

ARCHITECTURAL RULES and RESTRICTIONS

To preserve the appearance and character of Baytree, any additions or changes to the exterior of homes and lots must comply with these guidelines and be approved by the ARC BEFORE work begins. The property owner must ensure that all projects conform to applicable zoning and building regulations and codes, and are properly permitted in accordance with state, county, and municipal requirements.

Additions or Changes Requiring Approval:

- Painting the exterior of your home or exterior doors and windows
- Driveway and sidewalk painting or stenciling
- Roof replacement or repair
- Installation of screen door, storm door, or screen garage doors
- Addition or replacement of exterior doors, windows, awnings, or shutters
- Any structural addition to a detached home, including sunrooms and screen rooms
- Addition or modification of cement or paver patios and sidewalks
- Installation of hurricane shutters or screens
- Cement landscape curbing
- Solar panels
- Flagpoles
- Plantings by residents on common property

Additions or Changes Not Permitted:

- Structural additions or changes to a Villa
- Window air conditioners
- Unattached structures on property, except for docks and boat hoists on canal front properties
- Storage sheds, pet houses, greenhouses
- Signs (except for customary For Sale / Rent signs), artwork, name plates or letters (other than the original house numbers) on the outside of the structure, except for one wreath and one artwork placed near the front entrance and not permanently attached.
- Security bars on windows and doors
- Visible wiring (other than for utility entrance)
- Fences
- Lawn and garden ornaments, figurines, statues, flags, fountains, etc., except for limited temporary holiday decorations as described below.

Additions or Changes Permitted Without Approval:

- Flowerpots on a porch, patio, or landscaped area.
- Temporary holiday decorations displayed between Thanksgiving and January 5th, and for 10 days before and 5 days after holidays falling at other times of the year. Holiday decorations may not be placed on the roof or in lawn areas where they could obstruct irrigation or lawn maintenance.

- One American flag or other approved flag attached to the home and not exceeding 4.5 ft. x 6 ft. in size.
- One small satellite dish (e.g. DirecTV or Dish), mounted on the roof. If satisfactory reception is not available from a roof location the homeowner may apply to the ARC for approval of an alternate location.

Architectural Rules for Detached Homes

Room additions apart from sunrooms and screened porches

- The exterior must be of the same color and material as the existing home.
- Windows must all be of the same color and material.
- The roof of any addition shall maintain the present pitch of the roof, a drop of six inches for every twelve inches of roof.
- The roof of any addition must be shingled and match the color and type of the existing roof shingles.
- There shall be no extra roof ornamentation except for functional fireplace chimneys, air vents, or standard skylight windows or domes.

Sunrooms and screened porches which are added to the rear of the house

- May be constructed of a different material (e.g. aluminum).
- Should maintain the existing color scheme of the house. Aluminum additions may be white or dark bronze.
- The ARC may require some additions to be the same color as the house in order to assure the new construction does not look "tacked on".
- The roof must be shingled in the same color and material as the house and must have a minimum drop of 2" for every 12" of roof.
- There shall be no extra roof ornamentation except for functional fireplace chimneys, air vents, or standard skylight windows or domes.
- Screen houses are designed for screens only. Any modifications must be approved by the ARC and permitted by the City of Tavares to withstand 120 mph winds. Added roofing material must be shingled in the same color and material as the house.

Exterior:

- Exterior walls and garage doors must maintain the color palette presently used in Baytree. The ARC maintains a palette of approved colors, available to any homeowner upon request. The ARC may consider approval of colors different, but similar to, those in the approved palette.
- Sliding garage screens may be made of white or beige aluminum sections with white, beige, or black screening; dark bronze aluminum sections are also permitted and must have black screening. Rollup garage screens, white or beige, are also permitted.
- Colors of trim and shutters should be in keeping with the existing decor of Baytree and must be approved by the ARC.

- Roofing shingles must be consistent throughout Baytree. The list of approved shingles is available from the ARC.
- Awnings must be a plain canvas cloth material, solid colors or stripes, maintained in good condition and are only allowed on the rear of the home. When the awnings become worn, they must be replaced or removed. Worn awnings may be removed at the owner's expense after due notice is given.
- Whole house water treatment systems must be placed in the interior of the house.

Driveways and Sidewalks

- Stenciled, painted, or sealed driveway and sidewalk surfaces must have a non-skid ingredient. All stenciling and painting must conform to colors and designs typical throughout Baytree. Driveways and sidewalks, including stenciling, must be kept in good condition. **Clear sealer is permitted on bare concrete driveways.**
- Any added or redesigned sidewalk, path, or landscaping, regardless of composition, must follow the contour of the adjacent ground. Drawings showing location and elevations must be submitted to the ARC for approval.

Architectural Rules for Villas

Villa Exterior:

- **Structural modifications to the exterior of villas are not permitted.**
- Exterior stucco walls may be painted and must maintain the color approved for villas. The approved villa color is available from the ARC. All villas in a building must be painted at the same time.
- Replacement windows may have frames of white or dark bronze, and mullions (grids) are optional. However, windows in a single unit that can be seen from a single vantage point near the unit must all be the same color and all with mullions or all without mullions (for example, all windows seen from the front may be dark bronze with mullions while all windows seen from the rear may be white with no mullions). Windows and doors replaced in an aluminum walled lanai must match the color of the lanai structure.
- Overhead garage doors in vinyl sided villas must be painted the approved white or-almond color. Garage doors in stucco villas may also be painted almond, white, or the approved stucco exterior paint color. The approved colors are available from the ARC.
- Sliding garage screens must be made of white or beige aluminum sections with white, beige, or black screening. Roll-up garage screens, white or beige, are also permitted.
- Coach lights may be installed adjacent to the garage door, but all coach lights in a building must be of similar design, color, and size. ARC approval is required.
- Rear patios are limited to 16 ft. wide x 12 ft. deep but may be further limited by easements and property lines.
- No shutters are permitted.
- Awnings **MUST** be a plain canvas cloth material, solid colors or stripes, maintained in good condition, and are only allowed on the rear of the home.

When the awnings become worn, they must be replaced or removed. Worn awnings may be removed at the owner's expense after due notice is given.

- Windows and doors in the rear of the lanai may be replaced with sliding doors if the ARC determines that the adjacent walls support the construction.
- No cement landscape curbing is permitted.
- Stenciled, painted, or sealed driveway and sidewalk surfaces must have a non-skid ingredient. All stenciling and painting must conform to the color scheme approved for villas, which is available from the ARC, and to designs typical throughout Baytree. Driveways and sidewalks, including stenciling, must be kept in good condition. Clear sealer is permitted on bare concrete driveways.
- Driveways cannot be widened.