel. The analogous color scheme creates serene and comfortable designs, which are often found in nature and are pleasing to the eye.

All painting projects must be approved by the ACC. In general, the house, trim and accent colors should complement other colors in the neighborhood. These colors are muted earth tones of mostly greens, browns, and greys. The ACC will consider requests to utilize other colors on a case-by-case basis. The house and trim paint colors should match/compliment the roof shingles or tile colors.

Prohibited colors include, but are not limited to, the following:

Purples, Reds, and associated hues

Black with the exception of trim

Neon Colors

Fluorescent Colors

Glow-in-the-dark Colors

Bright Colors

Any Non-Naturally Occurring Colors

Generators

Notwithstanding anything in these standards and guidelines to the contrary, a homeowner may seek and obtain permission from the ACC to install and maintain one (1) natural gas/propane fueled generator within the boundaries of the homeowner's lot. The natural gas/propane fueled generator shall be installed in accordance with all applicable laws, ordinances and codes. No homeowner shall operate or maintain a natural gas/propane fueled generator on their lot in a manner that constitutes a nuisance or hazard to any person or property. A natural gas/propane fueled generator shall not be used, other than for routine maintenance or testing, on a temporary basis during or immediately following a hurricane, tropical storm or natural disaster where power to a home has been lost. Accordingly, a lot owner who installs a natural gas/propane fueled generator on their lot shall ensure that it does not cause odors or noise that disturb the peaceful enjoyment of any other owner or resident. Notwithstanding the foregoing, petroleum gasoline/diesel generators are prohibited from being installed as permanent improvements to a lot and shall only be used on a lot on a temporary basis during or immediately following a hurricane, tropical storm, or natural disaster where power to a home has been lost. Proper County permits must be obtained **PRIOR** to installation. Generators must be concealed from view from any adjacent lot

Portable Generators

Usage of portable generators is limited periods of a declared emergency only and must comply with applicable Law.

Temporary Storage Units (PODS) and Remodeling Dumpster

Temporary storage units (PODS) and Remodeling Dumpster are allowed to remain on driveways during the loading/unloading process for up to 5 days. Owners wishing to utilize these facilities for longer periods must have them removed, stored and returned at a later date, but not to remain in place more than 5 days

Mailbox Information

Owners are responsible for maintenance and upkeep of installed mailboxes. Mailbox support posts and structures occasionally need to be cleaned or repainted. Cleaning requires removal of dirt, algae, mold and mildew from the mailbox and post.

Apply for installing a new or replacement mailbox by using the general alteration form. See Appendix Mailbox for mailbox options. In your application include a picture of the mailbox and the house numbers that will be used. Approval may take up to 30 days.

Go to the post office (<https://www.usps.com/manage/mailboxes.htm>) for any latest updated information from the Post Office. As of the writing of the policy the post office requires:

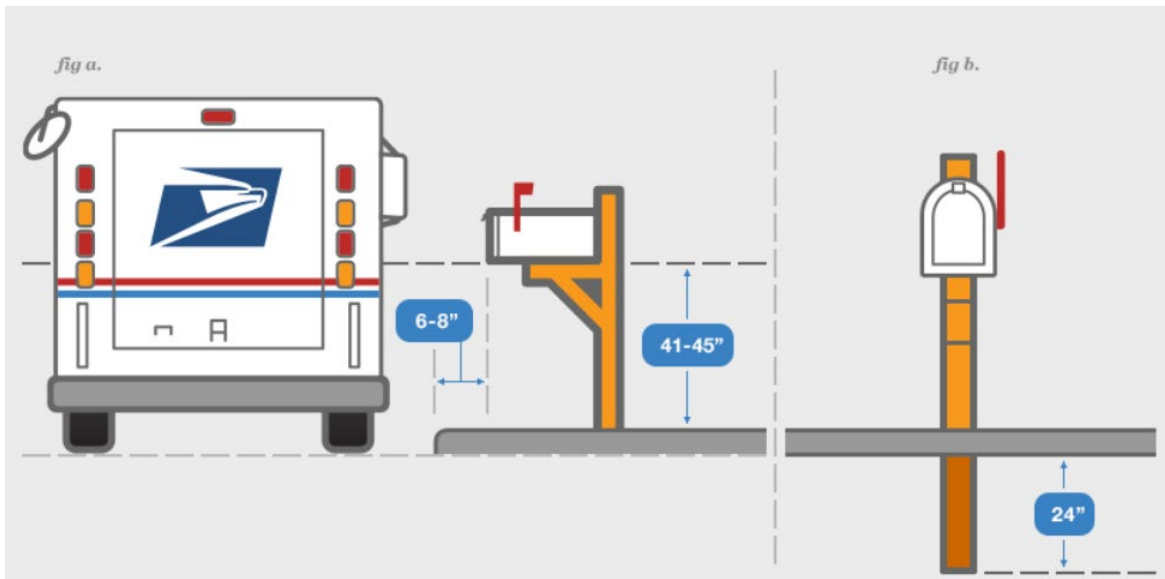
Mailbox Size & Construction Standards

A mailbox with the Postmaster General's (PMG) seal of approval meets USPS size and construction standards. If you build your own mailbox or buy a custom-made one, it must meet the PMG standards. Show your local postmaster your mailbox plans or your custom-made box for approval. To get drawings and measurements for building your own mailbox, write to [US Postal Service Engineering](#).

Where to Place the Mailbox

Here are some helpful guidelines to follow when placing your mailbox:

- Position your mailbox 41" to 45" from the road surface to the bottom of the mailbox or point of mail entry.
- Place your mailbox 6" to 8" back from the curb. If you do not have a raised curb, contact your local postmaster for guidance.
- Put your house number on the mailbox.
- If your mailbox is on a different street from your house or apartment, put your full street address on the box.



See Appendix Mail Box for examples:

General Restrictions

Animals

1. No animals, livestock, poultry, exotic animals or reptiles of any kind shall be raised, bred or kept on any lot.
2. Dogs, cats and caged birds may be kept on Lots and in Dwellings subject to such rules and regulations as may be adopted by the Board of Directors from time to time,
3. Animals may not be kept, bred or maintained for commercial or business purposes.
4. No more than a total of two (2) such animals shall be kept on any Lot.
5. Pets shall not be allowed to stray or go upon another Lot without the consent of the Owner of such Lot.
6. All animals shall be on leash when outside or the owner's Lot.
7. Any animal which, in the sole and exclusive opinion of the Board of Directors of the Association becomes or constitutes a nuisance shall be removed from the Lot and Dwelling immediately upon receipt by the Owner of a written notice to the effect from the Board of Directors.

Clotheslines

1. In accordance with applicable Law, clotheslines are allowed, no outdoor clothes hanging or drying devices of any nature shall be permitted, unless located in the rear yard and screened from public view, after proper review and approval by the ACC.

Holiday and Special Events Displays

The installation and display of exterior holiday decorations including mailbox decoration and lights shall be considered temporary and should follow the guidelines below. Decorations that are left up for an extended period of time will be considered permanent, and a ACC form will need to be submitted and approved.

1. Holiday decorations and lights may be displayed/installed during the year, but only 14 days prior to the holiday. These decorations must be removed 7 days after a holiday.
2. December holiday decorations can be installed and displayed between Thanksgiving weekend and the second weekend of the following January.
3. Mailbox decorations are allowed as stated in items 1 and 2 above.
4. Special events decorations may be displayed one week before or after the event. This may include Anniversaries, Birthdays, New Born, Graduation, Wedding, or Retirement. The decoration must be removed at the end of one week.
5. Special events decorations may be displayed for two days prior but must be removed the day after the event. This may include sporting events including Football, Baseball, Basketball, Hockey, Olympics, Golf, etc.
6. Special events decorations for Political events may be displayed in connection with such events as follows:

Exterior Dwelling Maintenance

Obligation to Maintain. Each Owner shall maintain his or her Lot and the Dwelling and other improvements located on the Lot, and such maintenance, including but not limited to repairs, replacement and repainting, tree, hedge and bush trimming shall be performed as and when necessary to keep the lot, dwelling and improvements in a condition comparable to their original condition.

Flag Poles

Flags are permitted only as required by applicable Law. Per Florida Statute Title XL Section 720.304(2):

- (a) Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 ½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a **POW-MIA** flag, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association.
- (b) Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, not larger than 4 ½ feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a **POW-MIA** flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.

Free standing flag poles must meet Florida Hurricane code, as defined in the NAAMM FP I 00 I document.

Please note that Florida Statutes are subject to change and the Owner should not rely on the foregoing excerpt and shall consult the applicable Law.

Golf Cart

- 1. No golf cart shall be kept on any property which is subject hereto except within a garage or other enclosed area and concealed from public view.

Parking

- 1. No parking of any commercial truck, camper, commercial van, boat, mobile home, recreational vehicle, trailer or aircraft, or any other vehicle other than a private passenger vehicle, on any uncovered parking driveway, street, Lot or Common Areas.

2. No truck larger than a one-half (1/2) ton non-commercial pick-up truck or standard passenger size van be parked, stored or kept in any parking garage or driveway.
3. All vehicles other than passenger cars and passenger vans, which vehicles shall include but not be limited to motorcycles, must be parked within a garage.
4. No vehicle shall be parked in such a manner that the vehicle extends into the street, sidewalk, or into another Lot.
5. No vehicle shall be parked upon any street within the Subdivision overnight.
6. While RVs are not to be parked in driveways or streets, it is recognized that from time to time, while preparing a RV for an excursion, it may become necessary to bring an RV home for packing, trip preparation, as well as returning home to unpack etc. For these occasions, the RV may be parked on the driveway (not the street) for no more than 3 days in a row (3 days and 2 nights), and no more than 6 days in any one month. The assumption is that the first day would be later in the day, just to get the RV to the house. The last day would be leaving for the trip early in the morning.

Sport and Play Equipment

1. All basketball, backboards and any other fixed game or play structures, including, but not limited to tree houses or similar platforms, shall be approved in writing by the Architectural Control Committee prior to installation or construction and shall be located at the rear of the Dwelling constructed on a Lot, or on the side portion of corner Lots, within building setback lines.

Trash/Trash Containers

1. Trash containers should be placed at the curb the night before garbage pick-up day and removed by the end of the pick-up day. Trash containers are not allowed to remain in front of garage doors.
2. All trash, garbage and other waste shall be kept in sanitary containers and, except during pickup, all containers shall be kept out of sight from the street, and other Lot or any adjacent property.
3. No burning of trash or other materials shall be permitted

Window/Wall Air Conditioner

1. No window or wall mounted air conditioning unit shall be permitted

Vehicle Repair

1. No Owner or resident shall repair or restore any motor vehicle, boat, trailer, aircraft or other vehicle on any portion of any property which is subject hereto except for emergency repair, and then only to the extent necessary to enable movement thereof to a proper repair facility.
2. Minor maintenance of a private passenger vehicle shall be allowed in the Owner's garage provided that such vehicle does not remain inoperable for more than forty-eight (48) hours.

Compliance Process

Compliance activities are not something that everyone enjoys. However, it becomes necessary from time to time to send letters asking corrective actions. Many times, it is due to someone forgetting to do a certain activity. We try to be respectful of our fellow neighbors, but please understand that it is the HOA's board to ensure everyone is complying with the bylaws to keep our community's high standards to preserve the investment in our homes and provide a neighborhood we can all be proud of. The compliance activities listed below are a general process, and the procedures may be changed based on the specific issue we are trying to address.

Courtesy Letters

The courtesy letter is simply meant as a reminder that something has been done which is not allowed by the bylaws. A time period is given provided to the member to correct the problem and notify the Bridlewood's management company when and how the issued has been resolved.

Violation Letters

A violation letter is sent if there has been no response, or an inadequate response to the courtesy letter. A time period is given to correct the problem and notify the Bridlewood's management company when and how the issued has been resolved.

Fine Letters

A fine letter is sent if there has been no response, or an inadequate response to our outreach. A fine is

typically assessed, starting a \$100. We can fine at \$100 day until the issue is resolved. This letter gives the opportunity to ask for a fine hearing. The hearing is held before the Fine Committee. A person can present to the Fine Committee why they think a fine should not be assessed. The Fine Committee will vote yes or no on if a fine is appropriate, not the monetary amount of the fine.

Mediation

If all the above does not resolve the issue a “Statutory Offer To Participate In Mediation” will be sent. This letter is sent pursuant to Section 720.311, Florida Statutes, to demand resolution of the dispute. Pursuant to the statute, the parties are required to engage in pre-suit mediation with a neutral third-party mediator in order to attempt to resolve this dispute without court action.

A list of certified mediators will be supplied and their associated hourly rates. Generally, unless otherwise agreed by the parties, section 720.311 (2)(b), Florida Statutes, requires that the parties share the costs of pre-suit mediation equally, including the fee charged by the mediator. An average mediation may require three to four hours of the mediator's time, including some preparation time, and the parties will need to share equally the mediator's fees as well as their own attorneys' fees if they choose to employ an attorney in connection with the mediation. If the violator fails to participate in the mediation process, or comply with the mediator’s decision, the next step is the HOA filing suit to correct the issue.

Civil Suit

If the violator fails to participate in the mediation process, or comply with the mediator’s decision, the HOA will file a civil suit to correct the issue. If the litigation compels compliance, the HOA will seek to hold the violator responsible for its all-attorney’s fees and costs per Chapter 720 of the Florida Statutes and Bridlewood governing documents.

Appendix Mailbox

Some Examples of Acceptable Types of Mailboxes and Posts



Some Examples of Unacceptable Mailboxes and Posts



Single Poles



Plastic Mailboxes



Specialty Boxes



Specialty Boxes