



JOSEPH POZZUOLI ARCHITECT, P.A.

AA26003787

Page 1 – Lot # _____

Architectural Building Requirements for Bulow Shores Homeowners Association

Client Name: _____

Address: _____

Lot #: _____

Home Style: _____

Date: _____

NOTE: ☒ **DOES** and or **SHOULD** MEET CRITERIA

1.) Minimum Building Size:

- ☐ 1,800 square feet minimum (heated or air conditioned) exclusive of porches, garages, decks and other unheated spaces.

2.) Building Heights:

- ☐ Maximum height of dwellings can be 3 stories not to exceed 40 feet.

3.) Finished Floor Elevations: (Confirmed by Civil)

- ☐ Each lot has a specific assigned minimum floor elevation.

4.) Exterior Materials:

- ☐ Siding of cementation composure, composite, stucco, or wood are acceptable but must be easy to maintain.
- ☐ Finish material consistent on all sides of the building.
- ☐ Metal and vinyl siding, exposed concrete block, imitation asphalt brick siding, and tarpaper are prohibited.
- ☐ All materials proposed for exterior use may be assessed by the ARB prior to construction. The ARB may require sample materials for review.

5.) Exterior Features:

- ☐ Exterior windows and door trim and similar shall be of the same, complementing, or contrasting color and material. Compatibility should be considered by the ARB in accepting proposed trim and decoration.

- ☐ Any architectural appointments or trim details must be consistent with architectural style of the structure.
- ☐ All windows must be single, double hung, or casement and the style shall be consistent with the architectural style of the home.
- ☐ Screens are permitted but must have gray screening material.
- ☐ Aluminum awnings, reflective glass, and jalousie-type windows are prohibited.
- ☐ Highest quality windows and fixed glass that are impact resistant are required.
- ☐ The use of glass block windows shall be limited to the side and rear of the structure.
- ☐ Exterior doors and sidelights with stained, colored, leaded, or etched glass may be permitted with ARB approval.
- ☐ Doors constructed of wood or fiberglass and encased in wood surrounds are encouraged on the front of the house. Glass in doors and sliding/folding glass doors must be impact resistant.
- ☐ Reflective glass shall be prohibited.
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- ☐ To promote indoor, outdoor transitions, the creative use of wide verandas on the rear of the homes is strongly encouraged.

6.) Exterior Colors

- ☐ The color palette shall be subdued earth colors/tones and pastels and shall be compatible with architectural style of the home.
- ☐ All paints shall resist chalking and fading for a 10 year life cycle.

7.) Roofs

- ☐ The preferred and encouraged composition of all roofs shall be tile, slate, metal, and shingles with colors and specifications that must be submitted to the ARB.
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- ☐ No garage shall be less than 400 square feet of total floor space for automobiles, not including space required for hot water heaters, HVAC equipment, and other equipment and appliances commonly located in garages.
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- ☐ No carports shall be permitted.

10.) Energy Efficiency

- ☐ All homes must meet or exceed Florida's Energy Efficiency Code for building construction.

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