

Bridlewood Ranches Homeowners Association, Inc.
Construction and Maintenance
Architectural Control Standards/Vendor Guidelines (ACS)

Updated 2/06/2025

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.

Submission of Building Plans and Construction Deposit. One (1) physical set of engineered final building plans, One (1) building application form, One (1) signed copy of the Architectural Control Standards/Vender Guidelines form, and a SFWMD permit including site location plan showing all buildings and setbacks 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 before any construction can begin. Plans are to be submitted to Watson Association Management. **The Building Application, ACS form and a .pdf of the construction plans are to be uploaded to the Watson Portal.** The building plans must show all requirements found in the covenants for Bridlewood Ranches. One (1) copy of the approved or disapproved plans will be returned to the owner and one (1) copy or digital file will be retained in the Association's files.

Outside Finish Materials. Body and trim paint samples are needed. Roof material must be specified. Any other exterior finishes must be noted on the plans along with colors or samples.

Deposits. (9.4) States that construction requiring the approval of the ACC shall require a refundable deposit of \$1000.00 for debris removal/damage to common property. A \$1,500 plan and specification review and inspection fee **may** be collected at any time during the review process if the ACC deems it necessary to engage any professional to assist in the review process. Once construction is complete an owner must request in writing the return of the deposit. Small-scale projects or improvements that do not have the potential to damage the common property or create debris will not require a \$1000 deposit. Owners are still responsible for any damage that may occur to common property.

Approvals. Submittals and re-submittals of plans shall be approved or disapproved within thirty (30) days after receipt by the ACC. The 30 day approval period begins once the ACC has received all items it needs for a decision.

Restrictions and Permitted Structures

- Please refer to Bridlewood Ranches covenants, specifically Article X, for the allowable structures and their sizes. Our rules state that **only** an enclosed barn/stable may be built prior to the main principal residence (10.8).
- Traditional metal warehouse style buildings with vertical rib sidewalls are not permitted, they have been deemed to not fit the architectural standards set forth for the community (10.5ii). Metal structures with horizontal siding mimicking hardie plank or similar may be approved. A physical sample of material must be submitted for approval.

Owners initial page here: ____ _

Minimum Residential Sizes/Setbacks

- Square Footage – No principle residential dwelling shall contain less than 2,200 square feet of air conditioned living area. An attached two (2) garage is required and must have a minimum of 440 square feet.
- 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

- Drain field location, wells and septic tanks must be shown on the site plan.

Before beginning construction:

- Culverts must be installed prior to any improvements and must satisfy any SFWMD requirements. Elevation of the culvert must allow for unimpeded drainage of the swale. This applies to the primary driveway and secondary culverts installed at the time of or after original construction. This step is essential to prevent damage to the drainage swale.
- A suitable trash receptacle must be placed on the lot and maintained during construction for the purpose of properly disposing of trash and debris. Trash and debris shall be maintained in a neat manner. No burning shall be allowed on the property without approval of the local fire department or any other governing authority.
- Any sanitary facility (such as a port-o-let) must be placed on the property and properly maintained.
- Builders may post a sign on the property during construction. The sign must be removed after completion of the job.

Contractors, Sub-contractors, Construction Workers

- 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.
- The speed limit in the community is posted and is to be strictly adhered to for the safety of the residents.
- Construction workers are not permitted anywhere in the development other than in the specific building site upon which they are doing work.

- Fishing, hunting and firearms are prohibited anywhere in the development by construction workers.
- Pets are not allowed to be brought in by construction workers.
- Radios are only permitted if the volume is low enough not to disturb others.
- All vehicles must be parked on the job site. Vehicles are not permitted to park on adjacent properties or on or along roadways. Vehicles are not permitted to remain on the job site overnight.
- Construction equipment may remain on the job site overnight if that equipment is being utilized for construction purposes for a reasonable period of time. Once that phase of construction for which that equipment is being utilized is completed, such equipment should be removed immediately.

I HAVE RECEIVED A COPY OF THE ABOVE STANDARDS AND RULES AND AGREE TO ADHERE TO THEM.

_____	_____	_____
Signature of Owner	Date	Parcel #
_____	_____	_____
Signature of Owner	Owners daytime phone #	Owners evening phone#
_____	_____	_____
Contractor signature	Name of Business	Contractors phone#
_____	_____	
Bridlewood Ranches HOA Architectural Control Committee C/o Watson Association Management 1648 SE Port St Lucie Blvd Port St. Lucie, FL 34952	Date	

Owners initial page here: ____ _