

Berkeley Forest Architectural Guidelines

Revisions Approved in Board of Directors Meeting September 10, 2019

Congratulations on being a part of the Berkeley Forest neighborhood. In order to maintain the established appearance of the neighborhood, the following guidelines are useful to the homeowner for enjoyment of their property, while respecting the rights of their neighbors. Please consult the Covenants, Conditions, Restrictions, and Easements for Berkeley Forest for additional requirements.

Submission of Proposed Project:

All proposals for review shall be submitted in accordance with Article Fifteen of the Covenants, Conditions, Restrictions, and Easements for Berkeley Forest. Submission to the Architectural Control Committee (ACC), also known as the Architectural Control Board (ACB), should be made as early as possible. The minimum time for submission is 14 days prior to the scheduled Berkeley Forest HOA Board meeting. This will allow the ACC time to review the proposal and ask any questions for clarification. The submitting homeowner will also be able to provide any additional documentation needed in order to render a timely decision. It is the intent of the ACC to approve requests solely based on the impact of the project on the neighborhood. The ACC does not review the project for compliance with existing Florida and Santa Rosa County building codes, which is the responsibility of the homeowner.

Exception: Replacement of existing fences may be completed without Architectural Control Board approval. Fence replacement must be a like for like replacement. Notification to the Berkeley Forest Board of Directors is required.

Architectural Guidelines:

A. Materials

All materials used should be chosen to match the existing dwelling or for their similarity to the existing materials used. These materials should be harmonious to the established color scheme of the property dwelling and to the appearance of the neighborhood. The approved colors are from the Olympic Colors of Inspiration Collections for shutters, front doors and siding:

Black Elegance D43-6	Candlelit Beige B10-3	Slate Pebble D32-3	Barn door C35-5
Drifting Dune D21-2	Stonington D14-3	Earl Gray D18-4	Gypsum D30-2
Black Magic D58-6	Apple-A-Day B35-6	Gray Frost D57-3	Moondance D44-1
Blue Zephyr D47-5	Adolescence D46-4	Hitching Post C22-4	Pony Tail C15-3
Toasted Almond D13-2	Snowbank C40-2	Coffee Bean D16-6	Prairie Dust D12-3
Green Tea Leaf D67-4	Apple Brown Betty C26-5	Dusty Trail D13-3	Country Beige D18-1
Sarsaparilla D33-6	Sprig of Ivy D68-3	Peppered Pecan D25-4	Warm Mahogany C31-6
Bone White D20-3	Fire Weed C34-5		

Fences

Fences shall be the wooden stockade privacy style and may be stained a clear (transparent) finish or left to weather naturally. Wood slats are to have support posts on the property owner's side of the fence (all pickets shall face outwards) unless installed in a shadow box style. Fences are not to exceed 6 feet in height above grade and shall conform to the natural contour of the ground. Black chain link, black wrought iron or wood fencing (wood fencing may be up to 8' tall if allowed by the jurisdiction) may be approved for the rear section for lots with rear property lines adjoining the platted "Conservation Areas" on Plat #897 (Lots B1-11, C1-4, D1-10, Lots A1-3, E1-6, F1-4, F12, G1-2) or the outside of Connemara Circle (Lots I1-21).

Replacement of existing fences may be completed without Architectural Control Board approval. Fence replacement must be a like for like replacement. Notification to the Berkeley Forest Board of Directors is required.

B. Roofs

Roofs shall be covered in architectural asphalt fiberglass style shingles and approved colors are black, brown, gray, weathered wood. Tin, tile or wooden shake roofs are not permitted.

S Skylights, vent stacks are permitted but should not be visible from the street. Solar panels are permitted per State of Florida statutes. Equipment for any solar system shall be installed in a manner per engineering requirements. Skylights are to be flat and flush with the roof line.

C. Satellite Dish Antennas

Roof mounted satellite dish antennas of less than one meter are permitted. Any dish shall be installed in a manner as not to be visible from the front lot line (may require you to install on a pole in rear yard or mount on back of home). Inactive antennas must be immediately removed. Satellite dish antennas larger than one meter are subject to the amendment to Article Ten of the Covenants, Conditions, Restrictions, and Easements for Berkeley Forest, passed December 2006.

E. Doors, Windows and Trim

Gutters and eaves shall remain white as originally constructed.

Color selection should reflect the conditions stated in Section A above. No reflective surfaces are allowed.

Screen doors should not detract from the appearance of the entryway. The screen door should be painted an approved color to match or coordinate with the door and/or trim of the dwelling.

Window or wall air conditioning units are not permitted if visible from the street.

Awnings and canopies on the front of the dwelling are not permitted.

F. Exterior Lighting and Lamp Posts

All front yard exterior lighting shall be affixed to the dwelling, with the exception of landscape illumination. Lamp posts are not allowed in the front yards or in side yards forward of a fence.

G. Driveways and Walkways

Driveways shall conform to the existing neighborhood patterns without encumbering neighbors and side setbacks. Driveways and approved attached parking areas shall be constructed of concrete or paver stones. Paver stones must be harmonious to the color of the home. Earth tone colors such as Brown, Gray or Dark Red may be used only. All concrete sidewalks, driveways or other parking/walking areas may be stained or painted a color or finish that replicates a natural concrete color (gray). Walkways shall be constructed of brick or stone pavers or concrete and be harmonious with the driveway.

H. Mailboxes and House Numbers

Mailboxes shall be constructed of brick masonry to match the dwelling and in the current style. All mailboxes shall have doors. No other mailbox or newspaper receptacle is permitted.

House numbers shall be displayed in three inch tall by one half inch wide Arabic numerals on the trim above the garage.

Corner houses and houses with side garages will display numbers on the side of the home coincident with the street address. For these houses, place the house number on the trim above either the front porch or the garage in the color and style directed above.

I. Garages and Garage Doors

All garage doors will be of the horizontal segmented style similar to those already present in the neighborhood. Garage doors shall remain white in color to maintain the original appearance. No garage shall be converted into a living space or become enclosed.

J. Gutters and Downspouts

Gutters and downspouts are allowed and shall be painted the same color as the garage door.

K. Shutters

All shutters shall be constructed of wood or fiberglass and color selection should reflect the conditions stated in Section A above.

L. Pools, Spas and Hot Tubs

The approval of pools, spas or hot tub installation is subject to placement and easement considerations. No above ground pools are allowed. All pool owners shall meet the requirements of Florida state law. The ACC does not review the project for compliance with existing Florida and Santa Rosa County safety laws and codes.

Mechanical equipment for the operation of swimming pools and hot tubs shall be concealed from street view.

M. Screened Porches, Pool Enclosures and Patios

The approval of screened porches, pool enclosures and patios is subject to placement and easement considerations. Screened porches and pool enclosures are also subject to the conditions stated in Section A above. All screened porches and pool enclosures must be within the rear shadow of the dwelling and may not exceed a line extended and aligned with the side wall of the dwelling. The ACC does not review the project for compliance with existing Florida and Santa Rosa County safety laws and codes.

N. Accessory Structures

The approval of accessory structures is subject to placement and easement considerations. If viewable from the street or attached to the dwelling, any shed, storage room, workshop, pool house, etc. shall be constructed of the same material, color and similar roof pitch as the dwelling and subject to the conditions stated in Section A above. All sheds, storage rooms, workshops, pool houses, etc. shall be no more than eight feet maximum in height.

The approval of play structures and tree houses is subject to design, placement and easement considerations. Play structures shall be no more than 10 feet in height and must not be of a fully enclosed design or feature plywood, chipboard or metal sheeting.

O. Clotheslines

Clotheslines shall be permitted as not to be visible from any lot line (allowed in back yard as long as it cannot be seen).

P. Flag Poles

Flag poles of 20' or less used for the display of the American flag, or other legally allowable flag no greater than 4.5' x 6', shall be permitted, subject to approval of placement. No flag pole shall be used as an antenna. Members shall have all rights allowed by law to display the American Flag.

Q. Lawns

Turf shall be installed in a manner that covers no less than 70% of the visible front lot area.

R. Trash and Recyclable Bins

Except during trash and recyclable collection days, trash cans are to remain in the garage, within the confines of a fenced backyard or within a secure ACB-approved enclosure in the side yard. Submitted enclosures must keep bins from view from the front lot line, be adjacent to the primary structure behind the front plane of the home.

S. Basketball Hoops

Permanently installed basketball hoops are not allowed in front yards. Portable basketball hoops are not allowed to remain within 15 feet of the roadway when not in use. Basketball hoops must be secured during inclement weather.

Trio for body, trim and accent colors

Trio de colores principal, de reborde y decorativo

Gray Marble D31-3



Drifting Dune D21-2



Irish Cream C20-3

Black Elegance D43-6

Stonington D14-3

Earl Gray D18-4

Candlelit Beige B10-3

Gypsum D30-2



Slate Pebble D32-3

Barn Door C35-5

Black Magic D58-6

Apple-A-Day B35-6

Finding Your Perfect Color Combination

With these few simple guidelines, you'll be able to create the ideal palette for your home.

Cómo encontrar la combinación de color perfecta

Con estas sencillas pautas, será capaz de crear la paleta ideal para su hogar.



Always take into consideration your complete exterior, and choose a palette that visually unifies all of your existing elements. These include ones that will remain unpainted such as stone accents, brick, roof color and landscaping.

Siempre tenga en cuenta el exterior completo y elija una paleta que unifique visualmente todos los elementos existentes. Entre estos se incluyen los elementos que no se pintarán, como las decoraciones de piedra, ladrillos, el color del techo y los elementos de jardinería.



An effective exterior palette consists of three main colors—body, trim and accent.

Una paleta exterior eficiente consta de tres colores: Color principal, de reborde y decorativo.



Colors appear paler outside, so always choose your final colors there. Be sure to check the colors in the morning, at noon and especially at dusk, when the purplish daylight often causes beige and taupes to look pink.

Los colores se ven más claros en el exterior, por lo que siempre debe elegir los colores finales allí. Asegúrese de revisar los colores en la mañana, al mediodía y especialmente al anochecer, ya que las luces levemente púrpuras de ese momento del día hacen que los colores beige y marrones se vean rosados.

Gray Frost D57-3



Moondance D44-1



Blue Zephyr D47-5

Adolescence D46-4



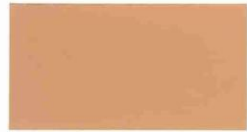
Barn Door C35-5

Irish Cream C20-3



Trio for body, trim and accent colors

Trío de colores principal, de reborde y decorativo
Adobe White C14-1



Hitching Post C22-4



Pony Tail C15-3

Toasted Almond D13-2



Snowbank C40-2



Coffee Bean D16-6

Prairie Dust D12-3



Queen Anne's Lace A10-3



Apple Brown Betty C26-5

Sarsaparilla D33-6



Peppered Pecan D25-4



Warm Mahogany C31-6

Tips for Choosing Color

Consejos para elegir los colores

Consider your neighbor, community and climate. You may want your home to look slightly different but still in harmony with your neighborhood. Or, there may be specific requirements to fit into a historical community.

Considere a su vecino, la comunidad y el clima. Quizás desea que su hogar se vea un poco diferente, pero en armonía con su vecindario. O es posible que deba cumplir con algunos requisitos específicos para adaptarse a una comunidad histórica.

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If you like your brick-and-mortar combination, a simple, effective option is to choose a neutral body color that is similar to the mortar, but a shade or two lighter or darker.

Si le gusta su combinación de ladrillo y mortero, puede elegir una opción simple y eficaz que consiste en escoger un color principal neutro que sea similar al mortero, pero con uno o dos tonos más claros o más oscuros.

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Minimize attention to vents and gutters by painting them a color similar to an adjacent surface, or closely matching your trim color. This will make those features disappear.

Minimice la atención hacia las ventilas y las canaletas pintándolas de un color similar al de una superficie adyacente, o con un color que combine con el del reborde. Esto hará que estos elementos desaparezcan.

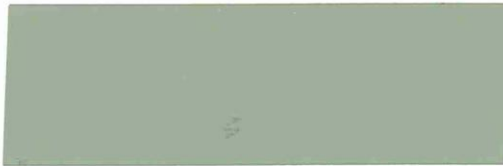
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Showcase the front door with a nice, contrasting color. It can be a different color than the shutters; in fact, an entirely different color livens up the home's personality and draws attention to your home's entrance.

Destaque la puerta frontal con un color lindo y constrante. Puede ser un color diferente al de los postigos, de hecho, un color totalmente diferente revitaliza la personalidad del hogar y atrae la atención a la entrada de su casa.

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Take into consideration what direction your home is facing. Colors will seem warmer facing south and cooler facing north.

Tenga en cuenta la dirección hacia la que está dirigido su hogar. Los colores se ven más cálidos cuando están dirigidos hacia el sur y se ven más fríos cuando están dirigidos hacia el norte.

Green Tea Leaf D67-4



Dusty Trail D13-3



Country Beige D18-1

Sprig of Ivy D68-3



Bone White D20-3



Fire Weed C34-5



Los colores que se muestran están sujetos a los efectos del calor, luz, envejecimiento y otros procesos. Todos los colores de áreas grandes (o colores generales) se muestran con un acabado mate. Todos los colores de áreas pequeñas (o colores decorativos/para bordes) se muestran con un acabado semibrillante.