

**REQUEST FOR ARCHITECTURAL REVIEW  
ARCHITECTURAL CONTROL COMMITTEE APPLICATION**

**APPLICATION FEES** – Please include the proper fee, based on the project, with application. Please make all checks payable to “The Bridges HOA.”

**THE APPLICATION WILL NOT BE PROCESSED IF FEES ARE NOT INCLUDED**

- **\$25.00** Non-refundable – Minor Projects (basketball hoop, coach lights, tree install or removal)
  - **Additional \$100.00 refundable check required**
- **\$100.00** Non-refundable – Projects that do not require heavy machinery (generators, painting, fences, \*artificial turf)
  - **Additional \$100.00 refundable check required**
- **\$5,000.00** – Large Projects where heavy machinery will be entering property (\*pools, screen enclosures)
  - **Non-Refundable – Security Deposit (\$200) and Inspection fee (\$300 each). Remainder of \$5,000.00 will be refunded.**

**DIRECTIONS** – Please follow directions and complete application,

- Fill out and complete application.
- Attach checks for fees.
- Attach Insurance and License.
- Sign required forms.
- Return forms to:  
The Bridges HOA Clubhouse  
8576 Golden Gate Avenue  
Delray Beach, FL 33446

**A. INFORMATION**

Name:

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Address:

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Lot No.:

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Contact Phone Number:

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**B. BRIEF DESCRIPTION:** Please give a description of the alteration, improvement, addition or other change you would like to make to the exterior of your home. Please include such details as dimensions, materials, color(s), design, location and other pertinent data.

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**C. PLEASE ATTACH THE FOLLOWING ITEMS TO THIS APPLICATION – Check off the items attached.**

- Survey of lot showing the location of the improvement
- Plans, elevations, or detailed sketches
- Paint color chip (if required)
- Copy of sub-contractor’s license
- Copy of sub-contractor’s Insurance Certificate to include General Liability (min. 1 million dollars) General Aggregate (min. of 2 million) and Workmen’s Comp.
- Application fee
- \*Please Note - When installing Artificial Turf a proposal for irrigation alterations, from the onsite landscape/irrigation company (CPM), must accompany the application. Outside companies are not authorized to alter our irrigation system.**
- \*Please Note - When installing a pool, room addition, concrete patio addition or any major landscaping modification that requires the use of construction equipment that could result in damages to existing landscaping, irrigation systems, drainage slopes, sidewalks, curbs, or common areas, a \$5,000.00 application fee must be included with your application. Out of the \$5,000.00, a security deposit (\$200) and inspection fee (\$300 per) will be deducted. The remainder of the \$5,000.00 will be refunded to the homeowner after the project is complete.**

**Please do not write below this line. For ACC use.**

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**Approved by the Architectural Control Committee**

**Approved, subject to the following conditions:**

\_\_\_\_\_

**Deferred, due to the following:**

\_\_\_\_\_

**Denied, not approved for the following reasons:**

\_\_\_\_\_

Date:

\_\_\_\_\_

Signature of ACC Member:

**THE BRIDGES HOMEOWNERS ASSOCIATION, INC.  
HOMEOWNERS AFFIDAVIT**

I have read, understand, and agree to abide by the Covenants and Restrictions of the Association. In return for approval, I agree to be responsible for the following:

- All losses caused to others, including common areas, as a result of this undertaking, whether caused by me or others;
- To comply with all state and local building codes;
- Any encroachment(s);
- To comply with the conditions of acceptance (if any);
- To complete the project according to the approved plans. If the modification is not completed as approved, said approval will be revoked and the modification shall be removed by the owner at the owner's expense.
- Applicant further acknowledges that drainage swales have been designed and established between homes (side yard) to carry storm water off the lot and to maintain positive drainage away from home. The Association and/or developer shall not be responsible for any effect that any proposed landscaping installation may have on drainage. The applicant shall be responsible for all associated costs.
- The Homeowner is responsible for any costs associated with irrigation modifications as a result of this alteration. The Homeowner is responsible for notifying CPM @ 954-973-3333 to make modifications to any irrigation system prior to work being initiated. Modifications required are at the Homeowner's expense.
- Homeowner may assume maintenance responsibility for any new landscaping changes.
- **The homeowner is responsible for ensuring that all areas affected by the project construction (i.e. landscaping, irrigation, common areas, etc.) are restored to their original condition. The homeowner will be notified of any deficiencies in writing and will be asked to correct any damages. Failing that, the homeowner is responsible for all costs necessary for the HOA to properly restore the area.**

I also understand that the ACC does not review and assumes no responsibility for the structural adequacy, capacity or safety features of the proposed construction, alteration or addition; or for performance, workmanship, or quality of work of any contractor or of the completed alteration or description.

I agree to abide by the decision of the Architectural Control Committee or Board of Directors. If the modification is not completed as approved, within 90 days, with the specifications submitted in this application and I refuse to correct or remove the modification, I may be subject to court action by the Association. In such event, I shall be responsible for all reasonable attorneys' fees.

Date:

\_\_\_\_\_

Signature:

\_\_\_\_\_

**THE BRIDGES HOMEOWNERS ASSOCIATION, INC.  
REQUEST FOR ARCHITECTURAL REVIEW**

To expedite your request, please include the information listed below for the specific category. The list may not be inclusive and the Architectural Review Board (ARB) reserves the right to ask for additional information.

1. Fences
  - a. Survey indicating the location with respect to the property lines and existing improvements.
  - b. Type of fence including materials, height, drawings, color, finish and decorative style.
  - c. All fences shall have a height of five (5) feet.
  - d. Proposed landscaping plan surrounding fence (if required, see 7 below).
2. Painting
  - a. Identify colors including paint manufacturer, color name and color number.
  - b. Provide paint color samples.
  - c. Elevation of structure of area to be painted (elevation survey) identifying the location(s) of each paint color-i.e. stucco color x, trim bands color y, door color z, etc.
3. Driveways/Concrete Patio Extensions
  - a. Survey indicating location of proposed installation drawn on survey.
  - b. Type of materials (driveways must be brick pavers).
  - c. Provide color and pattern information, preferably samples.
  - d. *Items on attachment A required.*
4. Screen enclosures
  - a. Survey depicting location of proposed screen enclosure.
  - b. Description of proposed type of screen enclosures.
  - c. Plans and specifications provided by the contractor indicating dimensions, height, screen roof type (e.g. mansard, gable or flat), location(s) of screen door(s) and accessories (e.g. kickplates).
  - d. Plan and elevation views of screen enclosure.
  - e. Identify colors including, as appropriate, colors for screening, aluminum framing, kickplates and glass.
  - f. *If concrete slab is required, items on attachment A required.*
5. Pool Additions
  - a. Survey depicting location of proposed pool on lot.
  - b. Architectural rendering.
  - c. Plans for fencing or screening (see 1 and 4 above).
  - d. Identify pool deck type, color and pattern, preferably samples.
  - e. Identify coping material and color, preferably samples.
  - f. Plans for shrubs to conceal pool equipment.
  - g. *Items on attachment A required.*
6. Room Additions
  - a. Survey depicting location of proposed addition on lot.
  - b. Architectural drawings including plan and elevation views.
  - c. Identify exterior paint colors including paint manufacturer, color name and color number.
  - d. Provide roof color verification, preferably with sample. Roof material and color must match existing home.
  - e. *Items on attachment A required.*
7. Landscaping
  - a. Survey depicting location of existing plantings with respect to property lines and existing improvements.
  - b. Drawing illustrating placement of proposed landscaping.(on survey submitted)
  - c. Description of proposed landscaping including type, height and quality of planting materials.
  - d. *Some landscape additions that are major in scope may require items on attachment A.*
8. Other
  - a. Awnings require description, location and color. (brochure is helpful if available).
  - b. Satellite dishes require details regarding size, color, type and location where dish will be mounted.

**THE BRIDGES HOMEOWNERS ASSOCIATION, INC.  
ARCHITECTURAL CONTROL COMMITTEE (ACC)**

**DISCLAIMER/RELEASE**

The Bridges Homeowners Association's Board of Directors, the ACC or their representative and the Management Company will not be held responsible for any landscaping or damage incurred by any homeowner's vendors/contractors pertaining to any installations made to said property.

If requested a copy of the building permit will be provided to the Property Management Company prior to the installation or construction to said property. Also, if requested, a copy of a signed County Inspection Approval will be provided upon completion.

At any time, the ACC, the Board of Directors of the Association and/or the Property Management Company may ask for some documents and has the right to demand that said installation and/or construction be removed immediately at owner's expense if said modification is not what was approved by the ACC, Board of Directors, or the Property Management Company.

Date:

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Signature:

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Printed Name:

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Address and Lot No.:

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**ATTACHMENT A**

**(Required for pools, patio extensions, room additions, major landscaping)**

- A check in the amount of \$5,000.00 made payable to THE BRIDGES HOA must be submitted with application. The \$200.00 *non-refundable* deposit and the \$300.00 *non-refundable* inspection fee will be deducted accordingly.) Each grading inspection is at a cost of \$300.00 deducted from the original \$5,000.00 fee. The remainder of the \$5,000.00 fee will be returned after grading inspection
  
- Photos of the following areas:
  - Front of home including sidewalk, driveway areas, and landscaping
  - Both sides of home including all landscaping
  - Rear of home including landscaping and areas that are being altered
  - Lake Easement area and lake bank.

**NOTE:**

The Application fee, minus the security deposit and grading inspection cost, will be returned to you, by the Management Company. Please notify Property Manager after full completion of addition and/or changes. A Committee member will review final changes against approved application for check to be returned.

Date:

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Signature:

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