

ACC Information and Deposits

As provided in the Declaration, no Owner shall make any improvement, addition or alteration to their Lot or the exterior of their Home without the prior written approval of the Architectural Control Committee (ACC) and a deposit in an amount determined by the Board, a portion of which includes the ability to help cover incidental damages caused to Association Property or to an adjacent Lot or Home by virtue of Such Owner's construction of improvements, additions or alterations to such Owners Lot or the exterior of the Home.

The Bridges HOA Rules and Regulations. Page 17. Architectural Additions and Alterations.

All architectural improvements, additions or alterations must be submitted with:

- Architectural Application
- Fee/Deposit via check
- Insurance & License of Company

Fees & Deposits – Checks can be made to “The Bridges HOA”

*Please note for all projects (other than those using heavy machinery) a \$100.00 refundable check is required, in addition to the deposit. This fee is in place to ensure the completion and inspection of the work. Checks will be returned upon submission of completion form.

- \$25.00
 - Non-refundable
 - Minor projects
 - Examples: Tree Removal, Basketball Hoop Installation, Trampolines, Painting of Garage/Front Door
- \$100.00
 - Non-refundable
 - Projects that do not require heavy machinery such as a bobcat or lift
 - Examples: Landscape lighting, Generators, Painting, Awnings, Outdoor Kitchens, Fences, Satellite Dishes, Door Replacing, Artificial Sod/Turf
- \$5,000.00
 - Covers Security Deposit and Inspection; remaining balance is refunded to homeowner after inspection is approved.
 - Security Deposit is \$200.00, and Inspections are \$300.00 each (Number of inspections needed can differ based on engineer)
 - Large projects that require heavy machinery to enter property
 - Examples: Pavers, Pools, Screen Enclosures, Patio Removal, or Installation

Notes & Reminders

- When using a private landscaping company or tree removal or landscape work, all debris must be hauled off property.
- Landscape lighting lines must be buried into the ground at least 6 inches down.
- When painting, all trim must be painted as well and not left white.
- When installing artificial turf, a proposal for irrigation alterations, from the onsite landscape/irrigation company (CPM), must accompany the application.
- Outside companies are not authorized to alter the irrigation system.
- The operation of any machinery, demolition equipment, construction equipment, excavating equipment, power tools, equipment of semi-mechanical devices or undertaking construction work which emits sound is not allowed between the hours of 10:00 PM and 7:00 AM, Monday through Saturday with no construction permitted on Sunday. This shall not prohibit the use of pumps or machinery which, because of its very nature and purpose, is required to be operated twenty-four (24) hours a day.