BARTRAM PARK WEST HOMEOWNERS ASSOCIATION, INC.

June 24, 2022

Dear Owner,

At the Board of Directors meeting held on May 18, 2022, the Bartram Park West Homeowners Association, Inc. Board approved the following documents which are also enclosed:

- Parking and Towing Guidelines
- Architectural Guidelines – Amended
- Architectural Exterior Color Scheme Approved Colors

An electronic copy was also sent via email blast to all owners with an email on record to receive electronic Association notifications and information.

Also enclosed is an owner information form. Please complete the form and return by:

- Email: clientservices@interlacedjax.net
- Hand delivery or mail:
  Bartram Park West
  c/o Interlaced Property Solutions
  5991 Chester Avenue, Suite 203
  Jacksonville, FL 32217

All My Best,

Sherry McNees – LCAM
Business Development
Interlaced Property Solutions on Behalf of
Bartram Park West Homeowners Association, Inc. Board of Directors

INTERLACED
PROPERTY SOLUTIONS

Owner Information Update Form

Bartram Park West Homeowners Association, Inc.

Owner

Name _____

Unit Address _____

Mailing Address _____

Home Phone _____ Work Phone _____

Cell Phone _____ Cell Phone _____

Email _____

_____

Tenant

Tenant Name _____

Tenant Mailing Address _____

Home Phone _____ Work Phone _____

Cell Phone _____ Cell Phone _____

Email _____

_____

Rental Management Firm _____

Rental Manager _____

Management Address _____

Office Phone _____ Cell Phone _____

Email _____

Emergency

Emergency contacts will only be contacted if all reasonable efforts have been made to contact the owner at the above listed contacts

Name _____

Home Phone _____ Work Phone _____

Cell Phone _____ Cell Phone _____

Name _____

Home Phone _____ Work Phone _____

Cell Phone _____ Cell Phone _____

If there is any other information that you would like for us to have on file, please write it on the back of this form or attach to this form.

I, the undersigned Unit Owner, understand that my address of record on file with the Association will be updated with the provided information on this form. It is my responsibility to update the Association shall any of the provided information change.

Unit Owner Signature _____ Date _____

By providing an email address, I agree to receive electronic community notifications.

Return to: clientservices@interlacedjax.net

Interlaced Property Solutions, 5991 Chester Avenue, Suite 203, Jacksonville, FL 32217

BARTRAM PARK WEST HOMEOWNERS ASSOCIATION, INC.

PARKING AND TOWING GUIDELINES

BARTRAM PARK WEST HOMEOWNERS ASSOCIATION, INC.
PARKING AND TOWING GUIDELINES

APPROVED BY BARTRAM PARK BOARD OF DIRECTORS AT PROPERLY NOTICED BOARD MEETING HELD ON MAY 18, 2022

At the May 18, 2022, at Board of Directors Meeting APPROVED Parking and Towing Guidelines set forth in this document. The guidelines are subject to change as approved by the board at such time the amended guidelines will be made available as Florida State Statute 720 requires.

No parking in the amenity parking lot for a period of 24 hours, the vehicle will be considered abandoned and subject to tow at the vehicle owner's expense.

If a vehicle is in violation, a representative of the Association shall take a photo with date and time stamp of vehicle violating parking regulations and email to Association Manager, Sherry McNees. The photo will start the 24-hour timeline to support towing of the vehicle for vehicles parked in the amenity parking lot for a period of 24 hours.

There is no requirement to provide notice to the vehicle owner prior to towing of the vehicle. Vehicles in violation are subject to tow at vehicle owner expense with no prior notification.

- No semi-trucks permitted
- No construction vehicles and or trailers permitted
- No commercial vehicles – Refer to Article X, Section 10.6 of Association documents

The Association may not tow from the street however, the vehicle(s) of concern may be reported to the City for action to include but not limited to issuing written citation and or towing of the vehicle(s).

Parking lot by the pool ("amenity center") is not for daily residential or guest parking or for extended business parking unless advanced notice is given and has been approved by the HOA. Advanced notice shall not be verbal and shall be in written form.

Vehicles parked on any common area property are subject to being towed at vehicle owner's expense. The common area referenced includes the grass areas. This is to ensure emergency vehicle access.

Damage to common property will be repaired and or replaced at the homeowner's expense. Damages include but not limited to turf, irrigation, curbing, and fencing. The homeowner referenced is owner of record of lot. Owners are responsible for their tenants, guests, and invitees.

No parking on the apron*, grassy areas between sidewalk and the street or blocking fully or partially of the sidewalk.
*Lower part of the driveway

Board of Directors:
Scott Newman – Board President
Melissa Esposito – Board Vice President and Secretary
Elizabeth Greaves – Board Treasurer

Signed: _____ 5/19/22
Bartram Park West Homeowners Association Board President *Date*

BARTRAM PARK WEST HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL GUIDELINES AMENDED

AND

APPROVED MAY 18, 2022

BARTRAM PARK WEST HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL GUIDELINES AMENDED MAY 18, 2022 APPROVED Amended Architectural Guidelines at properly noticed board meeting held on May 18, 2022

Bartram Park West Homeowners Association, Inc. is a community designed to respect the visual character of its site and strives to its environmental impact.

These Architectural Guidelines may be changed and amended to serve the needs of an evolving community pursuant to the procedures set forth in these documents.

These Architectural Guidelines provide overall framework to develop progress in an orderly manner by implementing plans and requirements. The Architectural Guidelines include minimum standards for design, size, location, style, structure, materials, color, mode of structure, mode of landscaping and relevant criteria for the construction and modification of improvements of any type.

Any individual(s) or entity owning a Lot within Bartram Park West Homeowners Association has the responsibility of complying with all Governmental Requirements and obtaining all necessary permits and approvals from the appropriate federal, state, county, or municipal governmental agencies before beginning architectural approved work on a project or enhancement. For example: The county may require certain permits, depending on the proposed change, alteration, or addition. The Owner shall provide copies of any such required permits or approvals to the architectural entity if so requested.

To the extent that any governmental requirement requires a more restrictive standard than those found in these Architectural Guidelines or in the Association governing documents, the Governmental Requirement shall prevail. To the extent that the governmental requirement is less restrictive than these Architectural Guidelines, or the Association governing documents, the Association documents and these Architectural Guidelines shall prevail.

The Association may appoint members or representatives to conduct inspections of exterior changes in progress and completed work. These inspections may be conducted after the approval of an application prior to the commencement of work and at completion of work in order to ensure the work complies with the approval application. However, the Association has no obligation to ensure that the work is done in compliance with the approved plans or government requirements.

No work shall commence on any exterior change until an application for the work has been submitted and approved by the Association.

Section 1: Fences

a) All fences shall be constructed of 4' high black ornamental aluminum or 6' white vinyl fence.
b) *(fences shall not exceed past 10' from the rear corner of the home to the front of the home on the sidewalk plane).
c) When facing between two lots double fencing is not permitted.
d) When fencing between two residences, fencing inside of property lines is not permitted.
e) A gate is required at rear of property for all pond lots.

Preserve Lots:

a) 6" white vinyl fences are permitted and cannot come closer to the front of the home than 10'. Preserve lots may fence the rear of the lot with a 6' white vinyl or 4' ornamental aluminum fence.

Lake Front Lots:

a) Lake front lots may only install 4' black aluminum fences and may not come closer to the front of the house than 10'.

Section 2: Satellite Dishes

a) All satellite dishes must be installed in a location not visible from the road.

Section 3: Pools

a) Above ground pools are not permitted.
b) Pools mush have a fence or enclosure for safety.
c) Pool equipment shall be installed in a location not visible from the street. Owners are to take measures to make sure the noise of the pool equipment does not become a nuisance for neighboring owners.

Section 4: Screen Enclosures

a) Enclosures must be constructed of aluminum and composite materials. Wood enclosures are not permitted. b) Front entryways shall not be screened in.

Section 5: Landscape

a) Removal of large trees, installation of trees, removal of sod to make landscape beds, curbing and walkways and shall receive architectural approval.
b) Ground cover with mulch, rock and rubber mulch is not required if installed in existing plant bed. If plant bed and or new plant bed area is installed, architectural approval is required.
c) Rubber mulch is permitted and shall be black, brown or red. One color shall be used on the lot. A variation of colors is not permitted.
d) Landscape fountains, lighting, and decorative items install.
e) Artificial flowers and plants are not permitted.
f) Irrigation wells and equipment shall be screened by public view by appropriate landscaping, fence, wall, or enclosure. Screened type shall require architectural approval.

Section 6. Exterior Paint

a) Painting of the home shall be within the approved color scheme and shall not match same as neighbors.
b) When painting exterior of home same as existing colors, architectural fee is waived, however architectural approval is required.
c) Change of exterior color(s).

Section 7. Sheds and Ancillary Structures

a) Metal sheds are not permitted.
b) The roof color of the shed shall match the roof color of the house.
c) A fence or screening is preferred to screen shed(s) from view of the street and or neighboring lots.
d) Sheds may not exceed 8' in height and shall not exceed 12'x12'.

e) Non-permanent ancillary structures, such as decks and gazebos are subject to the review and approval of the ARC. The maximum size of these elements shall not exceed one hundred (100) square feet.
f) Dog kennels and dog runs are not permitted.

Section 8. Propane Tanks

a) Propane tanks shall be permitted only if they are completely buried or totally enclosed and screened by public view with opaque materials, appropriate landscaping, fence, wall, or enclosure. Screened type shall require architectural approval. Any tank exceeding one hundred twenty (120) gallons shall be buried.

Section 9. Solar Panels

a) Solar energy collectors, although allowed by Florida State Statutes, shall be submitted to the ARC for review. It is the desire of the community to encourage homeowners to make every effort possible to aesthetically integrate the panels into the design forms and architectural mass of the home especially when exposed to view.

Section 10. Recreational Equipment

a) Portable basketball goals shall be acceptable providing they are kept out of sight when play has concluded. Any other kind of playground equipment such as swing sets, jungle gyms, etc. shall be first approved by the ARC, and shall not be visible from streets, ponds, or adjacent homes. If approved, the ARC shall require significant of the equipment.

Section 11. Seasonal Decorations

a) Seasonal decorations are allowed provided they are displayed no earlier than thirty (30) days before the holiday and are removed within fourteen (14) days after the holiday they represent.

Section 12. Signage

a) Signs of any kind other than real estate signs for home are not permitted. For sale by owner signs are permitted and shall have a professional appearance.

Section 13. Waste Container Storage Screening

a) Waste containers stored on the side of the house shall be screened by public view by appropriate landscaping, fence, wall, or enclosure. Screened type shall require architectural approval.

Section 14. Completion of Architectural Form

a) Homeowner shall submit architectural request.
b) Contractor may complete and submit on behalf of the homeowner with written approval accompanying the architectural request packet.
c) Tenants are not permitted to submit architectural requests.

Board of Directors:
Scott Newman – Board President
Melissa Esposito – Board Vice President and Secretary
Elizabeth Greaves – Board Treasurer

Signed: _____ Date: 5/18/2022
Bartram Park West Homeowners Association Board President

BARTRAM PARK WEST HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL EXTERIOR COLOR SCHEME

APPROVED COLORS

BARTRAM PARK WEST HOMEOWNERS ASSOCIATION, INC.
Architectural Exterior Color Scheme APPROVED colors
APPROVED By Board of Directors at properly noticed board meeting held on May 18, 2022

Scheme	Exterior Location	Existing #	Existing Name	One Up #	One Up Color	One Down	One Down Color
13	Secondary Body/ Garage Door	SW7036	Accessible Beige	7037	Balanced Beige		
7,9,13	Trim	SW7035	Aesthetic White	7631	City Loft	6070	Heron Plume
1	Body	SW7008	Alabaster	7570	Egret White	7005	Pure White
3	Secondary Body/ Garage Door	SW6197	Aloof Gray	6198	Sensible Hue		
2	Body	SW7044	Amazing Gray	7045	Intellectual Gray	7043	Worldly Gray
15	Body	SW7030	Anew Gray	7031	Mega Greige	7029	Agreeable Gray
8	Secondary Body/ Garage Door	SW7025	Backdrop	7026	Griffin	9168	Elephant Ear
9	Secondary Body/ Garage Door	SW7536	Bittersweet Stem				
10	Secondary Body/ Garage Door	SW7641	Colonade Gray				
5	Body	SW7017	Dorian Gray	9170	Acier	7016	Mindful Gray
11	Secondary Body/ Garage Door	SW7018	Dovetail	7019	Gaurtlet Gray	9170	Acier
10	Body	SW7640	Fawn Brindle	7746	Rushina River	7639	Ethereal Mood
7	Secondary Body/ Garage Door	SW7514	Foothills			7508	Tavern Taupe
15	Fascia/Soffit		Glacier White				
15	Trim	SW7757	High Reflective White	7004	Snowbound		
1,2,3,4,5,6,7,8,9,10,11, 12,13,15	Front Door/Shutters 1	SW7069	Iron Ore	6694	Greenblack		
2,7,9,13	Fascia/Soffit		Linen				
4	Secondary Body/ Garage Door	SW6200	Link Gray	6201	Thunderous	9131	Cornwall State
2	Secondary Body/ Garage Door	SW9174	Moth Wing	70369	Virtual Taupe	7038	Tony Taupe

1, 2,3,4,5,6,7,8,9,10,11,12 ,13,15	Front Door/Shutters 2	SW7625	Mount Etna				
15	Secondary Body/Garage Door	SW7011	Natural Choice			7637	Oyster White
6	Body	SW6147	Panda White	7554	Steamed Milk		
8	Body	SW6073	Perfect Greige	9169	Chatura Gray	6072	Versatile Gray
3,5,8,10,11,12	Trim	SW7005	Pure White	7008	Alabaster	7566	Westhighland White
3	Body	SW6199	Rare Gray	9131	Cornwall Slate	6198	Sensible Hue
5 Secondary,11 Body	Body, Secondary Body/Garage Door	SW7015	Repose Gray	7016	Mindful Gray		
1, 2,3,4,5,6,7,8,9,10,11,12 ,13,15	Front Door/Shutters 3	SW6222	Riverway	6223	Still Water	6221	Moody Blue
9	Body	SW2823	Rookwood Clay				
4	Front Door/Shutters 5	SW2848	Roycroft Bronze				
1,2,3,4,5,6,7,8,9,10,11, 12,13,15	Front Door/Shutters 4	SW2846	Roycroft Bronze Green				
1,2,3,5,6,7,8,9,10,11,12 ,13,15	Front Door/Shutters 5	SW2848	Roycroft Pewter				
1,2,3,4,5,6,7,8,9,10,11, 12,13,15	Front Door/Shutters 6	SW7593	Rustic Red				
4	Body	SW7513	Sanderling	7508	Tavern Taupe	7633	Taupe Tone
1,6	Fascia/Soffit		Sandlewood				
12	Body	SW9173	Shitake	7506	Loggia		
2	Trim	SW7042	Shoji White	7637	Oyster White	7010	White Duck
4	Trim	SW7004	Snowbound	7003	Togue White	7757	High Reflective White
6	Secondary Body/ Garage Door	SW7507	Stone Lion	7633	Taupe Tone	7506	Loggia
1	Trim	SW7633	Taupe Tone	7513	Sanderling	7507	Stone Lion
1	Secondary Body/ Garage Door	SW7508	Tavern Taupe	7514	Foothills	7513	Sanderling

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12	Secondary Body/ Garage Door	SW9163	Tin Lizzie	7067	Cityscape	7066	Gray Matters
13	Body	SW7038	Tony Taupe	9174	Moth Wing	7037	Balanced Beige
6	Trim	SW7532	Urban Putty				
4	Body	SW7050	Useful Gray	7051	Analytical Gray		
3,4,5,8,10,11,12	Fascia/Soffit		White				

Board Members:
Scott Newman
Melissa Esposito
Elizabeth Greaves

Signed: _____
Board President

Dated: 5/22

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