

R
u

Return Recorded Instrument to:
Friscia & Ross, P.A.
5550 West Executive Drive, Suite 250
Tampa, FL 33609



Rcpt: 1948412 Rec: 231.00
DS: 0.00 IT: 0.00
04/13/2018 K. M., Dpty Clerk

PAULA S. O'NEIL, Ph.D., PASCO CLERK & COMPTROLLER
04/13/2018 12:20pm 1 of 27
OR BK 9708 PG 2568

CERTIFICATE OF RECORDING RESTATED
DESIGN REVIEW GUIDELINES AND RULES AND REGULATIONS OF
LAKE BERNADETTE COMMUNITY ASSOCIATION, INC.

The undersigned Officers of Lake Bernadette Community Association, Inc., the corporation in charge of the operation and control of the total property as described in the Lake Bernadette Declaration of Covenants, Restrictions, and Easements, originally recorded in the Official Records of Pasco County, Florida, at Official Records Book 1886, beginning at Page 1235, and amended and restated in the Lake Bernadette Amended and Restated Declaration of Covenants, Restrictions, and Easements, as recorded in the Official Records of Pasco County, Florida, at Official Records Book 1913, beginning at Page 0001, hereby records the Restated Design Review Guidelines and Rules and Regulations of Lake Bernadette Community Association, Inc., said Restated Design Review Guidelines and Rules and Regulations being duly adopted at the meeting of the Board of Directors held on January 24, 2018; said Restated Design Review Guidelines and Rules and Regulations replacing the Lake Bernadette Development, Inc. Design Review Board, Design Review Manual originally adopted in August 1992 and revised in 2009;

The Restated Design Review Guidelines and Rules and Regulations being adopted pursuant to the terms of the Amended and Restated Declaration of Covenants, Conditions and Easements for Lake Bernadette Community Association, Inc.

The August 1992 and subsequent April 2009 versions of the Restated Design Review

Manual are replaced, in their entirety, by the Restated Design Review Guidelines and Rules and Regulations adopted on January 24, 2018, said Restated Design Review Guidelines and Rules and Regulations being attached hereto as Composite Exhibit "A".

IN WITNESS WHEREOF, Lake Bernadette Community Association, Inc. has caused this Certificate of Recording to be executed in its name on this 28th of MARCH, 2018.

LAKE BERNADETTE COMMUNITY ASSOCIATION, INC.

James T. Burns Jr
President

[Signature]
Signature of Witness
JOHN FLEMING

Printed Name of Witness
[Signature]

Signature of Witness
Robert W Robertson
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF PASCO

Sworn and subscribed before me on this 28 day of MARCH, 2018, by JAMES T. BURNS JR as President of Lake Bernadette Community Association, Inc., a Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has produced a Florida Driver's License as identification.

[Signature]
Notary Public
DENISE SCHEK
Printed Name of Notary Public

My Commission Expires:



James L Callaghan
Secretary

[Signature]
Signature of Witness
JOHN FLEMING
Printed Name of Witness

[Signature]
Signature of Witness
Robert W Robertson
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF PASCO

Sworn and subscribed before me on this 28 day of MARCH, 2018, by James Callaghan as Secretary of Lake Bernadette Community Association, Inc., a Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has produced a Florida Driver's License as identification.

[Signature]
Notary Public
DENISE SCHEK
Printed Name of Notary Public

My Commission Expires:



LAKE BERNADETTE COMMUNITY ASSOCIATION, INC.

RESTATED

DESIGN REVIEW GUIDELINES RULES AND REGULATIONS

Adopted at the 24 January 2018 Meeting of the Board of Directors

**REPLACING
LAKE BERNADETTE DEVELOPMENT, INC.
DESIGN REVIEW BOARD
DESIGN REVIEW MANUAL
VERSION 8/92
&
VERSION 4/09**

TABLE OF CONTENTS

I. AN INTRODUCTION TO LAKE BERNADETTE	4
II. AMENDMENT OF DESIGN REVIEW GUIDELINES AND RULES AND REGULATIONS	4
III. DESIGN REVIEW GUIDELINES (Procedures for new or replacement construction is at Appendix B)	4
A. PURPOSE	5
B. AUTHORITY	5
C. MEMBERS	5
D. MAJORITY VOTE	5
E. MEETINGS	5
F. DRB LIMITS OF RESPONSIBILITY	5
G. APPLICATION FORM	6
IV. DESIGN REVIEW FEE SCHEDULE	6
V. DESIGN REVIEW BOARD POLICIES	6
A. TIME LIMITATIONS	6
B. APPLICATION WITHDRAWAL	7
C. APPEAL	7
D. GENERAL GUIDELINES/STANDARDS	7
1. Fences, Walls, and Screen Enclosures.	7
2. Air Conditioners, Garbage and Trash Containers	8
3. Mailboxes, Signs, Antennas and Flagpoles.	8
4. Swimming Pools, Tennis Courts, Accessory Structures, Play Equipment.	8
5. Sidewalks	8
6. House Painting - Colors/Combinations	9
7. Driveway and Path Painting	9
8. Ornamental Lawn Structures and Signs	9
9. Athletic Equipment/Play Structures	10
10. Awnings and canopies	10
11. Hurricane shutters	10
12. Patios, Decks, Porches, Terraces and Balconies	10
E. LANDSCAPE CRITERIA	10
1. GENERAL REQUIREMENTS	10
2. FRONT YARD REQUIREMENTS	10
VI. RULES AND REGULATIONS	10
A. MAILBOXES.	10
B. COMMERCIAL ACTIVITIES	10
C. HOLIDAY DECORATION(S).	10
D. PARKING/STORAGE OF MOTOR VEHICLES.	11
E. STORAGE OF PERSONAL PROPERTY	11
F. MOVING/STORAGE CONTAINERS.	11
G. USE OF EMPTY/VACANT LOTS	11
H. SIGNS	11
I. BANNERS.	11
APPENDIX A - DESIGN REVIEW PROCEDURES: NEW CONSTRUCTION OF SINGLE FAMILY HOMES	12
I. STEP ONE: PRELIMINARY REVIEW	12
II. STEP TWO: MAJOR REVIEW	12
III. STEP THREE: SUBMISSION OF PLANS TO COUNTY BUILDING DEPARTMENT	13
IV. STEP FOUR: CONSTRUCTION COMMENCEMENT	13
V. STEP FIVE: NOTIFICATION OF COMPLETION AND OCCUPANCY	14
VI. DRB DOCUMENT DESIGN CHANGES	14

VII. PERIODIC CONSTRUCTION INSPECTIONS	14
VIII. SUBMITTAL OF MINOR CONSTRUCTION PLANS	14
IX. DESIGN REVIEW FEE SCHEDULE	14
X. VARIANCES	14
XI. GENERAL STANDARDS AND CRITERIA	14
A. GENERAL DESIGN GUIDELINES	15
B. CONSTRUCTION CRITERIA/JOB SITE CONDITIONS	15
C. SITE DESIGN CRITERIA	15
1. Grading and Drainage	15
2. Setback Criteria	16
3. Irrigation Systems	16
4. Parking and Driveway	16
5. Exterior Lighting	16
6. Fences, Walls, and Screen Enclosures	16
7. Front Yards	16
8. Rear Yards	16
9. Side Yards	17
10. Special Yards	17
11. Landscaping along Fences and Walls	17
12. Air Conditioners, Garbage and Trash Containers	17
13. Mailboxes, Signs, Antennas and Flagpoles	17
14. Swimming Pools, Tennis Courts, Accessory Structures, Play Equipment.	17
15. Sidewalks	18
16. House Painting Colors/Combinations	18
17. Driveway and Path Painting	18
18. Ornamental Lawn Structures and Signs	18
19. Athletic Equipment/Play Structures	18
D. LANDSCAPE DESIGN CRITERIA	19
1. GENERAL REQUIREMENTS	19
2. IF WELL WATER IS USED, AN IRON DEIONIZER SHALL BE INSTALLED AND MAINTAINED IN SUCH A MANNER THAT IT IS EFFECTIVE AT ALL TIMES.	19
3. THE DRB REQUIRES THAT ALL HEALTHY, NATIVE AND/OR FLORIDA FRIENDLY EXISTING TREES IN THE YARD AREA BE PRESERVED.	19
4. LANDSCAPE PLANS	19
5. FRONT YARD REQUIREMENTS	19
a. Streetscape Requirements	19
b. Other Tree Requirements	19
6. RECOMMENDED PLANTS	20
E. BUILDING DESIGN CRITERIA	20
1. GENERAL REQUIREMENTS	20
2. SQUARE FOOTAGE REQUIREMENTS	20
3. ELEVATION CRITERIA	20
4. EXTERIOR MATERIALS AND COLORS	21
5. ROOFS	21
6. TWO STORY BUILDING RESTRICTIONS	21
7. WINDOWS, DOORS, SCREENED PORCHES AND PATIOS	21
8. GARAGES, DRIVEWAYS, WALKWAYS	21
9. AWNINGS	21
10. SHUTTERS	21
11. PATIOS, DECKS, PORCHES, TERRACES AND BALCONIES	22
APPENDIX B: Design Review Board Application Form	23

DESIGN REVIEW GUIDELINES

I. AN INTRODUCTION TO LAKE BERNADETTE

The philosophy of the Community Association/Home Owners Association (HOA) Board of Directors (BOD) of Lake Bernadette is “commitment to excellence”, a strong determination and desire to maintain a superior living environment for current and future generations through the preservation of the natural character of the community.

The HOA BOD is committed to maintaining a community concept with careful attention to details such as roadway and pedestrian systems, with aesthetic concern for streetscapes and trees, and with high standards of architectural design and landscaping.

The features of Lake Bernadette are all richly enhanced by what nature provided: the gentle terrain, tree coverage, and rich shoreline foliage of Lake Bernadette and other lakes and ponds. The community ambience has been provided with the provision of over 150 acres of greenbelt, consisting of existing conservation areas with lakes, ponds and recreational facilities. The Community Development District (CDD) Board of Supervisors and the HOA Board of Directors (BOD) will work to control the maintenance of the amenities for which each is responsible including landscaped entrance ways and boulevards.

The Design Review Board (DRB) is a standing board appointed by the Lake Bernadette HOA BOD to monitor the implementation of principles and standards established by the Design Review Guidelines. The DRB will review and make recommendations to the HOA BOD regarding all design restrictions within the community of Lake Bernadette. The HOA BOD is dedicated to maintaining property values and future improvements. Details have been carefully formulated to assure an attractive and safe environment for all residences.

II. AMENDMENT OF DESIGN REVIEW GUIDELINES AND RULES AND REGULATIONS

Pursuant to Lake Bernadette Amended and Restated Declaration of Covenants, Restrictions, and Easements, Article IX, Section 34, Additional Rules and Regulations, the HOA BOD may establish such additional rules and regulations as may be deemed for the best interests of the Association and its Members for the purposes of enforcing the provisions of Article IX, and to provide the DRB, established in accordance with Article VIII, with Design Review Guidelines to facilitate, evaluate and review parcel owners’ requests for changes to established architectural standards in the community, to include improvements, alterations and/or additions to the property. These Design Review Guidelines and Rules and Regulations may be changed/amended/modified/added-to/deleted/supplemented by a majority vote of the Board of Directors at any of its regular or special meetings.

III. DESIGN REVIEW GUIDELINES (Procedures for new or replacement construction is at Appendix B)

Property in Lake Bernadette is subject to certain restrictions as further defined in the Lake Bernadette Amended and Restated Declaration of Covenants, Restrictions and Easements, hereafter referred to as the Deed Restrictions. The DRB does not seek to restrict individual taste or preferences, but rather to

avoid harsh contrasts in landscape and architectural themes. The goal is to create aesthetic harmony between the residences of the community.

The DRB intends to be fair and objective in the design review process while maintaining sensitivity to the individual and the community aspects of the design.

A. PURPOSE

One of the most effective methods of assuring the protection of the master land plan, community lifestyle, environment, and property values is through the establishment of standards of design review. **In order to accomplish this objective, the DRB reviews applications and design documents submitted by the home owner and/or contractor/builder for all construction and alterations, modifications or changes to existing properties, including landscaping.** Each application is evaluated on its own merits, with reasonable flexibility for design, function and creativity.

B. AUTHORITY

The authority for the Design Review Guidelines is set forth by the Deed Restrictions, which encumber every lot or parcel. The DRB is responsible for carrying out its duties on behalf of the HOA Board of Directors for the benefit of the total community.

C. MEMBERS

The DRB shall consist of three (3) members appointed by the Board of Directors. The BOD shall have the right to appoint and remove (either with or without cause) any and all members of the DRB at any time. The DRB may appoint a Committee Member to conduct the affairs of the Committee between meetings.

D. MAJORITY VOTE

Each member of the DRB shall have an equal vote. The majority of all the members of the DRB present at a meeting constitutes a quorum and shall support a decision to recommend approval or denial of an application. The Committee may delegate the responsibility to investigate and recommend approval/denial of the application to one of its members.

E. MEETINGS

The DRB shall meet, at the request of any DRB Member. A notice of the meeting shall be posted in a conspicuous place in the community not less than 48 hours prior to the meeting. Plans and/or concerns to be reviewed by the DRB shall be submitted and received by the DRB no later than 48 hours prior to a scheduled meeting.

F. DRB LIMITS OF RESPONSIBILITY

1. The primary goal of the DRB is to review applications and design documents submitted by the home owner and/or contractor/builder for **all** construction and alterations, modifications or changes to existing properties, including landscaping and painting, to determine if the proposed change or construction conforms in appearance and construction criteria with the standards and policies as set forth by these Design Review Guidelines. The DRB does not assume responsibility for:

- a. Structural adequacy or safety features of the proposed improvement to the structure;
- b. Soil erosion, incompatible or unstable soil conditions, or the site/drainage of structures;
- c. Compliance with any or all building codes, safety requirements, governmental laws, regulations or ordinances;
- d. Performance or quality of work of any contractor and/or developer.

2. On behalf of the HOA Board of Directors the DRB:
 - a. Recommends approval of architectural motifs and exterior design themes for the community;
 - b. Recommends establishment of design review criteria for the protection of property values and to provide the best possible safeguards for continuing appreciation.
 - c. Verifies that all design review applications are in compliance with design review criteria and with the Deed Restrictions.
 - d. Verifies that applications are in compliance with adopted guidelines.
 - e. Verifies Standards of design and construction.
 - f. Deposits established fees for the review of applications to the treasurer or Property Manager.
 - g. Assures that all properties are properly maintained as prescribed by the Deed Restrictions.
 - h. Monitors violations of design review criteria and recommend appropriate action to the HOA Board of Directors.
 - i. Recommends amendments/modifications of design review criteria to the HOA Board of Directors as may be necessary.
 - j. Meets with members of the HOA Board of Directors to inform them of DRB actions.
 - k. Assists applicants whose plans and specifications have been disapproved and provide reasonable assistance and recommendations for adjustments to bring the applications into compliance with DRB criteria and the covenants.
 - l. Retain copies of applications, design documents and related records and forwards copies through the Property Manager to GPI for recording.
 - m. Recommends as necessary improvements to common areas.
 - n. Recommends proposed changes in criteria as they occur.
 - o. Strives to respond in a timely manner to applicant's requests.

NOTE: Failure of the Design Review Board or the Board of Directors to respond in a timely manner DOES NOT CONSTITUTE ACCEPTANCE OF THE APPLICATION.

G. APPLICATION FORM

The DRB Application Form (available at the HOA Office in the Club House) shall be submitted along with required fees and approved by the Design Review Board prior to commencing any project/construction. See Forms Appendix for a specimen of the DESIGN REVIEW APPLICATION.

IV. DESIGN REVIEW FEE SCHEDULE

A \$25.00 charge for review and action upon all DRB Applications, at the time of submission of an application - payable to: Lake Bernadette Community Association, Inc.

V. DESIGN REVIEW BOARD POLICIES

A. TIME LIMITATIONS

After the application is approved by the DRB the homeowner applicant must begin work within ninety (90) days from the date of approval or forfeit all approvals and fees. In the event work does not

commence within ninety days, a new application must be submitted, new fees paid, and approvals obtained before commencement of construction.

B. APPLICATION WITHDRAWAL

An application for withdrawal may be made without prejudice; provided the request for withdrawal is made in writing and filed with the DRB prior to the review and/or action on the application. The fee will be refunded.

C. APPEAL

If an application has been denied or the approval is subject to conditions which the applicant/contractor feels are harsh, the applicant/contractor may request a hearing before the full DRB to justify his/her position. After the hearing, the DRB will review its decision and notify the participating builder of its final decision within ten (10) days of the hearing.

D. GENERAL GUIDELINES/STANDARDS

1. Fences, Walls, and Screen Enclosures.

a. Fences in Lake Bernadette are subject to Design Review Board (DRB) review and prior approval. Acceptable material(s) is white PVC or another color PVC approved by the DRB. **Wood fences are no longer allowed in Lake Bernadette.** Fences in Lake Bernadette shall not exceed 6' or 4' in height depending on where the fence is located. Landscaping and in particular hedges which act as a perimeter fence/screen are subject to the same height limitations as fencing for subject area(s), and must be maintained to that height. A perimeter hedge which exceeds the height limitation may be cut to the proper height by the Association and the expenses charged to the homeowner as a special assessment should the homeowner not respond timely to the First Notice of Violation for exceeding the height limitation.

b. Screen enclosures and fencing of front yards are prohibited. The front of the residence that consists of the front face of the principal structure shall not have a fence any closer to the street than ten (10) feet to the rear of the front corner of the home. Prior to installing any fence, DRB approval must first be obtained in writing. Fencing yards facing streets that intersect or face curved roadways is discouraged. Privacy walls and planter walls that are integral to the architecture of the principal structure may be allowed up to the minimum front setback line. A residence placed on a corner lot shall be considered to have two front yards.

c. Rear Yards. Complete rear yard fencing is discouraged since the character of open space and unity of the surrounding area is an important aspect of the community design concept. Screen enclosures may be located in rear yards. Rear yard fencing shall be subject to design review.

d. Fences or walls up to a maximum six feet (6') in height shall be allowed and shall be set back a minimum of ten feet (10') from the front corner of the principal structure, and in any case never closer to the street than the front corner of the principal structure. If a fence is to be less than ten (10) feet to the rear of the front corner of the principal structure, specific written DRB approval is required. Screen enclosures shall not extend closer to the street than the front corner of the principal structure. Fences, walls or screen enclosures within side yards shall require landscaped screening when facing a street or front yard.

e. Special Yards. Special yards are defined as: land area between the principal structure and the rear or side property line abutting a lake, golf fairway, environmental area or other common open space. No principal or accessory structures and walls or fences over four feet (4') in height may be allowed within the area between the edge of the house and the above referenced property lines. Fences and walls less than four feet (4') in height shall be allowed

within this special yard setback. All fences and walls within special yards shall be accompanied by landscape screening. Screen enclosures shall be permitted in accordance with rear and side yard requirements.

2. Air Conditioners, Garbage and Trash Containers.

All air conditioning units shall be shielded and hidden within structures or landscaping so that they shall not be visible from the street. Window and/or wall air conditioning units are not permitted. All garbage, trash and recycle containers must be concealed from view from the street or adjoining lots by storing either in a garage or an enclosed or landscaped area as approved by the DRB.

3. Mailboxes, Signs, Antennas and Flagpoles.

(a) All mailboxes and house address signs must conform to the approved design standards of the DRB and the US Postal Service. Requests for new or replacement mailboxes will be submitted to the Association Mailbox Committee for evaluation.

(b) Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property for the display of one official United States flag, not larger than 4-1/2 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 protocols and ordinances, and all setback and locational criteria contained in the governing documents, and may not be used as an antenna. No other country's national flag may be displayed. Installation of a flagpole requires an approved DRB Application.

(c) Outside antennas and satellite dishes shall not be permitted unless reviewed and approved by the DRB on a case-by-case basis with specific restrictions and limitations.

4. Swimming Pools, Tennis Courts, Accessory Structures, Play Equipment.

Above ground swimming pools and spas are not be permitted. Swimming pools, tennis courts, accessory structures, and /or play equipment may be **located only in a fenced** rear or side yard of the property on which it is an accessory and requires DRB approval. Such structures and equipment may not be located closer than six (6) feet to any property line of the property on which they are located. Swimming pools shall not be permitted on the street side of the residence. In addition, refer to current Pasco County Zoning Ordinance requirements. Tennis courts are not permitted without prior written approval of the DRB.

5. Sidewalks

(a) All sidewalks in Lake Bernadette are the maintenance responsibility of the owner of the property which they adjoin. That is to say, if a sidewalk is in front of a residence, the maintenance responsibility for that sidewalk rests solely with the owner of the residence/property. Sidewalks which adjoin HOA-owned property are the maintenance responsibility of the HOA. A sidewalk that adjoins or comes between the street and the property of a sub-association and/or the golf course is the maintenance responsibility of the sub-association and/or the golf course.

(b) Maintenance of sidewalks includes: immediate repair and/or replacement in the event of buckling; mold/mildew removal; repair and/or replacement in the event of heaving or change

in elevation due to underlying tree roots; trimming of overhanging branches to allow safe pedestrian passage - the foregoing set forth as illustrations and not by way of limitation.

(c) Sidewalks are not to be painted or stained. The plane of the sidewalks is not to be disturbed by the installation of brick pavers or other changes to the driveway. Nothing is to be parked or stored on sidewalks that would wholly or partially block the use of the sidewalk by pedestrians.

6. House Painting - Colors/Combinations

(a) The color palette book located in the Association Office in the CDD Clubhouse for body, trim and accent (door) (or however many tri-color combinations may be included in the color palette from time to time due to amendments, additions, deletions, or modifications) is the only tri-color combination for houses and other out-buildings within the jurisdiction of the Lake Bernadette Community Association, Inc. Master Association. Only these tri-color combinations will be approved by the Master Association's Design Review Board. The colors specified for body, trim and accent are not interchangeable with different combinations or within a single combination.

(b) Whenever existing houses with builder/developer color combinations other than those mentioned in the above color palette are due to be repainted, and the homeowner has the original color swatches (i.e. from Suarez or Kimble Homes), repainting must be first approved by the Design Review Board.

(c) Whenever houses already painted with one of the colors from one of the color combination schemes mentioned above are repainted, the repainting must be first approved by the Design Review Board with one of the tri-color combinations referred to above. Should the repainting be proposed with identical colors that are already on the approved color palette, approval by the DRB shall not be denied or withheld.

(d) Any proposed paint color scheme must be identical in color and quality to that set forth in the color palette referenced above.

(e) Houses painted without appropriate DRB approval must be repainted with an approved color palette scheme at the next scheduled repainting. If a house was recently painted (i.e.: within four months) in a color scheme not included in the color palette book and without an approved DRB application, the Association may seek legal remedies to have the house repainted with an approved color scheme.

7. Driveway and Path Painting is discouraged, however, the only color a driveway and/or path may be painted is: Behr's Plus 10 Concrete Stain #811 – White Cloud. Sidewalks may not be painted or coated.

8. Ornamental Lawn Structures and Signs

Ornamental Lawn Structures (decorations) include but are not limited to likenesses of animals, plants and other inanimate objects including benches, chairs, stones, plastics animals, plastic flowers, bird baths, windmills, weather vanes, religious shrines, icons, spheres, mirror globes, plastic border fences, signs other than FOR SALE/FOR RENT signs, pottery, playground equipment, decorative lighting, concrete borders/fences, mailbox decoration of any kind, all of the above by way of illustration and not by way of limitation, may not be placed on the street side of any lot unless approved by the DRB. ARTIFICIAL FLOWERS AND VEGETATION ARE NOT PERMITTED.

9. Athletic Equipment/Play Structures

All playground equipment may only be placed behind an approved fence to the rear or side of the residence and must be approved by the DRB prior to installation. Portable basketball hoops must be kept out of view when not in use. A permanent basketball hoop may be installed adjacent to a driveway with an approved DRB application. Basketball hoops may not be placed in the street at any time, nor can they be placed at a location which fosters playing basketball in the street.

10. Awnings and canopies shall not be permitted or be affixed to the exterior of the residence without prior written approval of the DRB.

11. Hurricane shutters approved by the State of Florida and/or Pasco County are permitted. Hurricane shutters that protect (cover) doors and/or windows may be in the closed position not more than seven (7) days prior to and seven (7) days after landfall of a named hurricane/tropical storm.

12. Patios, Decks, Porches, Terraces and Balconies

The use of outdoor living areas is encouraged. Patios, decks, porches, terraces and balconies are limited to the back and side yards and are subject to landscape screening requirements (including fencing) imposed by the Design Review Board and require an approved DRB application.

E. LANDSCAPE CRITERIA

1. GENERAL REQUIREMENTS

All residential lots shall be landscaped with grass and/or ground covers, shrubs and trees. Rock, sand and pebbles are not acceptable alternatives to grass, sod or groundcover. Sod areas and replacement sod shall be drought resistance and Florida friendly.

2. FRONT YARD REQUIREMENTS

Front yards are defined as the area between the street pavement and the residential structure. All corner lots shall be considered to have two front yards. Front yard appearance shall be kept trimmed and neat.

VI. RULES AND REGULATIONS

A. MAILBOXES. All Association provided mailboxes and posts shall be of uniform style and color within a particular section (Village) in Lake Bernadette and may not be decorated with flags, decals, holiday decoration/s or markings other than the numerical address of the house they service in uniform font, size and color.

B. COMMERCIAL ACTIVITIES. Child care businesses where children are delivered to and picked-up from a residence are prohibited regardless of profit. Commercial activities of any kind where customers visit a residence are prohibited.

C. HOLIDAY DECORATION(S). Holiday decorations including lights shall be removed no later than 30 days after the holiday.

D. PARKING/STORAGE OF MOTOR VEHICLES. The parking/storage of automobiles visible on a lot is limited to operable motor vehicles displaying current license/registration decals and license plates. All other motor vehicles must be parked/stored inside the garage with the garage door completely closed. Parking of commercial vehicles and those sold as commercial vehicles are prohibited unless parked in the garage with the door completely closed. No motor vehicle may be held in place by means of blocks, jacks, bricks, lumber or any other means other than its internal brakes or kick-stand.

E. STORAGE OF PERSONAL PROPERTY. Storage of personal property outside of the garage or in view from the street or any other lot is prohibited. Examples of such personal property include but are not limited to: lawnmowers, tools, storage boxes/containers.

F. MOVING/STORAGE CONTAINERS. Moving/Storage containers, otherwise known as PODS may be placed in front of a residence in the driveway so as not to block the sidewalk and/or street for a maximum of seven (7) days unless otherwise approved by the DRB.

G. USE OF EMPTY/VACANT LOTS. Vacant lots, regardless of ownership are not to be used for the parking/storage of vehicles, trailers, storage sheds and/or personal property including construction materials. Construction materials may be stored upon the lot only during the DRB and County approved active construction period. Empty lots are to be kept free of trash/debris and the front of the lot mowed to a minimum of 10' behind the nearest edge of the sidewalk or 20' behind the nearest edge of the street/curbing should there be no sidewalk.

H. SIGNS. Only one FOR SALE or FOR RENT signs is allowed upon residential lots of size not in excess of 18" X 24". No other sign of any character is allowed to be placed upon residential lots with the exception of any permitted by statute.

I. BANNERS. One (1) Seasonal banner, college banner or sports team banner is permitted upon each lot not in excess of 48" X 36".

APPENDIX A**DESIGN REVIEW PROCEDURES: NEW CONSTRUCTION OF SINGLE FAMILY DETACHED HOMES**

The following is an outline of the procedures for plan submissions for construction of new detached homes and are applicable to modifications/improvements/changes to existing single family detached homes.

I. STEP ONE: PRELIMINARY REVIEW

A. Homeowner must submit their design review applications and the review fee with preliminary plans two (2) sets with standard elevations, to enable the DRB to establish a file. This preliminary submittal will save the homeowner, and DRB time in the final (Major) review process. The "Design Review Application" package will consist of the following:

1. Completed design review application for **each** plan.
2. Plot plan depicting location of home (foot print).
3. Preliminary site plan (if applicable) indicating, to scale, the approximate location of proposed dwelling, drives, walks and existing vegetation (new home).
4. Standard house design floor plans drawn to scale (1/4" to 1').
5. Standard design exterior elevations (front and one side minimum).
6. Preliminary building sections or wall sections, and/or schedule indicating materials, vertical dimensions, and typical construction details.

B. The DRB will endeavor review the application and design documents within fifteen (15) days and return one set of plans to the homeowner with the appropriate comments. If the application is accepted the homeowner is given the approval to proceed to the next step.

C. An untimely response by the DRB **DOES NOT CONSTITUTE ACCEPTANCE OF THE APPLICATION.**

II. STEP TWO: MAJOR REVIEW

The participating homeowner must submit the final construction plans (two sets), as follows:

- A. Completed "Application and Design" document and review fee.
- B. Site/Plot Plan (minimum scale: 1" = 20' - 0") to include:
 1. Property lines, easements, rights-of-way, and setbacks.
 2. Driveways and sidewalks (location, size, and material).
 3. Dimensioned dwelling footprint (foundation outline).
 4. Pools, decks, patios, lanais (location, size and material).
 5. Fences, walks (with vertical & horizontal dimensions indicated).
 6. Existing tree locations 4" diameter at 6" from the ground.
 7. Finished floor and topographic elevations at each corner of the property.
 8. Adjacent streets (curbs, curb inlets, etc.).
 9. Locations of mechanical equipment, trash cans pads, pool pump, and heater and gas tank.
- C. Floor Plans (minimum scale: ¼" = 1' - 0").
 1. Fully dimensioned.
 2. Square footage indicating:
 - (a) Air Conditioned living area.
 - (b) Covered porches/entry.

- (c) Garage.
- (d) Total Square Footage.

D. Exterior elevations (1/8" or 1/4" = 1' - 0") scale.

1. All materials indicated.
2. Heights shown (1st floor, 2nd floor, roof peak).
3. Roof pitch.
4. Windows, doors, overhangs.

E. Provide necessary drawings to indicate the following:

1. Typical construction details (foundation, walls, overhang, exterior trim work, etc.).
2. Exterior lighting.
3. Electrical meter location.
4. Mechanical equipment connections.
5. Fence and wall details.
6. Screen enclosure details.
7. Pool and lanai detail.

F. General topography and drainage (as reflected in plot plan).

G. Landscape Plan (minimum scale: 1" = 20' - 0") to be submitted at major review. The landscape plan shall include all information requested on Plot Plan submittal and in addition the following:

1. General location of all existing tree groupings and specific location of trees 6" diameter or greater.
2. Location and number of existing trees to remain.
3. Location and area (square footage) of any natural areas to remain.
4. Location, number and size of proposed trees, shrubs, and ground cover.
5. Lawn area.
6. Paving, walkways, patios.

H. Exterior "Color Submittals" to include: Roof, walls, trim, shutters, doors, windows, paving and sidewalks. For original and re-paint see the HOA Color Book available at the Association's Office located in the Clubhouse. The paint must match the approved color combination. The only paving paint available for approval is: Behr's Plus 10 Concrete Stain #811 - White Cloud.

I. **All of the items requested to be indicated on the drawings and application for review must be clearly shown and described.** Failure to indicate any requested information and subsequent construction of such items will result in enforcement action by the Lake Bernadette Community Association, Inc. Board of Directors.

III. **STEP THREE: SUBMISSION OF PLANS TO COUNTY BUILDING DEPARTMENT**

Following major review by the DRB the homeowner will submit DRB approved plans to the County Building Department which has the jurisdiction for the issuance of required permits.

IV. **STEP FOUR: CONSTRUCTION COMMENCEMENT**

Upon receipt of Major "Design Review Application" approval and building permits from the county, the homeowner may commence construction. Written notification must be given to the DRB of the time of construction start date.

V. STEP FIVE: NOTIFICATION OF COMPLETION AND OCCUPANCY

A. Upon completion of construction one copy of the following will be submitted to the DRB.

1. Certificate of Occupancy (from Pasco County)
2. Final certified survey indicating at minimum:
 - (a) Lot corners.
 - (b) Dwelling footprint outline.
 - (c) Driveways and aprons.
 - (d) Sidewalks and walkways.
 - (e) Pools, decks and patios.
 - (f) Fences, walls and decorative columns.
 - (g) Easements and rights-of-way.
 - (h) Elevations for ground floor, drainage and swales.

B. Upon receipt of the above items, a final inspection will be made by the DRB to insure compliance with all DRB criteria and policies.

VI. DRB DOCUMENT DESIGN CHANGES

The participating contractor/builder and /or homeowner must notify the DRB prior to making any exterior changes to the approved DRB plans. A letter with applicable supporting data must be submitted to the DRB. Any major deviations (as solely determined by the DRB) will require DRB approval prior to commencement of the changes. The DRB shall act with promptness so as not to delay a project or construction due to the request for change. As noted earlier in this document, **AN UNTIMELY RESPONSE DOES NOT CONSTITUTE ACCEPTANCE OF THE APPLICATION.**

VII. PERIODIC CONSTRUCTION INSPECTIONS

Periodic inspections may be made by the DRB while construction is in progress to determine compliance with the approved design documents. The DRB is empowered to enforce its policy, as set forth in the Declaration of Covenants and Restrictions and this manual by any action, including actions in a court of law, to insure compliance.

VIII. SUBMITTAL OF MINOR CONSTRUCTION PLANS

The same preceding requirements must be followed for minor construction items (i.e. fences, pools, landscaping, etc.), which occur after the construction of the **residence**.

IX. DESIGN REVIEW FEE SCHEDULE

A \$25.00 charge for review and action upon all DRB Applications, at the time of submission of an application - payable to: Lake Bernadette Community Association, Inc.

X. VARIANCES

All variance requests shall be made in writing. Any variance granted shall be considered unique and will not set any precedent for future variance requests.

XI. GENERAL STANDARDS AND CRITERIA

The following list summarizes those design elements that the Design Review Board (DRB) requires, recommends and/or encourages.

A. GENERAL DESIGN GUIDELINES

1. Preservation of the natural character of the site.
2. Use of professionals qualified in the fields of architecture, landscape and/or interior design.
3. Emphasis on designs that exude warmth, artistic taste and creativity, combined with the traditional lifestyle of the community with an emphasis on Lake Bernadette's natural characteristics.
4. Roofs of varying heights with large overhangs and front entries. An abundant use of glass, including expansive door and window openings, dormers, clerestories and bay windows, with ornamental detailing on all facades. Finally, the emphasis is on aesthetically combined materials such as stucco, stone, brick, rock and wood with a high grade of construction in harmony with the functional and structural elements of each home.
5. Landscaping compliant with landscaping design criteria. There shall be a consistency and harmony in the use of plant materials regarding form, color and texture, thus avoiding harsh contrasts in the landscaping design. Landscaping shall meet Pasco County requirements. Native plants are encouraged as is the saving of existing trees and landscaping.
6. Strict signage control.
7. Compliance with the standard mailbox designs of that specific village.
8. Compliance with the required setbacks.
9. Compliance with all deed restrictions.

B. CONSTRUCTION CRITERIA/JOB SITE CONDITIONS

1. All job sites will be kept in a neat and orderly condition.
2. Infractions of the published construction rules may be cause for \$500.00 fine per infraction and/or the suspension of a builder's sub-contractor from the project.
3. Construction hours are subject to rules and regulations as published by the DRB from time to time.
4. All builders are required to post and keep on record with the DRB a 24 emergency phone number.
5. All builders are required to provide port-a-potty facilities on all job sites as required by local code requirements.
6. Refer to Lake Bernadette Deed Restrictions for further requirements.
7. Construction on any new house and/or modification of an existing structure shall not begin before 8 a.m. Monday through Saturday and shall not continue past 6PM Monday through Saturday. No construction activity shall be conducted at any time during Sundays.

C. SITE DESIGN CRITERIA

1. Grading and Drainage

(a) No site work or clearing of trees shall commence until plans and specifications showing the nature, kind, shape and location of work have been approved by the county and the DRB, and permits issued. Fill shall not be deposited at any location without prior DRB approval. Cut and fill areas shall be replanted with plantings which blend with the site. Cuts and fills should be designed to complement the natural topography of the site.

(b) All building(s) will be completed at no less than the minimum finished floor elevations, as established by the DRB.

(c) All lot surface drainage shall be in accordance with the approved subdivision drainage plans. Each lot will have a specified general grading profile, requiring surface drainage.

2. Setback Criteria

(a) No foundation shall be placed nor shall construction commence in any manner, until the layout of the building is approved by the DRB. It is the purpose of this approval to assure that no existing trees are unnecessarily disturbed and that the home is placed on the lot in its most aesthetically pleasing position.

(b) The living areas of each residence shall be in compliance with limitations set forth herein. Information on minimum setbacks is available from the Pasco County Zoning Department.

3. Irrigation Systems

Irrigation systems and time clocks are required to be approved by Pasco County0.

4. Parking and Driveway

(a) No curbside parking areas may be created by extending any portion of the street pavement.

(b) The use of blacktop is prohibited.

(c) Finished or patterned type integral colored concrete, brick, or interlocking colored pavers are the only permitted driveway surfaces.

(d) Driveway aprons must be patterned in the same manner as the driveway.

(e) Minimum driveway width is 16 feet. Homeowners in the Villages of The Manors and Lakeview may request variances for the enlargement of the width of their driveways in special circumstances where there is insufficient driveway area.

5. Exterior Lighting

All proposed exterior lighting shall be detailed on the final plans. No exterior lighting shall be permitted which, in the opinion of the DRB, would create a nuisance to the adjoining property owners.

6. Fences, Walls, and Screen Enclosures

All proposed fences must be approved by the DRB prior to installation. Fences are defined as screening devices that are 30 to 100% opaque, including closely spaced hedges. They must be constructed of PVC or closely spaced hedges. Screen enclosures are non-roofed structures (roofed by screen only) covering pools and patios. Fences four feet (4') tall or lower are required on golf frontages while other yard fences are required to be no higher than six (6'). Submittals for all fences must include complete drawing specifying structure and composition. **NEW WOOD FENCES ARE NO LONGER PERMITTED.**

7. Front Yards

For the purposes of this section, front yards are defined as the land area between the front face of the principal building and the street. Screen enclosures and fencing of front yards are prohibited. Fencing yards facing streets that intersect or face curved roadways is discouraged. Privacy walls and planter walls that are integral to the architecture of the principal structure may be allowed up to the minimum front setback line.

8. Rear Yards

Complete rear yard fencing is discouraged since the character of open space and unity of the surrounding area is an important aspect of the community design concept. Screen enclosures

may be located in rear yards. Rear yard fencing shall be subject to design review and the requirements of "side yards" discussed below.

9. Side Yards

Fences or walls up to a maximum six feet (6') in height shall be allowed and shall be set back a minimum of ten feet (10') from the front corner of the principal structure. Screen enclosures shall not extend closer to the street than the front corner of the principal structure. Fences, walls or screen enclosures within side yards shall require landscaped screening when facing a street or front yard.

10. Special Yards

Special yards are defined as: land area between the principal structure and the rear or side property line abutting a lake, golf fairway, environmental area or other common open space. No principal or accessory structures and walls or fences over four feet (4') in height may be allowed within the area between the edge of the house and the above referenced property lines. Fences and walls less than four feet (4') in height shall be allowed within this special yard setback. All fences and walls within special yards shall be accompanied by landscape screening. Screen enclosures shall be permitted in accordance with rear and side yard requirements.

11. Landscaping along Fences and Walls

Landscape screening shall consist of bushes, shrubs or hedges three feet (3') on center and 24 inches high with one tree (eight feet) per 20 linear feet of fence, wall or screen enclosure. Screening requirements shall be in addition to any other landscape in this manual.

12. Air Conditioners, Garbage and Trash Containers

All air conditioning units shall be shielded and hidden within structures or landscaping so that they shall not be visible from the street. Window and/or wall air conditioning units are not permitted. All garbage, trash and recycle containers must be concealed from view from the street or adjoining lots by storing either in a garage or an enclosed or landscaped area as approved by the DRB.

13. Mailboxes, Signs, Antennas and Flagpoles

All mailboxes and house address signs must conform to the approved design standards of the DRB, the Association Mailbox Committee and the US Postal Service. Outside antennas and satellite dishes shall not be permitted unless reviewed and approved by the DRB on a case-by-case basis with specific restrictions and limitations. Flag poles for the display of the American Flag, shall be permitted subject to DRB approval of placement and design. No flagpole shall exceed 20 feet in height or be used as an antenna.

14. Swimming Pools, Tennis Courts, Accessory Structures, Play Equipment.

Above ground swimming pools and spas are not be permitted. Swimming pools, tennis courts, accessory structures, and /or play equipment may be **located only in a fenced** rear or side yard of the property on which it is an accessory and requires DRB approval, and may not be located closer than six (6) feet to any property line of the property on which they are located. Swimming pools shall not be permitted on the street side of the residence. In addition, refer to current Pasco County Zoning Ordinance requirements. Tennis courts are not permitted without prior written approval of the DRB.

15. Sidewalks

Builders shall construct the required subdivision sidewalk(s) on each lot.

16. House Painting Colors/Combinations

(a) The color palette book located in the Association Office in the CDD Clubhouse for body, trim and accent (door) (or however many tri-color combinations may be included in the color palette from time to time due to amendments, additions, deletions, or modifications) is the only tri-color combination for houses and other out-buildings within the jurisdiction of the Lake Bernadette Community Association, Inc. Master Association. Only these tri-color combinations will be approved by the Master Association's Design Review Board. The colors specified for body, trim and accent are not interchangeable with different combinations or within a single combination.

(b) Whenever existing houses with builder/developer color combinations other than those mentioned in the above color palette are due to be repainted, and the homeowner has the original color swatches (i.e. Suarez Homes), repainting must be first approved by the Design Review Board.

(c) Whenever houses already painted with one of the colors from one of the color combination schemes mentioned above are repainted, the repainting must be first approved by the Design Review Board with one of the tri-color combinations referred to above. Should the repainting be proposed with identical colors that are already on the approved color palette, approval by the DRB shall not be denied or withheld.

(d) Any proposed paint color scheme must be identical in color and quality to that set forth in the color palette referenced above.

17. Driveway and Path Painting is discouraged, however, the only color a driveway and/or path may be painted is: Behr's Plus 10 Concrete Stain #811 – White Cloud. Sidewalks may not be painted or coated.

18. Ornamental Lawn Structures and Signs

Ornamental Lawn Structures include but are not limited to likenesses of animals, plants and other inanimate objects including benches, chairs, stones, plastics animals, plastic flowers, bird baths, windmills, weather vanes, religious shrines, icons, spheres, mirror globes, plastic border fences, signs other than FOR SALE/FOR RENT signs, pottery, playground equipment, decorative lighting, concrete borders/fences, mailbox decoration of any kind, all of the above by way of illustration and not by way of limitation. NO ARTIFICIAL FLOWERS OR ARTIFICIAL VEGETATION ARE PERMITTED.

ORNAMENTAL LAWN STRUCTURES ON THE STREET SIDE OF ANY LOT MAY BE PLACED ON THE PROPERTY ONLY AFTER THE OWNER SUBMITS A DESIGN REVIEW APPLICATION AND THE APPLICATION IS APPROVED BY THE DESIGN REVIEW BOARD (DRB) IN WRITING.

19. Athletic Equipment/Play Structures

All playground equipment shall be placed to the rear or side of the residence and must be approval by the DRB prior to installation.

D. LANDSCAPE DESIGN CRITERIA**1. GENERAL REQUIREMENTS**

All residential lots shall be landscaped with grass primarily, shrubs and trees. Ground covers may be used in areas where grass is hard to grow as under trees. Rock, sand and pebbles are **not** acceptable alternatives to grass, sod or groundcover. Sod areas and replacement sod shall be drought resistance and Florida friendly. All shrub and ground cover beds shall receive a three-inch (3") layer of organic mulch such as pine bark, pine straw or Melaleuca mulch. Freestanding trees shall be located in a minimum mulched bed of three feet (3') in diameter.

2. IF WELL WATER IS USED, AN IRON DEIONIZER SHALL BE INSTALLED AND MAINTAINED IN SUCH A MANNER THAT IT IS EFFECTIVE AT ALL TIMES.

Natural areas designated on the landscape plan do require irrigation subject to approval by the DRB. Natural areas shall include all native trees and shrubs including palmettos and shall be protected from disturbance during construction.

3. THE DRB REQUIRES THAT ALL HEALTHY, NATIVE AND/OR FLORIDA FRIENDLY EXISTING TREES IN THE YARD AREA BE PRESERVED.

Sixty percent (60%) of the landscape shall be native or Florida friendly to include trees, shrubs and ground cover.

4. LANDSCAPE PLANS

A landscape plan shall be submitted to the DRB for each residential lot prior to major review approval.

5. FRONT YARD REQUIREMENTS

Front yards are defined as the area between the road right-of-way between the street pavement and the residential structure. All corner lots shall be considered to have two front yards. Front yard appearance shall be natural in character and shall be reinforced by the use of native or Florida friendly complimentary species. Private courtyards, formal entries and gardens may utilize more exotic materials.

a. Streetscape Requirements

Street trees shall be planted in accordance with the street planting scheme for each street or neighborhood as dictated by the County and the DRB. Trees of at least four feet in height 4" in trunk diameter measured 3' from the ground, 12 feet in height and six feet (6') in spread shall be planted. There shall be a minimum of two trees per 90 linear feet of street frontage. Fractional totals of trees shall be rounded up to the nearest whole tree (i.e. a 110 foot wide lot would be required to have four street trees). Trees may be clustered in groups provided that gaps between trees do not exceed fifty feet. The applicant is responsible for locating and protecting the integrity of all underground utilities during planting.

b. Other Tree Requirements

A minimum of three trees shall be required in each front yard (i.e. three trees for interior lots, six trees for a corner lot, etc.). Each tree shall be a minimum of eight feet in height and a two-inch diameter three feet from ground level. Preservation of existing trees may reduce the total tree planting required.

6. RECOMMENDED PLANTS

Plants are chosen for cold tolerance, drought tolerance, and adaptability to site conditions. They are native and/or Florida friendly.

E. BUILDING DESIGN CRITERIA

1. GENERAL REQUIREMENTS

- a. Construction shall be in compliance with the **Design Standards and Criteria**.
- b. Each home shall be pre-wired for cable television.
- c. Each home shall be pre wired for telephone.

2. SQUARE FOOTAGE REQUIREMENTS

The required "air-conditioned" minimum square footage for both Epping Forest and Green Heath, unless otherwise approved by the DRB is as follows:

	One Story	Two Stories
EPPING FOREST		
GOLF COURSE LOTS	1,800 sq. ft.	2,200 sq. ft.
FIRST FLOOR		1,100 sq. ft.
INTERIOR LOTS	1,600 sq. ft.	2,000 sq. ft.
FIRST FLOOR		1,000 sq. ft.
GREENHEATH		
GOLF COURSE LOTS	1,700 sq. ft.	2,000 sq. ft.
FIRST FLOOR		1,000 sq. ft.
INTERIOR LOTS	1,500 sq. ft.	2,000 sq. ft.
FIRST FLOOR		1,000 sq. ft.

3. ELEVATION CRITERIA

- a. The treatment of all elevations shall be uniform in architectural design and materials and be in harmony with neighboring residences.
- b. Elevations that are similar in appearance are prohibited on any three adjacent lots, any lots IMMEDIATELY ACROSS the street, or any two lots on a cul-de-sac.
- c. Elevation approval shall consist of review of front, side and rear elevations.

Minimum roof overhang	1 foot
Minimum roof pitch	5/12 inches
Maximum building height	35 feet
Minimum 2-car garage door width	16 feet
Minimum 1-car garage door width	8 feet

4. EXTERIOR MATERIALS AND COLORS

Artificial, simulated or imitation materials shall not be permitted without the approval of the DRB. The use of the following materials is appropriate.

- Stucco, sand finish or rough texture
- Stone, brick, split rock
- Metals, factory finished in anodized baked-on enamel, or printed wrought iron
- Wood: timbers, wood sidings, rough sawn lumber, wood shingles and shakes

5. ROOFS

a. Roof materials shall be clay tile or integral color concrete tile, cedar or wood shakes, pre-finished metal or copper roofs and dimensional asphalt or fiberglass shingles of a minimum weight of 190 pounds per square inch.

b. Roof colors and plumbing stacks or vents, flashings and chimney caps shall be an integral part of the exterior color scheme of the building.

c. Solar heating panels shall be reviewed on an individual basis and if approved by the DRB shall be installed in accordance with FL Statue 720.

6. TWO STORY BUILDING RESTRICTIONS

The ground floor of a two story residence must contain a minimum of one half (1/2) of the total square footage of air-conditioned space of the house.

7. WINDOWS, DOORS, SCREENED PORCHES AND PATIOS

Bright finished or bright plated metal exterior doors, windows, window screens, louvers, exterior trim or structural members shall not be permitted. No unpainted mil finish aluminum is allowed.

8. GARAGES, DRIVEWAYS, WALKWAYS

All residences shall have a minimum of a two-car garage with overhead garage door. Carports are not permitted. Circular drives or large expanses of drive must be properly landscaped to reduce their aesthetic impact from the street. Side entry garages are encouraged when possible.

9. AWNINGS

Awnings and canopies shall not be permitted or be affixed to the exterior of the residence without prior written approval of the DRB.

10. SHUTTERS

Hurricane shutters approved by the State of Florida and/or Pasco County are permitted. Hurricane shutters that protect (cover) door and/or windows may be in the closed position not more than seven (7) days prior to and seven (7) days after landfall of a named hurricane/tropical storm.

11. PATIOS, DECKS, PORCHES, TERRACES AND BALCONIES

The use of outdoor living areas is encouraged. If designed in appropriate building locations, the above mentioned can become an integral part of traditional Florida architecture. Patios, decks, porches, terraces and balconies are limited to the back and side yards and are subject to landscape screening requirements (including fencing) imposed by the Design Review Board.

DESIGN REVIEW APPLICATION
Version: 12 March 2018

Please submit this application for design review of architectural improvements by dropping off at the Clubhouse office, mail to the address above, or via email noted above. The fee for each application is \$25 by check only made payable to Lake Bernadette HOA.

DATE: _____

The undersigned owner seeks approval of the Committee as follows:

- ___ Painting (Color/combinations must come from the approved color book in the HOA office)
 - ___ Additions/Alterations of Existing structures and/or Property
 - ___ Prior Additions/Alterations of Existing Structure and/or Property
- Complete and accurate description(s) of additions/alterations

(continue on additional sheets if necessary)

APPLICATIONS MUST INCLUDE:

- ___ Lot Survey Plat showing location, dimensions, setbacks, landscaping, etc.
- ___ Bills of materials to include exterior materials and colors, composition of foundations, roof, etc.

The undersigned property owner hereby acknowledges and agrees that the undersigned shall be solely responsible for determining whether improvements, alterations or additions described herein comply with all applicable laws, rules and regulations, codes and ordinances, including, without limitations, zoning ordinances, subdivision regulations, and building codes. The Design Review Board shall have no liability or obligation to determine whether such improvements, alterations and additions comply with any such laws, rules, regulations, codes or ordinances. The undersigned certifies that in the instance of exterior painting that the colors selected and shown on this application come from the Paint Color Selection Book in the HOA Office in the Clubhouse.

Signature of Owner _____ Printed Name _____

STREET ADDRESS _____

TELEPHONE _____ Email _____

- Approved
- Disapproved for the following reason _____

DATE: _____

FOR THE BOARD OF DIRECTORS _____

EXAMPLES OF ITEMS REQUIREING ARCHITECTURAL APPROVAL/ACCEPTANCE:

(See Deed Restrictions and Design Review Guidelines for further information.)

- Garages
- Fences
- Porches
- Pools
- Sheds
- Screen Enclosures
- Screen Rooms
- Room Additions
- Driveways and Driveway Changes
- Landscaping
- Mailboxes and Mailbox Changes
- Satellite Dishes
- Antennas
- Any Exterior Painting

The above examples are by way of illustration and not by way of limitation.

The Design Review Board (DRB) Application Form must be completely filled out and shall include all required documentation to be considered by the Committee. Partially completed forms, the lack of proper documentation required and/or failure to appear for appointments with the Committee may result in unnecessary delays, disapproval and/or additional fees.