

**BRIDGE-WAY VILLAS HOMEOWNERS' ASSOCIATION**  
**ARCHITECTURAL PLANNING CRITERIA**  
**FEBRUARY 2023**

**1. General**

These standards are established for guidance to owners and their architects and builders with the design and construction of additions, alterations and updates of residences which affect any building exterior and surrounding property. Bridgeway Villas (BWV) encourages owners to undertake improvements and modernization of their residences inasmuch as this benefits the appearance and value of the individual residences as well as the BWV community in general. At the same time, it is important that reasonable consistency be maintained which requires that any exterior building modifications be consistent and complementary with BWV community architecture. In general, these standards pertain to building additions and extensions, building component replacements such as windows and doors, and site improvements such as decks, fences and walls, and minor outdoor structures.

It is apparent that, in the past, some residences have been constructed or since modified which do not completely conform to these standards. These may include the original buildings constructed by the developer of BWV or alterations by subsequent owners. These conditions now in place are deemed legal, but nonconforming (i.e., "grandfathered"). That is, they may remain in place and be maintained in their present condition but may not be further modified or altered that would increase the degree of non-conformity.

Additionally, all residence improvements must conform to Collier County and Florida building codes, the Pelican Bay Planned Unit Development, latest revision, Section V for Group 2 Residential, and the BWV Site Development Plan approved by Collier County. Permits and approvals must be obtained (if applicable) from Collier County and Pelican Bay Foundation.

These standards apply only to individual owners' private residences and do not affect common standards which are separately established by BWV HOA or Board (e.g., mailboxes, driveway pavers, street lighting, common area landscaping, etc.). BWV HOA or Board may establish or change common standards irrespective of these standards affecting individual residences.

## **2. Façade and Building Mass**

No increases are permitted in the maximum building or roof height.

No reductions are permitted in living (A/C) areas except for modifications to additions previously constructed to the original building.

No alterations are permitted to front façades, garages or exteriors forward of front entry gates, except for planter ledges which may be removed or replaced. These will be reviewed on a case-by-case basis and must be consistent with BWV architecture and landscaping. All newly-exposed garage walls shall be finished consistent with siding and trim of building.

## **3. Building Setbacks**

The setbacks below refer to the minimum distances from the outside building edge (neglecting roof overhang) to the property line.

Front yard: may not be reduced except for minor dinette and kitchen remodels behind gate.

Rear yard: 10 feet.

Side yard: Rectangular lots – 7.5 feet.

Cul de Sac lots – 5 feet.

Corner lots are assigned two front yards bordering the streets and two side yards for the remaining yards.

For non-conforming residences, additions or alterations may not add to or increase non-conformity of the building.

#### **4. Roofs and Rooflines**

Minor new rooflines are allowed for additions. Slopes and gables must be consistent with existing building and ridge must be lower than existing main building ridge.

Roofing material must be slate or DaVinci/Ply-Gem tiles and must be the same product for the entire residence. Drip edges must be bronze finish.

Skylights are allowed only in minor roof systems such as above kitchen and dinette areas, bathrooms, and in other areas where they are not seen from street.

#### **5. Exterior Siding and Trim**

Colors must be BWV gray (siding) and BWV white (trim, casings and eaves).

Siding must be horizontal lap siding in wood or Hardie Board.

Door and window casings may be wood, vinyl clad or composite. Eave trim material must be cedar.

#### **6. Lanais and Porches**

These are allowed on rear and side of building only except for residences with front-located swimming pools.

Open, screened or glass-enclosed designs are allowed.

Roof may be pitched or flat subject to building codes and BWV roof consistency.

Required setbacks are the same as buildings.

Eave trim color must be BWV white.

Aluminum framing color must be bronze.

Screen material must be charcoal.

#### **7. Doors**

Front door and garage side door replacements must be BWV approved design with same dimensions as existing and as depicted on the photo below. Front door must include sidelight. Color must be BWV white.



New glass doors and French doors are allowed on the building sides and rear as replacements for existing windows and doors. Casing material may be wood, aluminum or vinyl clad. Casing color must be BWV white.

## **8. Windows**

Window replacements are allowed with minor variation in configuration from existing and may be elongated to floor level.

Dividers and transoms may be eliminated.

Casings may be wood, aluminum or vinyl clad.

Casing color must be BWV white.

Window tinting must be dark brown or bronze, subject to Collier County energy code.

## 9. Walls, Fences and Railings

**Masonry privacy walls** (on lot lines) must remain, may not be altered, and must remain white. Maintenance work is permitted on damaged walls but must be restored to existing condition.

**Wooden privacy fences** (between rear attached units) must remain, may not be altered, and must remain gray. Fences damaged or requiring maintenance must be replaced with shadow-box design, 6 feet high extending from rear of unit to property line or top of slope bordering lake or drainage easement as depicted on the photo below.



**Railings or fences** may be installed as barriers between patio decks or swimming pools and lakes.

Design shall consist of:

A) powder-coated gray metal posts and top rails and horizontal stainless-steel strands, as depicted on the photo below. Railings must be installed at immediate edge of patio or deck and not encroach further into drainage easements or lake slopes. Maximum 48" high (Railings may be required to meet safety regulations by Collier County.)



B). Black Ascot 3 aluminum fence, maximum 48" high with 1 bottom horizontal rail and 2 top horizontal rails, as depicted on the photo below. Fences must be installed at immediate edge of patio or deck and not encroach further into drainage easements or lake slopes. (Railings may be required to meet safety regulations by Collier County.)





**10. Front Entry Gates**

Replacement gates must match existing BWV design as depicted on the photo below. Material must be aluminum, powder-coated white in color.



## **11. Pergolas**

Pergolas are allowed in rear or side locations only and must be adjacent to main building (no remote locations allowed) and subject to same setbacks as buildings. Size permitted will be reviewed on a case-by-case basis and should consider space reasonably available on each lot and impact to neighboring properties.

Material must be wood or composite.

Color must be Bridgeway Gray.

They must be designed to withstand design windstorm per applicable building code.



## **12. Canopies and Awnings**

Canopies and awnings are allowed in locations not visible from the street and must be attached to main building.

Size permitted will be reviewed on a case-by-case basis and should consider space reasonably available on each lot and impact to neighboring properties and subject to same setbacks as buildings.

They must be gray in color and designed to withstand design windstorm per applicable building code.

## **13. Patios, Decks and Sidewalks**

Acceptable materials included concrete or clay pavers, textured concrete, wood or “Trex” decking.

Patio decks may extend beyond lot lines only if adjacent to BWV HOA common property (such as next to lakes) but may not extend into drainage easements or affect lake bank slope.

Elevated decks existing at this time may not be extended beyond their current dimensions. Maintenance of elevated decks may be performed only to restore deck or structure to existing condition and dimensions.

## **14. Swimming Pools, Spas and Hot Tubs**

Swimming pools may not be expanded beyond their existing dimensions, depths or limits.

Screened pool cages are not allowed.

Spas, hot tubes or small wading pools may be constructed outside of swimming pool boundaries but must be below-ground and entirely within property boundaries.

## **15. Equipment Enclosures**

Pool and air conditioning equipment enclosures are allowed and should be limited to 30 square feet in area and 6 feet in height. Color must be BWV gray and design,

and colors and materials must be similar and compatible with main BWV buildings and architecture. Enclosures may be covered or uncovered.

## **16. Exterior Lighting Fixtures**

Exterior light lighting fixtures under entry canopy shall be recessed cans. Other exterior wall fixtures may be alternative designs with white metallic frames.

Exterior spot or flood lights are allowed if directed downward and not toward adjacent properties.

## **17. Satellite Dishes**

Dishes are allowed only for TV reception.

Size must not exceed one meter in diameter.

Mounting location must minimize visibility from road and front of unit with consideration to orientation for signal reception.

Applications will be reviewed on a case-by-case basis.

## **18. Other Considerations**

Improvements to residences and property must include consideration to effects on neighbors' properties and the appearance of BWV community. Improvements, additions or alterations must not impede neighbors' views of lakes or other amenities nor alter appearances of residences from BWV streets.

Additions to buildings, decks, and other impervious surfaces must include drainage improvements to prevent runoff from impacting neighboring properties. This must include roof gutter systems and connection to underground drainage piping, directing stormwater into lakes, drainage easements, or BWV stormwater collection system.