
**“ARCHITECTURAL CONTROL COMMITTEE (ACC)
APPLICATION”**

INSTRUCTIONS AND NOTES:

- **Please review HOA Documents & Regulations...**
As to how it pertains to your specific project before submitting your Application.
- **Please read every page of Application & Sign where applicable on the Application Page.**
By signing, you agree and accept all terms & conditions stated in this application.
- **Please complete the applicable Application Forms before making submission.** Please use the “General” Application Form **unless** you are just submitting an Application for Exterior Painting; which would then only require the completion of the “Exterior Paint” Application Form. Please refer to the Color Guide for the Selection of the Approved Colors.
- **Please include “ALL” 19 Pages of this Application upon submission... (Pgs 1 thru 19)....**
- **Please be sure to include all required information, documents (including Signature Page) and fees,**
with all checks payable to “The Bridges HOA” **as the application cannot be reviewed if anything is missing.**
Refer to fees listed on next page, as well as required items listed on the Application Cover Pages.
- **Submit your application with all required documents/information/checks to the management office via:**
 - The management Office staff during office hours (M-F 8:30am – 3pm)
 - Management Drop Box: Located to the left of the clubhouse exterior doors
 - Mail: 8576 Golden Gate Avenue, Delray Beach, FL 33446
- **All applications must be approved by the ACC Committee “Prior” to starting any work.**
The ACC Committee currently meets on the third Wednesday of every month at 9:00 am (subject to change).
- **The Deadline Date for Applications to be received will be 48 business hours prior to scheduled meeting date.**
Any application received thereafter will be reviewed the following month.
- **After the meeting, you will receive a phone call/email with your approval status,** followed by an official decision letter within 2 weeks.
- Contact Ellen Broder at ebroder@grsmgt.com or via phone at 561.404.9260 with any questions pertaining to your ACC Application.

**“ARCHITECTURAL CONTROL COMMITTEE (ACC)
APPLICATION”**

APPLICATION FEES:

A. “Small” Projects (Coach lights, tree installation &/or removal, front door replacement etc...)

- \$25.00 non-refundable application fee.
- \$100.00 refundable check that will be returned upon completion of your project and inspection by an ACC Member.

B. All other Projects that do not require heavy machinery (Fences, Permanent Basketball Hoops etc...)

- \$100.00 non-refundable application fee.
- \$100.00 refundable check that will be returned upon completion of your project and inspection by an ACC Committee Member.

C. All Mid-Large Projects such as Installations of Generators, Solar Panels, Larger Paver Installations such as Driveways & All Turf Installations etc...

- \$100.00 non-refundable application fee.
- \$1000.00 refundable check that will be returned upon completion of your project and inspection by an ACC Member.

D. Large Projects where heavy machinery (i.e. Bobcats etc.) will be entering the property (pool construction, paver extension/replacement, screen enclosures, etc.)

- \$5,000 Security Deposit Check.

**** Once your project is completed and approved by an ACC member, your Security Deposit refund will be processed. Please note that an application fee of \$200, as well as any pool grading inspection(s) fees (\$300 each), will be deducted from this amount. Any damages to association property from the use of heavy machinery and equipment may also be deducted from this amount.*

E. Exterior Painting of House

- \$100.00 non-refundable application fee (If painting an Approved Color or Original GL Color, this \$100.00 non-refundable application fee does NOT Apply.)
- \$100.00 refundable check that will be returned upon completion of your project and inspection by an ACC Member.
- \$200.00 non-refundable Custom Color Request Fee (**Only if submitting a Custom Color Request**).

"ACC APPLICATION" - "General" Form

***** FOR EXTERIOR PAINTING... PLEASE USE SEPARATE PAINTING APPLICATION**

Owner Name: _____
Address: _____ **Lot No.:** _____ **Subdivision:** _____
Phone #: _____ **Email:** _____

Description of Work: Please Check ALL that Apply.....

<input type="checkbox"/> Pool Construction	<input type="checkbox"/> Spa	<input type="checkbox"/> Fence Installation	<input type="checkbox"/> Screen Enclosure	<input type="checkbox"/> Pergola
<input type="checkbox"/> Paver Replacement	<input type="checkbox"/> Paver Extension	<input type="checkbox"/> Driveway Pavers	<input type="checkbox"/> Patio Pavers	<input type="checkbox"/> Side Pavers
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Front	<input type="checkbox"/> Rear Yard	<input type="checkbox"/> Side Yard	<input type="checkbox"/> Tree Removal
<input type="checkbox"/> Install Generator	<input type="checkbox"/> New Coach Lights	<input type="checkbox"/> Landscape Lights	<input type="checkbox"/> Satellite Dish	<input type="checkbox"/> Solar Panels
<input type="checkbox"/> Replace Front Door	<input type="checkbox"/> Install Awning	<input type="checkbox"/> Artificial Turf & Location _____	<input type="checkbox"/> Other _____	

A. BRIEF DESCRIPTION: Please give a "legible" description of the alteration, improvement, addition, or other change you would like to make to the exterior of your home. Please include the details of your project and all information noted on Page 3 of this application as it pertains to your project _____

B. PLEASE ATTACH THE FOLLOWING ITEMS TO THIS APPLICATION...

(*) The Application WILL NOT be reviewed without these items attached. / Please check off all items attached.

- _____ * Homeowner Signature Page
- _____ * Copy of contractor's license
- _____ * Copy of contractor's Insurance Certificate...
to include General Liability (min. \$1 million) & General Aggregate (min. \$2 million) and Workmen's Comp.
- _____ * Survey of the lot showing the location of the improvement
- _____ * Check(s) for Refundable and Non-Refundable Application fees
- _____ * Any additional project-specific items listed in this application i.e. picture of the front of home, etc...
- _____ * Pictures of the sidewalk in front of the home as well as the surrounding Common HOA areas for projects requiring the use of heavy machinery. These pictures will serve as documentation of the sidewalk's and HOA area's current condition prior to any work being done.

C. PLEASE SIGN APPLICATION... Application will not be reviewed without Homeowner Signature...

- By signing, I agree to all the Conditions / Rules & Regulations stated in this Entire Application....

Homeowner Signature: _____ **Date:** _____

Please do not write below this line. For ACC use.

_____ Approved by the Architectural Control Committee:
 _____ Approved, subject to the following conditions: _____
 _____ Deferred, for the following reasons: _____
 _____ Denied, not approved for the following reasons: _____

ACC Member Name: _____ **Signature:** _____ **Date:** _____

“ACC APPLICATION”- for Exterior House PAINTING only! Pg 1 of 2

Owner Name: _____

Address: _____ Lot No.: _____ Subdivision: _____

Phone #: _____ Email: _____

Description of Painting to be done: Please Check off Boxes & Fill In Info....

- **NOTE:** The Bridges Exterior Color Guide can be found on The Bridges HOA APP & includes all approved colors. Contact GL Warranty for the original exterior paint colors @ 1.866.979.2424, or Sherwin Williams on Atlantic Ave. @ 561.496.1717.
- **NOTE:** All pipes and exterior conduit / boxes must be painted to match house color and obscured with landscape material.
- **NOTE:** All Stone material on house cannot be painted.

Main Body Color: _____	() Painting Same Color	() Painting Diff Color	() Custom Color
Trim Color: _____	() Painting Same Color	() Painting Diff Color	() Custom Color
Garage Door Color: _____	() Painting Same Color	() Painting Diff Color	() Custom Color
Front Door Color: _____	() Painting Same Color	() Painting Diff Color	() Custom Color
Gutter Color: _____	() Painting Same Color	() Painting Diff Color	() Custom Color

D. BRIEF DESCRIPTION: Please give a “legible” description of the alteration, improvement, addition, or other change you would like to make to the exterior of your home. Please include the details of your project and all information noted on Page 3 of this application as it pertains to your project.

E. PLEASE ATTACH THE FOLLOWING ITEMS TO THIS APPLICATION...

(*) The Application WILL NOT be reviewed without these items attached. / Please check off all items attached.

- _____ * Homeowner Signature Page
- _____ * PLEASE ATTACH COLOR CHIP SWATCHES
- _____ * Copy of contractor’s license
- _____ * Copy of contractor’s Insurance Certificate...
to include General Liability (min. \$1 million) & General Aggregate (min. \$2 million) and Workmen’s Comp.
- _____ * Check(s) for Refundable and Non-Refundable Application fees
- _____ * Photo of the entire Front of your home
- _____ Any Computer Generated Photos showing “NEW” Colors to aid visually in the Approval Process (optional)

F. PLEASE SIGN APPLICATION... Application will not be reviewed without Homeowner Signature...

- *By signing, I agree to all the Conditions / Rules & Regulations stated in this Entire Application....*

Homeowner Signature: _____ Date: _____

Please do not write below this line. For ACC use.

_____ Approved by the Architectural Control Committee:

_____ Approved, subject to the following conditions: _____

_____ Deferred, for the following reasons: _____

_____ Denied, not approved for the following reasons: _____

ACC Member Name: _____ Signature: _____ Date: _____

“ACC APPLICATION”- for Exterior House PAINTING only! Pg 2 of 2
FOR CUSTOM COLOR SUBMISSIONS...”- ACTUAL” PAINT CHIPS MUST BE ATTACHED HERE

***MAIN STUCCO BODY:**

Color: _____



***TRIM:**

Color: _____



***FASCIA, GARAGE & FRONT DOOR:**

Color: _____



OWNER NAME: _____

LOT# _____

ACC APPROVED Signature: _____

DATE: _____

“ACC APPLICATION – Things to Include in Submission...”

To expedite your request, please include the information listed below for the specific category and refer to the Association’s Rules and Regulations as it pertains to Architectural Additions and Alterations.

Artificial Turf.... Please Include:

- Survey depicting the location of where the artificial turf will be installed, noting any landscaping that will be removed or added at the time of installation.
 - A proposal for irrigation alterations, from the onsite landscape/irrigation company (CPM), **must accompany** the application. Outside companies are not authorized to alter our irrigation system. Please contact CPM direct at 954.973.3333 to request a proposal for an irrigation alteration to install artificial turf.
 - Don’t Forget... to read Artificial Turf Installation Agreement Points on Page 17.
-

Exterior Painting.... Must use separate Painting Application / Please Include:

- Identify the manufacturer and color codes for the body, trim, front door, and garage door.
 - Photo of the front of the house.
 - Don’t Forget... to read Exterior Painting Agreement Points on Page 13.
-

Fences....Please Include:

- Survey indicating the location of new/existing fence with respect to the property lines and improvements.
 - Fence material and drawings that include the fence dimensions.
 - Don’t Forget... Must meet HOA fence requirements which include a minimum of 5 feet tall, bronze color, and two gates for mower access.
 - Don’t Forget... to read Fence Installation Agreement Points on Page 15.
-

Generators.... Please Include:

- Survey indicating the exact location to which the generator company will be installing the generator as well as the type of hedge being used; size of plant material; location of Gas meter & Electric Meter.
 - Please indicate if the pipes will be buried or not... Both electrical & Gas
 - Don’t Forget... Please note that after the installation is complete, a hedge must be added to the front and sides of the generator so that it is **not visible** from the street and neighboring homes. We have found that the best plants to use are 7 Gallon Podocarpus or Calusia. Also, any conduit pipes/boxes attached to the house that are visible must be painted the same color as the house to blend in and be covered by hedges.
 - Don’t Forget... to read Generator Installation Agreement Points on Page 14.
-

Landscaping.... Please Include:

- Survey depicting the location of existing plantings with respect to property lines and existing improvements.
 - Drawing illustrating placement of proposed landscaping. (On survey submitted)
 - Description of proposed landscaping including type, height, and quality of planting materials.
 - Don’t Forget... 1) You will need to submit an ACC Application for any Tree Removal / Planting. This is done to ensure Safety in that Utility lines are not disturbed during this process. 2) Grading of property elevation cannot be changed.
-

Continued on Next Page.....

*****By signing the Application Signature page, I agree to everything on this page..**

“ACC APPLICATION – Things to Include in Submission...”

To expedite your request, **please include the information listed below for the specific category and refer to the Association’s Rules and Regulations as it pertains to Architectural Additions and Alterations.**

Paver Replacement & Extension (Driveway and Patio/Pool Deck).... Please include:

- Survey indicating the location of proposed installation drawn on the survey. If you are extending pavers, please note areas where you will be replacing pavers and the areas that you will be extending with pavers.
 - Material description, layout pattern, and pictures of the new & old pavers. Include a current pic of the face of the home from street view for driveway pavers & a pic of the back of home for patio or pool deck pavers etc...
 - For paver extensions, a proposal from CPM for irrigation alterations is needed. Outside companies are not authorized to alter our irrigation system. Please contact CPM direct at 954.973.3333 to request a proposal and include it within your application.
 - Don’t Forget... 1) Must meet HOA’s Rules & Regulations for additions and alterations to patios & pool decks, or for driveways that states the width of the driveway cannot extend past the face of the home. 2) No Grading changes allowed.
 - Don’t Forget... to read Paver Installation Agreement Points on Pages 11 & 12.
-

Pools.... Please Include:

- Survey depicting the location of the proposed pool on the lot.
 - Architectural rendering. Identify pool deck type, color, and pattern, preferably samples.
 - Landscaping plans with plans for shrubs to conceal pool equipment.
 - Don’t Forget... to read Pool Installation Agreement Points on Pages 11 & 12.... Very Important!
-

Screen Enclosures.... Please Include:

- Survey depicting the location of the proposed screen enclosure.
 - Rendering & Plans / Specifications provided by the contractor indicating dimensions, height, screen roof type (e.g., mansard, gable, or flat), location(s) of screen door(s), and accessories (e.g., kickplates).
 - Don’t Forget... Must meet HOA screen enclosure requirements.
 - Don’t Forget... to read Pool Installation Agreement Points on Pages 11 & 12.
-

Solar Panels.... Please Include:

- Survey indicating the location of proposed down pipe.
 - Please provide Drawing showing exact location of where all the Solar Panels & Electrical Boxes will be placed.
 - Please provide Drawings showing how the Panels will be affixed to the roof.
 - Please provide Documentation that Skirting will be used.
 - Please provide Literature on the Type of System being Installed.
 - Please provide a current picture of the face of the home from the street view and a Roof view from each side of the house that will be housing the Solar Panels.
 - Don’t Forget... to read Solar Panel Installation Agreement Points on Page 16.
-

Misc.... Please Include:

- Awnings require description, location, & color when submitting Application. (Brochure is helpful if available).
- Pergolas require a description of material, color, and location as shown on the lot survey on Application.
- Satellite dishes require details regarding size, color, type, & location where dish will be mounted (Pic) on App.

*****By signing the Application Signature page, I agree to everything on this page.**

“ACC APPLICATION – Things to Remember...”

To expedite your request, please include the information listed below for the specific category and refer to the Association’s Rules and Regulations as it pertains to Architectural Additions and Alterations.

General Points to keep in Mind FOR Any Construction in the Bridges....

- **Any modification to any home must always be done in a Clean & Efficient manner.** At no time shall any HOA Area Access (including Sidewalks or Swales) be blocked with any construction material. The homeowner is responsible to ensure that this is adhered to. **Failure to do so will result in HOA calling in a company to correct the situation and assess the cost of such to the homeowner.**
- **All construction access to your lot must be from “Your” lot** and cannot be thru other HOA Easement or HOA access property unless it is requested & “Approved” on your ACC Application at the time of submission.
- **No work shall be approved without homeowner agreeing that construction will be monitored by homeowner on a daily basis.**
- **Under no circumstances shall Grading on property be altered in any way,** at any time. Any damage or change in grade is the responsibility of the homeowner to repair and return to the original state.
- **Any Exterior Conduit pipes &/or Boxes affixed to any wall must be painted** the same color as it’s background color to better “Blend In”.
- **All External equipment** (A/C Units, Generators, Water Filter Systems etc...) must be blocked from the street view or any neighbor’s view with a hedge.
- **No signs of contractor advertising are permitted** to be placed in or on any portion of the property.
- **The Association reserves the right** to have homeowner remove the “Improvement” for any reason moving forward (i.e. any complaints / Poor Installation / or not Maintaining etc...) at the homeowner’s expense.
- **When using a private landscaping company for** tree removal or any landscape work, all debris must immediately be hauled off of property.
- **Landscape lighting lines must be buried** into the ground at least 6 inches down.
- **The onsite Landscaping/Irrigation company (CPM) must be used for all irrigation needs.** Outside companies are not authorized to alter the irrigation system.
- **Prior to removing or planting any trees, you must have a company identify all underground Utility lines** so that they are not disturbed in any way etc...

*****By signing the Application Signature page, I agree to everything on this page..**

“THE BRIDGES HOMEOWNERS’ ASSOCIATION, INC. - HOMEOWNERS AFFIDAVIT”

I have read, understand, and agree to abide by the Covenants and Restrictions of the Association.

In return for approval, I agree to be responsible for the following:

- All losses caused to others, including common areas, as a result of this undertaking, whether caused by me or others;
- To comply with all state and local building codes;
- Any encroachment(s);
- To comply with the conditions of acceptance (if any);
- To complete the project according to the approved plans. **If the modification is not completed as approved, the said approval will be revoked and the modification shall be removed by the owner at the owner’s expense.**
- Applicant further acknowledges that drainage swales have been designed and established between homes (side yard) to carry stormwater off the lot and to maintain positive drainage away from the home. The Association and/or developer shall not be responsible for any effect that any proposed landscaping installation may have on drainage. The applicant shall be responsible for all associated costs.
- The Homeowner is responsible for any costs associated with irrigation modifications as a result of this alteration. The Homeowner is responsible for notifying CPM @ 954-973-3333 to make modifications to any irrigation system prior to work being initiated. Modifications required are at the Homeowner’s expense.
- Homeowner may assume maintenance responsibility for any new landscaping changes.
- The homeowner is responsible for ensuring that all areas affected by the project construction (i.e. landscaping, irrigation, grading, common areas, etc.) are restored to their original condition. The homeowner will be notified of any deficiencies in writing and will be asked to correct any damages. Failing that, the homeowner is responsible for all costs necessary for the HOA to properly restore the area.
- The Homeowner agrees that any Construction will be “Managed & Overseen” by the Homeowner at all times.
- The Homeowner is ultimately responsible to ensure that the Construction Company keeps the Construction site including the Front of the home “Clean @ ALL Times”. Failure to do so will result in HOA calling in a company to correct the situation and assess this cost to the homeowner.
- At no time shall any part of HOA Area Access (including sidewalks etc...) be blocked by any construction material. Failure to do so will result in HOA calling in a company to correct the situation and assess this cost to the homeowner.
- All construction access to your lot must be from “Your” lot and cannot be thru other HOA Easement or HOA access property unless it is requested & “Approved” on your ACC Application at the time of submission.
- Homeowner agrees to call Office for Final Inspection for Deposit Refund **ONLY when the job is “Complete”**.
- **To abide by “ALL” conditions stated in this entire ACC Application.**

I also understand that the ACC does not review and assumes no responsibility for the structural adequacy, capacity, or safety features of the proposed construction, alteration, or addition; or for performance, workmanship, or quality of work of any contractor or of the completed alteration or description.

I agree to abide by the decision of ACC or Board of Directors. If the modification is not completed as approved, within 90 days, with the specifications submitted in this application and I refuse to correct or remove the modification, I may be subject to court action by the Association. In such an event, I shall be responsible for all reasonable attorneys’ fees.

*****By signing the Application Signature page, I agree to everything on this page.**

**“THE BRIDGES HOMEOWNERS’ ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE (ACC) – DISCLAIMER/RELEASE”**

The Bridges Homeowners Association’s Board of Directors, the ACC or their representative, and the Management Company will not be held responsible for any landscaping or damage incurred by any homeowner’s vendors/contractors pertaining to any installations made to said property.

If requested a copy of the building permit will be provided to the Property Management Company prior to the installation or construction of the said property. Also, if requested, a copy of a signed County Inspection Approval will be provided upon completion.

At any time, the ACC, the Board of Directors of the Association, and/or the Property Management Company may ask for some documents and has the right to demand that said installation and/or construction be removed immediately at the owner’s expense if said modification is not what was approved by the ACC, Board of Directors, or the Property Management Company.

Per county ordinances, the operation of any machinery, demolition equipment, construction equipment, excavating equipment, power tools, equipment, or semi-mechanical devices or undertaking construction work that emits sound across the landline of an inhabited residential land 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.

*****By signing the Application Signature page, I agree to everything on this page.**

“ACC / HOMEOWNER APPLICATION AGREEMENT”

LARGER PROJECT - INSTALLATION AGREEMENT POINTS.....

PG 1 OF 2

(For any job using Heavy Duty Machinery like Bobcats etc...)

(POOLS, Larger PAVER Jobs, PATIO EXTENSIONS, ROOM ADDITIONS, MAJOR LANDSCAPING ETC...)

APPLICATION PROCESS:

- A check in the amount of \$5,000.00 made payable to THE BRIDGES HOA must be submitted with the application. The \$200.00 **non-refundable** deposit & the \$300.00 **non-refundable** inspection fee will be deducted accordingly). Each grading inspection is @ a cost of \$300.00 deducted from the original \$5,000.00 fee. The remainder of the \$5,000.00 fee will be returned **after the grading inspection**
- Application shall also include the following:
 - Survey depicting the location of the proposed pool on the lot.
 - Architectural rendering.
 - Plans for fencing or screening.
 - Landscaping plans.
 - Identify pool deck type, color, and pattern, preferably samples.
 - Identify coping material and color, preferably samples.
 - Plans for shrubs to conceal pool equipment.
- **IMPORTANT:** Once your application is approved you will need to contact CPM direct (954.973.3333) to schedule the irrigation capping BEFORE your dig date. This is very important as failure to cap your irrigation lines will result in major flooding and repairs to the irrigation lines. Please note: Outside companies are not authorized to make alterations to our community irrigation system.
- **All exterior Gas & Electric conduit pipes should be buried underground. Any exterior conduit pipes that are visible as well as any Wall Boxes must be painted** to match background color to better blend in. In addition, any conduit pipe longer than 3 ft needs to be obscured with landscape material (hedge).

*****By signing the Application Signature page, I agree to everything on this page..**

“ACC / HOMEOWNER APPLICATION AGREEMENT”
LARGER PROJECT - INSTALLATION AGREEMENT POINTS...

PG 2 OF 2

(For any job using Heavy Duty Machinery like Bobcats etc...)
(POOLS, Larger PAVER Jobs, PATIO EXTENSIONS, ROOM ADDITIONS, MAJOR LANDSCAPING ETC...)

INSTALLATION AGREEMENT POINTS:

- The Homeowner agrees that any Construction will be “Managed & Overseen” by the Homeowner at all times.
- The Homeowner is ultimately responsible to ensure that the Pool Company keeps the Construction site including the Front of the home “Clean @ ALL Times”. Failure to do so will result in HOA calling in a company to correct the situation whenever needed and assess the cost to the homeowner.
- At no time shall any part of HOA Area Access (including sidewalks etc...) be blocked by any construction material. Failure to do so will result in HOA calling in a company to correct the situation whenever needed and assess the cost to the homeowner.
- All construction access to your lot must be from “Your” lot and cannot be thru other HOA Easement or HOA access property unless it is requested & “Approved” on your ACC Application at the time of submission.
- Homeowners must obtain all required permits through Palm Beach County including, but not limited to, gas and electric.
- Under no circumstances shall Grading on property be altered in any way, at any time. Any damage or change in grade is the responsibility of the homeowner to repair and return to the original state.
- Any damages to driveway or sidewalk, is the sole responsibility of the homeowner to repair and return to original state within 30 days.
- The Application fee, minus the security deposit and grading inspection cost, will be returned to you, by the Management Company after passing the final ACC Inspection.
- Homeowner agrees to call Office for Final Inspection for Deposit Refund **ONLY when job is fully “Complete”**. Before calling, make sure you have all of the following: 1) Homeowner Receiving Final County Signoff of Permit; 2) All Fence gates are fully functional (automatically closes & locks); 3) All Pool Equipment hedges are in place; 4) All Sod/Landscaping material is planted; 5) All damaged Landscaping areas in Construction site have been replaced including any of your neighbor’s landscaping which was damaged in the process. 5) Sidewalk has been pressure cleaned to remove all construction stains.
- A Committee member will review the final changes against the approved application for the check to be returned.

*****By signing the Application Signature page, I agree to everything on this page..**

“ACC / HOMEOWNER APPLICATION AGREEMENT”
EXTERIOR PAINTING - AGREEMENT POINTS.....

- Homeowner to Submit ACC Application for Exterior Painting...
- Identify the manufacturer and color codes for the body, trim, front door, and garage door by utilizing The Bridges Exterior Color Guide which can be found on The Bridges HOA APP. If you have any questions pertaining to the original GL colors, you can contact GL Warranty for the original exterior paint colors at 1.866.979.2424, or Sherwin Williams on Atlantic Ave. @ 561.496.1717. You will need to know your Lot#.
- Trim colors for all homes need to be Cayman Islands (Benjamin Moore) as GL painted every home.
- If you are submitting an Application for an Original GL color or an already Approved color from the current Bridges Color Guide, you will need to include (1) Check for \$100 Refundable Deposit which will be returned to you upon the Final Inspection from an ACC Committee Member upon completion. There will be no need to include a \$100 Non-Refundable Application Fee deposit...
- If you are submitting an Application for a “Custom” color NOT on the current Approved Bridges Color Guide, you will need to include (1) Check for \$200 non-refundable Application fee as well as (1) Check for \$100 Refundable Deposit which will be returned to you upon the Final Inspection from an ACC Committee Member upon completion.
- Photo of the front of the house must be submitted.
- The Stone exterior cannot be painted; They must remain “Natural”. This includes the Limestone & Faux Stone around the windows, roofline etc... and Corbels.
- All pipes & exterior conduit pipes &/or boxes must be painted to match background exterior color to better blend in. Low lying conduit pipe must also be covered w/ landscape material.
- It is highly recommended to paint your Front Door & Garage Doors at the time when you are painting your home as well as Pressure Clean your entire house prior to painting.
- If you Faux painted your Front Door &/or Garage Doors, ask your Painter about Sealing them in order to make the finish last longer.
- Homeowner agrees to call Office for Final Inspection for Deposit Refund **ONLY when the job is “Complete”**. This includes pressure cleaning your sidewalk area should there be any paint stains.
- A Committee member will review the final changes against the approved application for the check to be returned.

*****By signing the Application Signature page, I agree to everything on this page.**

“ACC / HOMEOWNER APPLICATION AGREEMENT”

GENERATORS INSTALLATION AGREEMENT POINTS.....

1. Under no circumstances shall Grading on property be altered in any way, at any time. Any damage or change in grade is the responsibility of the homeowner to repair and return to the original state.
2. Any Damage to the sod or irrigation must be repaired by the homeowner and returned to the original state.
3. All generators must be maintained by homeowner to the standards of the community.
4. Due to the nature of the products, any change or adverse effect to the material, which may occur due to weather and other elements, such as, but not limited to cracking, fading, discoloration, homeowner will be required to repair and/or replace within thirty (30) days of notification.
5. Capping or re-directing sprinklers should not affect property or easement area. If irrigation is affected, the homeowner is responsible for all repairs & damages. Owner must contact CPM @ (954) 973-3333 to re-direct sprinklers at homeowner's expense.
6. Any damages to driveway or sidewalk, is the sole responsibility of the homeowner to repair and return to original state within 30 days.
7. Homeowners must obtain all required permits through Palm Beach County including, but not limited to, gas and electric.
8. Please note that after the installation is complete, a hedge must be added to the front and sides of the generator so that it is **not visible** from the street and neighboring homes. We have found that the best plants to use are 7 Gallon Podocarpus or Calusia. Hedge must be a minimum of two (2) to three (3) feet in height **installed** unless otherwise noted.
9. **All exterior Gas & Electric conduit pipes should be buried. Any exterior conduit pipes that are visible as well as Wall Boxes must be painted** to match background color to better blend in. In addition, any conduit pipe longer than 3 feet needs to be obscured with landscape material (hedge);
10. All County Codes must be adhered to and the homeowner must be in compliance with all hurricane codes.
11. Homeowner agrees to call Office for Final Inspection for Deposit Refund **ONLY when the job is “Complete”**.
12. The Association reserves the right to have homeowner remove the Generator for any reason moving forward (i.e. any complaints / Poor Installation / or not Maintaining etc...) at the homeowner's expense.

*****By signing the Application Signature page, I agree to everything on this page.**

“ACC / HOMEOWNER APPLICATION AGREEMENT”

FENCE - INSTALLATION AGREEMENT POINTS.....

- Only certain styles of aluminum rail fences shall be approved. Except for fences originally installed by Declarant, the only fence type allowed to be installed by an Owner shall be an aluminum, bronze-colored rail picket fence, with rails no wider than one (1") inch and spaced no closer than three (3") inches on center. All pickets of fence must be at same height. No other picket type fences permitted. No style of wood or chain link fence shall be approved.
- Height of fence cannot be less than 5' and cannot be more than 6' (non-lake) and 5' (on lake).
- Fence must be a minimum of 10-ft from the front wall of the neighbor's front wall of the home and at least 5' from any sidewalk. No fences shall be attached to a neighbor's home.
- Live fence (hedge) must be maintained by homeowner to standards of the community & at a height of 5" on lake.
- All fences require a gate to provide access to owner's neighbor for maintenance of the neighbor's zero lot line wall and roof overhang.
- All fences must include a minimum of 2 gates for mower access. The minimum distance for the gate is 48 inches for the mowers to fit through. Failure to provide such will result in HOA being unable to perform Landscaping Maintenance on property at which point there will be no reduction in Maintenance fees.
- Except as expressly permitted in the Declaration and/or these Rules and Regulations, no fence shall be approved or installed which encroaches into Association Property, other Lots, Lake Maintenance Easements, Lake Maintenance Access Easements and/or Drainage Easements.
- No fence is permitted in any easement unless permission is granted, in writing by the grantee of any such easement.
- All County Codes must be adhered to and homeowner must be in compliance with all hurricane codes.
- Under no circumstances shall Grading on property be altered in any way, at any time. Any damage or change in grade is the responsibility of the homeowner to repair and return to the original state.
- Post Installation - Any Damage to the sod or irrigation must be repaired by homeowner & returned to original state.
- The owner is responsible to Maintain their fence, including but not limited to trimming any grass, ivy or any plants from the fence. Homeowner will not hold the Association (HOA) or the Landscape Company (CPM) responsible for any damage to their fence should the damage be related to "Wear & Tear".
- Due to the nature of the fence product, any change or adverse effect to the material, which may occur due to weather and other elements, such as, but not limited to cracking, fading, discoloration, homeowner will be required to repair and/or replace within thirty (30) days of notification.
- Please note: All Fence Gates must be in good working order at all times and always maintained to ensure that they automatically close and lock at all times.
- The Bridges is on a single massive irrigation system. If installing a new fence and the Irrigation System needs to be redirected, please contact CPM @ (954) 973-3333 to re-direct sprinklers at homeowner's expense.
- Any recess area provided must remain accessible to the Association for maintenance purposes.
- Must be similar to existing improvements and within the harmony of the overall community.
- For fences installed on corner Lots whose rear property line is common with the adjacent Lot's side property line and/or whose side property line is adjacent to or visible from a road, a landscape hedge must be installed on the outer side of the fence within the Lot to provide screening. For fences installed on corner Lots whose side property line is adjacent to a street or road, no fences shall be permitted to cross or be installed within any utility easement which runs along such side property line.
- The Association reserves the right to have homeowner remove the Fence for any reason moving forward (i.e. any complaints / Poor Installation / or not Maintaining it etc...) at the homeowners expense.

*****By signing the Application Signature page, I agree to everything on this page..**

“ACC / HOMEOWNER APPLICATION AGREEMENT”

SOLAR PANELS - INSTALLATION AGREEMENT POINTS.....

Submission of Application:

- Please provide a Survey indicating the location of proposed down pipe.
- Please provide Drawing showing exact location of where all the Solar Panels & Electrical Boxes will be placed.
- Please provide Drawings showing how the Panels will be affixed to the roof.
- Please provide Documentation that Skirting will be used.
- Please provide Literature on the Type of System being Installed.
- Please provide a current picture of the face of the home from the street view and a Roof view from each side of the house that will be housing the Solar Panels.

Installation Agreement Points:

- All Conduit Pipes must be run “Inside” Attic.
- Conduit Pipe running on outside of house to Electrical Box should not be towards Front of house (visible from street) but rather in Middle of the Side of the house.
- Skirting must be used to finish off the “Look” of the installation next to the Solar Panels.
- All Conduit Pipes & Boxes affixed to the house must not be seen from the street and must be painted to match the background surface color it is being attached to in order to better blend in.
- Homeowners must obtain all required permits through Palm Beach County including, but not limited to, gas and electric. All County Codes must be adhered to and the homeowner must be in compliance with all hurricane codes.
- Homeowner agrees to call Office for Final Inspection for Deposit Refund **ONLY when the job is “Complete”**. Please make sure that all Conduit Pipes & Wall Boxes are painted before you set up appointment.
- A Committee member will review the final changes against the approved application for the check to be returned.
- The Association reserves the right to have homeowner remove the Solar Panels for any reason moving forward (i.e. any complaints / Poor Installation / or not Maintaining etc...) at the homeowner’s expense.

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“ACC / HOMEOWNER APPLICATION AGREEMENT”

ARTIFICIAL TURF - INSTALLATION AGREEMENT POINTS

1. Any New Artificial Turf & related landscaping cannot affect the overall HOA Landscaping process in any way; including access to yours or your neighbor’s property whatsoever. This includes Gate access etc....
2. **Irrigation pipes must not be installed under Artificial Turf and if necessary be moved at owner’s expense.** A proposal for irrigation alterations, from the onsite landscape/irrigation company (CPM), must accompany the application. Outside companies are not authorized to alter our irrigation system. Please contact CPM directly at 954.973.3333 to request a proposal for an irrigation alteration to install artificial turf **and include with your Application.**
3. All Artificial Turf must be separated from the real grass by installing plastic / metal edging and cannot abut real grass since it will interfere with the landscaping process by damaging the Artificial Turf when being cut.
4. Artificial Turf is allowed in the Community in areas **Not seen from the street and Not allowed in the front of homes. Homeowner agrees to submit landscaping plan (Hedges etc...) to ACC for approval prior to installation.**
5. The Artificial Turf must be “Professionally” installed (Drainage holes in turf & installed on sand) and **Fully Maintained** while installed at location. This maintenance includes periodic adjustments due to any changes due to Root systems, any Turf uplifting, any Mold or Weed conditions on the Turf etc... The Turf must be kept cleaned at all times by the homeowner and cannot become any eyesore to any neighbor. Proper Drainage must also be maintained without any accumulation of water occurring at any time.
6. **The homeowner is fully responsible for any damages to the Artificial Turf at any time and for any damages caused by this installation and totally releases the Association and it’s landscaping company harmless for any & all damages that may occur in the future.**
7. Upon sale of home, this overall agreement must be disclosed to new homeowner and agreed to prior to closing. If not agreed to, the Artificial Turf must be replaced along with necessary irrigation **prior** to closing with ACC approval.
8. The Association reserves the right to refuse to perform landscaping maintenance of affected property due to any issues that may arise related to the Artificial Turf (homeowner to hire independent landscaper at their expense).
9. The Association reserves the right to have homeowner remove the Artificial Turf for any reason moving forward and replace it with sod & proper irrigation (i.e. any complaints / Poor Installation / or not Maintaining etc...).
10. Should the Homeowner decide not to cap or “Sleeve” the irrigation pipes under the “Turf” or “Paver Extensions” etc..., they agree to the following: 1) The HOA / Contracted Landscaping company will have the right to access the property and make any such needed repairs to the community irrigation system at any time. 2) The HOA / Contracted Landscaping company will not be responsible for any damages &/or any associated costs resulting from such repairs to the community irrigation system; the homeowner will be. 3) This agreement shall be transferred to future owners of your home and shall be disclosed by the seller to the new Buyer.

*****By signing the Application Signature page, I agree to everything on this page.**

**ATTACH
CPM
CAPPING &
SLEEVING
COMMITMENT
LETTER
HERE**

(For Turf Application)

*****By signing the Application Signature page, I agree to everything on this page.**

“ACC / HOMEOWNER APPLICATION”
SECURITY DEPOSIT REFUND INFORMATION

Pools:

Step 1: Once your Pool is complete and prior to any sod installation, please contact Meagen to order the grading inspection. After you have contacted her, she will schedule the engineer to come out for the final grading inspection. Please allow up to two weeks for them to come out.

Step 2: Once the inspection is approved, Meagen will reach back out to you to move forward with your sod installation. The sod should be installed within a week (or sooner if possible) after the inspection. The time constraint is in place so that the grading will not be affected by rain or machinery and to avoid installing the sod twice. In the meantime, please contact CPM to reconnect the irrigation for the grass and the watering of any new plant material.

Step 3: Once the pool, sod and all plant material have all been installed and completed, you will need to have the property affected by the construction Pressure Cleaned, to ensure that all Construction stains are removed. After this is done, please contact Meagen to set up the Final Inspection. At this point, she will reach out to the Architectural Control Committee (ACC) to have a member walk the property and confirm that the improvements match the plan and to approve the project. **Please make sure that all fence gates automatically close on their own and that all plants are planted by the pool equipment prior to requesting the final ACC inspection as this will delay the refund process.**

Step 4: Once the Committee member signs off on the project, Meagen will request the refund check. The balance will reflect the remainder of the deposit after the \$200 security deposit and \$300 (each) inspection fees are deducted. Please allow approximately three to four weeks to receive the check. It will be mailed directly to you.

If you have any questions, please contact Meagen at mcutchens@grsmgt.com or by calling 561-404-9259.

Other Large Projects:

This process is also in place for any large project and architectural change. Large Projects consist of anything that requires heavy machinery to enter your property and/or HOA property. Projects such as screen enclosures, Patio removal or Installation, fall into this category and will have a \$5000 deposit fee. Please follow all the above steps.

Exterior Painting:

Before calling Office for Final ACC Inspection, please make sure that the Painters cleaned up around the entire construction site. There should be no Paint or Construction material remaining outside. In addition, please make sure that all conduit pipes & Wall Boxes are painted prior to making the Inspection Appt as this will delay the refund process.

Other Projects & General Reminders:

Homeowner agrees to call Office for Final Inspection for Deposit Refund **ONLY when the job is “Complete”**.

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