

BAYTOWNE ARCHITECTURAL STANDARDS

- A. Fences:** Fences must be pressure treated wood stockade or picket, four (4) or six (6) feet high at the rear of a unit with an exterior gate. Synthetic fences must meet the same standards. A three-foot easement must be left between the fence and the property line. If the property butts up to a Baytowne property line, then a six foot easement is required. Fence posts and cross members must be on the inside. Fences may be natural wood or white in color. Unit fencing cannot block traffic signs or impede a driver's view. Fencing for end units cannot extend along the side of the unit for more than 20 feet forward from the back wall of the unit.
- B. Decks:** Wooden decks may be added in the rear of the unit. Decks must be level with screened back door. Maximum size is 15 feet (length) by 25 feet (width).
- C. Patios:** Patios can be installed at the rear and front of a unit. Front patios cannot extend beyond end of common walls. Patios may be screened, including roof or covered with aluminum conforming to building exterior. Maximum size for a patio in the rear of a unit is 15 feet (length) by 25 feet (width).
- D. Front Porches:** Front porch enclosures must be white aluminum or white painted wood not extending beyond the common wall.
- E. Exterior Lighting:** Ground level accents or white sensor security lights only. No decorative free standing. Lighting lanterns are not allowed except as Christmas decorations.
- F. Skylights:** Two skylights may be installed at the rear of a unit's roof and must be brown to conform to the roof. These must fit between the rafters; no rafter can be cut to accommodate a skylight.
- G. Attic Fans:** Attic fans may be installed at the rear of the unit's roof. Fans must be bronze aluminum or painted bronze. No turbo fans allowed. A licensed electrician must install electric fans.
- H. Flag Poles:** Flag poles/brackets may be installed in the front or rear of units. Maximum height for pole is 12 feet, including base.
- I. Clothes Lines:** Only portable, retractable clothes lines are permitted in the rear of the unit. Clothes, rugs, etc. may only be aired during daylight hours. Lines must be stored away when not in use.
- J. Shutters:** Government approved stationary, white "roller" storm shutters may be installed for each window. Under eaves hooks for portable storm coverings are also acceptable.
- K. Roofs:** Homeowners are responsible for the repairs or replacement of roofs. All roofs must be GAF Weathered Gray and must be installed by a licensed roofing contractor with required permits obtained from the City of Safety Harbor.
- L. Gutters:** Gutters are acceptable on the front and rear of units and must be the same color as the existing trim. Downspouts cannot interfere with neighbor's installation of gutters. Downspouts must be white.
- M. Gable Ends:** Must conform to existing style twelve (12) inch boards in width with an exposed ten (10) inch or eight (8) inch width.
- N. Solar Panels:** Solar energy panels may be installed on the rear of unit roofs and must be bronze in color.
- O. Name/Numbers:** Name plaques and street numbers may be placed on the front of units in black lettering.
- P. Windows:** Windows may only be replaced with existing style. Frame must be either aluminum or white vinyl.
- Q. Doors:** Storm and screen doors may be installed in bronze or white only.
- R. Storage Sheds:** Rubbermaid (taupe in color) rubber/plastic storage bins in sizes 18 cubic ft. to 52 cubic ft. The storage bin must be located up against the back wall of your unit. See bulletin board for examples.
- S. Room Additions:** Additions are allowed in the rear of units. All room additions must be constructed of white aluminum. The roof must also be constructed of white aluminum. "View" openings may possess screen, vinyl, or acrylic windows. Screen may also accompany vinyl or acrylic window. No "wall unit" air conditioners are allowed. If a room addition houses any of the association's utility boxes, it must remain unlocked and accessible. The association requires that a three (3) foot easement be left between the room addition and the back property line. If the property butts up to a Baytowne property line, then a six (6) foot easement is required. All room additions must adhere to both the Association's and the City of Safety Harbor's easement restrictions. All room additions must possess at least one door (for fire safety purposes).
- T. Spas/Saunas:** All spas, saunas, etc. must follow City/County/State safety standards.
- U. Retractable Awnings:** Retractable awnings may be installed in the rear of the unit only.
- V. Water Softener:** Owners may install water softener units. No such unit shall be above ground level more than 18 inches.

PLEASE NOTE: Any modification shall be compatible/similar to existing styles, designs, etc. of the general aesthetic surrounding structures. Therefore, a modification or improvement accepted in one location may not necessarily be approved in another.

**BAYTOWNE PROPERTY OWNERS ASSOCIATION
ARCHITECTURAL IMPROVEMENT APPLICATION/REVIEW FORM**

SUBMIT TO ARCHITECTURAL CHAIRMAN AT MONTHLY BOARD MEETING OR MAIL TO PROPERTY MANAGEMENT COMPANY TO PROCESS.

UNIT OWNER _____ DATE _____

UNIT ADDRESS _____ PHONE: _____

UNIT LOT # _____

NATURE OF IMPROVEMENT _____

COLOR (IF APPLICABLE) _____

LOCATION _____ DIMENSIONS _____

CONSTRUCTION MATERIAL _____

SUPPLIER OR CONTRACTOR _____

NOTE: APPROVAL OF ANY PROJECT DOES NOT WAIVE THE NECESSITY OF OBTAINING A CITY BUILDING PERMIT. ALL CONTRACTORS SHOULD BE LICENSED AND HAVE PROOF OF INSURANCE. A SKETCH OR PLAN OF ALL IMPROVEMENTS MUST BE ATTACHED TO THE APPLICATION TO SHOW LOCATION AND DIMENSIONS.

****CONTACT ARCHITECTURAL CHAIRMAN FOR FINAL APPROVAL UPON COMPLETION.**

SKETCH OR DIAGRAM (Attach additional pages if needed)

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FOR INTERNAL USE ONLY

DATE SUBMITTED _____ DATE RECEIVED _____

DATE APPROVED _____ DATE REJECTED _____

REASON(S) FOR REJECTION _____

FINAL INSPECTION DATE _____ BY _____