

PHILIPPE BAY ARCHITECTURAL GUIDELINES

September 17, 2024

Philippe Bay is a deed-restricted community. Except for direct replacements of items installed by the Developer or approved by the Board, the Architectural Control and Drainage Committee's approval is required. Paragraph 7.2 of the Association Documents gives the Architectural Control Committee (ACC) full authority to regulate the use and appearance of the property. All of the following guidelines follow the City of Safety Harbor Municipal Codes, Sections 5.17 and 5.26. Any changes to the exterior of a lot completed without an Architectural Request (AR), if not in compliance with these specifications, may have to be redone at the owner's expense. This includes, but is not limited to landscaping, roofs and pavers. The City of Safety Harbor requires a permit for removal of trees, any new concrete work, pavers or any construction affecting drainage as they check your work to make sure it complies with all codes. PLEASE NOTE: In accordance with FS 489.127, all contractors must be licensed with proof of insurance. Approval of any project does not waive the necessity of needed City Permits. No project may begin until the AR has been approved by the ACC, even with an already approved City Permit. The ACC has up to 30 days to review a request. Please go online to submit the AR; all ARs require a sketch with dimensions of your project. Please contact the Property Manager for the website address.

<u>EXTERIOR PAINT – PPG PAINTS</u>	PPG Paints 936 Cleveland Street #A Clearwater, FL 33755 727-446-9114	PPG Paints 36101 U.S. Hwy 19 N Palm Harbor, FL 727-785-3641
	Safety Harbor Code 5.17 and PBHOA Docs requires that all exterior surfaces shall be maintained in good condition. The Board has specified two exterior colors, Cream and Brown. They come in either flat or satin finishes. Contact the paint store to assure availability due to supply chain issues. Typically these paints should receive a discount.	
<u>ROOFING</u>	- Brand: GAF Timberline HD (not HD Ultra), color – Shakewood. - Architectural Request and City of Safety Harbor Permit required. - Any other brand used will require replacement at Owner's expense.	
<u>WOOD FACADE</u>	The original facade is allowed to be replaced with choice of cedar, Hardie board, cement board or composite board painted Philippe Bay Brown.	
<u>FENCES</u>	- Architectural Request and City of Safety Harbor Permit required. - See Philippe Bay 2020 Fence Specifications approved by the Board at the March 2020 Board Meeting. - All deteriorated fencing deemed unattractive by the ACC must be removed or replaced by 1 January 2026 with tan color vinyl PVC. - Any community perimeter fence must be maintained per Fence Resolution dated and recorded 8/24/2015. - Fences must allow for surface water drainage per City of Safety Harbor requirements and the area under fences must be maintained clear of debris. - Fences installed across easements must provide gate(s) for access to easements and adjacent property(ies), where applicable. Gates must match height of fence and be minimum 3-feet in width. - When vinyl fencing is internal to an individual property and enclosed by an existing 6-foot vinyl fence that maintains the perimeter, the homeowner may request a variance to the height of internal fencing.	

<u>SCREEN DOORS</u>	Aluminum, brown or cream color to match door jam, black screen cloth.
<u>GUTTERS & DOWNSPOUTS</u>	- Seamless aluminum, dark brown or cream to match unit. - Water from downspouts cannot discharge onto adjoining property. - Water from downspouts must not erode soil or undermine foundations.
<u>PAVERS & LANDSCAPING</u>	- Architectural Request required for any landscaping changes. This includes pavers, which also require a City of Safety Harbor Permit. Safety Harbor Land Development Code 36.06 (pavers) and 154.08 (Maintenance and enforcement) state pavers cannot affect drainage in an easement or must be removed or lowered if they do, per Safety Harbor Code Section 5.26. - Under Land Development Code 40.0, the City has set a maximum for impervious surface at 60% of the lot. Therefore, 40% of your lot should be grass, mulch, lava rocks, or egg rock in natural earth tone colors. As most lots in our community are unique in their shape, size and distribution (between front, side and rear yards), the Architectural Control Committee asks owners' to present their landscaping plans with a labeled drawing as part of their Architectural Request. The Committee will vote on the plans based upon it's adherence to City rules and it's symmetry with regards to the neighborhood.
<u>LANAI/PORCH EXTENSIONS</u>	- Architectural Request required. The City of Safety Harbor also requires a Permit for all screened lanai/porch extensions. - Anodized bronze aluminum supports with black screen cloth. - Suntuf Corrugated Polycarbonate roof panels approved in bronze color. Three inch insulated roof panels are also approved but roof must be painted a similar color to the unit roof. Homeowner shall also comply with City of Safety Harbor Codes. The depth of the lanai enclosure shall not extend beyond the end of the closest rear wing wall. The width of the lanai shall not extend beyond the lowest permanent rear roof line that is opposite the closest rear wing wall. The height of the lanai must comply with City code, which still leaves a slight roof slope to complement the main rear roof slope. This provides essentially a rectangular lanai space.
<u>HOME ADDRESS NUMBERS</u>	- Address numbers must stay as close to original as possible. Original type numbers can be obtained from Amazon Google by Homeford/Firefly Direct Pine Wood Beveled Wooden numbers. Number sizes of 5 3/16 x 1 inch are approved but will need to be painted Philippe Bay brown. - Numbers blocked by garage overhangs should be mounted in accordance with Safety Harbor Code 5.17 (c) on the side of the garage, horizontally centered with the bottom of the numbers at six feet.
<u>SOLAR POLICY</u>	- Architectural Request and City of Safety Harbor Permit required for energy saving devices. This includes solar panels and associated transmission (wiring/conduits) and inversion devices, solar fans, solar tubes and skylights. Homeowner shall submit manufacturer's product information and installation specifications that show proposed location, layout & dimensions. - Up to two rigid solar tube domes may be requested; they may not sit flat on the roof. The exposed tube must be painted either black or tan in color. - Skylights height shall be no higher than six (6) inches from roof surface. - This Solar Policy was approved by the Board on September 17, 2020.
<u>Window/Slider Replacements</u>	- Architectural Request and City of Safety Harbor Permit required. - Exterior frame color to match adjacent surface: brown on brown; cream/tan on cream. White is not an approved exterior color.

Hurricane
Guidelines

- Permanent Hurricane preparation items (e.g., fixed shutters, roll down storm track shutters, impact resistant windows and doors, reinforced garage doors) must use the existing Philippe Bay colors (brown or cream) that match the surrounding wall or area.
 - Temporary Hurricane preparatory items (e.g., plywood) must be removed within two weeks post storm unless another declared Hurricane is projected to strike.
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