



Bayside Community Association, Inc.

DESIGN GUIDELINES

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1. PURPOSE OF THE GUIDELINES

- The design guidelines have been created to encourage and inspire homeowners to actively participate in the further development of their community. To personalize their living environment, to improve on the quality of their property, and most importantly, enjoy their investment at Bayside.
- They have been established to assure and implement the highest quality design standards for the community. They serve as a framework from which the Design Review Committee (DRC) will work to ensure the positive evolution of the community.
- They have been developed to complement the Declaration of Covenants, Conditions and Restrictions of Bayside and according to the responsibility assigned the DRC, to establish fair and equitable standards by which to review the planning and design of enhancements of the homes in the community.
- Where the Governing Documents require compliance with the Community Wide Standard, the standard to be applied is the highest of: (a) the standard of use, conduct, architecture, landscaping, or aesthetic matters generally prevailing in the Community, or (b) the minimum standards described in the Community Charter, the Design Guidelines, the Rules and Board resolutions. The Community Wide Standard may contain objective elements, such as specific maintenance requirements and subjective elements, such as matters subject to the Board's or the DRC's discretion. The Community Wide Standard may or may not be set out in writing (or as modified by the Board of Directors).
- Through these guidelines and design review process the DRC will seek to endeavor to protect your investment from less than desirable design solutions, maintain the integrity and appearance of your neighborhood and, with the participation of each homeowner, enhance the value of your community.

2. THE DESIGN REVIEW COMMITTEE

In accordance with section 6.2(a) of the Community Charter, the Founder has exclusive authority to review and act upon all applications for review of proposed Improvements until the later of (i) the expiration of the Development and Sales Period or (ii) such time as all Homes planned for the property have been improved with dwellings for which a certificate of occupancy has been issued. The Founder may designate one or more persons to act on its behalf in reviewing all applications (or as modified by the Board of Directors). Upon the Founder's delegation of authority under section 6.2(b):

- The DRC shall consist of at least three (3), but no more than five (5) members elected by the Board of Directors and who:
- Shall serve and may be removed and replaced in the Board of Directors' discretion. Need not be owners or representatives of owners and may, but need not, include architects, engineers, or similar professionals.

Primary responsibilities of the DRC are to:

- Assist the homeowners with the successful completion of improvement projects they seek to undertake.
- Evaluate each submission for adherence to the criteria and standards established in the Design Guidelines.
- Interpret the standards and intent of the Design Guidelines. Should conflicts arise from these interpretations the DRC will review, evaluate the conditions, and make

- final recommendations to the applicant.
- Grant variances from the Design Guidelines for unforeseen conditions providing that the applications adhere to the general intent of the Design Guidelines.
- Monitor and review the design and construction process to ensure conformance with the Design Guidelines and approved design. It is however the responsibility of the homeowner to ensure that the finished project is consistent with the approved plans.
- Review and respond to each submittal by providing comments and or authorizing continuation into the next level of the review process. Unapproved submissions shall be revised and resubmitted for review and approval. Final approval shall in no way relieve the homeowner of his or her responsibility for the adherence to regulations, codes or ordinances of local, state, and other governing bodies having jurisdiction over Bayside.

3. THE REVIEW PROCESS

3.1. Design Submission:

Prior to submission of a project, a site (“plat”) plan should be obtained and reviewed to ensure that the project being submitted adheres to both the building restriction and property set back lines. All lots have definitive building restriction lines (B.R.L.) which is a line fixed at a certain distance from the front, back and/or sides of a lot or at a certain distance from a road or street that marks the boundary of the area within which no part of any building may project. Furthermore, while unlikely, there is risk that any improvements could be disturbed to access any area within the 5ft. or 10ft. property specific, rear easement and the 5ft. side utility and/or drainage easement. All lots have set back lines which delineate the required distances for the location of a structure in relation to the perimeter of the property.

The Design Guidelines and application can be found on the Bayside HOA website, TownSq. A completed application along with appropriate application fees, design drawings and specifications are required for review and shall include the following:

- Site plan indicating the improvements as well as the property line, existing building footprint, existing and proposed contours, and alleasements, setbacks, and rights of way. Building plans, elevations, sections, and details that describe the improvements.
- Specifications outlining all materials and finishes for the improvements.
- Work not performed by the homeowner must be done by a licensed and bonded contractor. Copies of business license and certificate of insurance must accompany application.
- Quality of all documents must clearly describe and depict the work to be done.
- Photo of the area to be considered

3.2. Fees:

A non-refundable application fee of \$100 payable to Bayside HOA is required to accompany the application. See the Landscape Bed and Plantings section for landscape fee

and/or application exceptions, specifically the Landscape Quick Reference Guide.

A security deposit of \$500 payable to Bayside HOA is required to accompany the application. Security deposit will be cashed and will be refunded after satisfactory inspection of completed project, approximately sixty (60) days following post project inspection approval.

3.3. The Design Review Committee:

- May consider factors relevant to the surrounding structures and environment as well as its interpretation of the Design Guidelines.
- Shall have sole discretion to make decisions on all matters of aesthetic judgments.
- Shall make its determination on each application within 30 days after receiving a completed application and required information. The applicant will be notified within 7 days following the decision.
- May approve or disapprove entirely an application or any portion it deems insufficient.
- May provide comments to the applicant indicating any deficiencies and/or suggested modifications to the proposal. Applications that have not been approved must be revised and resubmitted for review.

3.4. Design Modification (as required)

- Based upon the response from the DRC, the applicant may be required to revise their proposal and/or provide supplemental information to the DRC. The revised submission would then be resubmitted to the DRC for review and approval if all conditions have been met. New fees will not be required with a resubmission.

3.5. Appeals Process

- If after the completion of the above process, the homeowner and the DRC cannot come to an agreement, the homeowner has a right to appeal to the Board of Directors (as outlined below and in accordance with section 6.0 of The Charter).
- An applicant may appeal disapprovals of application to the Board.
- An appeal must be submitted no later than 15 days after the delivery of the notification of disapproval.
- A copy of the original application, the notification of disapproval and a letter requesting review of the decision must be included.
- The appeal request shall also contain a response to any specific concerns or reasons for disapproval, if any, listed in the notification of disapproval.
- Once an appeal has been presented to the Board, the Board can do one of the following:
 - Affirm the DRC's decision
 - Overturn the DRC's decision
 - The Board shall notify the applicant and the DRC, in writing, of their decision within 30 days after its receipt of the request for appeal with all required information.
 - During the appeals process, the Owner shall not commence any work requiring approval hereunder.

3.6. Building Permits

- Sussex County building permits, if required, will be the responsibility of the homeowner. Copies of all permits must be received and posted at the project site prior to the commencement of the start of the project.

3.7. Time Allocated to Complete Project

- All projects will have a time limit of one (1) year from approval of the DRC unless more is requested by the Homeowner.

3.8. Final Inspection

- After the improvement has been completed, Property Management should be notified. They will visit the site to inspect and verify that the improvements are consistent with the approved plan, and they are following the original documents.
- It is the homeowner's responsibility to notify the Property Management that the project is ready for Final Inspection.
- Homeowner will have 30 days to fix all deficiencies and to call for another final inspection.

If deficiencies are not fixed, the property will be deemed non-compliant and subject to the Association's enforcement policy.

4. Construction Procedures

4.1. Working Hours

- All construction activities and delivery shall be conducted between the hours of 8:00 AM and 6:00 PM. The working hours do not apply to the Developer or Builder, however, both entities must abide by State and County law.

4.2. Working Conditions

- Under no circumstances should any materials for exterior modifications be stored in common areas within the Community including but not limited to common area clam shells, driveway aprons, sidewalks, streets, and sodded areas. All materials should be stored within the homeowner's property limits. In the event there isn't adequate space for all materials to be stored within a homeowner's property limits, the homeowner may seek permission from the association to store materials in designated common areas as indicated by the association. Any damages to the common areas caused by the homeowner's contractor, will be the responsibility of the homeowner to repair and/or replace.
- All construction activities must be completed in a manner to prevent injury or offense to adjacent properties including noise, vibration, smoke, dust, toxic or noxious waste materials, odors, fire, or glare.
- All sites must be maintained in a clean, orderly manner. All debris and rubbish are to be contained and removed periodically from Bayside and disposed of in an approved waste disposal site. Any soil or debris left by the contractor on public streets must be cleaned

- immediately. No burning is allowed.
- Construction parking shall not impede traffic in any way.
- No washing of vehicles or equipment on any public street will be allowed.
- Contractors shall provide portable toilets on projects out of public view where a permanent toilet facility is not provided by the homeowner.
- No open radios or recordings are allowed.
- No contractor or product signs will be permitted on the worksite.
- Permits must be posted within the project site in the public rights of way.
- Homeowners are responsible for the containment of all erosion and sediment within their property.

4.3. Damages & Responsibility

Any damage to community property, planting areas must be returned to the original condition by the responsible party. Repairs made by the HOA will be billed to the homeowner. All excavations shall require a marked utility survey.

5. Design Guidelines

5.1. General Considerations:

All site work, landscaping, structures, improvements, and other items placed on a Unit in a manner or location visible from outside of existing structures on the Unit are subject to these Design Guidelines and the approval procedures set forth in this document.

Property Line Encroachment-No structure (i.e., attached to the home and under a roof) shall be permitted to be constructed or installed which encroaches the property setback lines. Steps can extend into the property setback area but cannot extend within 5 ft. of the property line. There is a 5 ft. utility easement along every side property line. A 5 ft. or 10 ft. property specific easement is located along the rear property line. A utility survey by all appropriate utility company providers must be obtained by an owner whose project potentially encroaches this utility easement.

Careful consideration will be given to your improvements, so they will impact favorably on your neighbors and the neighborhood.

The DRC will consider the following issues when evaluating your planned improvements.

- Consistency in neighborhood.
- Sunlight, ventilation, drainage, and privacy of your neighbor.

The DRC will consider several elements listed below and the impact they will have on your home and neighborhood.

- **MASS:** It affects the visual relationship with a given context, between adjacent structures and the preservation of views.
- **PROPORTION:** It establishes a dimensional relationship of and between elements.
- **COLORS:** Appropriate use.
- **MATERIALS:** Must be in harmony with the community

The Design Guidelines were developed to encompass all anticipated exterior modification

requests. On occasion a specific reference may be unintentionally omitted but this does not constitute approval or disapproval. The homeowner must submit an exterior modification application for review which will be to the discretion of the DRC to ensure the application adheres to the general intent of the Design Guidelines, Community Wide Standards and Community Charter.

5.2. Arbors, Gazebos, Trellis & Pergola

Arbors, Gazebos, and Trellis are not permitted.

Pergolas are allowed in rear yard only. Pergola design must be incorporated into paver patio design, using white composite material only. No cloth or material can be placed on or within the pergola structure. DRC approvals will be on a case-by-case basis depending on style of home and location of home. Pergolas are permitted on single family, duplex, twin, or villa home product.

5.3. Awnings & Porch Shades

Retractable awnings are permitted on first floor rear decks or patios. Stationary awnings are not permitted. Awnings may be attached to siding or soffit only; they may not be attached to roof shingles. The framework and housing unit must be white and awning material must be a "Sunbrella" type material or similar in quality and durability.

Awning color must be neutral and complementary to siding color. Solid or stripe in beige, grey, blue, green, or burgundy may be acceptable. Please submit at least 3 choices, in order of preference, with application for final DRC approval. The first homeowner on a duplex, twin or villa home product will set the color palette for the neighboring home. When not in use or when property is unoccupied, awnings must be completely retracted to minimize potential damage, for which owner bears full responsibility. All fabrics and frameworks must be maintained in good working order and appearance always. Owner is responsible for replacement or removal of awnings that are ripped, faded, or not in good working order.

DRC approvals will be on a case-by-case basis depending on style of home and location of home. Awnings are permitted on single family, duplex, twin, or villa home product.

5.4. Clotheslines

Not Permitted.

5.5. Decks

All decks must be in the rear of property. Design and detailing of first and second floor decks must be architecturally compatible and consistent with the home elements and community standards.

Decks must be built with composite decking. Painting of decks is not permitted.

Railing, balusters and posts must be covered in white vinyl to match the community standard. However, stainless steel cable railings will be permitted on Single Family home rear decks only but must be spaced 3 ½" apart and no more than 48" post to post.

All cable railings must be horizontal. If cable railings are installed, both the 1st floor and 2nd floor decks, if applicable, must maintain a uniform design. The space under decks must be concealed with maintenance free lattice or composite materials consistent with the neighborhood.

Enclosure of rear decks are permitted on single family and town homes only. Enclosed decks must be glass or screen and consistent with the architectural design of the home. Glass must go to the floor of the deck. Kick panels are not allowed.

Staircases should be white and complimentary to the home in style and materials. All staircases must be installed in the rear and integrated into the deck, porch and/or patio design. Any variation will be considered on a case-by-case basis.

The deck and stairs may extend a maximum of 5ft into the setback area (beyond the building restriction line) but a 5ft setback must be maintained from the side and rear property line. Please note that while unlikely, there is a risk that any improvements could be disturbed to access any area within the 5ft. or 10ft. property specific, rear easement and the 5ft sideutility and/or drainage easement. Any disturbance to improvements will be at owner's expense.

*** The Design Review Committee retains the right to deny or alter any plans which encroach into any easement area. The HOA retains the right to maintain any drainage areas within 5 ft of the property line to maintain adequate drainage and that the property owner will be responsible for any maintenance required by the HOA due to alterations by the owner.**

5.6. Decorative Objects, Flowerpots & Lawn Ornaments

A maximum of two (2) lawn ornaments in the front yard landscape beds and two (2) lawn ornaments in the rear yard landscape beds, not to exceed 36" in height and 30" in diameter, are permitted. All lawn ornaments should be consistent with the characteristics of the community and must be natural or neutral in color. A maximum of two (2) bird feeders are permitted in the rear yard only but must be incorporated into a landscape bed. The bird feeder dimensions should not exceed 12" x 12" x 18" and the holder shall not exceed 60" in height.

A maximum of one (1) bird bath, not to exceed 36" in height and 30" in diameter, are permitted in the rear yard only but must be incorporated into landscape bed. Birdbaths shall be concrete gray, earth tone or metal.

A maximum of four (4) flowerpots are permitted in the front of the home and should only be used at the end of the planting beds or to frame the stairs to the front porch. All flowerpots in the front, side and rear of property should be an appropriate size, aesthetically pleasing and compliment the exterior of the home. Hanging baskets are permitted but all chains from hanging baskets must be removed when not in use. Flower boxes are only permitted on single family homes. A DRC application is not required for decorative objects, flowerpots, and lawn ornaments.

5.7. Dog Houses

Not permitted.

5.8. Doors, Storm Doors & Screen Doors

New or replacement doors shall match existing doors in style and color consistent with approved color palette.

Front door decorations are permitted but must not be offensive.

Storm and screen door must be full view, white or color to match existing door. Storm doors are permitted on all homes. Screen doors are not permitted on townhomes.

5.9. Driveways

○ SINGLE FAMILY:

Driveway borders for single family homes may be added along the driveway with a 12” – 24” width on both sides, using a 6”x9” paver in gray or earth tone to coordinate with foundation color of the home and/or existing lead or walkway paver of the home.

○ TOWNHOME/VILLA:

Driveway borders for Townhomes or Villas homes may be added along the driveway with a 12” – 24” width on both sides, using a 6”x9” paver in gray or earth tone to coordinate with foundation color of the home and/or existing lead or walkway paver of the home.

Townhomes and Villas are also permitted to alter driveway median, with written neighboring consent. The driveway median must be compatible with driveway paver border, if applicable, or landscape material such as 1–3-inch Delaware blend river rock or clam shells but must be consistent with the neighborhood as defined in the “Landscape Plantings” section. Mulch in median is not permitted. The owners on both sides will be responsible for the shared maintenance costs.

5.10. Encroachment

Modifications to common ground and naturalized areas are prohibited. Modifications include trimming and removing plants and trees and hardscape installation. Yard debris and holiday decorations, such as pumpkins and holidays trees, must be disposed of properly rather than discarded in naturalized areas.

5.11. Exterior Lighting Fixtures

Replacement of like-kind exterior lighting fixtures are allowed with same color, finish as existing/original lighting fixture.

5.12. Fencing

Fences are permitted in select rear yards only, may not extend into front or side yard.

- Grand Estates Homes (Lots 90A, 90B, 91-100)
- Eastpoint Beach Homes (Lots 1000-1012, 1035-1043, 1013-1021, 1044-1047)
- North Haven Homes (Lots 3200-3299)

Fencing must be black aluminum and consistent with other Bayside fencing, may not exceed 48” in height and must include a 60” swing gate.

Invisible electrical fencing is permissible for single family, townhomes and villas,

backyard installation only.

Owner will be responsible for any/all repairs needed.

5.13. Fire Pits & Fireplaces

Fire pits may be permitted if they are in the rear of the property, are no more than 20" in height and 50" in width, incorporated within a patio design and fueled by propane only. Fire features may be permitted if they are in the rear of the property, are no more than 28" in height, fueled by propane and incorporated within a patio/wall design. Fire features exceeding 28" in height will be considered on a case-by-case basis.

Chimineas, wood burning fireplaces, fire rings and other incendiary devices are prohibited.

No wood burning is permitted.

5.14. Flags & Flag Poles

Owners shall have the right to display one (1) United States flag or one (1) appropriate seasonal or sport theme flag, measuring up to three(3) feet by five (5) feet, on a pole attached to the exterior wall of the Unit.

A maximum of two (2) garden flags, not to exceed 12" x 18" for the flag itself and 36" in height for the holder, are permitted. The garden flags must have appropriate American, seasonal, or sport theme.

Free-standing flagpoles are not permitted.

A DRC application is not required for flags.

5.15. Fountains, Water Features & Ponds

Ponds are not permitted.

Free standing foundations and water features are not permitted.

Water features including fountains may be permitted only within a paver patio, must not exceed 28" in height and must be integrated within patio walls. Water features and fountains exceeding 28" in height will be considered on a case-by-case basis.

All electrical and plumbing components must be concealed.

5.16. Grading & Drainage

All grading modifications must ensure positive drainage away from the buildings.

Existing grade must remain at all points along property line. During grading construction, measures must be taken to avoid erosion and offsite sedimentation.

5.17. House Numbers

Shall be of the same size, color, style, and location of original numbers.

A DRC application is not required to replace house numbers.

5.18. Hurricane Shutters

White hurricane shutters are permitted on Single Family and Townhomes only.

Hurricane shutters are encouraged for use only during storm events, in the off-season and may not be visible when not in use.

5.19. Irrigation

Proper installation and/or relocation of irrigation is required. The applicant and any/all contractors will be held responsible for the structural integrity of the irrigation system. In addition, applicant and any/all contractors are responsible for any disruptions, failures and/or damages that may occur at any time in the future as a result of the construction and change to the irrigation system not only to the property but also to any surrounding properties and common ground. This would include any sprinkler heads and subsequent lines presently on the property that require relocation to accommodate the project.

5.20. Landscape Beds and Plantings

A DRC application must be submitted for any/all landscaping addition, modification, or alterations for all homes. To achieve and maintain overall uniformity within the community and neighborhoods, all owners must replace, modify, and add plant and mulch material from the Community Plant List referenced in Appendix A. All trees and plants must be installed within a landscape bed. All trees and plants maturity size should be taken into consideration of landscape design and proximity of neighboring home. All irrigation modifications or additions must be noted within the DRC application.

Specific to landscape beds, the material used must conform to the following neighborhood standards.

The Commons, The Shoals and Homes along Signature Blvd must have brown wood mulch but may incorporate 1–3-inch Delaware Blend River Rock used as accents within the landscape beds.

Heron’s Ridge, Sun Ridge Crest, Old Postal Way, North Haven, Sea Grass Bend, Coastal Crossing, Captain’s Cove, Magnolia Crossing, East Point Beach, Harbor Crest and Harbor’s Edge must have brown wood mulch but may incorporate clam shell and/or 1–3-inch Delaware Blend as accents within the landscape beds.

If plant material or sod dies, the owner of the home is responsible to remove and replace the dead species and/or sod with the same or similar and an application is not required.

Steppingstones are permitted within a landscape bed.

Landscape Quick Reference Guide

	Application Required	Fee Required
Replace exact plant/sod	No	No
Replace with different plant	Yes	No
Remove a plant	Yes	No
Add plants, new bed, change sod	Yes	Yes

5.21. Lead Walks & Walkways

Front lead walks and/or side/rear walkways must be architecturally compatible with the home and community standard. Material must be pavers in earth tone or gray color. Steppingstones are not permitted as a lead walkway but will be considered on a case-by-case basis for side and rear walkways. Steppingstone used for side or rear walkways shall be incorporated into a landscape bed using an approved landscape bed material. Side or rear walkways may not exceed 48” in width. Side or rear walkways requests exceeding 48” in width will be considered on a case-by-case basis. The DRC may grant walkways exceeding 48” only if the overall layout enhances the appearance and uniformity of property due to hindrances such as trash enclosures, shower enclosures and/or HVAC units as well as potential areas where small voids may be created if left unhardscaped that may also create a maintenance issue.

5.22. Lighting

Motion Detector lights are permitted on the rear of the home for security purposes only. Flood lights, spotlighting of the dwelling and lights mounted to trees are not permitted. Landscape lighting along driveways, front yard paths and landscape beds are permitted but must not exceed 1’ in height. All conduits and wiring must be concealed.

Aerial lighting, such as market lights, may only be installed over decks, patios and under porches or balconies. The lights must be soft white and illuminated only when the area is in use. All cords and wiring must be concealed in conduit or otherwise installed out of view.

Supporting posts should be covered in white vinyl and posts should be integrated into deck and/or patio design. The lighting may only be installed one story above the walking area of the deck or patio. Aerial lighting should be turned off at 11:00pm coinciding with the “quiet time” policy of the community. Holiday lighting is permitted thirty days prior and fifteen days after said holiday.

5.23. Outside Showers

Outdoor showers are permitted on the rear and side of single family homes and on a case-by-case basis for Townhome. Material, design, and color must match the existing of the house. Enclosures must be installed on a concrete slab or paver pad.

5.24. Painting

A DRC application is not required for repainting the exterior of the home to match existing colors. A DRC application and approval are required for any change to existing exterior colors. The application shall include a description of all existing exterior colors of the dwelling and a description of proposed paint colors for the siding, trim, shutters and door and must follow the approved Builder color palette. Color palette and specific paint colors are subject to change. Please refer to Appendix B for Builder color palette

options.

5.25. Patios

All patios must be in the rear of the property unless the lot is unique such as lot configuration and/or home product where a rear patio may not be feasible. Therefore, all side patios will be considered on a case-by-case basis and landscape screening may be required if approved by the DRC. Design and detailing of patios must be architecturally compatible with the home, installed at grade or ground level, and may be installed up to the property line.

Patios must be installed with brick or pavers. The patio color must be earth tone or gray paver. Red brick patios will only be allowed on homes with existing brick foundation.

Patio walls cannot be greater than 28" from finished floor of patio except for walls intended to house grills which cannot exceed 50" from the finished floor. (the measurement should be from the inside of the finished patio, not the outside, for consistency). Outdoor kitchens, countertops and bars are permitted but will be approved on a case-by-case basis and shall be integrated into the patio design and follow industry height standards.

All columns must be incorporated into the patio design and will be considered on a case-by-case basis.

All flower boxes made of brick or paver materials must be incorporated into the patio design and will be considered on a case-by-case basis.

Proper drainage must always be maintained and cannot be blocked by landscape and Patio improvements.

Please note that while unlikely, there is a risk that any improvements could be disturbed to access any area within the 5ft. or 10ft. property specific, rear easement and the 5ft side utility and/ or drainage easement.

Any disturbance to improvements will be at owner's expense.

*** The Design Review Committee retains the right to deny or alter any plans which encroach into any easement area. The HOA retains the right to maintain any drainage areas within 5 ft of the property line to maintain adequate drainage and that the property owner will be responsible for any maintenance required by the HOA due to alterations by the owner.**

5.26. Play & Sports Equipment

Not permitted.

5.27. Pools, Spas and/or Hot Tubs

Pools permitted in select rear yards only.

- On perimeter homes in Eastpoint Beach (lots 1000-1012, 1035-1043, 1013-1021 and 1044-1047)
- Grand Estate (lots 90A, 90B, 91-100)
- North Haven (lots 3200-3299)

DRC will have sole discretion on approvals and denials for all pool designs submitted.

All pool and spa/hot tub applications will be reviewed on an individual basis and will consider lot size, home type, professional integrated design, layout, location, and landscaping screening. All pools and spas/hot tubs must meet state and local code requirements and must be integrated into overall patio and/or deck design. A perimeter fence surrounding the pool must be incorporated as per state and local code requirements. No diving boards or slides will be permitted. Concealing pool equipment is strongly recommended. All pool equipment enclosures will be considered on a case-by-case basis.

All hot tub/spas must have treatment to minimize visual impacts to adjacent property owners. Acceptable treatment generally described as; semi or fully recessing hot tub/spa into the deck and/or patio, concealing wall, knee wall and/or landscape screening to fully shield the hot tub/spa from plainview. All architectural and/or landscape treatment to blend with home material and design. Hot tub/spa to be in rear yard only. Proper maintenance and replacement of hot tub cover must be followed.

5.28. Porches

○ FRONT:

The deck and stairs may extend a maximum of 5ft into the setback area (beyond the building restriction line) but a 5ft setback must be maintained from the side and rear property line. Please note that while unlikely, there is a risk that any improvements could be disturbed to access any area within the 5ft. or 10ft. property specific, rear easement and the 5ft sideutility and/or drainage easement. Any disturbance to improvements will be at owner's expense.

○ REAR:

Rear porch design and detailing must be architecturally compatible and consistent with the home elements and community standards.

Porches must be built with composite decking. Painting of porches is not permitted. Railing, balusters and posts must be covered in white vinyl to match the community standard. However, stainless steel cable railings will be permitted on Single Family home rear porches only and must be spaced 3 ½" apart and no more than 48" post to post. All cable railings must be horizontal. If cable railings are installed, both the 1st floor and 2nd floor porches, if applicable, must maintain a uniform design. The space under porches must be concealed with lattice consistent with the neighborhood.

Enclosure of rear porches is permitted on single family and town homes only.

Enclosed porches must be glass or screen and consistent with the architectural design of the home. Glass must go to the floor of the porch. Kick panels are not allowed.

Staircases should be white and complimentary to the home in style and materials. All staircases must be installed in the rear and integrated into the deck, porch and/or patio design. Any variation will be considered on a case-by-case basis.

The porch and stairs may extend a maximum of 5ft into the setback area (beyond the building restriction line) but a 5ft setback must be maintained from the side and rear

property line. Please note that while unlikely, there is a risk that any improvements could be disturbed to access any area within the 5ft. or 10ft. property specific, rear easement and the 5ft sideutility and/or drainage easement. Any disturbance to improvements will be at owner's expense.

*** The Design Review Committee retains the right to deny or alter any plans which encroach into any easement area. The HOA retains the right to maintain any drainage areas within 5 ft of the property line to maintain adequate drainage and that the property owner will be responsible for any maintenance required by the HOA due to alterations by the owner.**

○ SIDE:

Side porches will be reviewed by the DRC on a case-by-case basis and dependent on home design.

5.29. Roof Replacement

All roofs should be maintained to meet the Community Wide Standard and always uphold a visually appealing appearance. All roofs shall be kept free of debris and shingles, flashing and metal accents should be intact and free of deterioration, buckling or fading. Routine maintenance including but not limited to roof cleaning and miscellaneous shingle replacement will not require an application. An application will be required for all roof replacements and should include a sample of the materials to be used. All Townhomes/Villas clusters with contiguous/directly connected roofs are strongly encouraged to replace their roofs concurrently. In the event a Townhomes/Villa cluster of homes desire to replace their roof(s) at the same time, each unit must provide a separate application outlining scope of work and materials to be used.

All roofs should be replaced with similar style and color of original home roofing material including but not limited to shingles and metal accents. Any variation in material style or color will be approved on a case-by-case basis depending on home design and location of home.

5.30. Satellite Dishes

Satellite dishes are permitted in accordance with FCC Rule 47 CFR.

The preferred location is below the peak of the roofline on the backplane of the house to have no visibility from the front of the house.

The Application Fee will be waived for all ‘Satellite Dish’ applications.

5.31. Shutters

Replacement of same style, color of existing/original shutters is allowed. Any modifications will be reviewed by the DRC and approved on a case-by-case basis.

5.32. Signage

Except as noted below, all signs visible from outside a residence are prohibited. This includes, but is not limited to, posters, circulars, billboards, or signs advertising businesses, sales, or leases. The exceptions to this are as follows:

- o Signs required by law
- o An “Open House” sign may be posted for a period not to exceed three (3) days
- o One (1) sign, not exceeding 18” X 24”, containing political or similar endorsements, may be posted on a residence for a period not to exceed state and local law or ordinances.
- o One security sign, not exceeding 12” in height, may be displayed in a private property planting bed or attached to the home.
- o Up to two (2) signs, each not exceeding 10” X 14”, may be placed inconspicuously (i.e., not visible from the street) in planting beds to prohibit actions of or provide information to landscaping workers. For example: “Do not trim trees”.

A DRC application is not required for signage.

5.33. Skylights

Not permitted.

5.34. Solar Panels

Panels, frames, and hardware must be black and mounted to roof only. Panels to be installed on non-street facing roofs when possible. Detailed drawing of panel placement must be included with application.

5.35. Storage on Porches, Patios & Decks

The storage of furniture, grills and bikes is only permitted on rear porches, decks, and patios. Grill and custom furniture covers are acceptable. Items being stored are not allowed to be wrapped in plastic or tarp-like materials. In the off-season flower plots should be stored out of sight, if possible, or at a minimum kept in an orderly manner free of dead plant material.

A DRC application is not required for storage on porches, patios, and decks.

5.36. Trash Enclosures

Design, color, material, and trim must match the exterior of the home. Enclosure is not to exceed 4' x 7' and should be attached to the side or rear of home with minimal visual impacts to streetscape and neighboring homes. The trash enclosure must have a hinged door for totes to be placed inside. Enclosure must be installed on a concrete slab or paver pad and must be elevated 1 – 2 inches from that surface to allow for drainage and ease for grass/weed maintenance.

5.37. Views

The DRC does not guarantee "views".

5.38. Weathervanes

Not permitted unless installed at the time of original home construction. Replacement weathervanes must be like for like and any modifications or replacement will be reviewed by the DRC and approved on a case-by-case basis.

5.39. Window Air Conditioners & Fans

Not Permitted.

5.40. Windows

New windows must conform to existing windows and match in color proportion and overall composition with existing building.

Replacement glass shall match existing glass and grill patterns.

Interior window treatments must be a white, off white, or light toned natural wood when viewed from the street.

Covering of windows with any material such as paper, newspapers, plastic, etc. is prohibited. Specific to windows within enclosed porches, see “Porches” section.

APPENDIX A-BAYSIDE COMMUNITY PLANT MATERIAL LIST

(Trees, Shrubs, Plants, Grasses, Etc.)

Disclaimer – The below approved list may not be inclusive of all plants allowed within the Community.

- Abelia
- Acer i.e., October Glory Red Maple
- Acuba
- Adam’s Needle Yucca
- Atlantic White Cedar
- American Beautyberry
- American Holly
- Amelanchier Serviceberry
- Austrian Pine
- Azalea
- Barberry, Crimson Pygmy
- Bayberry
- Beach Plum
- Birch
- Black Pine/Loblolly Pine
- Black Tupelo
- Boxwood
- Carpinus Hornbeams
- Callicarpa Beauty Berry
- Cercis Redbuds
- Chinese Hollies i.e., China Girl, BluePrince, Burford
- Clethra
- Crape Myrtles (All Types)
- Cryptomeria
- Dogwoods
- Downy / Shadblow Serviceberry
- Eastern Red Cedar
- English Hollies
- Fothergilla
- Fraxinus Ash
- Gleditsia Honeylocust
- Green Giant Arborvitae/Emerald Green Arborvitae
- Green Vase, Village Green Zelkovas
- Goldthread Cypress
- Golden Gem
- Highbush/Lowbush Blueberry
- Hollywood Juniper/Cedars
- Hypericum
- Hydrangea (All Types)
- Indian Hawthorne
- Inkberry
- Itea (All Types)
- Japanese White Pine
- Koelreuteria Goldenrain Tree
- Ligustrum (All Types)
- Liriope
- Little Blustem
- London Plane Tree
- Mexican Feather/Northwind Panic Grass
- Mugo Pine
- Nandina
- Nearly Wild Rose
- Nellie Stevens/Red Hybrid/Oak Leaf/Foster's
- Prairie Dropseed
- Pitch Pine
- Pumilo Mugo/Thunderhead Black/Dwarf Mugo Pine
- Red/Sugar / Trident Maple
- Redtwig Dogwood
- Roses (All Colors)
- Sea Oats
- Shrubby Cinquefoil
- Southern Magnolia/ 'Little Gem'/Edith Bogue/Sweet Bay
- Spireas
- Sweetgum
- Sweetfarm
- Sweetbay Magnolia
- Taxodium Bald Cypress
- Ternastroemia
- Viburnum (All Types)
- Vitex
- Willow, White, Red, Pin Oaks/ Drake
- Yaupon Holly

FLOWERS: Annual and perennial flowers are also permitted but should be consistent with the theme of the community and properly maintained.

APPENDIX B - BUILDER COLOR PALETTES

FREEMAN EXTERIOR COLOR PACKAGES

Shingle Elevations	Siding	Doors and Shutters	Trim	Stone	Roof Shingles	Metal Roof where applicable
Shingle #1	Head for the Beach #98480	Fortune Leaves #98421	White/150	Pennsylvania Heritage Gray	Weathered Wood	Medium Bronze
Shingle #2	Pussy Willow #98329	Spice Variety #98637	White/150	Pennsylvania Heritage Gray	Georgetown Gray	Stone Gray
Shingle #3	Pale Portabella #98513	Stone Wall #98461	White/150	Spring Glen Heritage Tan	Weathered Wood	Medium Bronze
Shingle #4	Stone Wall #98461	Spice Variety #98637	White/150	Pennsylvania Heritage Gray	Weathered Wood	Medium Bronze
Shingle #5	Lescamela Vanilla #98543	Irish Moss #98389	White/150	Spring Glen Heritage Tan	Weathered Wood	Medium Bronze
Shingle #6	Madison Grey #98256	In The Navy #98269	White/150	Pennsylvania Heritage Gray	Georgetown Gray	Stone Gray

Colonial Elevations	Siding	Doors and Shutters	Trim	Brick	Roof Shingles	Metal Roof where applicable
Colonial #1	Head for the Beach #98480	Fortune Leaves #98421	White/150	Autumn Blend	Weathered Wood	
Colonial #2	Titanic Gray #98305	Spice Variety #98637	White/150	Autumn Blend	Georgetown Gray	
Colonial #3	Chapelle Tint #98547	Blazing Sky	White/150	Autumn Blend	Weathered Wood	
Colonial #4	Sunny Disposition #97882	Fortune Leaves #98421	White/150	Autumn Blend	Weathered Wood	
Colonial #5	Grand Bay #98273	New Uniform #98261	White/150	Autumn Blend	Georgetown Gray	
Colonial #6	White/150	Contessa's Cape #98285	White/150	Autumn Blend	Georgetown Gray	

Folk Victorian Elevations	Lap Siding	Fish Scale Siding	Doors and Shutters	Trim	Brick	Roof Shingles	Metal Roof where applicable
Folk Victorian #1	Sparkle Tint #97954	Shade of Night	Dame Margaret #98741	White/150	Autumn Blend	Weathered Wood	
Folk Victorian #2	Sweet Basil #98356	Shady Cove #98352	Autumn Plum #98205	White/150	Autumn Blend	Georgetown Gray	
Folk Victorian #3	Pale Portabella #98513	African Desert #98558	Shade of Night #98357	White/150	Autumn Blend	Weathered Wood	
Folk Victorian #4	Grey Mare #98291	Cast In Stone #98295	Wine Country #98709	White/150	Autumn Blend	Georgetown Gray	
Folk Victorian #5	Sea of Sand #97937	Majestic Ridge #98629	Majestic Ridge #98629	White/150	Autumn Blend	Weathered Wood	
Folk Victorian #6	Travertine Trail #98459	Blazing Sky 398270	Richmond	White/150	Autumn Blend	Georgetown Gray	

Paint Finishes: All exterior paint finishes should be a semi-gloss finish for the trim and a flat finish for the siding. Any variations are subject to the approval of the DRC.

Disclaimer: These color palettes were provided to the Bayside Community Association by the Builder and may not be inclusive of all color packages used by the Builder.

NV HOMES EXTERIOR COLOR PACKAGES

BAYSIDE - SINGLE FAMILY STANDARD COLOR SCHEMES (James Hardie ColorPlus Siding) With Stone or Brick

SCHEME	SIDING COLOR	ACCENT SIDING COLOR	TRIM COLOR	ROOF SHINGLE COLOR	METAL ROOF COLOR	FRONT PORCH DURADECK COLOR	FRONT DOOR COLOR
BSC1S	Navajo Beige	Navajo Beige	WHITE	WEATHERED WOOD	FOREST GREEN	HERITAGE - SIENNA	POTOMAC
BSC2S	Autumn Tan	Autumn Tan	WHITE	WEATHERED WOOD	BLACK	HERITAGE - SIENNA	COBBLESTONE GREY
BSC3S	Khaki Brown	Khaki Brown	WHITE	WEATHERED WOOD	BLACK	HERITAGE - SIENNA	RICHMOND
BSC4S	Woodland Cream	Woodland Cream	WHITE	WEATHERED WOOD	BLACK	HERITAGE - SIENNA	POTOMAC
BSC5S	Mountain Sage	Mountain Sage	WHITE	OXFORD GREY	FOREST GREEN	HERITAGE - SIENNA	RICHMOND
BSC6S	Heathered Moss	Heathered Moss	WHITE	OXFORD GREY	FOREST GREEN	HERITAGE - SIENNA	COBBLESTONE GREY
BSC7S	Light Mist	Light Mist	WHITE	OXFORD GREY	BLACK	HERITAGE - SIENNA	POTOMAC
BSC8S	Evening Blue	Evening Blue	WHITE	OXFORD GREY	BLACK	HERITAGE - SIENNA	RICHMOND
BSC9S	Boothbay Blue	Boothbay Blue	WHITE	OXFORD GREY	BLACK	HERITAGE - SIENNA	GLEN ECHO
BSC10S	White	White	WHITE	OXFORD GREY	BLACK	HERITAGE - SIENNA	BLACK
BSC11S	Timber Bark	Timber Bark	WHITE	OXFORD GREY	BLACK	HERITAGE - SIENNA	RICHMOND
BSC12S	Chestnut Brown	Chestnut Brown	WHITE	OXFORD GREY	BLACK	HERITAGE - SIENNA	RICHMOND
BSC13S	Woodstock Brown	Woodstock Brown	WHITE	OXFORD GREY	BLACK	HERITAGE - SIENNA	RICHMOND
BSC14S	Autumn Tan	Woodland Cream	WHITE	WEATHERED WOOD	FOREST GREEN	HERITAGE - SIENNA	POTOMAC
BSC15S	Khaki Brown	Navajo Beige	WHITE	WEATHERED WOOD	FOREST GREEN	HERITAGE - SIENNA	RICHMOND
BSC16S	Heathered Moss	Mountain Sage	WHITE	OXFORD GREY	FOREST GREEN	HERITAGE - SIENNA	COBBLESTONE GREY
BSC17S	Light Mist	Boothbay Blue	WHITE	OXFORD GREY	BLACK	HERITAGE - SIENNA	POTOMAC
BSC18S	Woodland Cream	Evening Blue	WHITE	WEATHERED WOOD	BLACK	HERITAGE - SIENNA	POTOMAC
BSC19S	Boothbay Blue	Light Mist	WHITE	OXFORD GREY	BLACK	HERITAGE - SIENNA	GLEN ECHO

1. Roof color is Oxford Grey or Weathered Wood Architectural Shingles
2. Porch trim, columns, and garage doors to be painted Trim Color
3. Service and patio doors to be painted trim color
4. Bay window trim, window fillers and fypon features directly above or around windows are to be painted "white" to match windows
5. Aluminum Soffit/Fascia and Rake material to be Alcoa's
6. Mortar color is "Colonial Tan" for Fort McHenry Brick / "Grey" for Blue Ridge Brick
7. Optional porches shown with "Metal Roof" -- see color above
8. All portico metal roofs to be black.

NOTE: ACCENT SIDING COLOR is to be installed on Cedar Shake OR Vertical Siding Area's ONLY. When both Cedar Shake and Vertical Siding are shown on same elevation, Accent siding color will be on the Cedar Shake.

Please note, Woodland Cream and Autumn Tan now have new James Hardie names. As for the 2 colors, they are available but now part of their Dream Collection. They have different names (they are not different colors, just under a new name).

Woodland Cream is Designer Cream

Autumn Tan is Mansion Tan

Paint Finishes: All exterior paint finishes should be a semi-gloss finish for the trim and a flat finish for the siding. Any variations are subject to the approval of the DRC.

Disclaimer: These color palettes were provided to the Bayside Community Association by the Builder and may not be inclusive of all color packages used by the Builder.

KHOV EXTERIOR COLOR PACKAGES

Color Palette	Siding	Shake / Board and Battan	Metal Roof	Front Door	Shutters	Trim
Color Palette 1	Light Mist	Booth Bay	Charcoal Gray	SW6258	Black	White
Color Palette 2	Night Gray	Light Mist	Charcoal Gray	SW6487	Black	White
Color Palette 3	Pearl Gray Evening	Deep Ocean	Charcoal Gray	SW9020	White	White
Color Palette 5	Blue	Artic White	Charcoal Gray	SW6866	Black	White
Color Palette 6	Iron Gray Aged	Artic White	Dove Grey Dark	SW6634	Black	White
Color Palette 7	Pewter Monterey	Navajo Beige	Bronze Dark	SW6866	Black	White
Color Palette 8	Taupe Deep	Cobble Stone	Bronze Charcoal	SW6866	Black	White
Color Palette 9	Ocean	Gray Slate	Gray	SW9020	Tuxedo Gray	White
Color Palette 11	Artic White	Artic White	Charcoal Gray	SW6258	Black	White
Color Palette 12	Light Mist	Light Mist	Charcoal Gray	SW6258	Black	White
Color Palette 13	Navajo Beige	Navajo Beige	Charcoal Gray	SW6258	Black	White

Paint Finishes: All exterior paint finishes should be a semi-gloss finish for the trim and a flat finish for the siding. Any variations are subject to the approval of the DRC.

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SCHELL EXTERIOR COLOR PACKAGES

Siding	Shake	Shingles	Metal Roof	Shutters	Stone Foundation	Door Color
Inlet Blue	Inlet Blue	Rustic Black	Matte Black	Black	Cutstone Carolina	SW 6258 Tricorn Black
Inlet Blue	Pearl Gray	VA Slate	Charcoal Gray	Tuxedo Gray	Southern LedgeStone PA Sierra	SW 6251 Outerspace
Deep Ocean	Deep Ocean	VA Slate	Champagne	Clay	Southern LedgeStone Aspen	SW 9117 Urban Jungle
Deep Ocean	Blue Pewter	VA Slate	Silver Metallic	Bright White	LedgeStone Kentucky	SW 7005 Pure White
Kentucky Bluegrass	Kentucky Bluegrass	Oxford Gray	Matte Black	Black	Cutstone Carolina	SW 6258 Tricorn Black
Kentucky Bluegrass	Cobblestone	Weathered Wood	Medium Bronze	Musket Brown	Southern LedgeStone Aspen	SW 7020 Black Fox
Cobblestone	Cobblestone	Weathered Wood	Champagne	Bordeaux	LedgeStone New Hampshire	SW 6027 Cordovan
Pearl Gray	Pearl Gray	VA Slate	Slate Blue	Tuxedo Gray	Cutstone San Francisco	SW 6251 Outerspace
Pearl Gray	Blue Pewter	Rustic Black	Matte Black	Black	Southern LedgeStone PA Sierra	SW 6258 Tricorn Black
Gray Slate	Gray Slate	VA Slate	Silver Metallic	Bright White	LedgeStone Kentucky	SW 7005 Pure White
Gray Slate	Light Mist	Rustic Black	Matte Black	Black	Cutstone San Francisco	SW 6258 Tricorn Black
Night Gray	Night Gray	VA Slate	Silver Metallic	Bright White	Southern LedgeStone PA Sierra	SW 7005 Pure White
Night Gray	Blue Pewter	Rustic Black	Matte Black	Black	Cutstone Carolina	SW 6258 Tricorn Black
Boothbay Blue	Boothbay Blue	Weathered Wood	Champagne	Clay	Cutstone Buff	SW 9117 Urban Jungle
Boothbay Blue	Pearl Gray	Rustic Black	Matte Black	Black	LedgeStone Kentucky	SW 6258 Tricorn Black
Blue Pewter	Blue Pewter	Rustic Black	Matte Black	Black	Cutstone San Francisco	SW 6258 Tricorn Black

Blue Pewter	Evening Blue	VA Slate	Matte Black	Black	Cutstone Carolina	SW 6258 Tricorn Black
Monterey Taupe	Monterey Taupe	Rustic Black	Matte Black	Black	Cutstone Buff	SW 6258 Tricorn Black
Monterey Taupe	Cobblestone	Weathered Wood	Medium Bronze	Wedgewood Blue	Southern LedgeStone Aspen	SW 6222 Riverway
Khaki Brown	Khaki Brown	Weathered Wood	Hartford Green	Bright White	Southern LedgeStone Aspen	SW 6195 Rock Garden
Khaki Brown	Cobblestone	Rustic Black	Matte Black	Black	Southern LedgeStone Bucks County	SW 6258 Tricorn Black
Timber Bark	Timber Bark	Rustic Black	Regal Blue	Classic Blue	LedgeStone Wisconsin	SW 6510 Loyal Blue
Timber Bark	Khaki Brown	Weathered Wood	Regal Blue	Classic Blue	Cutstone Aspen	SW 6510 Loyal Blue
Navajo Beige	Navajo Beige	Weathered Wood	Champagne	Wedgewood Blue	Southern LedgeStone Aspen	SW 6222 Riverway
Heathered Moss	Heathered Moss	Oxford Gray	Brandywine	Bordeaux	Cutstone Buckeye	SW 6027 Cordovan
Heathered Moss	Cobblestone	Weathered Wood	Classic Copper	Bright White	Cutstone Bucks County	SW 7005 Pure White
Countrylane Red	Countrylane Red	Rustic Black	Silver Metallic	Black	LedgeStone Wisconsin	SW 6258 Tricorn Black
Parchment	Parchment	Rustic Black	Matte Black	Black	LedgeStone Kentucky	SW 6258 Tricorn Black
Parchment	Artic White	VA Slate	Charcoal Gray	Tuxedo Gray	Southern LedgeStone PA Sierra	SW 6251 Outerspace
Aged Pewter	Aged Pewter	VA Slate	Brandywine	Bordeaux	Southern LedgeStone Buckeye	SW 6027 Cordovan
Aged Pewter	Pearl Gray	VA Slate	Silver Metallic	Bright White	Cutstone Carolina	SW 7005 Pure White
Iron Gray	Iron Gray	VA Slate	Silver Metallic	Bright White	Southern LedgeStone PA Sierra	SW 7005 Pure White

Artic White	Artic White	Rustic Black	Matte Black	Black	Southern LedgeStone PA Sierra	SW 6258 Tricorn Black
Light Mist	Light Mist	VA Slate	Charcoal Gray	Classic Blue	Southern LedgeStone PA Sierra	SW 6510 Loyal Blue
Evening Blue	Evening Blue	Weathered Wood	Classic Copper	Bright White	Southern LedgeStone Aspen	SW 7005 Pure White
Evening Blue	Light Mist	VA Slate	Silver Metallic	Bright White	LedgeStone Kentucky	SW 6251 Outerspace
Industrial Gray	Industrial Gray	VA Slate	Charcoal Gray	Wedgewood Blue	Southern LedgeStone PA Sierra	SW 6251 Outerspace
Industrial Gray	Blue Pewter	VA Slate	Charcoal Gray	Tuxedo Gray	Cutstone Carolina	SW 6251 Outerspace

Paint Finishes: All exterior paint finishes should be a semi-gloss finish for the trim and a flat finish for the siding. Any variations are subject to the approval of the DRC.

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SCHELL EXTERIOR COLOR PACKAGES

Siding	Shake	Shingles	Metal Roof	Shutters	Stone Foundation	Door
Coastal Blue	Coastal Blue	Rustic Black	Matte Black	Black	Custone Carolina	SW 6258
Coastal Blue	Sterling Gray	VA Slate	Charcoal Gray	Tuxedo Gray	Southern Ledgestone PA Sierra	SW 6251
Cavalry	Cavalry	VA Slate	Silver Metallic	Bright White	Cutstone Aspen	SW 7005
Cavalry	Flagstone	VA Slate	Champagne	Wicker	Southern Ledgestone Aspen	SW 6143
Gray Heron	Gray Heron	Weather Wood	Matte Black	Black	Southern Ledgestone Aspen	SW6258
Gray Heron	Linen	Oxford Gray	Classic Copper	Musket Brown	Custone Buff	SW 7020
Linen	Linen	Weather Wood	Brandywine	Black	Southern Ledgestone Bucks County	SW 6258
Sterling Gray	Sterling Gray	VA Slate	Charcoal Gray	Tuxedo Gray	Cutstone San Francisco	SW 6251
Sterling Gray	Pewter	Rustic Black	Matte Black	Black	Ledgestone Aspen	SW 6258
Granite Gray	Sterling Gray	VA Slate	Charcoal Gray	Classic Blue	Cutstone San Francisco	SW 6510
Slate	Slate	Rustic Black	Silver Metallic	Bright White	Southern Ledgestone PA Sierra	SW 7005
Slate	Pewter	VA Slate	Matte Black	Black	Southern Ledgestone Aspen	SW 6258
Pacific Blue	Pacific Blue	VA Slate	Silver Metallic	Black	Southern Ledgestone Aspen	SW 6258
Pacific Blue	Pewter	VA Slate	Silver Metallic	Bright White	Southern Ledgestone PA Sierra	SW 7005
Pewter	Pewter	Rustic Black	Matte Black	Black	Cutstone San Francisco	SW 6258
Pewter	Pacific Blue	VA Slate	Silver Metallic	Black	Cutstone Carolina	SW 6258
Taupe	Taupe	Rustic Black	Matte Black	Black	Ledgestone Wisconsin	SW 6258
Taupe	Linen	Weather Wood	Medium Bronze	Wedgewood Blue	Southern Ledgestone Aspen	SW 6221
Wicker	Wicker	Weather Wood	Medium Bronze	Forest Green	Southern Ledgestone Bucks County	SW 6275
Sable Brown	Sable Brown	Rustic Black	Matte Black	Black	Ledgestone Wisconsin	SW 6258
Sable Brown	Natural Clay	Rustic Black	Slate Blue	Classic Blue	Cutstone Aspen	SW 6510
Natural Clay	Natural Clay	Weather Wood	Classic Copper	Musket Brown	Southern Ledgestone Buckeye	SW 7020
Natural Clay	Olive	Rustic Slate	Medium Bronze	Musket Brown	Cutstone Buff	SW 7020
Olive	Olive	Weather Wood	Brandywine	Bordeaux	Cutstone Buckeye	SW 6027
Autumn Red	Autumn Red	Rustic Black	Silver Metallic	Black	Ledgestone Aspen	SW 6258
Caramelized Pears	Caramelized Pears	Rustic Black	Matte Black	Black	Ledgestone New England	SW 6258
Caramelized Pears	Sterling Gray	VA Slate	Silver Metallic	Bright White	Southern Ledgestone PA Sierra	SW 7005
Desert Tan	Snow	Weather Wood	Champagne	Wedgewood Blue	Southern Ledgestone Aspen	SW 6221
Cool Charcoal	Granite Gray	VA Slate	Brandywine	Bordeaux	Southern Ledgestone Buckeye	SW 6027
Cool Charcoal	Cool Charcoal	VA Slate	Slate Blue	Bright White	Southern Ledgestone Bucks County	SW 7005
Red Rocks Falls	Red Rock Falls	Weather Wood	Medium Bronze	Musket Brown	Ledgestone Wisconsin	SW 7020

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SCHELL BAYSIDE SIMILAR COLOR RULES

Bayside Similar Color Rules	
Color Packages	Color Packages that are considered to be "similar" and cannot be repeated, per triangle rule diagram
Inlet Blue	None
Deep Ocean	Evening Blue, Night Gray
Kentucky Bluegrass	None
Cobblestone	Industrial Gray, Navajo Beige
Pearl Gray	Blue Pewter
Gray Slate	None
Night Gray	Iron Gray, Deep Ocean, Evening Blue
Boothbay Blue	Evening Blue
Blue Pewter	Light Mist, Pearl Gray
Monterey Taupe	None
Khaki Brown	None
Timber Bark	None
Navajo Beige	Cobblestone
Heathered Moss	None
Countryslane Red	None
Parchment	None
Aged Pewter	None
Iron Gray	Night Gray, Evening Blue
Artic White	None
Light Mist	Industrial Gray, Blue Pewter
Evening Blue	Deep Ocean, Boothbay Blue, Iron Gray, Night Gray
Industrial Gray	

Paint Finishes: All exterior paint finishes should be a semi-gloss finish for the trim and a flat finish for the siding. Any variations are subject to the approval of the DRC.

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