

Bridgewater Maintenance, Landscape and ARB Guidelines

Lawn mowing:

April through September grass should be cut every week

October through March grass should be cut every other week

The sidewalk and driveway should be edged on that same schedule so that the grass does not grow over the concrete.

The grass around house and trees should be trimmed when the yard is cut.

No grass should be growing in driveway or sidewalks.

Any dead spots should be treated and replaced as soon as possible.

Sprinklers should be in working order to ensure a healthy lawn.

Turf, trees, palm trees and shrubs:

Homeowners need to keep grass in their front yard. No drought scapes that get rid of turf in the front yard. Plant beds must be kept free of weeds/grass and shrubs need to be trimmed once a month to keep a nice appearance. Overall height of shrubs/hedges should not exceed 6 feet.

A minimum of two trees must be located in the front yard. If a new tree is planted, it must be a minimum of 15 gallon.

Trees need to be trimmed so that branches don't block the streetlight or sidewalk so that people can walk.

Palm trees: Washingtonian, sable palm trees: more than 5 dead branches need to be trimmed

Queen palms, royal palms: any more than two dead hanging branches need to be trimmed

Pigmy date palms: any dead branches should be pruned.

Trees can be removed but a tree would need to be replaced. Crape myrtle tree as an example.

Concrete driveway and sidewalks:

They should be pressure washed/cleaned to ensure a clean and mold free appearance.

No painting of driveway other than a concrete color (light grey) that would need to be approved by the board.

No brick paver driveways.

Extensions cannot exceed 18" to each side of the driveway and must be one of the approved choices: poured concrete, pavers, or stepping stones. Please contact management with the options to choose from.

Roof:

The roof should be clean of mold and stains.

Roof replacements require ARB approval.

No metal roofs or tile roofs.

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Solar panels are approved with permit.

Trim and gutter color is white.

Fences:

Board on board, shadow box, cedar natural brown and white/beige vinyl is approved. No painting of fences. Wood and vinyl fences should be cleaned regularly to keep a clean appearance. No green, black, or mold on fences. Wood fences can be treated with a clear sealant or Thompson's Water Seal Signature Series Semi Transparent Stain & Sealer in Autumn Brown with ARB approval.

Parking:

No overnight on street parking allowed in Bridgewater.

No vehicles parking on yards or over sidewalk.

House painting:

See approved paint colors in book at the clubhouse or online at: <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/orlando/fl/bridgewater-hoa>

Trim color: drip edge, soffits, gutters, window trim and garage door trim.

House body color: stucco; downspouts can be painted to match the house body color. Garage door can be painted to match the house body or the trim.

Front doors and shutters must match.

Hurricane shutters are approved but can only be used during storms and then put away or rolled back.

Garbage cans:

Cans need to be hidden from the front of house. This means that if you are walking or driving by you cannot see the cans at all.

Behind bushes, fences, back of house, in the garage or shielded by L-Shaped privacy fence submitted for review by the ARB.

Letters:

The reminder letter from accounting on past dues will cost \$10.

A certified letter from management will cost \$50.

Moving an account from the management company to the attorney will cost \$160.00

Pets:

Documents state only two pets per home!

No pit bulls and rottweilers

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Other:

Pool enclosures need to be white aluminum.

Screen rooms are allowed but need to be approved, survey, and county permit.

Screen front doors are approved with ARB application.

Basketball hoops are permitted; however, they must be stored out of sight overnight. They can be placed in the garage or laid down in the side yard out of view.

***ANY exterior modification made to the home must be submitted to the HOA for approval PRIOR to commencement of a project.**