

BRIDGE-WAY VILLAS ASSOCIATION RULES & REGULATIONS

REVISED NOVEMBER 2019 (5 Pages)

ASSOCIATION DUES (Covenants Section 3.4)

Dues not paid within thirty (30) days after the due date (the first day of each calendar quarter) are subject to processing charges, expenses and a lien against the property.

ROOFS MAINTENANCE (Covenants Section 5.2)

All roofs must be kept clean. Owners are responsible for the maintenance of their villa roofs and the replacement of broken/lost slate tiles. Tiles must be procured through only one supplier to avoid mismatch. Southwest Property Management has tiles in storage and can order more from the supplier. Contact Southwest Property at 239-261-3440 for information.

ROOFING MATERIAL AND INSTALLATION SPECIFICATIONS (Covenants Section 8.7)

Roof tiles must be one of the following:

A. Architectural natural slate of the type known as "Semi-Weathering Gray-Green" roof slate tiles 20"x12" -3/8" produced by Evergreen Slate Company Inc., Granville, NY.

B. Synthetic Slate of a texture, size, and color which is consistent with the existing synthetic slate installed in our community and which has been approved by the board. Residents may select any manufacturer but product samples, colors, and specification documents must be provided in order to obtain board approval. The following products have been pre-approved:

1. **DaVinci Roofscapes Slate** Single-Width 12" (8" exposure) and the Bridgeway Blend color palette consisting of 25% Evergreen and 75% Slate Gray randomly sorted prior to shipment in each container.
2. **Ply Gem Roofing engineered synthetic mineral composite slate**, 12" wide, 8" exposure, Bridge-Way Blend consisting of equal proportions of Sienna, Harvest, Russet, and Jade randomly sorted prior to shipment in each container and Ply Gem Hip & Ridge Trim Bridge-Way Blend (equal proportions of Sienna, Harvest, Russet, and Jade). The Ply Gem material is only to be used when making repairs or renovations to roofs currently having Ply Gem synthetic slate tiles. This material is no longer being manufactured but supplies are available from the property manager.

Owners who are partially replacing roof tiles must use the same tile material as currently installed. Owners who are replacing entire roofs may choose either the specified natural slate, DaVinci Roofscapes synthetic slate tiles, or other manufacturer's synthetic slate subject to board approval. Roofing contractors should be advised to use 4 nails per tile for both the Ply Gem and DaVinci products to achieve maximum wind resistance lift. Gutters should be white 6" wide or greater. The designated color for the aluminum flashing is Dark Bronze or equivalent. Owners choosing synthetic slate must provide the roofing contractor with copies of the manufacturer's *Installation Guide* and *Technical Spec Sheet*. These documents and the manufacturer's *Warranty* are available on the community website at bridgewayvillas.org on the Residents Only/Roof Replacement Information page.

VILLA UPKEEP (Covenants Section 5.2)

Our documents give the right to the Board and Management to conduct unit exterior inspections to spot existing or potential problems with rotting wood, broken tiles, etc.

Each owner shall keep the exterior of his/her property in a condition comparable to that at the time of its original construction. All structural repairs are the owner's responsibility and require written permission from the Association. Only the approved gray and white exterior paint may be used. The Association is responsible for the periodic exterior painting. When your unit is scheduled for painting, an inspection will be performed to evaluate the condition of the wood siding and trim. You will be informed of areas requiring necessary repairs prior to the start of painting. You may contract to have the repair work done by a contractor of your choice. The painting is done by the Association. Call Southwest Property Mgt for details.

HOUSE LIGHTS

Police and fire rescue have requested that lights be turned on over house numbers. There is a monthly check of this, and if a bulb is out, it will be replaced and the owner charged.

CONSTRUCTION (Covenants Section 6.1)

Construction hours are 8:00 am to 5:00 pm, Monday through Friday. Vehicles pertaining to the construction project must be parked in the driveway. Any project requiring contractors to park in the street may only be done from May 1st to October 31st. Any owner contemplating a construction project should refer to the Bridge-Way Villas Architectural Review Rules and Regulations for Construction on Bridge-Way Villas Units and the Bridge-Way Villas Architectural Review Committee Application Form documents located on the web site or available from the property manager.

CHANGES TO UNIT (Covenants Section 6.1)

No improvement, addition, or deletion of any structure of any kind, including without limitation, any building, shutters, fence, wall, screen enclosure, awning, drain, disposal system, or other improvement shall be commenced, erected, placed or maintained upon any lot, nor shall any addition, change, alteration, repair, or replacement therein, unless and until the plans, specifications, and location of the same shall have been submitted to and approved in writing by the Architectural Review Board, The Bridge-Way Villas Board of Directors, and Pelican Bay Foundation.

Outdoor building existing light fixtures may be replaced with new WHITE fixtures of your choice without board approval.

LANDSCAPE (Covenants Section 6.4 and 8.10)

No landscape changes shall be undertaken outside of your walls or gate. This is a common area and the plantings are decided on as part of an overall design plan. Owners wishing to make major changes to their personal landscaping, such as tree removal or planting, must fill out a request form to be approved by the landscape committee, the Board, and the Pelican Bay Foundation. Forms can be obtained from Southwest Property Management.

PETS (Covenants Section 8.03)

No more than 2 domestic household pets (such as dogs or cats) are allowed in a unit. Tenants are not allowed to have pets. Please clean up after pets- Foundation and Bridge-Way rule. Outside your unit pets must be kept on a leash. Please keep your dogs from excessive barking. This is a Pelican Bay noise ordinance.

SIGNS and FLAGS (Covenants Section 8.5)

No signs of any kind, except security, shall be displayed to public view on any lot or common area. No flags or banners other than those allowed by federal law are allowed for public view.

GARAGE (Covenants Section 8.6)

Garage doors must not be left open for long periods of time. No garage shall be converted to other use without written permission of the Board.

PARKING (Covenants Section 8.9)

During the day occasional short-term parking of permitted vehicles by residents, guests and invitees is permitted on the streets but is not permitted on a continuing basis and is not allowed overnight. Parking in cul-de-sacs is not permitted. Parking in other owners' driveway is not permitted without the permission of those owners. Should an owner require a contractor's vehicle to be parked on the street for an extended time frame (two days or more during a work week but never overnight and never over a weekend or holiday), the owner must obtain prior written approval from the board by contacting the property manager for authorization. That said, in no event shall the contractor's vehicle be permitted to park on the street during the period from November 1 through May 1. Should an owner require a one-time exception to these restrictions, the owner must obtain prior written approval from the board by contacting the property manager for authorization. Oil spills or markings on the streets due to the owner, owner's guests or invitees shall be remedied by the owner at the cost of the owner. Should the Association have to undertake to remedy the spills or makings, the owner shall be responsible for the cost of the same.

VEHICLES (Covenants Section 8.9)

Cars and sport-utility vehicles may be parked within the Properties. No trucks, commercial vehicles, boats, ATV's, swamp buggies, dune buggies, go carts, golf carts, wave runners, jet skis, motorcycles, mopeds, trailers, campers, mobile homes, motor homes, travel trailers, campers, recreational vehicles, vans (other than passenger vans), or unlicensed or unregistered vehicles

shall be permitted to be parked or stored on any portion of the Property unless they are parked within an enclosed garage. This prohibition shall not apply to temporary parking of trucks and commercial vehicles used for pickup, delivery, repair, replacement and maintenance of a lot or Common Areas or on the Property at the Association's request. See covenants 8.9 for vehicle definitions.

SPEED LIMIT

All homeowners are requested to inform their family, guests, and renters that the speed limit is 15 mph on Bridge-Way streets and the bridge. Keep to the right when going over the bridge and coming out of cul-de-sacs. Please drive on the bridge rubber tread to preserve the wood on the bridge.

LAWN WATERING (Covenants Section 8.10)

Please set your sprinkler to follow Collier County rules and to help our watering system pressure. The water used is non-potable water and this fact should be kept in mind when you are working in your yard.

Odd # Houses- Monday, Wednesday, Saturday Even # Houses- Tuesday, Thursday, Sunday

OWNER TREE TRIMMING (Covenants Section 8.10 and 8.11)

Owners are responsible for keeping the trees on their property trimmed and free of pests. If a tree is affecting another owner's property, the owner who is being affected has the right to trim the portion of the tree that is affecting his or her property. The owner of the tree should be notified of the problem prior to any work performed. Under no circumstances should an owner or a representative of an owner enter another owner's property to perform any work without permission from that property's owner.

GARBAGE (Covenants Section 8.11)

It is a Foundation rule, Collier County rule and Bridge-Way Villas rule that garbage is not to be put out before 6:00 PM the night before pick up and the containers are to be removed as soon as possible. Garbage must be placed in appropriate containers. Please put containers out as late as possible for better appearance of our community. The schedule is Tuesday-morning and Friday morning for household garbage. Friday morning is also the day for recyclables & lawn debris, which are to be in paper bags or containers. Keep all containers away from the mailbox.

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TERMITE INSPECTION AND INSURANCE POLICY (Covenants Section 9.2)

A copy of an annual termite inspection and insurance policy must be sent each year to Southwest Property Management.

STORM PROTECTION (Covenants Section 8.15)

If you leave for the summer, all furniture and plants must be put away or secured to prevent flying debris damaging your unit and other units. If hurricane shutters are used, they must be on only during hurricane season, no earlier than June 1 and no later than November 30. Starting December 1, 2016 failure to comply will result in a fine of \$100 per day not to exceed \$18,000 per year.

RENTALS (Covenants Section 10)

A Bridge-Way owner may rent no more than three times a year. Each rental must be for a minimum of 30 days per lease. An owner must fill out an owner’s rental request form and submit it to the Board of Directors through Southwest Property Management. The tenants must sign the Rules and Regulations form.

BOARD MEETINGS

All owners are welcome to attend board meetings which are posted on the bulletin board. If you have an issue to discuss, you must notify property management so it can be added to the agenda.

FINES (Covenants Section 13.3)

Anyone not following these regulations may be subject to fines.

Submitted by Bridge-Way Board of Directors and Southwest Property Management

For the complete set of rules, you are advised to read the Amended and Restated Declaration, Articles of Incorporation and Bylaws of Bridge-Way Villas, Inc 2014 and the 2017 Amendments to sections 8.6 and 8.9.

I /we have read and understand the Rules and Regulations of Bridge-Way Villas

_____ date _____

_____ date _____