



DESIGN GUIDELINES

REVISED
June 11, 2019

These Design Guidelines with the June 11, 2019 revision date,
replace in entirety
all previous versions of Bridgewater Design Guidelines.

INTRODUCTION

Bridgewater is an active adult community designed to respect the visual character of its site minimize environmental impacts and maximize water and energy conservation principles. In order to preserve and enhance these principles, these Design Guidelines are established to maintain certain standards by which the Community may grow and develop.

The Design Guidelines provide an overall framework to allow the Community to develop and progress in an orderly, cohesive and attractive manner, implementing planning concepts and philosophy which are required by regulatory agencies and desirable to residents. The Design Guidelines govern Regulated Work which includes minimum standards for the design, size, location, style structure, materials, color, mode of architecture, mode of landscaping and relevant criteria for the construction or addition of improvements of any nature. Regulated Work shall not include rebuilding or repairing of a damaged Dwelling in accordance with originally approved plans, specifications and color schemes.

Unless specified, these Design Guidelines pertain to all Units within Bridgewater. *Guidelines that apply to the Attached Townes only, will be designated in green italicized font. These attached units consist of the interior only while the structures exterior and adjacent lands are part of the common elements of the Townes at Bridgewater Condominium Association.*

Bridgewater is being developed by Pulte Land Company, LLC, a Michigan limited liability company. Until such time as development is complete at Bridgewater, Pulte is identified as the “Declarant” under the Declaration of Covenants Conditions and Restrictions dated October 18, 2005 (the “Declaration”) and/or the developer of Bridgewater. Capitalized terms used in the Design Guidelines and not defined will have the meaning given such terms in the Declaration.

In the event of any inconsistency between the Design Guidelines and the documents that are recorded with the State of Michigan; namely:

- Declaration of Covenants, Conditions, and Restrictions dated June 4, 2013
- Master Deed (including Bylaws) dated June 4, 2013
- Articles of Incorporation dated 10-25-2005

the documents filed with the State of Michigan shall prevail in the order set forth above.

Further to the extent that any government ordinance, building code or regulation requires more restrictive standard than that found in the Design Guidelines or the Declaration, the government standards shall prevail. To the extent that the local ordinance is less restrictive than these Design Guidelines or the Declaration, these Design Guidelines and the Declaration shall prevail.



ARCHITECTURAL REVIEW COMMITTEE (ARC)

This section of the Design Guidelines sets forth provisions with respect to the establishment of an Architectural Review Committee (ARC), the review process, and requirements for unit owners.

Article XI of the Declaration sets forth the establishment of an ARC, consisting of qualified unit owners and provisions with respect to the review process, including delegation of certain review functions to the Architectural Review Committee and ultimate transfer of the review function to that committee at the end of the Declarant Control Period. Until such transfer, any and all approval or denial rights rest with Declarant and each such approval or denial will be in writing. In the event certain review functions are delegated to the Architectural Review Committee, Declarant reserves the right during the Declarant Control Period to withhold approval even if granted by the Architectural Review Committee.

PROCESS OVERVIEW

The architectural review process has been established to maintain the integrity of the architectural and design character of Bridgewater. **No exterior alteration or renovation shall be allowed on any unit unless application to, and written approval has been received from, the Architectural Review Committee.** To this end, the Architectural Review Committee will review all proposed additions, improvements, or alterations on units for conformity with the Design Guidelines. Requests/applications must be in writing and be submitted using the current form on file with the property management company prior to work commencing.

Where do I find a submittal form?

Submittal forms can be obtained at the front desk of the Lodge. They can also be downloaded and printed from the community website at www.mybridgewater.net. See also Appendix A.

Where do I submit my application?

Completed applications may be submitted to the front desk at the Landmark Lodge.

What do I need to include with my submittal form?

The following items must be included with each submittal:

- A. Completed Alteration/Modification Request form.
- B. Township issued Plot Plan
- C. Specifications – Detailed description of materials to be used along with color samples and dimensions.
- D. Photographs – two types of pictures should accompany each submittal
 1. Brochure or a sample of the products and/or materials to be used must accompany the submittal application.
 2. A current photo/picture of the area of your home to be modified
- E. If applicable, copy of contract.

ARC reviews all information provided when making a decision.

See “ADDITIONAL GUIDELINES FOR CHANGES” section below for more details on what to include with your submittal.

How long does it take for the ARC to make a decision?

Typically, the ARC meets on the second and fourth Tuesday of every month to review submittals. Every effort shall be made to respond within thirty (30) days.

How do I know if my request has been approved?

Upon completion of review by the Architectural Review Committee, the property management company will notify the unit owner in writing once the request has been decided upon. The letter indicating the Architectural Review Committee’s decision shall be rendered indicating their decision in one of three ways as follows:

- a.) “Approved” – The entire document submitted is approved in total.
- b.) “Approved with Stipulations” – The document submitted is approved subject to the Design Guidelines stipulations. The approval letter will include these stipulations. A Unit Owner may proceed with the work to be performed but must comply with any and all notations on the submittal.
- c.) “Denied” – The entire document submitted is not approved and no work may commence.

The Architectural Review Committee shall review, considering whatever factors it deems relevant, such submittals without a hearing and make its determination based solely on the information contained within each submittal.

The Architectural Review Committee’s decision shall be final on all reviews.

Do I have to obtain a permit from the Township?

Owners are advised that the Township requires certain permits, depending on the proposed change, alteration or addition. Prior to requesting a township issued permit, Unit owner will obtain the approval of the Architectural Review Committee for any plans, changes, alterations or additions.

It is the Owner's responsibility to comply with permit requirements. The Owner shall provide the Architectural Review Committee with copies of any such required permits if so requested. Owners should contact the Brownstown Township Building Department for further information.

If the plans submitted by an Owner require a building permit, the approval by the Architectural Review Committee is not a guarantee that such plans will be approved by the Township. If the Township requires modification to such plans, the modification must also be approved by the Architectural Review Committee for the Owner to remain in compliance with these guidelines. To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Design Guidelines or the Declaration, the government standards shall prevail. To the extent that the local ordinance is less restrictive than these Design Guidelines, and any standard contained therein, or the Declaration, these Design Guidelines and the Declaration shall prevail.

Any permit or approval issued by the Township shall in no manner whatsoever bind the Architectural Review Committee with respect to approval or denial of any application for items submitted for consideration; the Architectural Review Committee shall be fully independent and will have full authority for approval or denial of any such matters.

How long do I have to complete my project?

If construction does not commence on a project for which Plans have been approved within one hundred twenty (120) days of such approval, such approval shall be deemed withdrawn, and it shall be necessary for the Owner to resubmit the Plans to the Architectural Review Committee for reconsideration.

Once construction commences, if the approved work is not completed within 90 days, such approval shall be deemed withdrawn, and such incomplete construction shall be deemed to be in violation.

What happens when my project is complete?

Within 30 days of final completion of the project, unit owner shall grant ARC access to inspect the project for adherence to the Design Guidelines and approval

of submittal application. Unit owners shall be notified by mail of project deficiencies or violations and given 30 days to complete the correction. The completed project will be reviewed and signed-off as “completed as submitted” by the ARC. The property management company will maintain this final paperwork in the unit owner’s file.

REQUIREMENTS

- Unit owners are required to read the Design Guidelines in its entirety. As modifications/alterations are being considered by the unit owner, it is the unit owner’s responsibility to research and adhere to all guidelines specified by the Design Guidelines which pertain to their intended project.
- Before the Owner may begin the proposed Regulated Work, the application must be approved by the Architectural Review Committee in accordance with the procedures described.
- Prior to excavation, the unit owner is responsible for location of all underground utilities. Digging should not commence until underground locations are marked.
- Owners are responsible for all cleanup of any improvement project. All debris, sod, soil, etc. shall be removed from the lot and hauled to the proper waste sites. If the project causes damage to any neighboring property, public or private, the Owner is responsible for any necessary repairs. Dumping waste in common areas or in any other area of the Community is prohibited.
- Review of all applications may be subject to a nominal fee.
- Work performed without prior approval will be considered a violation and subject to the violation process.
- The HOA its employees, agents, and/or contractors are not responsible for any damage to any/all alterations potentially sustained during any and all business practices.
- It will be the Unit owner’s responsibility to pay for any damages caused from of any addition, alteration, installation, or renovation including any damage to a neighboring property or common area.

ADDITIONAL GUIDELINES FOR CHANGES TO:

a.) Landscaping

For landscaping plan approval or amendments to an approved landscaping plan the Owner shall submit the landscaping plan for the lot, including a description of all varieties and sizes of trees and shrubs, with the location of each tree and shrub clearly delineated on the plan. Please be as specific and detailed as possible. When possible, please submit pictures of the area to be modified. The drawing should be on a site/plot plan and needs to have measurements as well as a description of materials. A picture or sample of the materials being used should also be submitted with your request. In the event the Owner desires to install any hardscape, including but not limited to brick, masonry, railroad ties, wood trim, concrete, rocks or other inert material, such items shall be clearly marked on the landscape plan and a legend shall be provided so that the reviewer can easily determine the location and type of material.

All landscaping modifications must fall within the “Private Area” as identified on the plot plan for your Unit.

Units have been designed and graded to provide positive drainage from the lot and to protect environmental resources. Unit owner shall hold harmless Declarant and the Community Association for any and all damage to any party caused by the alteration of the grade by the Owner in connection with the design or installation of the Owner’s landscaping, including damage to the Owner’s house. Owners will be responsible for any damage caused by any change to drainage by them or hired landscapers.

b.) Unit

For changes to or additions to the unit, the Owner shall submit a floor plan for the site, including the plot plan and a copy of the floor plan for the model and elevation. On such plans, the Owner shall draw the proposed changes or additions to the exterior elevation. If the Owner has a photograph of another house, or picture out of a magazine that will assist the reviewer, such photo should be submitted. The application should contain a description and color of the materials the Owner plans to use in such changes or additions. Please include pictures of the existing color along with the proposed color change, if any.

The height of any addition to an existing single-family unit shall not be higher than the original ridgeline and the proposed eave-line must be at the same height of the existing eave-line. No alterations or improvements shall

be made which provide a roof pitch that varies from the roof originally constructed.

All additions to units shall be built within the building envelope originally established for Bridgewater or as modified by Declarant regardless of any more lenient requirements of any local governmental authority. These building setbacks are described under "PRIVATE AREA".

All materials used in maintenance, repair, additions and alterations shall match those used by Declarant as to color, composition, type, and method of attachment. The Architectural Review Committee may allow substitute materials if such materials are deemed by the Architectural Review Committee in its sole discretion to be compatible with the theme of the community.

No additions, alterations or renovations shall be permitted if it is determined to have a material adverse impact upon neighboring properties and/or the community.

Approved alterations shall be in conformance with the architectural standards of the Association.

NO WAIVER OF FUTURE APPROVALS.

Approval of proposals, plans and specifications, or drawings for any work done or proposed, or in connection with any other matter requiring approval, shall not be deemed to constitute a waiver of the right to withhold approval as to any similar proposals, plans and specifications, drawings, or other matters subsequently or additionally submitted for approval.

ENFORCEMENT

Any construction, alteration or other work done in violation of these Design Guidelines or the Declaration of Covenants, Conditions, and Restrictions shall be deemed to be non-conforming. Upon written request from the Declarant, the ARC, or the Board of Directors, Owners shall, at their own cost and expense and within such reasonable time frame as set forth in such written notice, cure such nonconformance to the satisfaction of the requester or restore the property, Dwelling and/or Unit to substantially the same condition as existed prior to the non-conforming work.

See Appendix D "ENFORCEMENT OF INSTRUMENTS".

DECLARANT'S IMPROVEMENTS

As part of the planning and Declarant Control of Bridgewater, Declarant has prepared a Declarant Control plan and provided certain architectural designs, color palettes, landscaping design packages, parks, streets, model unit packages, a sales pavilion, and recreation center. Market conditions, styles, marketing strategies, or other factors may cause Declarant to change the type of models, size of units, location of future amenities or streets, color palette of units, landscaping styles or plant materials, construction methods or materials or the landscaping on the Common Area. Notwithstanding the current provisions of these design Guidelines, the terms of the Design Guidelines shall not apply to the activities of Declarant with respect to the Property. In addition, the Design Guidelines may be amended by Declarant consistent with the development activities of Declarant.

The Declaration contains a disclaimer by Declarant, the Community Association, and the Architectural Review Committee of liability or responsibility for the approval of plans and specifications contained in any request by an Owner. **PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW, YOU SHOULD READ AND UNDERSTAND THIS DISCLAIMER.**



DESIGN GUIDELINES



Your Pathway to Maintaining a Beautiful Community

ADDITIONS / SUNROOMS / ENCLOSURES

All additions to Units shall be built within the building envelope as shown on your plot plan.

Exterior materials must match the existing structure. Sunroom roof must match existing roof color.

Before beginning construction, it is the unit owner's responsibility to relocate irrigation. Storm water drainage must remain on unit owner's lot and may not be directed to drain on any neighboring lot or common area.

See Pages 7-8 "ARC, ADDITIONAL REQUIREMENTS FOR CHANGES TO UNIT".

For attached Townes, additions, sunrooms, or enclosures are prohibited.

AIR CONDITIONERS

See also "ANCILLARY EQUIPMENT"

No external air conditioning unit shall be placed in or attached to a window or wall of any dwelling located on any Unit.

ANCILLARY EQUIPMENT

Heating, ventilation, and air conditioning equipment, ancillary mechanical equipment, radio, television, computer signal transmitting and receiving antennas, and similar appurtenances (as approved by the Architectural Review Committee and in compliance with the Declaration) shall be screened from general view from neighboring properties, all residential areas, pathways, open areas, parks, and streets.

No compressor or other component of a central air conditioning system (or similar system, such as a heat pump) shall be so located on any Unit so as to be visible from the public street on which the unit fronts and to the extent reasonably possible, all such external equipment shall be so located on any Unit so as to

minimize the negative impact thereof on any adjoining Unit in the terms of noise and appearance.

All additional ground mounted mechanical equipment must be screened from street view and neighboring property by plant material of adequate density. In no event shall a screening structure or planting exceed four feet (4') in height. Plant materials shall be located a minimum of two feet (2') from the equipment but may not encroach or trespass on a neighboring property. Plant screening must match material and size originally installed by the Declarant and must be maintained by the unit owner.

With the exception of power vents for attic fans, solar tubes, antennas/satellite dishes (See Antenna/Satellite Dishes) and approved lightning protection device; roof-mounted and window-mounted equipment (including mechanical, air conditioning, solar heating equipment, and weather stations) will not be allowed.

ANIMALS

The following information is provided as it pertains to animals and the impact on the aesthetics of the community. Please refer to your governing documents for number and kind of pets. For Sites/Park/Manors: See CCR Section 10.13. For Attached Townes: See By-Laws Section 6.3

A co-owner shall not be permitted to install within the exterior yards of a Unit any cables, wires, ropes or other devices which is intended to physically constrict the movement of a dog, with the exception of a so-called "invisible" fence. Invisible fencing is permitted. See "FENCE".

Patios and decks with railings or similar structures shall not be used as a containment area for animals. Dog/cat kennels, runs or other enclosed shelters are expressly prohibited.

See the "Rules and Regulations" in your Handbook for additional information.

ANTENNAS / SATELLITE DISHES

See also "ANCILLARY EQUIPMENT"

As per current Federal Communications Commission rules, an application is not required to be submitted to the Architectural Review Committee for installation of a TV satellite dish or an antenna designed to receive video programming services or an antenna designed to receive local television broadcast signals, provided the satellite dish or antenna is less than one meter or 39.37 inches in diameter or diagonal measurement. However, notification of such devices placed on a Lot shall be submitted to the Architectural Review Committee in writing within

fourteen (14) days of installation. This guideline is not intended to delay the installation or use of a satellite dish nor cause any undue added installation expense.

As a courtesy to one's neighbor, and to the community, TV satellite dishes or antennas should be installed on the roof near the rear eave of the Unit. In order to minimize damage from community lawn maintenance activity, ground mounted TV satellite dishes or antennas should be installed in a rear or side planting area immediately adjacent to the Unit. Satellite dishes or antennas should be screened from view from the street or neighboring properties to the maximum extent possible. When ground mounting prevents adequate reception, side and rear wall or eave mounting is permissible. All cables and conduit must be installed and maintained in a professional manner.

Installation of other types of antennas is prohibited, including but not limited to antennas used for AM/FM radio, amateur ("ham") radio, CB Radio, Digital Audio Radio Service ("DARS").

ARBORS

See "TRELLISES, PERGOLAS AND ARBORS"

ARTIFACTS, STATUES, BOULDERS AND ROCKS

All statues, artifacts, boulders and rocks must be located within the Private Area. In the front yard private area, the combined number of artifacts, statues, boulders and rocks are limited to one per ten linear feet (10') of the unit frontage. For example, if the front of your unit measures 54 feet, you are allowed to have a total of 5 of these items; these may be grouped or spaced apart. **Artificial flowers and plants are prohibited.**

A. Artifacts and Statues

No ornaments, artifacts or statuary shall be affixed to the front or sides of the unit with the exception of 1 (one) may be affixed to the adjacent side wall nearest and not more than 3 (three) feet from front door. Artifacts and statues are defined as clay, masonry, metal, or wooden objects including shepherd hooks, gnomes, cutout objects, pots/planters, window-boxes, human figurines, animals, religious figures and birdbaths. Artifacts and Statues may not exceed four feet (4') in height from natural grade. Pots made from traditional garden materials are encouraged.

This does not apply to the Townes (Villas). See section 6.9 Townes Bylaws.

B. Boulders / Rocks/Bricks

Stones, rocks, bricks, and boulders shall not be used as bed-edging material and are not permitted on turf areas.

Decorative boulders may be approved within the private area provided it is either: Moss Rock, Tan Limestone, Tan Sandstone, Granite, or Fieldstone.

Simulated rocks and boulders are not allowed.

AWNINGS

Awnings and shade devices must appear as an integral part of the building elevation and must be made of materials that are consistent with the design, style, details and materials of the unit and the Neighborhood. No portion of the awning or supports may exceed the size of an approved deck or patio. Roof-mount installation is prohibited. Awnings or similar shading devices are permitted on the rear of the unit only. No advertising or logos are allowed on awnings. The owner is responsible for maintenance and repair of awnings. The HOA retains the right to determine when an awning must be repaired due to weathering, fading, tearing or ripping.

Retractable awnings may be installed in the rear of the Unit only over patios and decks. The color of the awning must be in harmony with the unit. The color of the frame must match the base color of the unit or be white and must be retracted when not in use. No portion of the awning or supports may exceed the size of an approved deck or patio.

If installing a permanent structure, color of roof must be in harmony with the colors of the unit. If shingles are used, they must match the shingles of the roof of the unit in color and style. The supports must match the color of the trim or be white, and no portion of the awning or supports may exceed the size of an approved deck or patio. Roof mounted installation is prohibited. A sample/picture of the material with the color and design are required with the submittal and must include a drawing on your plot plan with the proposed location of the installation.

BARBEQUES AND GRILLS

Built-in barbeques must be approved by the Architectural Review Committee and be designed as an integral part of the unit. Location must be carefully planned to minimize smoke or odors affecting neighboring properties. Must be located in the rear of the Unit on patio or deck. All barbeques must be located at least four feet (4') from any wall of the residence.

See the “Rules and Regulations” in your Handbook for additional information.

BASKETBALL BACKBOARDS

No basketball hoops or other similar playground equipment shall be constructed on any Unit. Any portable play or recreational equipment shall be stored at night.

BIRDHOUSES AND BIRD FEEDERS

Up to one (1) bird house, one (1) seed bird feeder, and one (1) liquid hummingbird feeder or a combination of any, not to exceed a total of three (3) which may either be on a shepherd hook, a tree, or attached by suction cup to your window, not exceeding the roof eave in height, may be permitted in the rear Private Area only. Under no circumstance may they be installed in the common areas, such as wetlands, along fence lines, etc. State regulations prohibit their installation within any wetlands and/or preservation areas. Installation on perimeter walls or under/on house eaves is not allowed. Multiple bird dwellings, e.g. bird coops, are not allowed.

BOULDERS

See “ARTIFACTS, STATUES, BOULDERS AND ROCKS”

BUILDING SETBACKS

The building setbacks as described on your individual plot plan are recognized by the Architectural Review Committee. Notwithstanding any other provision of law, all building setbacks must meet these requirements, except for such buildings which are built by Declarant pursuant to approvals obtained from the Township.

BUSHES

See “PLANTING AREA / PLANTS and PLANTINGS (PROHIBITED)”

COACH LIGHTS

See “LIGHTING”

COMMON AREA AND RECREATIONAL FACILITY

See Appendix C

DECKS

See “PATIOS AND DECKS”

DECORATIVE ART ON HOUSES

No ornaments or statuary shall be attached to the front or side of the unit. They may be attached to the rear of the unit with prior written authorization of the Architectural Review Committee. Please be aware that attaching items to your unit may void the warranty. See “HOLIDAY DECORATIONS” in the Rules and Regulations for exceptions.

DESIGN

The architectural design of any and all additions, alterations, and renovations to the exterior of any existing single-family unit shall strictly conform to the current design of the unit in style, detailing, materials, and color.

DOG KENNELS / RUNS

Dog kennels, runs or other enclosed shelters are prohibited.
See “ANIMALS”

DOORS

All storm door additions must be full clear glass or full clear glass self-store and must match the color of the doorframe trim, the color of the front door, or be white. Security doors and shutters are prohibited. Replacement or refinishing of entry doors must conform to the design of the original unit in style, detailing, materials, and be an approved color. All requests must be submitted for approval prior to installation, replacement or refinishing.

Garage Overhead Door:

Garage door must conform to the same material, design and be the approved color as originally installed.

Garage Screen:

Garage screens must not be visible when garage door is closed. Screen fabric must be black.

Frame, canister, and mounting hardware must be white or match existing trim on garage.

NOTE: For the Attached Townes, exterior painting by residents is limited to the front door and garage door.

DRAINAGE, DOWNSPOUTS AND GUTTERS

No structure, landscaping or other materials shall be placed or permitted to remain within any of the easements within an owner’s Unit which may damage or interfere with the installation or maintenance of the Storm Water Drainage Facilities and

other utilities or which may change, obstruct or retard the flow or direction of water in, on or through any drainage channels, if any, in such easements. No changes may be made by any owner in the finished grade of any Unit once established by the builder or any residential dwelling thereon, without the prior written consent of the Developer.

Grades, swales, and conveyance devices for drainage established by the Developer are critical to the overall Community drainage plan and cannot be changed at any time. Each individual Owner is responsible for all damages related to any change of drainage, grade, or conveyance device whether caused by the Owner or hired landscapers. Catch basins and drainage areas are for the purpose of natural flow of water only. No person other than the Developer may obstruct or re-channel the drainage flow after the location and installation of drainage swales, storm sewers or storm drains.

When any additions, alterations, or renovations are performed to an existing single-family unit, the established lot drainage shall not be altered.

Any Owner or Occupant who changes the existing grading or drainages shall be liable for all costs and expenses of repairing such changes, or any costs, liabilities, damages or causes of action arising out of such changes.

All roofs drain to the ground solely within the deeded lot area and may not be discharged closer than five feet (5') of any neighboring property. Any project, including sump pump hoses and down spouts that materially increase the drainage of storm water onto adjacent property, must receive prior consent from the owner of the adjacent property. Drain lines, which direct roof drainage or sump pump water, must be approved by the Architectural Review Committee and will comply with the following standards:

- 1.) A drain line plan with pipe sizes, discharge locations, emitters, and existing drainage patterns must be submitted on a plot plan of the property to the Architectural Review Committee for consideration.
- 2.) Sump pump ejector lines must drain into storm sewers. Backup and emergency sump pumps may drain into storm sewers or to the ground solely within the deeded lot.
- 3.) No discharges of storm-water may be closer than five feet (5') of any neighboring property.
- 4.) Drain line extensions may not discharge water directly perpendicular to a neighboring property or an existing drainage flowline. Drain line alignments

shall be set so that discharge water flows in the same basic direction as existing flowlines on the lot. Emitters, water disbursement, and/or erosion control measures must be provided to eliminate erosion of the soil on the lot.

- 5.) Roof drain downspouts, sump pump ejector lines, or any other surface runoff or groundwater may never be connected directly or indirectly to any public sanitary sewer system.

Downspouts must have an air gap and be located no closer than five feet (5') from any neighboring property. All buried downspouts must have a pop-up drain or emitter grate. Downspout extensions located above ground shall not exceed six (6') feet in length and may not cross sidewalks.

Gutters and downspouts shall match either the color of the siding or those originally installed in color and composition.

DRIVEWAY EXTENSIONS AND SIDEWALKS

Concrete, stamped and stained concrete, concrete with aggregate finish, or pavers may be added in the following areas:

1. Driveway ribbons shall be adjacent to the driveway, and not extending past the overall width of the garage.
2. Sidewalks may not exceed 36 inches in width.
3. Color of stamped concrete must remain consistent and match the existing color scheme of the Unit.

In all cases, shall have a base of compacted sand, gravel, crushed stone or other approved base material.

DRIVEWAY REPLACEMENT

Driveways and other paved areas for vehicular or pedestrian use within a Unit shall have a base of compacted sand, gravel, crushed stone or other approved base material and shall be concrete.

EASEMENTS

No structures of any kind may be installed within any easements within the Community without the prior written approval of Declarant, during the Declarant Control Period, and by the Master Association thereafter.

Access shall be provided to enable outside utility meters to be read.

The owner is responsible for locating all underground utility lines including the building's sump lines.

See "DRAINAGE, DOWNSPOUTS AND GUTTERS"

EDGING

This section does not apply to the attached Units in the Townes.

Edging is permitted on planting beds within your private area (including circle and kidney if installed). Edging around planting beds:

1. Must not extend beyond the original planting bed limits as installed by Declarant.
2. Edging around trees outside of the private area is not permitted. Example: Front yard, side yard, easement, or boulevard.
3. Landscape Block must not exceed four inches (4") above the highest natural grade. Top line must remain level. Must begin with single row and may only add additional rows to accommodate existing slope.
4. Must be of the same color and materials throughout your private area.
5. Poured concrete and hardscape edging must follow the existing grade and not extend beyond the Builder installed planting area.
6. Edging (not including Block/Paver) must follow grade. Top line of edging must not be more than two (2") above the natural grade.
7. Any seasonal damage to edging must be corrected no later than May, 15th of the current season.
8. Unit owner is responsible to relocate and adjust irrigation
9. No changes may be made to the number or type of irrigation heads.

Acceptable materials include:

- Aluminum/Metal
- Plastic/Rubber – must be diamond edge style, may not be textured or scalloped.
- Landscape pavers/ Paver Blocks
- Poured concrete

Please follow the below stipulations for landscape edging.

1. Masonry Block edging may not exceed 4 inches from grade: must begin with single row and may only add additional rows to accommodate existing slope. Top line must remain level.
2. Color of materials must match builder installed color scheme.

3. Landscape borders may only be installed around plantings that are contained within the private area of the lot.
4. Edging must remain within the borders as originally installed at construction
5. Edging material and style must remain consistent throughout all exterior areas of the unit.
6. Edging around trees outside of private area is not permitted.
7. Poured concrete must follow the existing grade and not extend beyond the Builder installed planting area
8. Metal and wood edging must follow existing grade and may not exceed 2” above sidewalk or natural grade.

Prohibited edging materials include:

- Stones, rocks, boulders, and face bricks (used on homes).

Edging is prohibited outside of your private area. Check your plot plan to determine which trees on your lot fall within your private area.

HOA is not responsible for any damage, maintenance or repair of any edging.

ENCLOSURES

See “ADDITIONS / SUNROOMS / ENCLOSURES”

FENCES

No fences or similar structures shall be erected on any Unit, unless provided by Declarant.

Invisible Fencing

Invisible fencing may be used for the restraint of pets. All wiring must be buried no less than six inches (6”) deep and inside the lot line. The boundaries of any invisible fence shall be limited to the rear yard and the portion of the side yard of a Unit which is located between the rear boundary of a Unit and the front wall of the dwelling. No alterations of the yard grade shall be permitted from the installation of such system. Neither Declarant nor the Community Association shall be responsible for repair to any system that is damaged by normal maintenance of the yard by the Community Association or their designee. Unit owner will be responsible for any damage to landscaping or the sprinkler system caused by the installation of the invisible fence.

Recommended installation of invisible fence signs. Signage to be no larger than 5" x 7" and placed in mulch bed.

Invisible fences on lots adjacent to community sidewalks, roads, walking paths may not be any closer than 10' to the community sidewalk, roads, or walking paths.

Unit owner MUST call Miss Dig prior to underground installation.

FIRE PLACES / FIRE PITS

All outdoor fires must be natural gas, propane (if the tank is an integral part of the unit), charcoal or wood if a portable fireplace is used. Outdoor wood burning is prohibited except in a portable fire pit or at approved events at the Community Center. Outdoor fire pits must be kept on patio or deck of unit and have a wire screen mesh, be freestanding and be kept in good working condition. Location must be planned to minimize smoke or odors affecting neighboring properties.

FLAG POLES

Stand-alone flagpoles are not allowed on residential lots in Bridgewater. One (1) flag mount may be affixed to the residential structure. The Architectural Review Committee must approve the location of such flag mount. NO part of the flag may extend four feet (4') beyond any eave.

For attached Townes, flagpole must be attached to the trim of the garage door.

FLAGS

1. United States flags and US military flags not exceeding three feet by five feet may be displayed anywhere on the exterior of a dwelling structure.
2. Decorative and seasonal flags are prohibited in the front of the Unit and must not be visible from the road if displayed in the rear of the Unit.
3. Ground-mounted posts for flag display are prohibited.
4. College or professional sport flags or artifacts may be displayed on event day only.

FLOWERS

See "PLANTS"

FOUNTAINS

Fountains and water features shall be permitted only within the rear yard patio. Fountains and water features shall be limited in height to four feet (4') above the natural grade of the lot. Any fountain shall be of natural material, color and design,

each of which is compatible with the overall architectural theme of Bridgewater. Self-contained, solar operated fountains are also permitted. Design of these features should discourage creation of stagnant pools of water.

FUEL TANKS

No above or below ground fuel or other storage tanks shall be permitted.

GARAGE DOOR SCREENING

“See Doors”

GENERATORS

See “ANCILLARY EQUIPMENT”

1. Auxiliary power generators must be installed so as not to be visible from the road. Generators shall also be appropriately screened from view by means of landscaping. They shall be located so as to cause minimal disturbance to residents of adjacent Units. The location should provide maximum ventilation and not interfere with ventilation of adjacent Units. Generators shall be installed at least ten feet (10’) from any air intake system. Only natural piped in gas is allowed, no above ground fuel or other storage tanks shall be permitted. Generators are to be operated only during utility power outages except for brief periods of testing or maintenance between the hours of 9:00 am and 6:00 pm.

A spec sheet for the generator must be submitted with the request for installation. The spec sheet should include the noise emission, size, and clearance for landscaping purposes.

GRILLS

See “BARBEQUES AND GRILLS”

GROUND COVER / MULCH

See “Mulch and Ground Cover”

GUTTERS

See “DRAINAGE, DOWNSPOUTS AND GUTTERS”

HANDICAP PROVISIONS

See “RAMPS”

HOSE REELS

Hose reels may be attached to the Unit, must match the color of brick, siding, or be black.

HOT TUBS / SPAS

Hot tubs/spas are permitted as included within a deck or patio and screened from view from the neighboring units. Spas or hot tubs shall be of the in-ground type with the exception of above ground spas/hot tubs not exceeding three feet (3') in height above the existing grade level. Such spa/hot tub must be adequately screened from street view and the view of any neighboring property, including lots and Common Areas.

All spa/hot tub equipment shall be screened from street view and view from neighboring property with plant materials of adequate density. All spas/hot tubs must be installed according to Brownstown Township ordinances. The Architectural Review Committee may require additional plant materials to be planted to screen the spa/hot tub from neighboring properties. Please refer to Ancillary Equipment Section regarding equipment screening requirements. Maintenance of planting materials for spas/hot tubs are the unit owner's responsibility.

Spa/hot tub drains must include a drain connection and should be connected to the storm sewer. No spas/hot tubs can be drained onto open space or any other property

HOUSE NUMBERS

This section does not apply to the attached Units in the Townes.

Replacement of house numbers shall conform as close as possible to the original builder installed house numbers in size, shape, color and placement. The only approved alternative is a single line address plaque, black or dark in color with gold, silver, bronze, or white colored numerals and border and shall not exceed 16" in width and 8" in height. No other letters or symbols allowed.



INVISIBLE FENCES

See “Fences”

IRRIGATION

Unit owner is responsible for relocation of irrigation during any exterior alteration or renovation.

Unit owners shall not add additional sprinkler heads.

Unit owners may install an independent irrigation system, not connected to the community irrigation system. Must be approved by the Architectural Review Committee.

LAWN AND LANDSCAPE MAINTENANCE

See “Appendix B”

LIABILITY

It will be the Unit owner’s responsibility to pay for any damages caused in the completion of any addition, alteration, or renovation including any damage to a neighboring property or common area.

LIGHTING

No additional exterior illumination of any kind shall be placed or allowed on any portion of a Unit unless first approved by Architectural Review Committee. The Architectural Review Committee shall approve such illumination only if the type, intensity and style thereof are compatible with the style and character of the Community. No lights shall be placed higher than fifteen (15') feet above the ground. Attaching lighting to your unit may void applicable warranties.

A lighting layout plan shall be submitted to the Architectural Review Committee for review and approval. The submittal shall include a plan of existing landscaping, walkways, and driveways, proposed light fixture locations and manufacturer and light type.

1. Fixtures may be incandescent, LED, CFL or solar. Light bulbs may not exceed the manufacturer’s recommendation for bulb wattage.
2. All lights must be clear or white (holiday lighting excluded). Flashing or flickering lights are prohibited except for the front porch coach lamps which may flash only when used as an emergency signal.
3. Low voltage, Solar, and Decorative Lighting are allowed only within the Private Area and may not be installed in any common area. Low voltage and solar light fixtures must be installed a minimum of four feet (4’) apart and

may not exceed thirty inches (30”) in height. Junction boxes and other lighting hardware shall be placed below grade or screened by landscape material to minimize daytime visibility.

- a.) Building or deck mounted light fixtures, including spotlights, floodlights, lantern lights and stair lights shall conform to the architecture of the unit.
- b.) Post mount light fixtures shall not be permitted.
- c.) Tree mounted lights are not allowed.
- d.) All lighting installed on Units should be low level and recessed to shield the source of the light. Enclosures of light fixtures shall be designed to conceal the lamp bulb. No lighting shall be permitted that constitutes a nuisance or hazard to any Owner or neighboring resident.
- e.) Stone or boulders shall not be used as low voltage, solar or decorative lighting.

COACH LIGHTS/LAMPS:

This section does not apply to the attached Units in the Townes.

Coach lamps must be maintained in good operating condition at all times. All exterior coach lights on a unit should match in color and style. The maximum height of the coach light fixture is 24” and must coordinate in color finish and style with the unit. All residents are encouraged to install dusk to dawn photocells or timers for their garage coach lights.

- 4. Overhead Lighting and floodlights are restricted to the following locations: Above the garage door; above the patio area; and backyard corners of the house. All overhead/floodlights must be activated by motion sensors and point downwards at all times. In consideration of neighbors’ right to privacy, quiet use, and enjoyment of their property, lights must be directed to avoid neighboring units and private areas. Additionally, the motion sensor must be aimed to avoid activation from neighboring yards.
- 5. Fixtures may be incandescent, LED, CFL or solar. Light bulbs may not exceed the manufacturer’s recommendation for bulb wattage.
- 6. All lights must be clear or white (holiday lighting excluded). Flashing lights are prohibited except for the front porch coach lamps which may be used as an emergency signal.

MAILBOXES

Declarant shall install a mailbox for each Unit (which may be grouped on stands, as requested by the local postmaster). The Owner of each Unit shall maintain, repair, and replace, as necessary, the mailboxes and mailbox stands in the areas for mailboxes in the Community. All mailboxes and stands shall be of a common type. All mailboxes shall be located in the public right-of-way on the side of the street that has fire hydrants or as directed by the Postmaster. An Owner shall not install or maintain a separate receptacle for newspapers, magazines or other similar materials. If an Owner or the Owner's tenant, guest or invitee, or the guest or invitee of the Owner's tenant, damages any mailbox or mailbox stand, such Owner shall be responsible for repairing or replacing the damaged mailbox. If the Owner fails to repair or replace the damaged mailbox, the Master Association shall repair or replace the damaged mailbox and the Owner shall reimburse the Master Association for the cost of repairing or replacing the mailbox within ten (10) days after the Master Association makes written demand for payment. Failure by the Owner(s) to reimburse the Master Association as required under this Section shall entitle the Master Association to specially assess the Owner's Unit.

Information on obtaining mailbox or stand replacements can be obtained at the property manager's office.

MULCH AND GROUND COVER

The only permitted type of ground cover/mulch is dark brown, triple shredded hardwood.

Rubber/plastic mulch, solid plastic sheeting or polyethylene used over ground areas will not be permitted. If landscape fabric is used, it must allow the free flow of water, air, and gases to and from the soil.

Decorative rock shall be permitted as ground cover only when installed between a service walk and the unit. No stone ground cover is permitted abutting the grass. Where decorative rock is used, it must adhere to the following standards:

Minimum size: 3/4" in diameter

Maximum size: 4" in diameter

Colors: Earth tone only

Ground cover or inert material shall not be used to spell out names, nicknames, names of states, city athletic teams, slogans, emblems, geometric patterns or any other communication.

PAINTING

Approval is required when repainting the Unit. If choosing an alternate color scheme, submittal must include a photograph showing the current builder color scheme, along with a sample of the proposed color change (see HOA office for a list of approved colors). If the owner has a photograph of another house, or picture out of a magazine that will assist the reviewer, such photo should be submitted.

NOTE: For the attached Townes, exterior painting by residents is limited to the front door, garage door, and shutters.

PATIOS AND DECKS

Patios and decks should be designed in harmony with the architecture of the unit and match as to material and color as offered by Declarant and must be approved by the Architectural Review Committee. No extension or modification shall be approved if it is determined to have a material adverse impact upon neighboring properties and/or the community. Construction of decks or patios that conflict with the drainage pattern established for the lot will not be allowed.

Any such patios and decks must comply with the Design Guidelines and all applicable rear yard setback requirements imposed by the Township and the bylaws.

The Architectural Review Committee reserves the right to limit the size and location of decks, and patios.

All decks, and patios must be located in the rear yard of a unit, may not extend beyond the side lines of the dwelling, and extend:

1. if setback is greater than 25' patio may be no more than 15 feet from the original rear most foundation wall of the dwelling;
2. if setback is less than 25' patio may be no more than 12 feet from the original rear most foundation wall of the dwelling.
3. Decks and patios may not extend into drainage easement.

Dog kennels, runs or other enclosed shelters shall be prohibited.

For Patios (Detached Units) See below for attached Townes

Patios may be laid with brick pavers, concrete or other suitable material or as installed by the Declarant. Matching service walks not to exceed 36 inches in width, that wrap around to a garage are permissible. Patios are to be installed at grade level unless alternate level is needed for handicap accessibility. All patios require submission of plans and written approval of

the Architectural Review Committee prior to construction, subject to local ordinances and setback requirements. Any such patio must comply with the Design Guidelines and all applicable rear yard setback requirements imposed by the Township and the Bylaws.

Handrails cannot exceed forty-eight inches (48”) in height, from patio grade. The color of the handrail shall match the color of the Unit, the color of the trim, or be white or black. All rails must be constructed with a smooth top so as to be able to serve as a handrail. It must be constructed in such a manner as to meet local and national building codes.

Decks

Permitted materials for deck and rail structures are cedar and/or simulated wood.

Handrails cannot exceed forty-eight inches (48”) in height, from decking. All deck handrails, rim joists, stringers, spindles and any other vertical member shall be constructed of cedar, primed and painted to match the trim color of the unit, or composite material matching the exterior of the unit. Decking, flooring, and understructure can be constructed out of treated lumber or composite, pressure treated material. It must be constructed in such a manner as to meet local and national building codes. If stone ground cover is installed abutting the turf a separate alteration modification must be submitted for edging.

Patios and decks with railings or similar structures shall not be used as a containment area for animals.

For the attached Townes, the patio area is common area and any proposed be reviewed on a case by case basis by the Architectural Review Committee. alterations to that common area will

- 1. The Builder installed grade and surveyed drainage pattern may not be altered.*
- 2. Width of patio extension cannot extend beyond unit owner sidewall.*
- 3. Per the surveyed plot plan setback is less than 25 feet. Therefore, overall patio shall be no more than 10 feet from the original rear most foundation wall of the Unit and extend no more than 20 feet in width.*
- 4. No Changes may be made to the originally installed patio height.*
- 5. It is the homeowner’s responsibility to relocate and adjust irrigation heads.*
- 6. No Changes may be made to the number or type of irrigation heads.*

7. *Handrails not to exceed 48 inches in height.*
8. *Patio materials must be consistent with original concrete slab.*
9. *No stamped or painted concrete is permitted.*
10. *Developer installed slab must be removed and replaced with new single concrete slab, not to exceed original alteration approval.*

PERGOLAS

See “TRELLISES, PERGOLAS AND ARBORS”

PLANTING AREA / PLANTS

For attached Townes, each owner may plant flowers only in the General Common Element lawn area in the front of the Owner’s Unit. Other than this limited right to plant flowers only, no Owner shall perform any landscaping or plant any trees, shrubs or flowers or place any ornamental materials upon the Common Elements unless approved by the Board of Directors in writing or unless permitted by the Master Deed or the regulations of the Association.

Each Unit within Bridgewater will have designated areas located in the front, and rear yards originally installed by Declarant. In addition, the August 25, 2010 revision to the Design Guidelines provides for unit owners up to but not to exceed a 4-foot-wide strip immediately adjacent to the side and rear of their unit. The Owner of the Unit will be solely responsible for maintaining such landscaping areas.

To preserve attractive view corridors and promote efficient landscape maintenance, no installation of landscape, hardscape materials or other improvements by Unit Owners shall be approved for any portion of the lot, including the Private Area, except in the following limited circumstance and subject to specific approvals,

Front

Unit owners are allowed to make changes and/or improvements to the original front planting beds as installed by Declarant. The front planting bed cannot be made larger, or the shape changed. Pre-approval through the Architectural Review Committee is required, and the unit owner will be responsible for maintaining the entire plant bed. Homeowner Maintained sign must be purchased at the Lodge. Unit owners may plant seasonal flowers without pre-approval.

The Unit Owner is responsible for relocation of irrigation.

Side

Unit owners are allowed to plant shrubs, flowers, etc. up to but not to exceed a 4-foot-wide strip immediately adjacent to the side and rear of their unit. Pre-approval is required for the installation of the planting bed and the unit owner is fully responsible for maintaining these areas in an acceptable manner consistent with the Community-Wide Standard. Unit owners may plant seasonal flowers without pre-approval.

The Unit Owner is responsible for relocation of irrigation.

Plans for any such installation must be in conformance with the provisions of the Design Guidelines and contain acceptable plantings and materials.

Plantings must be maintained at a maximum height of 8 feet and must not grow beyond the perimeter of existing plant bed.

Side Yards That Face A Street

Pre-approval through the Architectural Review Committee is required. The Architectural Review Committee will consider the following criteria when reviewing a request hereunder:

- (1) the impact the improvements will have on views, both on and off the subject lot;
- (2) the impact the improvements will have for purposes of future maintenance of the areas affected by said improvements;
- (3) the impact the improvements will have on landscape maintenance costs to the Community Association; and
- (4) whether the improvements will enhance the overall appearance of the community. The Architectural Review Committee shall have the express right to specify the location of any such improvements proposed to be located in side yards.

Unit owners may plant seasonal flowers without pre-approval. The Unit Owner is responsible for relocation of irrigation.

Rear

There will be designated planting beds in the rear yard within which the Owner may plant flowers, small trees, bushes and other landscaping, in accordance with the Design Guidelines. Size and shape of originally installed beds may not be changed. Unit owners may plant seasonal flowers without pre-approval. The unit owner is responsible for the care and

maintenance of these areas. Plantings shall not be on the prohibited plant list and may not be an invasive species.

The Unit Owner is responsible for relocation of irrigation.

Plantings, for privacy purposes, are allowed up to but not to exceed a 4-foot-wide strip, immediately adjacent to the sides of a patio provided the new plant bed does not encroach into the drainage easement. Pre-approval is required, and the unit owner is responsible for maintaining any plantings in this area.

In all areas, bushes must be maintained to a maximum height of 8 feet and shall not exceed the boundaries of the planting beds to prevent the encroachment on turf areas.

Prohibited plantings for Bridgewater were selected after consideration of many factors. A list of the prohibited plantings, accompanied with minimum size information, is set forth in the section entitled "PROHIBITED PLANTINGS". Invasive species are not permitted.

Individual plantings of annuals and other plantings which are seasonal in nature, may be planted within the original, owner specified planting bed installed by Declarant and do not exceed forty-eight inches (48") in height, do not require the approval of the Architectural Review Committee. No such plants exceeding forty-eight inches (48") in height shall be permitted anywhere on the lot Any areas that are planted with annuals and seasonal plants must be maintained by the unit owner in accordance with the maintenance standards comprising the Community-Wide Standard. Vegetable plants are allowed in the rear planting area only. The Architectural Review Committee reserves the right to limit the number of annual and seasonal plants.

Container plantings are allowed on porches, patios and/or decks. Ground-mounted hangers may be used immediately adjacent to decks and patios at rear of Unit. Ground mounted hangers located in the front of the unit, along with the attached hanging pot count as 1 artifact and shall not exceed 48" in height. Container plantings are not allowed on turf areas. All container plants and shepherd hooks must be brought indoors after November 1st and may be set outdoors after May 1st. (See also "Artifacts and Statues")

PORCH

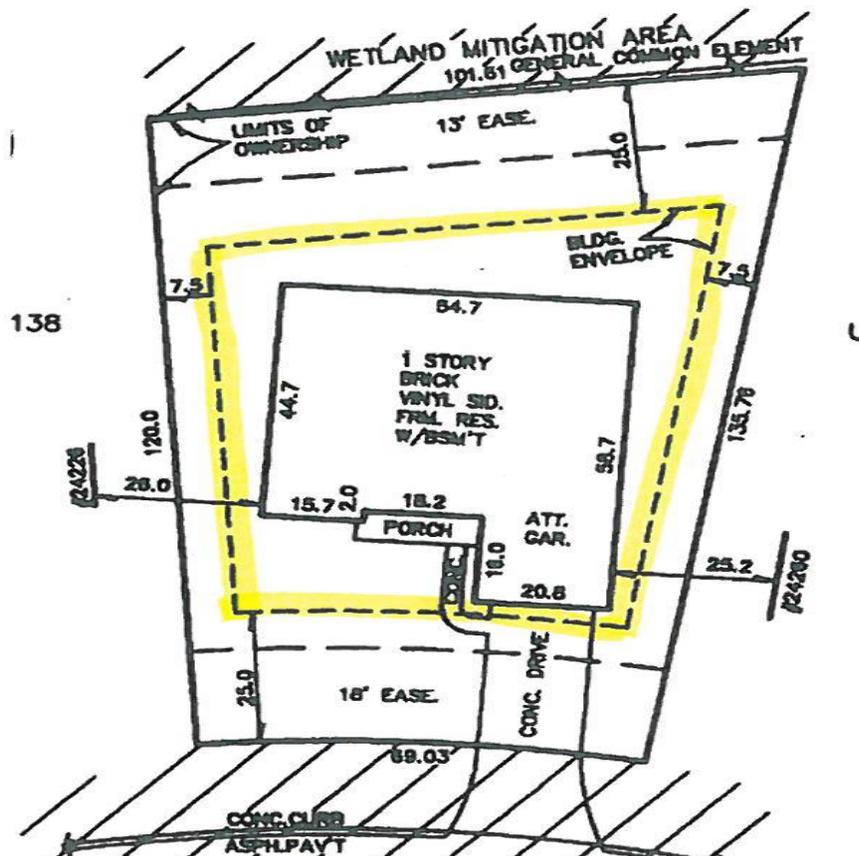
The builder installed porch may not be altered in size or shape. Porch rails and handrails may be added with ARC approval.

Color of the railings must match existing color of Unit, trim, black, or be white. Railings and handrails may not exceed 48 inches in height. Association is not responsible for any damage, repair or maintenance.

PRIVATE AREA:

The Private Area (Building Envelope) of each lot is defined as the area between the side setback lines, behind the twenty-five foot (25') front setback line and in front of the twenty-five foot (25') rear setback line, and are shown on the plot plan of each lot (as noted by the highlighted area in the example below). Private Area also includes all portions of the lot within three feet (3') of the front service walk as originally installed by Declarant, regardless of whether these areas are within the setback boundaries. On lots where the rear-most foundation wall of the unit as originally constructed by Declarant is less than twelve feet (12') from the rear setback line, the rear line of the Private Area will be a line twelve feet (12') from and running parallel to such rear-most original foundation wall.

For the attached Townes, all exterior elements are considered common elements (either limited or general). Therefore, Private Area does not apply.



PROHIBITED PLANTINGS

Following is a list of the currently prohibited residential landscape plantings for Bridgewater.

PROHIBITED TREES AND ORNAMENTALS

<u>Common Name</u>	<u>Botanic Name</u>
Apple	Malus pumila
Ash	Fraxinus Spp. (all varieties)
Black Locust	Robinia pseudoacacia
Black Walnut	Juglans nigra
Boxelder	Acer negundo
Catalpa	Catalpa speciosa
Common Buckthorn	Rhamnus cathartica
Cottonwood	Populus deltoids
Elms *	Ulmus species
Female Ginkgo	Ginkgo biloba (female)
Glossy Buckthorn	Rhamnus frangula
London Plane Tree	Platanus acerifolia
Mulberry	Morus species
Osage Orange	Maclura pomifera
Pin Oak	Quercus palustris
Poplar / Aspen	Populus species
Russian Olive	Elaeagnus angustifolia
Silver Maple	Acer saccharinum
Silver White Poplar	Populus alban nives
Tree-of-Heaven	Ailanthus altissima

Any invasive, fruit or nut bearing species, are prohibited. Selection of plant materials based on suitability is solely the responsibility of the Unit owner.

* While the elms are a prohibited family of trees, several species and varieties will be permitted. These are:

Lacebark Elm (Ulmus parvifolia), Smoothleaf Elm (Ulmus carpinifolia varieties: Unitstead, Pioneer, Horizon, Regal)

PROHIBITED SHRUBS, VINES, GROWDCOVERS & GRASSES

<u>Common Name:</u>	<u>Botanic Name:</u>
American Bittersweet	Celastrus scandens
Amur Honeysuckle	Lonicera maackii
Asiatic (Oriental) Bittersweet	Celastrus orbiculatus
Bishop's Goutweed	Aegopodium podagraria
Creeping Jenny	Lysimachia nummularia
Crown Vetch	Coronilla varia
Curly Pondweed	Potamogeton crispus
Japanese Honeysuckle	Lonicera japonica
Japanese Knotweed	Polygonum cuspidatum
Japanese Stilt Grass	Microstegiu vimineum
Korean Barberry	Berberis koreana
Leafy Spurge (Wolf's Milk)	Euphobia esula
Mile-A-Minute Vine	Polygonum perfoliatum
Multiflora Rose	Rosa multiflora
Porcelain Ivy	Ampelopsis brevipedunculata
Purple Loosestrife	Lythrum salicaria
Spotted Knapweed (Bachelors Buttons)	Centaurea maculosa
Tansy (Golden Buttons)	Tanacetum vulgare
Tatarian Honeysuckle	Lonicera tatarica
Variegated Yellow Archangel	Lamiastrum galeobdolon
Water Chestnut	Trapa ratans

Any invasive species are prohibited. Selection of plant materials based on suitability is solely the responsibility of the Unit owner.

Landscape materials that are planted by the Unit Owner shall meet the following minimum size requirements when planted:

- Shade trees = 2" Caliper Minimum
- Flowering/Ornamental Deciduous Trees – 3' Height Minimum
- Evergreen Trees – 3' Height minimum
- Deciduous and Evergreen Shrubs – 1 Gallon Minimum

PROHIBITED STRUCTURES

Pursuant to the Declaration and/or these Design Guidelines, the following structures shall be prohibited from use in Bridgewater:

- Stand-alone flagpoles
- Storage buildings or sheds
- Clothes lines, clothes poles or laundry drying equipment. No laundry shall be hung for drying outside of a dwelling.
- Stand-alone garages and secondary garages
- Tents of a permanent nature, including screened in pergolas
- Permanent Swimming pools
- Fencing
- A bird or squirrel house exceeding the roof eave in height
- Artificial vegetation
- Accessory buildings, including gazebos, greenhouses and guest houses unless constructed by Declarant
- Permanent children's play equipment
- Horseshoe pits
- Solar Panels
- Wind Turbines
- Swing sets and other non-portable play sets
- Permanent basketball backboards

All intended structures must receive written approval by the Architectural Review Committee before installation will be permitted.

RAILING

See "Porch"

RAMPS (HANDICAP ACCESSIBILITY)

1. A note from a qualified health professional stating that a 'Handicap Accessibility Ramp' is necessary, may be required.
2. To maintain the architectural character of the unit, Handicap Accessibility Ramps or Lifts should be located in the garage.
3. An outdoor Handicap Accessibility Ramp must meet the following criteria:
 - a. Compliance with Federal, State and Local (Brownstown Township) statutes and regulations. A Brownstown Township building permit for a Handicap Accessibility Ramp is required.
 - b. May not be a permanent structure affixed to the unit
 - c. Must be professionally installed.
 - d. Similar to other additions to the unit, the Handicap Accessibility Ramp must be constructed of a durable material that matches the color (painted

- or stained) of either the siding or trim color of the unit and must always be kept in like-new condition.
- e. It is the unit owner's responsibility to relocate irrigation, affected plantings, and on-going landscape maintenance on and under the ramp.
 - f. HOA will provide snow removal from a front exterior ramp, similar to what is provided for a front exterior sidewalk but is not responsible for damage or replacement caused by the snow removal.
 - g. When the ramp is no longer needed or when the unit is sold, it must be removed, and the property returned to its pre-ramp installation condition.
 - h. Physical Structure. While residential applications are not required to meet ADA guidelines, they do serve as a good reference point for the physical structure. An American Disability Act (ADA) handicap ramp needs to be installed according to current ADA handicap accessibility ramp design guidelines.

ROCKS

See "ARTIFACTS, STATUES, BOULDERS AND ROCKS"

ROOF AND ROOF STRUCTURES

The height of any addition to an existing single-family unit shall not be higher than the original ridgeline and the proposed eave-line must be at the same height of the existing eave-line. No alterations or improvements shall be made which provide a roof pitch that varies from the roof originally constructed.

SATELLITE DISHES

See "ANTENNAS / SATELLITE DISHES"

SEASONAL PROTECTION OF LANDSCAPING

Between November 1st and May 1st residents can, at their expense, protect their plants or shrubs (front yard and back yard) by the use of specifically designed landscaping cones and/or burlap supported by stakes or wrapped around the plants. Anyone interested on using this type of winter protection for their plants or shrubs can do so at their cost without prior approval from the Architectural Review Committee as long as they do it within the time frame allowed. This landscape winter protection cannot be installed any earlier than November 1st every year and must be removed by May 1st the following year. Please keep in mind that if you use stakes in the ground, there is a possibility of damage to a sprinkler line and you will be responsible for the repair once the water is turned back on.

SETBACKS

See “PRIVATE AREA”

Each unit’s setback is defined on the individual plot plan. If you do not have a plot plan you may obtain one from the township. Building envelope applies to all additions as defined on plot plan.

SHUTTERS

Security Shutters are prohibited. Decorative shutters are permitted on the front of the unit only and must match the color of the front door. Additionally, they must be in harmony with the architecture of the Unit and Community.

For the Attached Townes, exterior walls are common elements, therefore any proposed changes to shutters on these common elements will be reviewed on a case by case basis.

SIDEWALK

See “DRIVEWAY EXTENSIONS AND SIDEWALKS”

SOD OR TURF

The ground surfaces of all portions of the lot outside the planting beds shall be covered with turf.

SOIL REMOVAL

Soil removal from a Unit shall not be permitted, except as required for building construction and as permitted by the ARC. In addition, all construction shall be subject to the requirements of the Michigan Soil Erosion and Sedimentation Control Act, as amended, and all other applicable statutes, ordinances, rules and regulations of all governmental units having jurisdiction over such activities.

SOLAR TUBES

Pre-approval is required for installation of Solar Tubes. The ARC reserves the right to limit the number and location of Solar Tubes.

Installation of solar tubes on the attached Townes is prohibited.

SPAS

See “HOT TUBS / SPAS”

STATUES

See “ARTIFACTS, STATUES, BOULDERS AND ROCKS”

STOCKPILING

Stockpiling and storage of building and landscape materials and/or equipment shall not be permitted on any Unit, except for materials and/or equipment which are used within a reasonable length of time. In no event shall landscape materials be stored for a period of more than thirty (30) days.

STORM DOOR

See “DOORS”

SUNROOM

See “ADDITIONS / SUNROOMS / ENCLOSURES”

SURVEILLANCE EQUIPMENT

See “VIDEO CAMERAS / SURVEILLANCE EQUIPMENT”

TREE REMOVAL / PRUNING

No tree may be removed from any Unit during the Declarant Control Period without Declarant's prior written approval. Thereafter, trees shall only be removed in accordance with all applicable zoning and other ordinances and/or regulations promulgated by the Township and any other governmental authority having jurisdiction and upon the consent of the Architectural Review Committee.

An owner may not trim, cut down or remove any tree provided by the Declarant without the approval of the Architectural Review Committee.

If a tree is removed it must be replaced with another tree that is not on the prohibited plant list with prior approval from the Architectural Review Committee.

TRELLISES, PERGOLAS AND ARBORS

All trellises, pergolas, and arbors must be constructed of vinyl, cedar color, or pressure treated wood and must be painted white, black, or finished to match the color of the unit. Trellises, pergolas, and arbors may not be placed on turf. Construction drawings, elevation and details must be submitted to the Architectural Review Committee for all pergola, trellis and arbor applications.

For the attached Townes, only Trellis' applies.

TRELLIS

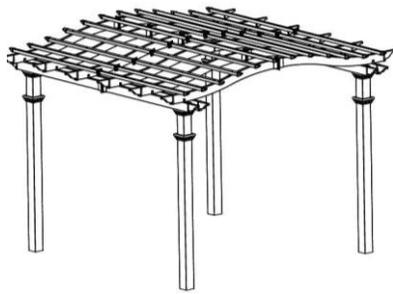
One (1) or more trellises may be installed to shield a patio or deck if approved by the Architectural Review Committee. Attaching a trellis to your unit may void applicable warranties. Trellises used to screen decks or patios that have a height extending to the eaves of the unit may have a maximum width of no greater than eight feet (8'). Each section of trellis must be separated by a gap at a minimum distance equal to the section of trellis. Applications for trellises that do not extend to the eave height of the unit shall be reviewed on a case-by-case basis to determine allowable width and configuration. Each trellis must be designed to support plants or vine growth and thereafter maintained with plants or vines growing on it, and remain plumb, level, and structurally sound. All trellises must match in style, color, and material and must be maintained by the Unit owner. The intent of these Design Guidelines is that trellises may not be used as substitutes for fences. Please see below for an example of a typical trellis.

PERGOLA

All pergolas must be constructed within the Private Area of the lot and may not exceed forty percent (40%) of the width of the unit or be a maximum width of eighteen feet (18') whichever is less. Pergolas must be structurally sound and anchored in accordance with local codes. Knee bracing or cross-bracing shall not be utilized on any side of the structure. When framed the highest point of a pergola may not exceed the eave height of the unit. Please see below for an example of a typical pergola. Screened in pergolas are prohibited. Pergolas must be located in the rear yard of a unit and may not extend beyond the sidelines of a dwelling.

ARBOR

One (1) arbor may be installed only if structurally sound and in accordance with local building codes. Arbors may not be attached to the unit nor exceed eight (8') feet in height, four feet (4') in width, and four feet (4') in depth. The arbor must be designed to support plant or vine growth and thereafter be maintained with plants or vines growing on it. As all arbors are different, approval will rest with the Architectural Review Committee. Please see below for an example of a typical arbor. Arbors must be located in the rear yard of a unit and may not extend beyond the sidelines of a dwelling.



Pergola



Arbor



Trellis

TURF

See “SOD OR TURF”

VIDEO CAMERAS / SURVEILLANCE EQUIPMENT

Installation approval of video cameras and surveillance equipment will only be given upon consideration of its effect on neighbors’ right to privacy and enjoyment of their property. Installations will not be permitted that the Architectural Review Committee determines will cause an unreasonable interference with neighboring residents’ reasonable expectation of privacy. Pan-Tilt-Zoom (PTZ) Cameras are not permitted. Whenever possible the cameras shall be placed in the least intrusive or visible location. Applications for installation of cameras are to include a plot plan showing the location of cameras in relation to neighboring structures; specify the size, shape, angle of view; and include a photograph and/or drawing of the camera(s) prepared by the manufacturer.

WALLS

Where walls have not been provided by Declarant, walls will be allowed only within the rear yard portion of the Private Area and only if adjacent to a patio. No walls shall be allowed in front or side yard areas.

All walls must be of approved masonry design, constructed of brick, cultured or natural stone, or masonry block. Walls shall be within the rear yard portion of the Private Area and adjacent to a patio. No wall may exceed forty-eight inches (48”) in height from natural grade. All walls must have ninety-degree (90°) corners and run parallel and perpendicular to the primary wall surfaces of the unit as originally constructed. Reasonable radius corners are allowed. On sloping terrain, the top and bottom of all wall sections shall be level, and the wall segments must be stepped down in equal increments not to exceed eight inches (8”) each to adjust to the changing grade. No wall will be constructed that is in conflict with the drainage pattern as established for the lot. A site plan showing wall alignment

must be submitted for approval prior to construction in accordance with the review procedures hereof. It is the intent of these provisions to preserve view corridors and access for efficient maintenance, and to protect drainage patterns established with the original lot design. Landscape plans which have the effect of creating “live fencing” outside the area eligible for walls as described above will therefore not be approved.

WARRANTIES

All additions, alterations or renovations that are attached to any dwelling unit will void applicable warranties.

WEATHER STATIONS

Weather stations may be installed on the rear-most portion of a sidewall of the unit and shall not project more than twenty-four (24) inches above the eaves. The Architectural Review Committee reserve the right to limit the size and location of all-weather stations. Please be aware that attaching items to your unit may void the warranty.

WETLANDS

No wetlands within the Project shall be modified in any manner, including, but not limited to, altering the topography of, placing fill material in, dredging, removing or excavating any soil or minerals from, draining surface water from, constructing or placing any structure on, plowing, tilling, cultivating, or otherwise altering or developing the wetlands.

Many unit sites back to wetland and woodland areas. These areas will never be altered or maintained by the Developer or the Community Association. Furthermore, the Bridgewater Community Association may not touch these areas in any way without written approval from the state and/or local municipalities.

Please be advised that substantial fines and/or penalties may be assessed by state or federal agencies for any modifications in these areas.

WINDOW BOXES

Window, deck and patio mounted flower boxes are permitted on all window ledges, decks and patios without approval of the Architectural Review Committee as long as they are only displayed between May 1 and November 1. Boxes must be self-supporting not relying on any permanent attachments or penetration of the Unit’s exterior structure. Window boxes are counted as an artifact.

See “ARTIFACTS, STATUES, BOULDERS and ROCKS”

WINDOWS

Window and door screens shall be the same color and style as originally installed on the units.

Security windows and security shutters are prohibited.

Replacement or additional windows shall match in color and style.

WINDOW TINTING

Neutral gray window tinting with a minimum light transmission of 50% allowed. Please submit product details with Alteration/Modification request. Reflective tinting or mirror finishes on windows shall not be permitted.

Window treatments shall consist of drapery, blinds, shutters, or other window covering, (preferably white or neutral in color) and no newspaper, sheets or other temporary window treatments are permitted. The only exception would be for periods not exceeding two (2) weeks after an Owner first moves into a Dwelling Unit or when permanent window treatments are being cleaned or repaired.

CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES

The Design Guidelines may be amended as follows:

- A. Changes to these Design Guidelines may be proposed by the Board of Directors of the Community Association and/or the Architectural Review Committee. Additionally, any Owner may submit to the Board of Directors proposed changes to these Design Guidelines for review and consideration.
- B. Any Architectural Review Committee recommendation to amend the Design Guidelines shall be approved by two-thirds (2/3) of the Committee members and be forwarded to the Board of Directors for consideration.
- C. If the Board of Directors approves the proposed amendment, it shall become an amendment to the Design Guidelines. Such amendment shall be promptly posted at the Community Center bulletin boards and copies made available at the Community Association Office.
- D. All amendments shall become effective upon adoption by the Board of Directors. Such amendments shall not be retroactive to previous work or approved work in progress.
- E. In no way shall any amendment to the Bridgewater Design Guidelines change, alter or modify any provision of the Declaration, any Supplemental Declaration, or the Articles or Bylaws of the Community Association.

F. Anything to the contrary in Paragraphs A through E notwithstanding, the Design Guidelines may be amended by the Declarant at any time during the Declarant Control Period without consent or approval of the Architectural Review Committee or Board of Directors of the Association.

MEMBERS OF THE BOARD OF DIRECTORS OF BRIDGEWATER ASSOCIATION, INC.

President

Treasurer

Secretary



Alteration/Modification Request
Please Print

Date _____ Lot Number _____ Sites _____ Parks _____ Manors _____ Villas _____

Name _____ Phone _____

Address _____ Email _____

ALL REQUESTS MUST BE ACCOMPANIED BY A PLOT PLAN

Requested Modifications:

Please be as specific and detailed as possible. Please submit pictures of the front of your Unit as the area to be modified. Please note that you must submit a drawing for any modification. The drawing should be on your site/plot plan and needs to have measurements as well as a picture, description, and color sample of materials to be used.

Person/Contractor performing project _____

Address of Contractor _____ Phone of Contractor _____

Please read the Following before signing:

1. Actual construction will be performed by a licensed builder/contractor who is insured. All applicable codes and regulations will be followed, and all necessary permits will be obtained at homeowner's expense.
2. I/We have read all the applicable sections of the governing documents and I/We understand them.
3. All maintenance of this Alteration/Modification will be performed at homeowner's expense.
4. I/We understand that, should any legal, regulatory agency require, at any time in the future, modifications to this variance, they will be done at my/our expense.
5. Decks cannot be installed over drainage swale. In the event the deck does interfere with the surface drainage, I/We understand that I/We will be required, at my/our expense, to correct the drainage to the Community Association's satisfaction. Any maintenance costs incurred by the Community Association, as a result of this variance, will be at my/our expense.
6. Should any sprinkler heads have to be relocated, that will be done exclusively at the Unit owner's expense.
7. This alteration/modification/variance is subject to all the requirements of the governing documents, occupancy agreements, and other applicable regulation is at the Community Association's discretion.
8. I/We understand that it is my/our responsibility to advise future assigns and/or owners of the unit of this modification and is their responsibility for the same.
9. ALWAYS refer to the Lot/Site plan for specific easements and setbacks on the property.
10. All the above information is truthful and accurate.

NO WORK SHALL COMMENCE UNTIL WRITTEN APPROVAL IS RECEIVED

Date

Signature of Owner/Owners

When complete and all information is received, requests will be completed at the earliest opportunity. Please note that the response time depends upon the availability of the Architectural Review Committee, but at no time will take more than thirty days.

APPENDIX B

HOA PROVIDED MAINTENANCE

The Community Association will provide all lawn and landscape maintenance to the originally installed landscape package. Owners are prohibited from performing any lawn or landscape maintenance except for improvements made by Owners within beds established for Owner's planting as originally installed by Declarant. Landscaping maintenance and replacement shall be in accordance with the maintenance standards comprising the Community-Wide Standard and in conformity with guideline requirements:

The installation of approved alterations shall not prevent the Association from performing normal maintenance and repair work.

The Community Association will provide mowing and landscape maintenance on the Units. The Community-Wide Standard for landscape maintenance includes the measures described in the following subparagraphs.

- a.) Mowing of turf will be conducted at least once every seven (7) days, weather permitting. In the Spring and Fall months, shallower mowing is recommended to reduce stress on the grass. Walks and driveways will be swept or blown free of grass clippings and kept free of weeds. Service walks and planting beds are to be kept edged to maintain a crisp appearance. Tree rings will be edged and kept free of weeds, either manually or through appropriate post-emergent herbicides.
- b.) Watering, fertilizing, and aeration will be conducted as necessary to keep the quality and color of turf reasonably consistent with that of neighboring residential lots. Turf will be treated once in the spring and once in late summer to control broadleaf weeds.
- c.) Spring cleanup will consist of raking of turf areas to remove winter debris and promote new growth. Fall cleanup will consist of leaf removal at reasonably frequent intervals.

Trees will be spot pruned during the growing season to promote shaping and thinning and to remove branches that interfere with nearby improvements or pedestrian traffic. During the dormant season, trees will be pruned to remove dead, damaged or crossing branches and to develop the natural form of the tree. Dead or diseased trees will be removed or trimmed as soon as discovered, after taking appropriate measures to protect against the spread of disease and will be replaced as necessary to maintain the appearance of the lot as approved by the Architectural Review Committee. An Owner may not trim, cut down or remove any tree provided by the Declarant without the approval of the Architectural Review Committee.

APENDIX C

HOA COMMON AREA AND RECREATIONAL FACILITY

The following Design Guidelines govern the maintenance and operation of the Shared Improvements and Facilities including the Community Center.

Certain areas have been designated as open space, wetland or preserve within the Declaration and shall be maintained as required by regulatory authorities and as described in specific permit conditions and in the Declaration. No Owner or Occupant may mow, fertilize apply pesticides to, maintain, alter or modify any area not owned by the Owner, including areas set aside as open space, wetland, or preserve.

A. Architectural Character

1. The physical structures constructed by Declarant and conveyed to the Community Association shall be maintained and/or replaced by the Community Association utilizing the same or similar design, size, location, style, structure, materials, color and architecture.

B. Flagpoles

Declarant and the Community Association may install flagpoles and flags at the Sales and Community Center, model units, the entrance to the project, and on any other Common Area.

C. Landscaping

1. The Community Association shall be responsible for the maintenance of the landscape corridors, medians, and other common area. The Community Association shall maintain the landscaping required to be maintained by the Community Association under Declarant, including any Cost Center established pursuant to the Declaration, without materially changing from the original design.
2. The minimum density of plant material shall depend upon the size of the site and the extent of the landscaped area. There shall be an appropriate amount of specimen sized trees (at maturity) and shrubs. Ground shall be covered with a combination of inert and living materials.
3. All areas paved for pedestrian traffic such as service walks, plazas, and courts shall be a hard surface material with limited vertical irregularities.

4. The plantings allowed in Bridgewater were selected after consideration of several factors. A list of the prohibited plantings is set forth in “PROHIBITED PLANTINGS”.
5. All landscaping shall be designed and maintained so as not to interfere with the view of any ground signs on the site or adjacent properties, and not obstruct the view of traffic entering, exiting, or passing by the site.
6. Where landscaping of a new project adjoins an existing landscaped area, the new landscaping shall include appropriate transition between the two areas.

D. Lighting

All lighting installed by Declarant on Common Area, or installed by the Community Association, shall comply with any applicable local, state or federal law. No lighting will be permitted which causes unreasonable glare to neighboring Owners, neighborhoods or the Common Area; provided, however, the Community Association may maintain lighting on, in or around tennis courts, bocce courts, parking lots, Community Center, Common Areas, Limited Common Areas, and other areas where such lighting is necessary or appropriate for the use and enjoyment of the community or for health and safety reasons.

E. Site Declarant Control

1. Fences and Walls. Fences or walls up to six feet (6’) in height (or higher if required by the Township or a utility) may be used to screen and create privacy between commercial or institutional Declarant Controls, streetscape and the residential areas of the Community.
2. Building Setbacks. All building setbacks shall conform to the criteria set forth in the section entitled “PRIVATE AREA”.
3. Drainage. Site drainage will conform to the drainage analysis performed for the platted property.

F. Temporary Facilities

Temporary buildings shall be allowed to be placed on Common Areas by the Declarant or the Community Association. Such uses shall be for marketing the project by Declarant, temporary buildings during construction by Declarant, and temporary buildings used for Community Association purposes. There shall be no other temporary private facilities on Common Area.

APPENDIX D

ENFORCEMENT OF INSTRUMENTS

The Design Guidelines have been adopted by the Board of Directors of the Bridgewater Community Association (the “Community Association”) pursuant to the Bridgewater Declaration. The Design Guidelines will be enforced by Declarant during the Declarant Control Period as defined in the Declaration, and by the Architectural Review Committee established under Article IX of the Declaration after the end of the Declarant Control Period. The term “Architectural Review Committee” is used in these Design Guidelines to mean either Declarant or, if the review has been delegated or the Declarant Control Period has ended the Architectural Review Committee.

The Declaration describes scope of authority of the Community Association, including the review and determination of alleged violations by Owners and Occupants, execution of certain remedies, and recommendations to the Board of Directors of the Community Association for further action. Declarant or the Community Association may execute certain remedies as provided for in the Declaration.

A. Appeal of Decision

While under Declarant Control, any Unit Owner, lessee, or other resident aggrieved by a decision of the Architectural Review Committee may appeal such decision. An appeal shall be considered only if the appellant has modified the requested action or has new information that would, in the Community Association’s opinion, warrant reconsideration. The ARC shall assume exclusive jurisdiction over all regulated work at the end of the Declarant control period.

B. Non-compliance by Unit Owner

The Declaration describes the Community Association’s right to require the Owner to remedy any non-compliance. After notice of the violation the Owner shall have thirty (30) days to complete the remedy. If the remedy cannot be performed within thirty (30) days, the Community Association shall take the time estimated for taking the remedial action into consideration. If the Owner has not complied within thirty (30) days, or the time period otherwise designated by the Community Association if applicable, Declarant or a duly authorized representative of the Community Association shall have the right to enter the unit to perform the necessary work to bring the unit into compliance.

All costs incurred by Declarant or the Community Association to bring the non-compliant Owner into compliance, including the cost of the work and interest, shall be charged to the Owner as a Special Assessment. Any amounts invoiced to the Owner pursuant to this paragraph or pursuant to the Declaration as Special Assessments shall be due and payable within thirty (30) days of receipt of such invoice by Owner. The failure of the Owner to pay a Special Assessment levied against Owner is a default and could subject Owner to suspension of his voting rights and rights to use the Common Area(s) and the Community Center and such additional remedies as provided in the Declaration. The decision to suspend an Owner/Member's rights to use such facilities will be made by the Board of Directors of the Community Association.