

Bridlewood Ranches Homeowners Association, Inc.
Construction and Maintenance
Architectural Control Standards
Updated February 2023

The following are the Construction Guidelines and requirements for all construction and maintenance vendors within Bridlewood Ranches. These guidelines have been adopted by the Board of Directors of the Association in compliance with Articles IX and X of the Declaration of Covenants, Conditions and Restrictions of Bridlewood Ranches.

1. Submission of Building Plans and Construction Deposit. Two (2) certified building plans, building application, two (2) signed copies of the Architectural Control Standards, and a SFWMD permit including site location plan showing all buildings must be submitted to the Architectural Control Committee (ACC), prior to commencement of any site preparation or construction. All plans must have final approval of the ACC, which meets upon request. Plans must be submitted to **Watson Association Management** to allow time for processing and ACC committee review. The building plans must show all requirements found in the covenants for Bridlewood Ranches. One (1) copy of the plans with appropriate authentication will be returned to the owner and one (1) copy will be retained in the Association's files.
 - A deposit in the amount of \$1,000.00 paid by the owner of record from his/her own account must accompany the submission of any plans for proposed land development and construction. This deposit will be held by the Association in a non-interest bearing account for the purpose of assuring clean up after construction and compensation for any damage to common areas during the construction phase. Upon completion, a visual inspection will be conducted by the ACC committee. In the event that debris has been cleaned up and no damage has occurred, the deposit will be returned in full to the owner within in a timely manner. If damage has occurred and remains, the Association shall notify the owner in writing of any claim against the deposit and return the balance remaining upon written request. If there should be damage or clean up expenses in excess of \$1,000.00, the owner shall receive written notice thereof, which will be due and payable within thirty days of issuance of certificate of occupancy. Refer to covenant document section 9.4.

2. Restrictions and Permitted Structures
 - a. Refer to Bridlewood Ranches covenant documents and Okeechobee County Building & Zoning ordinances for structures allowed and sizes. Our rules state that a barn/stable may be built prior to the main principal residence. However, a guest house is defined as an accessory building and will NOT be allowed to be built prior to building the principal residential dwelling.

3. Minimum Building Criteria (refer to covenant document section 10.5)
 - b. Square Footage - All permanent residences shall have a minimum of 2,200 square feet under air living area. Garages are required on all lots with a minimum of 440 square feet.

Owners initial page here: ____ _

c. 10.9 Setbacks - No improvements, including, without limitation, structures, pools, patios and screen enclosures, but excluding fences, shall be constructed on any parcel except in compliance with minimum building setback requirements established by the ACC.

Front= 75 feet, Rear= 50 feet, Side= 50 feet (from parcel property line).

d. Culverts should be installed according to SFWMD requirements. Elevation must allow for proper drainage of swale to canal system. This applies to primary driveway and secondary culverts installed at the time of or after original construction.

e. Drain field locations, wells and septic tanks must be shown on the site plan.

4. Before beginning construction:

f. A culvert per SFWMD specifications is to be installed prior to any land development and construction.

g. An approved trash receptacle must be placed on the lot and maintained there during the construction for the purpose of properly disposing of trash and debris. Such trash and debris shall not be allowed to accumulate in excess of the height of the receptacle. No burning shall be allowed on the property without first consulting the local fire department and must be burnt based on local and state requirements.

h. A sanitary facility (such as a port-o-let) must be placed on the property and properly maintained off the road during the land development and or construction period.

i. Appropriate building permits must be posted prior to any builder posting their signs on a lot. Builder signs must be removed from the lot within two weeks after the certificate of occupancy for the main dwelling is issued.

5. Contractors, Sub-contractors, Construction Workers

j. It is the property owner's responsibility to make sure that all contractors, sub-contractors, and workers are aware of the Association's construction guidelines and requirements. Contractors, subcontractors, and workers may be denied access to Bridlewood Ranches if guidelines are not adhered to.

k. A current list of contractors, sub-contractors, workers, etc., must be kept on file with the Watson Association Management company Property at all times. The list may be prepared by company name, rather than by individual worker's names. It is the responsibility of the property owner to notify the management company in writing of any additions or deletions to the list.

l. THE SPEED LIMIT IN THE DEVELOPMENT IS POSTED ON STREETS.

m. Construction workers are not permitted anywhere in the development other than in the specific building site upon which they are doing work.

Owners initial page here: ___ _

