

Guidelines for Architectural Approval Bridgewater

1. Any fence, deck, structure, driveway, swimming pool, tennis court, mailbox, light pole or fixture, landscaping or exterior modification to the original construction on any lot must receive written approval from the Architectural Control Committee (ACC) prior to construction. This includes changes in color, including, but not limited to: shutters, doors, roof, etc.
2. All requests for approval shall be made in writing and shall include:
 - a. Plot plan of lot showing location of improvement
 - b. Elevation – side view or picture of proposed improvement
 - c. Materials list
 - d. Finished color plan of improvement
 - e. Picture(s)
 - f. Measurements as needed
3. Fences are to extend from the back corners of the home, unless specifically approved by the ARC. (Refer to appendix A for photos and examples of allowed types):
 - a. Examples of acceptable fence styles are split rail, picket, shadow box picket, flat top picket, decorative aluminum picket, low maintenance vinyl, trex, PVC picket style, or horizontal slat. Fencing must be brown, black, or white in color. Solid surface privacy type fences are NOT acceptable.
 - b. Fencing should not exceed 48" in height. Spacing between pickets to be no less than one half the width of the face of the pickets.
 - c. Fences must be built of decay resistant wood or other acceptable material (Examples: Trex, Vinyl, PVC).
 - d. No chain link fences are allowed.
 - e. Fences must be maintained at all times.
 - f. All fences require written approval prior to construction
4. Any addition or update to a patio, deck or pergola must be submitted to ACC for approval on a case-by-case basis. It must not exceed the boundaries of the home.
5. No stand-alone mini-barns or storage sheds are permitted.
6. Outside antennas and satellite dishes in excess of 39" in diameter are not permitted unless specifically approved as to location, color and other aesthetic considerations.

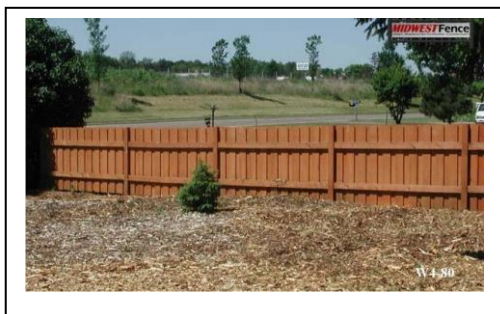
7. Outdoor storage of recreational vehicles, boats, jet skis, trucks, cars, motorcycles, trailers, etc is prohibited.
8. No metal or fiberglass awnings or patio covers are permitted.
9. No above ground swimming pools in place for more than forty-eight (48) consecutive hours are permitted.
10. Play sets must meet the following guidelines:
 - a. The overall length of the play set should not exceed 30 feet.
 - b. The overall height of the play set should not exceed 14 feet.
 - c. The overall depth of the play set should not exceed 16 feet.
 - d. Only one "tower" should be utilized on the play set.
 - e. The maximum deck size should be limited to 50 square feet, with one side exceeding 6 feet.
11. Backyard basketball courts must meet the following guidelines:
 - a. Consistent with the architectural guidelines on decks and patios, the court must not exceed the boundaries of the home.
 - b. The court must not exceed 450 square feet and at least 50% of backyard green space must remain. Any existing deck/patio and/or playset will be included in the calculation.
 - c. The court must be at least 8 feet from the back of the property line.
 - d. No vehicles can be parked on the court at any time. This includes recreational vehicles and motorcycles.
 - e. Any lights used to illuminate the court must be of a wattage and positioned on the property as to not intrude on any neighbor's property.
12. Portable basketball goals must meet the following guidelines:
 - a. Portable basketball goals are acceptable.
 - b. They should not be placed so that the main field of play is in the street or placed on sidewalks.
 - c. Homeowners who live in a cul-de-sac will be permitted to place a portable basketball goal where the main field of play is in the street. The basketball goal should not be placed on the sidewalk at any time.
 - d. This is to ensure that children are not playing in the street where traffic is flowing. There is not a safety concern within the circle of the cul-de-sac.
13. In-ground pools must meet the following guidelines:
 - a. A fence must be surrounding the pool.
 - b. The pool must be 10 feet from all property lines.
 - c. The amount of greenspace for the property must be 50% (this total is to include any/all other items like a playground, patio, deck, etc).

- d. The pool must not exceed the boundaries of the home.
 - e. The color of the pool, pool liner, cover, areas surrounding pool, etc should match and be aesthetically appealing.
 - f. Homeowner must also comply with the Indiana Swimming Pool Code to ensure all requirements are met at the State level.
 - g. By approving this request, Owner(s) bears full responsibility for complying with any and all state and/or local requirements. While the Association promotes safety, the Association is not liable for any matters that may arise regarding the pool and is held harmless by the Owner(s) and their guests/invitees.
14. For trash cans that must be left out of the garage per the covenants they must be stored out of view from the street either behind acceptable landscaping or screen. A screen would be considered a one or two wall structure extending directly from the side of the house meant only to block the trashcans from view from the street. This would not be a 4 walled enclosure or storage shed. Examples of acceptable screens are in Appendix B of this document. All screens must be submitted for review and approval by the ACC prior to installation.
15. Solar panels may be placed on the roof only and the preferred style is flush mount. Solar panel placement on the ground are not authorized. When completing request for solar panels please include panel type, photos, and colors of the planned solar panels. The preference is to have solar panels on the back portion of the roof, but when unavoidable for optimal placement a front roof placement is allowed. All rooftop panels shall match the roof material color as closely as possible and be maintained in proper working condition. Placement of the solar panels must not require removal or trimming of common area vegetation or trees.

*This is not a complete list of every situation that may arise. The ACC has the final right to approve or deny any request.

Updated: June 7, 2023

Privacy Fences like the one displayed below are NOT allowed. Please see Appendix A for examples on fence styles allowed currently.





External storage sheds like the one displayed to the left are NOT allowed. Please see Appendix B for examples of acceptable screens.

Appendix A: Photos and examples of fence styles allowed by current guidelines.

Split Rail



Picket



Shadowbox Picket



Flat Top Picket



Decorative Aluminum



Low-maintenance, Vinyl, Trex





Appendix B: Photos of example screens

