

BAY POINTE PLANTATION OWNER'S ASSOCIATION, INC

ARCHITECTURAL REVIEW COMMITTEE

Owner: _____.

Date Plans Received: _____.

Telephone No (Home): _____.

Telephone No. (Cell): _____.

Plans Reviewed BY:

E-Mail Address: _____.

David Snyder 850-418-0323

Bill Hayes 850-377-5975

Planned Commencement Date: _____.

Jon Alford 850-291-5304

CONSTRUCTION CODE

Prior Approval – Article III, Section I

No house, building, fence, wall, mailbox, driveway, gate, light post, landscaping or other structure or improvements of any nature whatsoever shall be commenced, erected, or maintained upon any Lot or upon the Common Areas by any Owner, the Association, or anyone else, nor shall any exterior addition to or change, alteration, or modification be made to any of the foregoing without the approval of the Architectural Review Committee. Plans are to be approved within thirty (30) days of complete submittal of all plans as listed below to the Architectural Review Committee.

To Be Submitted to the Architectural Review Committee – Article III, Section 1

- A. Design, plans, and specifications of structure, fences, mailbox, driveway, light poles etc.
- B. Plot Plans with lot boundaries, setback lines with structure located thereon.
- C. Landscaping plans in coordination with house plans and driveway plans.
- D. Pier, dock, and boat house plans and specifications.
- E. Copy of Building Permit or Minor Land Clearing Permit if Building Permit is not yet issued.

If a Building Permit has not been issued, a Minor Land Clearing Permit must be obtained before any land clearing can begin. See the Santa Rosa County Website for more information.

[Santa Rosa County, FL | Official Website](#)

All plans, requested data and information shall be submitted in a readable format, i.e., print size that is readable without the use of a magnifying glass.

Approval – Article III, Section 2

Approval shall be by a majority vote of the entire Committee based upon the uniform application of such reasonable standards as are consistent with a first-class single family residential subdivision. Such standards to include, among other things, the following:

Design Considerations – Article III, Section 2:

The following data shall be submitted with your plans. If necessary, attach a separate sheet(s) of paper to fully describe your house plans requested below.

1. Harmony of external design including roof style [pitch, Shingle or metal roofing and color].
2. Chimney design.

3. Exterior siding [material and coloring].
4. Windows and trim.
5. Shutter [color and style].
6. Light post design and location.
7. Garage doors.
8. Front Door(s).
9. Location of structure in relation to surrounding structures.
10. Final grade and elevation of the structure.
11. Type, kind, and character of building, structure, and other Improvements.
12. Aesthetic qualities in general.
13. Mailbox design and location.

1. Use – Article IV, Section 1

All Lots shall be occupied solely for residential purposes and shall be occupied by no more than one single family residence. No lot shall be used for commercial, trade, public amusement, public entertainment, business or any other purpose of any kind or character. In addition, any rentals shall be for residential purposes only and shall be for no less than three (3) months.

2. Bay Front Lots – Article IV, Section 2

A. One-story Homes: Ground floor living area (exclusive of garages, porches, patios & terraces) must have a minimum of 2200 square feet.

Square Footage in Proposed Residence: _____.

B. Homes with more than one story: Ground floor living area (exclusive of garages, porches, patios & terraces) must have a minimum of 1200 square feet on the ground floor and a total floor area of 2200 square feet.

Square Footage (1st Floor): _____. Square Footage (Total): _____.

Interior or Lake Front Lots – Article IV, Section 2

A. One-story Homes – Ground floor living area (exclusive of garages, porches, patios & terraces) must have a minimum of 2000 square feet.

Square footage in proposed residence on first floor: _____.

B. Homes with more than one story – Ground floor living area (exclusive of garages, porches, patios & terraces) must have a minimum of 1100 square feet on the ground floor and a total floor area of 2000 square feet.

Square Footage (1st Floor): _____. Square Footage (Total): _____.

3. Structures – Article IV, Section 3

No structure shall be erected, altered, placed, or permitted to remain on any Lot other than one detached single-family dwelling; a private garage or carport, attached or detached from the main dwelling, with optional servant's room, tool room, storage room or laundry room attached to said garage or carport; and a cabana located adjacent to any swimming pool or tennis court. Any detached garage, carport, or cabana shall be attractively designed and built in harmony of external design and location in relation to surrounding structures and topography and shall be located to the rear of dwelling so as to be generally out of view from the street.

Planned structures other than primary residence: _____.

4. Maintenance – Article IV, Section 4

All structures, improvements, yards, driveways, and landscaping must be diligently and properly maintained at all times.

5. Prohibited Residence. – Article IV, Section 5

No boat, trailer, camper, house trailer, truck, van, basement, tent, shack, garage, barn, boathouse, or any other such similar structure or vehicle (other than the primary dwelling to be located on the Lot) shall at any time be used as a residence, temporary or permanent, nor shall any structure of a temporary character be used as a residence.

6. Improvements Prior to Construction of Residence.

No vehicles, boats, or permanent or temporary structures or improvements, including, but not limited to, fences, walls, storage buildings, garages, carports, driveways, patios, swimming pools, water wells, utility poles, or tennis courts may be placed or erected on any Lot in the subdivision until the slab for the permitted single-family dwelling has been completed.

13. Drainage – Article IV, Section 13

No owner shall use a Lot in any manner or for any purpose that would result, directly or indirectly, in the drainage or dumping into any body of water or drainage system, of any refuse, sewerage, or other material, which might pollute it.

14. Wiring – Article IV, Section 14

Above ground electric, telephone, cable television, radio, or any other such wiring or utility services shall not be permitted.

15. Lot Setbacks – Article IV, Section 15

No structure shall be located nearer to the front (street side), rear, or side setback distances as set forth on the recorded plat for the subdivision. Notwithstanding the foregoing, waivers and variances from the setback requirement may be granted by the Architectural Review Committee in accordance with the standards set forth at the beginning of this Article IV.

16. Antennas – Article IV, Section 16

For TV reception: A single dish satellite antenna with a maximum diameter of 24 inches and an outside antenna for local TV reception shall be permitted for each residential structure. Antennas are to be located where they are not visible from the street. Poles, masts, windmills or towers for other purposes are expressly prohibited.

24" Dish attached to house? Yes or No: Location: _____.

Location & height of outside antenna, if one is planned? _____.

To connect to cable system? Yes or No. Circle either Yes or No.

17. Clothes Lines – Article IV, Section 17

Outside clothes lines or other items detrimental to the appearance of the subdivision shall not be permitted on any Lot.

18. Fences – Article IV, Section 18

No chain link fences shall be allowed in the Subdivision. Any fence constructed shall be in conformity with the architectural design of the residential structure and shall be made of wood, brick, or other decorative material or shall consist of a growing hedge. With the exception of a growing hedge, which hedge shall not exceed six (6') feet in height. No fence shall be erected nearer to the front lot line of any Lot than the front line of the residential structure. The Architectural Review Committee must approve all fences.

Fence to be Constructed? Yes or No. Circle either Yes or No.

If Yes - submit plans prior to beginning construction.

19. Adjacent Lots – Article IV, Section 19

An Owner of two or more adjacent Lots may construct a swimming pool, tennis court or other recreational facility on one of such Lots provided the Owner has first constructed the Owner's residence and has first obtained the Approval of the Architectural Review Committee. In the event any person shall purchase two or more Lots and shall desire to construct a single dwelling on said adjoining Lots as one building site, then the restrictions of this Declaration shall apply to said lots as if that dwelling had been constructed on a single building lot. Lots between Lots may be split between adjacent Owners with the same effect, except as prohibited by the Declaration or the rules and regulations of Santa Rosa County, Florida.

Two Lot Plan? (Yes or No). Circle either Yes or No.

20. Topography – Article IV, Section 20

Any construction or grading to raise or lower the existing ground level or to otherwise affect the topography (including dredging at the shoreline of Blackwater Bay) shall require approval of the Architectural Review Committee.

Plans are to be submitted prior to commencement of operations.

22. Completion of Construction – Article IV, Section 22

No building that is unfinished on the exterior shall be occupied. Any construction commenced upon a Lot shall be pursued diligently and such construction must be completed with nine (9) months after commencement. The Architectural Review Committee may grant an extension after consideration of a written request stating in full the reasons for the requested extension.

23. Exposed Pilings – Article IV, Section 23

Exposed Pilings are not absolutely prohibited but are strongly discouraged and must be approved by the Architectural Review Committee. However, exposed pilings are not allowed on the street side of any lots.

Exposed Pilings? (Yes or No). Circle either Yes or No.

25. Docks on Lake – Article IV, Section 25

Subject to an Owner obtaining any required governmental permits, docks may be constructed on the lake which do not exceed two hundred and fifty (250) square feet of surface area over the water, and which do not contain any vertical construction above the dock surface other than lamp posts, railings, or benches.

Plans to construct a dock on the lake submitted? (Yes or No). Circle either Yes or No.

26. Docks on the Bay – Article IV, Section 26

By County Ordinance, piers are not to be constructed prior to house slab being completed. Plans for piers, boat houses, etc. should be submitted to the Architectural Review Committee for approval prior to obtaining governmental approval.

Do you plan to construct pier, boat house, etc? _____.

Plans submitted? (Yes or No). Circle either Yes or No.

Landscaping Plans

Landscaping Plans submitted? (Yes or No). Circle either Yes or No.

Additional Requirements

- Prior to construction commencement soil erosion control measures must be in place (silt fence or other county approved method).
- During construction, debris (waste or excess cement, trash, boards, wire, metal, etc.) shall not be placed, dumped, spilled in the streets, on adjacent lots, or on common areas.
- Damage to common areas during construction shall be leveled and grass planted.
- After the slab is completed or in the absence of a slab, piles are installed, an industrial waste container (dumpster) shall be on site.
- All homes constructed since the installation of a municipal sewerage system in the subdivision are required to connect to that sewerage system.

- Under the terms stated herein the Architectural Review Committee is required to respond to your request for approval to construct a home within thirty (30) days of receiving that request, however for that period to commence we must have all the data requested in Paragraph 2, Design Considerations, on page 1 and requested elsewhere in this document. For non-critical data that you currently do not have please indicate on this form that you will submit the data but at a later date. Give an estimated date.

By Owner(s):

I (We) have submitted to the Bay Pointe Plantation, Architectural Review Committee all the drawings and data requested, we understand and agree to comply with the Covenants, the foregoing requirements for construction a home in the subdivision known as Bay Pointe Plantation as set forth in this document and the Homeowner's Covenants and agree to abide by all of the requirements as set forth herein.

Date signed _____.

Signature Required [Owner]

Print Name

Signature Required [Owner]

Print Name