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To: Property Owners
Bridge Pointe At Jekyll Sound

Re: Architectural Theme

Dear Property Owner,

It is the intent of the developer to create a Southern Coastal Community. Therefore, the Design Review Committee will be looking for submittals to capture styles and features of Low Country, Coastal Craftsman, and Southern Traditional Architecture. We suggest using horizontal/vertical siding or cedar shakes combined with tabby or old brick. In keeping with this vernacular, we also encourage the incorporation of porches and the use of round or square columns.

Sincerely,



Phillip T. Walker, Architect, P.C.

**GUIDELINES
FOR
ARCHITECTURAL DESIGN, CONSTRUCTION, AND
PROPERTY USE AND MAINTENANCE
FOR
BRIDGE POINTE AT JEKYLL SOUND**

BPJSCA, Inc. Representatives

Exec Board Member

John A. King

Board Member

Bob Carls

Board Member

[Signature]

Board Member

[Signature]

Board Member

[Signature]

Date: 1-25-23

Latest DRC Review: 7-17-23

**GUIDELINES
FOR
ARCHITECTURAL DESIGN, CONSTRUCTION, AND
PROPERTY USE AND MAINTENANCE
FOR
BRIDGE POINTE AT JEKYLL SOUND**

I. GENERAL

The intent of the community, along with provisions for the application of its standards and rules and regulations of its Governing Documents are identified in the Declaration of Covenants, Conditions and Restrictions for BRIDGE POINTE AT JEKYLL SOUND ("Declaration"). The Declaration was provided to and agreed upon by all property owners as a condition to the closing of their Lot in BRIDGE POINTE AT JEKYLL SOUND. The Design Review Committee ("DRC") and the scope of its responsibilities are defined further in Article IV of the Declaration. The DRC seeks to ensure that maximum property values are maintained throughout the community while keeping the best interests of all property owners in mind. With these two primary objectives, the DRC has developed a set of Guidelines to assist property owners as they review the Declaration. These Guidelines being provided for clarification purposes only and should be read in conjunction with the Declaration - they do not replace the provisions set forth within the Declaration. It is not the intent of these Guidelines to inhibit or restrict creativity, but to provide general parameters to create an architecturally and otherwise harmonious community. In this regard, it would not be possible to include all acceptable or unacceptable design features/details within these Guidelines. Therefore, the DRC review process takes into consideration the complete home submittal when making sure all submitted design details (whether specifically mentioned in the Guidelines or not) are in keeping with the desired architecturally-harmonious community. These Guidelines are intended to assist all property owners in the planning for their new home construction in, and their enjoyment of, BRIDGE POINTE AT JEKYLL SOUND.

**II. ARCHITECTURAL DESIGN, REVIEW, AND
GUIDELINES**

A. **Design Review:** Every property owner shall submit and perform all items required, as outlined in these Guidelines, for approval by the Design Review Committee ("DRC") for all structures erected and improvements or modifications made to any Lot within BRIDGE POINTE AT JEKYLL SOUND. The request for review form, which is to accompany all such requests for original construction or architectural modifications upon a Lot as referenced herein, is attached hereto as 'Exhibit A.' An approval must be obtained from the DRC before any clearing or construction begins or any modification implemented.

- B. Submittal Routing:** A request for review of a submittal package, along with all required associated plans, specifications, and product samples shall be mailed or delivered in person to the Site Manager for BRIDGE POINTE AT JEKYLL SOUND, The Branch Site Management, LLC, Attn: Robbie Cheek, 203 Georgia Episcopal Center Road, Waverly, Georgia 31565. Upon review of the submittal package(s), the property owner will receive formal notification on the outcome of the review from the DRC.
- C. Design Review Requirements:** All items listed in this Design Review Requirements section must be provided or satisfied in order for a request for review to be deemed complete by the DRC. Incomplete submissions will not be considered or approved. All plans and specifications, literature, and samples, etc. must be provided in hardcopy; submittals by email will not be accepted. The following items shall be provided or satisfied before review can begin:
1. Plans and Specifications (Two-(2) copies of each plan required)
 - a. A site plan or set of plans by a registered surveyor or other registered design professional drawn at a minimum scale of 1" = 10' indicating the following:
 - i. Property boundaries
 - ii. Inside dimensions of Lot boundaries
 - iii. All existing physical structures, the location of all structures on adjoining Lots
 - iv. Existing and proposed topography of Lot: show the existing topography of the site using one-foot contour lines and spot elevations on a 50-foot grid. Changes in contours caused by construction should be indicated on the plan by solid lines. Proposed contours shall be detailed to assure site drainage is provided that does not have a detrimental effect on adjoining properties, streets, or Army Corps of Engineers (ACOE) or GA DNR jurisdiction.
 - v. All building setback lines
 - vi. FEMA Flood Zone Designation
 - vii. Location of the proposed home or improvements, including the planned finished floor elevation for the home's first floor.
 - viii. Location of proposed driveways, walkways, patios, decks, and any retaining walls
 - ix. Finished grades, drainage swales, location of ACOE, GA DNR jurisdictional wetlands and marsh limits
 - x. Show, identify the species, and note the diameter of all existing holly, magnolia, cedar, live oaks, water oak, cherry and other specimen trees and note the location of any significant existing tree 'clusters' of smaller trees. For pines, show individual existing specimens having a diameter of 10" or larger. Indicate by an (x) those trees and 'clusters' proposed to be removed

- b. Landscaping plan drawn at a minimum scale of 1" = 10'-0" indicating the following:
 - i. Locations and layouts of all areas to be landscaped or hardscaped (including walkways and patios)
 - ii. Types, sizes, and quantities, as applicable, of all proposed plantings
 - iii. Description, colors, type(s) of material(s), and any other pertinent details of proposed hardscape items or construction
- c. Building plans including the following:
 - i. Dimensioned floor plans drawn to a scale of 1/4" = 1'-0" indicating overall layout of the home or structure, including all living spaces on all levels; all room dimensions; changes in floor levels; door and window symbols and schedules; all garage(s); any porches, decks, patios, etc.; and any other proposed structures (Note: plans shall include sufficient notations specifying details of proposed construction)
 - ii. Front, sides, and rear elevation drawings drawn to a scale of 1/4" = 1'-0" indicating all proposed materials; building heights; roof pitches; finished floor and grade lines; and all exterior openings (Note: plans shall include sufficient notations specifying details of proposed construction)
 - iii. Building sections drawn to a minimum scale of 3/8" = 1'-0" indicating the roof pitch; a typical wall section detail; and all special construction points
 - iv. A roof plan drawn to a scale of 1/4" = 1'-0"
 - v. Other plans and specifications and details relative to any special construction or improvement

2. Product Samples (Two-(2) of each required)

- a. Color chips for all proposed exterior paint colors (ensure each color is clearly labeled to indicate where it is proposed to be applied)
- b. Literature and pictures, including proposed construction details and colors, for all exterior doors and garage doors; windows; lighting fixtures
- c. Physical sample of proposed roofing material(s) (if more than one type of roofing material is proposed, indicate where each type will be applied)
- d. Color chip or picture of the color(s) proposed for flashings, trims, and drip-edge material(s) associated with roofing
- e. Literature and pictures, including proposed construction details and colors, for gutters and downspouts; and for any chimney caps or pots
- f. Literature and pictures, including proposed construction details and colors, for any deck(s); porches/lanais; etc.
- g. Literature and pictures, including proposed construction details and colors, for any proposed exterior features or items not referenced above

3. Site Preparation:

- a. All property corners of the Lot shall be clearly staked and identified with surveyor's tape
 - b. The proposed location of the home, including garage(s), and any other proposed structure(s), shall be 'staked out' for review with regard to setbacks. This 'staking out' needs only to consist of a box 'footprint' of the home and/or garage and/or structure consisting of its outermost walls. To establish this box, extend lines from all outermost walls until they intersect with other outermost walls to create corners, drive a stake at the intersection, and mark the stake with flagging tape.
 - c. All trees proposed to be removed during construction shall be marked with flagging tape (trees shall not be marked with paint nor blazed with an axe).\
4. Deposit: A deposit of \$1,500.00 is required prior to the review of all new home construction plans made payable to: BPJSCA, Inc. After all expenses (administration expenses, applicable fees, etc.) all remaining funds will be returned to the homeowner upon completion of the residence in accordance with the Guidelines and Regulations.

D. **Architectural Guidelines**

1. Purpose: These Architectural Guidelines have been prepared to establish material, detail, and quality standards to create a harmonious community of homes which capture styles and features of Coastal Craftsman, Low Country, and Southern Traditional architecture. It is, therefore, the purpose of these Guidelines to ensure, maintain, and protect the aesthetic character of BRIDGE POINTE AT JEKYLL SOUND.
2. Site Utilization: Maximum consideration in a design should be given to relate the home to site amenities such as water and marsh views, as well as the proposed home's impact on the natural qualities of a Lot. Homes will not be approved if they do substantial damage to the natural qualities of a lot. Consequently, a home that would be acceptable for some lots might be unacceptable for other lots.
3. Building Setbacks: Front setbacks in BRIDGE POINTE AT JEKYLL SOUND shall be Twenty-Five feet (25') from the property line. Rear setbacks and sideline setbacks shall not be fewer than Twenty (20')-feet and Fifteen (15')-feet, respectively. These shall be the minimum allowable setback distances unless unusual circumstances make their application impractical as judged by the DRC. Home designs that use all or nearly all of the width of a lot except the sum of the two required minimum Fifteen (15')-foot sideline setbacks will often be disapproved unless it can be shown that the width of the home will not have an adverse neighborhood impact and that alternate plans are impractical or not desirable for a compelling reason. The Fifteen (15')-foot sideline setback is measured from property line to wall. Buildings, Patios, Pools, Driveways, A/C pads, etc. shall not encroach on any platted easements.

4. Size of Home: While size is not necessarily an indicator of quality, the DRC will not approve homes designed with fewer than 1,500 square-feet of heated and air-conditioned living area on interior lots; nor with fewer than 1,800 square-feet of heated and air-conditioned living area on man-made lake lots; nor with fewer than 2,500 square-feet of heated and air-conditioned living area on Waterfront or Marsh Front lots. The heated and air-conditioned area shall be calculated from the exterior dimensions of living areas.
5. Garages: Garages should be designed to be compatible with the architectural theme chosen for the house. Garage doors shall be of the overhead, sectional-type and should be made of wood, fiberglass, or aluminum. Garages can also be detached or semi-detached, and these treatments are specifically encouraged when they will enhance the home's relationship to an amenity, a neighboring home, or a specimen tree or other feature of a lot. No carports will be permitted. Each home must have at least a 2-car garage, with garage doors. All garage doors shall be of a color which matches the adjacent wall or the trim. Garage door windows are encouraged; however, no reflective film or foil is permitted. Driveways for side entry garages shall not encroach on any platted easements.
6. Foundation Type: A crawlspace-type foundation; or a concrete or block stem-wall, with an elevated concrete slab is acceptable. Slabs-on-grade are prohibited, except for garage.
7. Construction Means and Methods: Homes may be constructed according to Owner's preferred methodology as long as all construction meets all required codes and satisfies these Architectural Guidelines.
8. Height of Home and Finished Floor Elevation:
 - a. The vertical separation between the finished floor elevation of the first level of interior living space and the elevation of the highest adjacent grade (including sod/ground covering, etc.) shall be a MINIMUM of twenty-four (24)-inches.
 - b. Per Camden County, Georgia Code, where a lot is located in a FEMA-designated flood zone, the finished floor elevation of the first level of interior living space shall be thirty-six (36)-inches, minimum, above the FEMA designation.
 - c. Per Camden County, Georgia Code, the maximum height of a home is thirty-five(35) feet. The home height is defined as: the vertical distance from the average natural grade of the building footprint or from the base flood elevation established by FEMA, whichever is higher above mean sea level, to the highest point of the roof or other structure of the building not otherwise exempted from height regulations. See exemptions, below.

Section 207 (3) Exceptions to height regulations. The height limitations of this Code shall not apply to church spires, water towers, electric transmission towers, silos, chimneys, and smokestacks.

9. Roof Pitch: The pitch of the primary roof shall be a minimum of 6-feet of rise per 12-feet of run
10. Exterior Materials, Construction Details and Colors:
- a. No foundation concrete or block material may be exposed. These items must be covered with brick, stone (natural or synthetic), tabby or stucco (only cement-based tabby or stucco is permitted).
 - b. Durable woods, such as cypress, cedar, redwood, etc. are the preferable materials when wood is used as siding and trim. Cementitious siding products, such as HardiPlank are also acceptable. Vertical board-on-board, board and batten, shakes, shiplap, or horizontal clapboard are suggested methods of application. Architectural detail items such as trim, corbels, brackets, and the like can be wood, wood composite, extruded PVC, and cementitious board. Vinyl siding, plywood and particleboard materials are prohibited. All siding and trim must be painted or stained.
 - c. All finish colors shall be earth tone.
 - d. Any exterior railings shall be constructed with solid PVC, aluminum, exotic hardwood, or pressure-treated lumber. If wood is used, it must be of a grade which can accept paint or stain immediately following installation.
 - e. Brick, stucco, tabby, or stone veneer (natural or synthetic) can be used as accents in special areas such as on chimneys. Brick may be used for walks, patios, etc. Earth tone colors must be used on all exterior façades.
 - f. Exterior doors shall be high-quality, solid-core, and shall be wood, fiberglass, or metal. Vinyl exterior doors are prohibited.
 - g. High-quality wood windows are preferred. However, high-quality vinyl windows may be used. No aluminum awnings, jalousie-type windows, or aluminum windows will be permitted.
 - h. Shutters are not required but are encouraged as long as architectural style is maintained. If used, shutters shall be wood, wood composite, or high-density solid-core material. Single-ply and/or hollow vinyl shutters are prohibited. Similarly, single-ply and/or hollow composite shutters are prohibited.
 - i. Chimneys must be brick, stone, tabby, or stucco (only cement-based tabby or stucco is permitted). Chimneys clad with siding are not permitted. The height of the fireplace chimney should be in proportion to the roof line, and in accordance with the local building code. No exposed metal flues or power vents will be permitted.
 - j. Overhangs of 18" or more are recommended at eaves and rakes of primary roof. Exposed rafter tails are acceptable. Metal eave drip is acceptable.
 - k. Acceptable materials for soffits are tongue-and-groove wood, cementitious board, or finish-grade plywood. No simulated plywood

products (such as OSB, T1-11, or simulated board-and-batten) are acceptable. Neither vinyl nor aluminum are acceptable. All soffits must be painted or stained.

- l. Standing-seam metal roof is acceptable. Pre-finished galvalume roofing is acceptable. Other acceptable roof materials are wood shingles, slate, and architectural-grade asphalt shingles.
- m. Vent sacks and any other necessary roof penetrations shall be located away from public view on the backside of the roof, unless this location conflicts with local code; all vent stacks and counter flashing must be copper, of similar material to the roof, or must be painted to match the color of the roof. Any other metal appurtenances protruding from the roof shall be compatible with the exterior colors of the roof.
- n. Copper or aluminum gutters and downspouts are acceptable. If aluminum gutters are used, they shall be seamless, and shall be pre-finished or painted to match trim or adjacent material.
- o. No rooftop or window HVAC equipment is permitted.

11. Landscaping and Hardscaping: The landscaping selected, including any hardscaping, is to present a finished and attractive appearance for the home and avoid a sparse or barren look. Naturally, the remaining tree and shrub cover, amount of shade versus sun, and other physical factors will determine the kind and extent of landscaping appropriate for each home site. Items such as rocks, statues, and birdbaths, which are not harmonious with the natural setting, will not be permitted. Potted plants are acceptable so long as they are healthy and maintained neatly. No plastic trees, plants, flowers, etc. of any kind will be permitted. Edging materials, if used, must be flush with the ground and be of a uniform type. Patios are acceptable to the rear of the back line of the home and shall be placed within building setback lines. Lighting fixtures on the grounds and walks should be carefully selected for compatibility with the general architectural style and other finished details of the home and should be simple and inconspicuous. The light should not intrude on the privacy of neighbors.

12. Decks: Decks must be constructed at the rear of the house, and within setback area(s). Deck framing must consist of pressure-treated lumber, with vertical supports being a minimum of 6-inches x 6-inches (nominal) in size. Acceptable decking material is pressure-treated lumber; exotic hardwood; or composite decking material such as Trex, Azek, or equal. Deck railings may be constructed of pressure-treated lumber, exotic hardwood, aluminum, composite material such as mentioned above, or a combination of these items. Color(s) of deck shall be earth-tone and shall be harmonious with the color of the house. All fasteners used for deck construction shall be corrosion resistant. Proposed decks will be reviewed for, but not necessarily limited to, the following: location, size, conformity with the design of the house, and relationship to neighboring properties. Decks shall not encroach onto any platted easements.

13. Screening: All air conditioning units and trash receptacles visible from the street shall be screened behind an approved enclosure or with sufficient landscaping. Suitable screening materials are vinyl fencing, along with any other material approved per the paragraph located in IV.A.5. of these Guidelines. If landscaping is used as screening, then it must be immediately effective. The location, design, color, and materials of all such structures must be approved by the DRC prior to their installation or construction.
14. Exterior Lighting: Light fixtures on the exterior of the home shall not exceed the height of the underside of the eave of the first level of living space or fifteen(15)-feet, whichever is lower. Lamps shall be white, clear, or non-glare type and shall be located to cause minimal impact on adjacent properties.
15. Sanitary Sewer: As per civil engineering for BRIDGE POINTE AT JEKYLL SOUND, most lots will require a sanitary grinder pump (the DRC will indicate on your request for review form whether a grinder pump is required for your lot). If a pump grinder is required for your lot, a complete simplex lift station must be installed (Pump and Process Equipment, Inc., Brunswick, GA is a good local source for lift stations). The specifications required for all single-residence lift stations are as follows:
 - a. Wet Well: Simplex Fiberglass Basin Package, 36" x 60" with Fiberglass Anti-Float Collar, 1.25" Brass Check Valve, 1.25" SS Ball Valve, 24" Gasketed Aluminum Access Hatch, One 4" Grommet, One 2" Electrical Coupling, One SST Flex Discharge Nipple, stainless steel residential grade lift-out system, stainless steel lift chain with shackles.
 - b. Simplex Pump: Barnes Model OGP 2022AUF Grinder Pump, 3450 RPM, 2 HP, 230 Volt, 1 Phase with 30' power cord.
 - c. Controller: Simplex control panel in a NEMA 4X Fiberglass Enclosure, with warning light and horn mounted the exterior wall of the residence.

E. Changes to In-Review or Already-Approved Submissions

1. Submission Changes: Should a property Owner desire to make a change to an item which is already in review with the DRC, or which has already been approved, a request for review form with all pertinent information must be submitted for review prior to the change's implementation. The Property Owner will be responsible for any additional administrative and review costs. Furthermore, the Property Owner shall be fully responsible for the cost of any changes to the work made outside of the review process which falls outside of the Architectural Guidelines, and which has to be remedied.

F. Final Design Decisions (Arbitration Clause)

1. Arbitration Clause: In the event a Property Owner contests a final design decision rendered by the DRC, resolution shall be achieved through arbitration.

III. CONSTRUCTION

A. Pre-Construction

1. Due Diligence: It is the full responsibility of the Property Owner to ensure all work is performed in accordance with all local and state laws and regulations.
2. Builders: BRIDGE POINTE AT JEKYLL SOUND COMMUNITY ASSOCIATION (BPJSCA) recommends the use of a professional Builder for all construction. BPJSCA strongly recommends against Property Owners performing as Owner-Builders unless they are uniquely qualified.
3. Time Frame for Completion of Home: It is the desire of BPJSCA for homes to be constructed within one(1) calendar year from DRC approval. Property Owners shall make all efforts to achieve this time frame for completion. The DRC must be notified of any extension beyond this period.
4. Clearing: No lot is to be cleared or construction otherwise commenced without written approval of the plans for that lot by the DRC.
5. Building Permits: All requests for review must be approved by the DRC before obtaining a Building Permit from the Camden County Building Department.
6. Utilities: The builder, lot owner or architect should insure availability of all utilities. An application should be made to the following:
 - a. Power: OREMC for temporary and permanent service.
 - b. Water and Sewer: Water Utility Management (any tie-on or meter fees are the responsibility of the lot owner)
 - c. Telecommunications: AT&T is recommended, but any provider may be used.
 - d. Utility Connections: The connection for water and sewer is indicated on each lot by a stub out.
 - e. Electric Service: OREMC will run electric service from the underground utility box to the house. The Lot owner will not be responsible for any construction costs for primary service lines being extended in front of or adjacent to each lot. However, all underground services will require the installation of a conduit system from point-of-source to point-of-service, which will be the responsibility of the owner.
 - f. Dumping: There is no dumping area available within BRIDGE POINTE AT JEKYLL SOUND, nor is there a pit for obtaining fill-dirt. Provisions for these services should be made from other sources.

- g. **Lot Corners:** If assistance is needed in locating lot corners or determining points of known elevation, please contact the Developer's surveyor. It should be noted that the cost of re-establishing lot corners after the purchase of a lot is the property owner's responsibility.

B. During Construction

1. **Work Hours:** The hours for construction at BRIDGE POINTE AT JEKYLL SOUND will be from 7:00 A.M. to 6:00 P.M. Monday through Friday, and 8:00 A.M. to 5:00 P.M. on Saturday. No construction will be performed on Sunday or National Holidays. Any exceptions to this policy must have the express prior approval of the developer or the Association.
2. **Inspection by DRC:** The DRC shall conduct two(2) inspections during new home construction:
 - a. The first inspection shall be conducted following the construction of the foundation walls and/or the piers of the home, but before the placement of an elevated slab or wood-framed floor system. The Property Owner shall be required to contact property manager of BRIDGE POINTE AT JEKYLL SOUND or the DRC's designated representative via email in order to schedule the inspection. The request for the inspection shall be made at a minimum of ten-(10) calendar days prior to the desired inspection date.
 - b. The second inspection shall be conducted following 100% completion of the construction of the home, grading, landscaping, and hardscaping. The Property Owner shall be required to contact property manager of BRIDGE POINTE AT JEKYLL SOUND or the DRC's designated representative via email in order to schedule the inspection. The request for the inspection shall be made at a minimum of ten-(10) calendar days prior to the desired inspection date.
3. **Excessive Noise:** During construction, noise should be kept to a minimum and loud music is prohibited.
4. **Pets:** Contractors and subcontractors are prohibited from bringing pets into the subdivision.
5. **Culverts and Access:** All ingress and egress to the lot should be made through the driveway where a concrete or asphalt apron tying back to paved road must be installed prior to construction to provide access for heavy equipment and trucks. The property owner will also be responsible to re-grade, re-grass, and re-curb any areas disturbed during construction. Any unrepaired damage to common areas as a result of construction will be repaired by BRIDGE POINTE AT JEKYLL SOUND charged to the property owner.

6. Tree Removal: Only those trees marked and indicated to be removed on the approval site plan will be taken down. Care should be exercised to protect all other trees from equipment damage and/or filling. Use protective barriers or bulk heading where necessary so as not to cover the roots of remaining trees with soil. Any tree removed without DRC approval will be subject to a fine of Five Hundred (\$500.00) dollars per incident.
7. Adjacent Lots: The use of adjoining lots for access to a lot or for the storage of materials, without the written permission of the adjacent owner, is forbidden.
8. Storage and Cleanliness: The storage of materials should be in an inconspicuous area of the site and should be neat and orderly. General site cleanliness will be practiced, and contractors are required to make frequent clean-ups of surplus materials, trash, wrappers, etc. A dumpster will be required on all construction sites. A deduction of the amount of the expense incurred will be made from deposit for each incident where the developer has to clean up site. This will occur after homeowner has been warned in writing once. No outdoor fires or burning of materials are permitted within the subdivision.
9. Borings under Roads: All utilities shall be bored under roads to any lot where a required utility is found on the opposite side of the road. No installation of utility that involves the road to be cut or trenched will be allowed. Any damage that occurs to the roads in the process of construction will be charged to homeowner and deducted from deposit for repairs. There shall be no open trenching of any community roads.
10. Job Toilets: At least one(1) job toilet is required on all construction sites.
11. Sidewalks: The cost of the sidewalk to be constructed along the frontage of a lot will be paid by the lot owner. Sidewalks shall be four(4)-inches thick, minimum, five(5)-feet wide, and shall extend the full width of the lot. Sidewalks shall have tooled control joints located at every five(5)-feet of length. Completion of each Owner's sidewalk shall occur no later than at the time of home completion.

C. Post Construction

1. Owner's Responsibilities: The property Owner shall be responsible for the following:
 - a. Removing all remaining building debris, materials, construction equipment, etc. from the site and surrounding area.
 - b. Removing all signs from the site.

D. **Exterior Alterations:** Such as with new home construction, a request for review form, along with the required supporting documentation, samples, etc. must be submitted for review by the DRC on any home alterations, building additions, or any other proposed alterations which occur subsequent to the completion of the home. This includes but is not necessarily limited to construction of garage enclosures, room additions, porches/decks, storm doors, etc. For proposed exterior alterations, all language in these Guidelines regarding the submittal requirements, architectural design requirements, and construction shall be followed as applicable.

1. Repainting: Repainting requires prior written approval only if the color is to be changed. A color change requires the request for review form; a sketch of the area(s) of the house to be painted (if not painting the entire house), along with submittal of a paint sample or picture of the color in use, or the address of a home in the community where color may be seen.
2. Storm Doors: Storm doors are discouraged but are not necessarily prohibited. If desired, storm doors shall have vinyl frames with clear or slightly darkened glass (no mirrored or reflective tint is acceptable). Storm doors shall have full-glass and shall not have dividers, grids, sections, or panels. Color of door's frame material shall be matching or highly compatible with the home's approved primary or trim colors. Prior to installation of any storm door, a request for review form must be submitted for review by the DRC. Included shall be the following:
 - a. a picture depicting style of storm door to be installed
 - b. picture of door locations onto which storm doors will be added
 - c. the color of the storm door.
3. Storm Windows: Storm windows are prohibited.

IV. PROPERTY USE AND MAINTENANCE, OTHER

A. Property Use

1. Off-street Parking and Driveways: Driveways must be a minimum of twelve (12)-feet wide and must be constructed of an approved material. Acceptable driveway materials are concrete, brick, crushed stone, or shell. The driveway shall provide off-street parking for at least two(2) automobiles. The first ten(10)-feet of the driveway from where it adjoins the street must consist of concrete or brick. The entrance of the driveway may not be located closer than ten(10)-feet from a property line adjacent to the side of the driveway.

2. Mailboxes: No individual mailboxes are permitted within the Subdivision. Mail shall be received at a designated mail kiosk located in the development.
3. Exterior Decorative Objects, Front Porch Flowerpots, Lighting, Etc.: Generally, decorative items other than any approved landscaping and hardscaping are prohibited from being placed in the front yard of a home. An American Flag, flown on an angled pole and mounted to the front home in accordance with proper protocol is permitted. Potted plants are acceptable so long as they are healthy and maintained neatly, and in planters of an earth tone color. For all other decorative items, natural or man-made, attached, or unattached to the house, an Owner may desire to place in the side or rear yards, a request for review form must be submitted to the DRC. Christmas lights and decorations are permitted so long as not displayed before Thanksgiving Day and removed by no later than January 7th of the following year. Other holiday decorations are permitted under the same guidelines and may not be displayed more than one week before or one week after the respective holiday.

4. Window Treatments/No Storage Visible Through Windows:

When window coverings are used, all window coverings visible from the street/adjacent lots must be white, off-white or cream in color (blinds, plantation shutters) or have backings/lining (curtains, etc.) that are white, off-white or cream in color (no patterns visible). Residents may not hang foil, towels, sheets, plastic, or other materials in the windows to act as sunscreens, blinds, etc. Aside from normal home furnishings, other items are not to be stored/housed in windows visible from the street/adjacent lots. Garage windows must have window treatments if any items other than vehicles are easily visible from the windows (ex. ladders, tool boxes, exercise equipment, bottles, storage boxes, cleaners, shelving, lumber, excessive clutter of any kind, etc.).

5. Fences: Fencing is discouraged but is not prohibited. The DRC encourages the use of rough-hewn woods, masonry or natural plantings as fencing and screening materials. No chain-link fencing is permitted. Vinyl Fencing is prohibited except only as approved for screening for trash cans and/or air-conditioning condensers (see II.D.13. of these Guidelines). The finished side of fencing shall face out toward the exterior of the property. The maximum height of fencing shall be 6-feet. No fencing shall be installed forward of the back line of the home. For ensuring proper lawn maintenance around fencing, no fencing shall be installed closer than two(2)-feet from any adjacent property line. A request for review form must be submitted to the DRC prior to construction of any fencing. Included with the request shall be the following: a site plan denoting the layout of the fence on your Lot; and fencing construction details and specifications, color, etc. Proposed fencing will be reviewed not only for its characteristics, but also for its relationship to neighboring properties.

6. Pools And Spas: Pools and spas shall only be located on the rear Lot, behind the home, with the water's edge a minimum of twenty(20)-feet off the property line. Installation must conform to all applicable state and local codes, be screened from view from all streets with landscaping and/or fencing, with all equipment located within screened area from all directions. Except where prohibited, by state and local codes, screening shall be with landscaping. The outside edge of the pool wall may not be closer than ten(10)-feet from a line extended and aligned with the side walls of the dwelling. Any lighting of a pool or spa area shall be designed so as to buffer the surrounding residences from the lighting. Above-ground pools are prohibited. A request for review form must be submitted to the DRC prior to construction of any exterior pools and spas. Included with the request shall be the following: a site plan denoting the layout of the pool and/or spa on your Lot; and construction details and specifications, colors, etc. The proposed pool and/or spa will be reviewed not only for its characteristics, but also for its relationship to neighboring properties.

7. Garden Plots: A request for review form must be submitted prior to construction of any garden plot(s) which do not meet all of the following:
 - a. The plot will be located in the rear of the house
 - b. The plot will be limited in size to one- quarter(1/4) of the rear Lot area, as defined by that area to the rear of the back line of the home
 - c. The plot will not be located on a corner Lot
 - d. The plot will not be visible from the street
 - e. Plants will not exceed six(6)-feet in height

If a request for review by the DRC is required, included shall be the following: a request form, a site plan denoting the layout of the garden plot your Lot. Proposed garden plot will be reviewed not only for its characteristics, but also for its relationship to neighboring properties. Irrigation system(s) for garden plots must be removed and/or concealed in the ground and out of sight when not actively irrigating plot(s).

8. Satellite Dishes: Please see the BRIDGE POINTE AT JEKYLL SOUND Satellite Dish Rules and Regulations which are attached hereto as 'Exhibit B' and incorporated herein by this reference.

9. Play Equipment: A review for request form is not required if play equipment is located in the rear yard and does not extend beyond the sidelines of the house. Metal play equipment must be painted to blend into the surrounding environment. Wood structures are encouraged, provided that they are properly treated. If play equipment does not meet these requirements, a request for review by the DRC is required. Included shall be the following: a request form, a site plan denoting the layout of the play equipment, construction details including materials, color(s), etc. Proposed play equipment will be

reviewed not only for its characteristics, but also for its relationship to neighboring properties.

10. Playhouses And Tree Houses: Playhouses and tree houses, although not recommended, will be reviewed on an individual basis. A request for review form, with accompanying site and construction plans, details, etc. must be submitted prior to construction of any playhouse and/or tree house. Architectural design shall follow the same guidelines as those for a residence.
11. Basketball Goals: For permanent basketball goals, a request for review form is not required if all of the following requirements are met:
 - a. Goal backboard is perpendicular to primary street
 - b. Backboard is white, beige, clear, light gray, or color compatible with the house
 - c. Post is painted black or color compatible with the house
 - d. Post is placed permanently in the ground.If a request for review by the DRC is required, included shall be the following: a request for review form, with accompanying site and construction plans, details, etc., a site plan denoting the layout of the basketball goal on the Lot. Proposed basketball goal will be reviewed not only for its characteristics, but also for its relationship to neighboring properties. Portable goals are permitted but must be placed out of sight when not in use.
12. Storage Facilities: No exposed above ground tanks for the storage of fuel or water or any other substance shall be located upon any Lot other than apparatus relating to solar energy, location, and design of which must first be approved by the DRC. Storage sheds shall be prohibited unless otherwise approved. Prefabricated storage sheds are strictly prohibited.
13. Variances: The DRC may in its sole discretion deviate from these written Guidelines if a determination is made that such a variance is consistent with the general intent of the Guidelines, and where a condition exists that would otherwise make it impossible to comply without creating an unreasonable hardship for the property owner. All variances shall be requested and approved in writing. It is understood that any such variation from these Guidelines granted to a property owner does not create a precedent, or otherwise, any obligation on the part of the DRC to extend a similar variance to another property owner.

B. Maintenance

1. Property Maintenance:
 - a. Each owner shall keep his Lot in good order and repair, including mowing of all areas (open or fenced), edging, pruning, weeding, and fertilizing.
 - b. Any bare spots or areas shall be covered with pine straw or mulch.
 - c. Front doors and entry areas must be neatly maintained.

- d. Outdoor storage of garden tools/supplies and hoses must be screened from view and kept behind shrubs or garaged.
- e. Any tools or items stored under decks or porches must also be screened.
- f. Each owner is responsible for removal of debris, clippings, etc. from the property line to the center of the street.
- g. Augmenting existing landscaping with small numbers of ornamental trees or shrubbery is acceptable without DRC approval, providing it does not adversely impact neighboring properties. However, a request for review form, along with supporting information must be submitted for large scale landscaping which might affect neighboring houses, especially property line plantings or screen plantings.
- h. All mulched landscape beds must be covered with earth-tone colored bedding material such as pine straw, pine or cypress mulch or nuggets, wood shavings, rock, or stone.

C. Other

1. Safety, Sanitation and Roommates/Guests:

- a. Firearms and Fireworks: The use of firearms and fireworks within the subdivision is strictly prohibited.
- b. Trash: Trash collection regulations require the trash containers not be set out prior to 5:00p.m. the day preceding collection and the containers must be picked up and put away by 9:00 p.m. the day of collection. Only trash containers with lids are permitted for trash disposal. All trash for collection must be set out at the main street, next to the curb at the end of the driveway. Trash containers, when not set out for collection, must be kept inside the garage, or inside of an approved enclosure. Residents will be responsible for clean-up of trash spillage from the containers.
- c. Roommates: All roommates or guests of any Lot Owner or resident are subject to the Declaration, By-Laws and these Guidelines and Rules and Regulations of the Association and any party entitled to occupancy of a lot shall be responsible for the actions of such roommates and/or guests.

2. Pets:

- a. Refer to the Declaration, Exhibit "C," Paragraph 2.(c)

3. Nuisances/Disturbances/Solicitation:

- a. Nuisances: No Owner, resident or their guests may act or use a Lot or streets in such a way as to unreasonably annoy, embarrass, or discomfort other Owners or residents or as to constitute, in the sole discretion of the Board of Directors or its designee, a nuisance. All Owners, residents and their guests shall refrain from any act or use of a Lot or the streets which could result in the cancellation of insurance carried by the

Association, or which could be in violation of any law or governmental code or regulation. Nothing herein shall be construed to affect the rights of an aggrieved Lot Owner to proceed individually for relief from interference with his property or personal rights.

- b. Noise Disturbances: Noises and/or sounds resulting from activities, televisions, radios, stereos, musical instruments, or pets upon a Lot shall not disturb other residences. Any excessive noise or sound which can be heard outside the windows, walls, ceilings, floors, or doors of a Residential Unit shall constitute unacceptable noise and will therefore constitute a violation of this section.
- c. Solicitation: Solicitation by commercial enterprises is not authorized within BRIDGE POINTE AT JEKYLL SOUND. In a like manner and due to restricted parking availability, garage sales and tag sales are specifically prohibited, unless approved by the Association as a planned community activity.

4. Sales And Leasing:

- a. BRIDGE POINTE AT JEKYLL SOUND Documents: Any sale or lease within BRIDGE POINTE AT JEKYLL SOUND must comply with the Declaration, Bylaws and Guidelines and Rules and Regulations. Each Owner who sells or leases their Lot shall provide a copy of the Declaration, By-Laws and Rules and Regulations of the Association to each lessee or purchaser prior to the closing of the sale or the commencement of a lease.
- b. Filing of a Lease: The Owner is responsible for providing the management office with a copy of the lease prior to the commencement of the lease and the Owner is responsible for assuring that the lease complies with Association requirements. Tenants may be denied use of the Common Area if an approved lease is not on file.
- c. Suspension of Use of Common Area: In the event that the Association suspends the rights of an Owner to use the Common Area such suspension shall also apply to all tenants of the Owner.

5. Signs:

- a. Purpose: The placement of signs is prohibited within the subdivision, except for signs displayed by the Declarant, Builders, and the Association, provided such signs are approved by the DRC. Notwithstanding the above, Owners are permitted to place security signs, provided they comply with these guidelines. For signs placed by Builders, the purpose must be to announce the availability for lease or sale of the property on which the sign is located, or where a building is under construction to identify the General Contractor. Only the name, address, and/or phone number of the property owner or agent; or where relevant, the General Contractor, shall be displayed. Subcontractor and service signs are prohibited.
- b. Location: All signs shall face the road providing vehicular egress to the lot.
- c. Size: Signs shall not exceed an area of six(6) square feet, except for "For Sale" and

"For Rent" signs and security signs, which shall be no larger than two(2)-feet by two(2)-feet.

- d. Construction: All signs shall be constructed according to DRC Guidelines with a single face of wood or metal, finished in an earth or wood color indigenous to the environment of BRIDGE POINTE AT JEKYLL SOUND, and mounted on a suitable wood or metal support so that the sign shall not be placed on building or tree nor made from plastic, paper, cardboard, or fabric.
- e. Removal: The sign owner shall be responsible for the removal of the sign within three(3)-days of the sale or lease of the property. "Sold" signs are prohibited. Building Contractor signs shall be displayed only during the time the contractor is at work. Upon completion of the building, the contractor's sign shall be promptly removed.
- f. Other: All other signs, except as provided above, are prohibited.

EXHIBIT A

BRIDGE POINTE AT JEKYLL SOUND

**REQUEST FOR REVIEW
FOR
NEW CONSTRUCTION AND/OR EXTERIOR ALTERATION**

Date: _____

Name: _____

Address: _____

Phone Number: _____ Email Address: _____

Bridge Pointe Lot Number: _____

All items listed in the Design Review Requirements section of the Guidelines must be provided or satisfied in order for a request for review to be deemed complete by the DRC. Incomplete submissions will not be considered or approved. All plans and specifications, literature, and samples, etc. must be provided in hardcopy; submittals by email will not be accepted.

Type of Review(s) Requested:

New Home Construction _____ Exterior Alteration(s) _____

Description of the home or alteration(s): _____

Estimated Start Date _____ Estimated Completion Date _____

Please utilize the following checklists to ensure all items required for review are included with this request, or have already been performed:

New Construction Checklist (All Items Must Be Checked)

- ___ Site plan(s), drawn to required scale and indicating all items listed in II.C.1.a. of the Guidelines
- ___ Landscaping plan, drawn to required scale and indicating all items listed in II.C.1.b. of the Guidelines
- ___ Building plans, drawn to required scale and including all information listed in II.C.1.c. of the Guidelines
- ___ Product samples including all items listed in II.C.2. of the Guidelines
- ___ Site (Lot) Preparation per II.C.3. of the Guidelines
- ___ \$1,500.00 deposit II.C.4. of the Guidelines

Exterior Alterations Checklist (Check All Items Applicable To Request)

- ___ Site plan(s), drawn to required scale and indicating all items listed in II.C.1.a. of the Guidelines
- ___ Landscaping plan, drawn to required scale and indicating all items listed in II.C.1.b. of the Guidelines
- ___ Building plans, drawn to required scale and including all information listed in II.C.1.c. of the Guidelines
- ___ Product samples including all items listed in II.C.2. of the Guidelines
- ___ Site (Lot) Preparation per II.C.3. of the Guidelines
- ___ \$1,500.00 deposit II.C.4. of the Guidelines

Note: I understand and agree that no work presented in this request shall commence until written approval from the BRIDGE POINTE AT JEKYLL SOUND Design Review Committee has been received by me. I represent and warrant that the item(s) for which I am requesting review strictly conform with the Declaration and that all approved new construction and/or all exterior modifications shall be made in strict conformance. I understand that I am responsible for complying with all state, city, and county regulations.

Neither the Association Board of Directors or the Design Review Committee nor their respective members, Secretary, successors, assigns, agents, representatives, or employees shall be liable for damages or otherwise to anyone requesting approval of a design request by reason of mistake in judgment, negligence or non-feasance, arising out of any action with respect to any submission. The design review is directed toward review and approval of site planning, appearance, and aesthetics. None of the foregoing assumes any responsibility regarding design or construction, including, without limitation, the structural integrity, mechanical or electrical design methods of construction, or technical suitability of materials. I hereby release and covenant not to sue all of the foregoing from/for any claims or damages regarding this request or the approval or denial thereof.

Property Owner's Signature: _____

Date: _____

Note: Complete request for review submissions will be sent to the Design Review Committee for their review, upon receipt. Within thirty(30)-days from receipt of a complete submission, the Property Owner will receive notification via email from BRIDGE POINTE AT JEKYLL SOUND on the result of the review. If a submission is incomplete, the property owner will be advised via email and will be requested to make the submission complete prior to review.

BELOW IS FOR DESIGN REVIEW COMMITTEE USE

Date Received: _____

Submission Complete? _____

Sanitary Sewer Grinder Pump Required For This Lot? _____

EXHIBIT B

BRIDGE POINTE AT JEKYLL SOUND

SATELLITE DISH/ANTENNA/RECEIVER/TRANSMITTER RULES AND REGULATIONS

1. General. To the extent required and permitted by law, these rules and regulations apply to the installation, maintenance, and use of direct broadcast satellite (DBS) dish, multipoint distribution service (MDS) dish, antenna, or signal receiver ("Receiver") of any kind at BRIDGE POINTE AT JEKYLL SOUND. Notwithstanding anything within BRIDGE POINTE AT JEKYLL SOUND documents to the contrary, the foregoing Receiver may be installed at BRIDGE POINTE AT JEKYLL SOUND in accordance with these rules and regulations for reception only, and not transmission. No other Receiver for the reception of television signals, radio signals, or any form of electromagnetic radiation shall be erected, used, or maintained outdoors on any portion of the property, whether attached to a building or a structure or otherwise, provided, however, that the Association shall have the right to erect, construct and maintain such devices. Any installation of the foregoing not in compliance with these rules and regulations may be removed by the Association, at the expense of the Lot Owner, in accordance with the BRIDGE POINTE AT JEKYLL SOUND documents.

2. Definitions. For purposes of these rules and regulations, the following terms shall have the meanings set forth below:

a. "DBS Antenna" shall mean and refer to any antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services.

b. "MDS Antenna" shall mean and refer to any antenna that is designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services.

c. "Antenna" shall mean and refer to any device used for the receipt of video programming services, including, but not limited to, a DBS Antenna and

a MDS Antenna. Any mast, cabling, supports, guy wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of an antenna shall be considered a part of the Antenna.

- d. "Transmitter" shall mean and refer to any device used for the transmission of video programming services. Any mast, cabling, supports, guy wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of transmitter shall be considered a part of the transmitter.

3. Notice of Receiver Installation. Prior to the installation or attachment of any Receiver as permitted herein, the Lot Owner or resident must notify the Association in writing of installation intent including location documentation. If the Receiver is installed in a pre-approved location, as set forth in Section 5 below, and in accordance with these rules and regulations, then no further action is required by the Lot Owner or resident and the Lot Owner or resident may proceed promptly after the Notice of Receiver Installation is filed.

4. Receiver Size and Type.

a. DBS Receivers and MDS Receivers measuring one meter or less in diameter (or diagonal measurement) may be installed. Such Receivers may be mounted on "masts" to reach the height needed to establish line-of-sight contact with the transmitter. Masts higher than twelve(12)-feet above the roofline may be subject to local permitting requirements for safety purposes. DBS Antennas and MDS Antennas which are larger than one meter in diameter (or diagonal measurement) are strictly prohibited.

b. Antennas designed to receive television broadcast signals, regardless of size, may be installed. Masts higher than twelve(12)-feet above the roofline may be subject to local permitting requirements.

c. All Receiver not covered by the FCC Rule are strictly prohibited.

d. No more than one DBS Receiver and one MDS Receiver may be installed by any Lot Owner or resident.

5. Receiver Locations and Regulations. Receiver may be installed, if the following requirements are satisfied, without further approval of the Covenants Committee, provided that the appropriate Notice of Receiver Installation Form is submitted:

a. Receiver must be installed or mounted:

- i. Upon a rear, vertical surface of a dwelling, and within the sidelines of the dwelling so as not to be visible from any street, as determined within the discretion of the Covenants Committee; or
- ii. Upon the rear of the Lot in a free-standing manner, within the side lines of the dwelling, and screened by adequate landscaping so as not to be visible from any street or adjoining Lot, as determined within the discretion of the Board;

b. Receivers may not be installed or mounted upon the front, sides, or front portion of the roof of a dwelling, unless and only to the extent that the owner first supplies documentation to the Covenants Committee that a signal may only be received by installing the Receiver in such an area;

6. Receiver Installation.

a. The installation of any Receiver shall be by a qualified person knowledgeable in the area of installation of Receivers. Receivers shall be installed and secured in a manner that complies with all applicable local, state, and federal laws and regulations, including, but not limited to, all applicable building, fire, electrical and related codes and ordinances.

b. The installation of any Receiver shall be in accordance with the manufacturer's installation specifications and the installer of any Receiver shall have a copy of such specifications on site at all times during installation.

c. Receiver shall be no longer nor installed higher than is absolutely necessary for reception of an acceptable-quality signal.

d. Lot Owners or residents are responsible for all costs associated with the installation or maintenance of Receiver.

7. Maintenance and Repair of Receivers.

a. Lot Owners and residents are required to maintain, repair, and replace their installed Receivers in a safe and attractive condition. All costs of maintenance, repair and replacement are the responsibility of the Lot Owner and resident. The Lot Owner or resident shall be responsible to repaint or replace any Receiver if the exterior surface of said Receiver becomes worn or deteriorated.

b. A Lot Owner or resident shall be responsible to reattach a Receiver within forty-eight (48) hours after dislodging, for any reason, from its original point of installation.

8. Removal of Receiver. Upon the removal of any Receiver by a Lot Owner or resident, for whatever reason whatsoever, the Lot Owner or resident is required to restore the installation location to its original condition.

9. Responsibility for Damage or Injury. A Lot Owner or resident who installs a Receiver shall be responsible for any and all damage or injury to any property or person caused by the installation, maintenance or use of said Receiver.

10. Tenants. Tenants are required to comply with these Rules and Regulations.

11. Miscellaneous. These Rules and Regulations apply only to the installation, maintenance and use of Receivers and shall not be read to permit or otherwise govern the installation or maintenance of any other device. These regulations are severable and if any provision is ruled invalid, the remaining provisions shall remain in full force and effect.