

PBCA BOARD APPROVED ARCHITECTURAL GUIDELINES

August 16, 2023

This document contains architectural guidelines for the addition, improvement or alteration of specific items which are listed in the guidelines. These guidelines will be used by the Design Review Committee (DRC) when reviewing all permanent design plans for exterior improvement or development within Placido Bayou. If an owner replaces an existing item, which is listed, with an identical item, being of the same material, size, color, and quality, it is considered maintenance and does not require DRC approval.

If the replacement item is not identical to the item being replaced, approval by the DRC is required except Landscaping on areas enclosed by fences or walls (Article 8 Section 2).

Landscaping is defined as:

Any combination of trees, shrubs, flowers, grass, or other horticultural elements together with decorative stonework, paving, artificial turfgrass, all of which is designed to enhance the visual appearance of a property.

All other exterior alterations, modifications or changes must be approved by the DRC. If the owner is in doubt, DRC approval should be obtained. The listings identify which items will be approved by the DRC.

Additionally, it is the responsibility of the Owner to assure that all necessary permits have been obtained and that the modification conforms to applicable codes. Obtaining a building permit is not a substitute for compliance with applicable declarations or guidelines.

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1. **Awnings**

Samples of the approved awnings, including the design, materials, and color, are located in the PBCA office. No other design, material or color shall be approved.

2. **Driveways/Sidewalks**

- A) Material: Must be concrete, pavers or textured concrete (stamped). No asphalt or any other material shall be approved.
- B) Footprint: Driveway widths must not exceed three feet on either side of the entry to the garage.
- C) Color: All coloration of a driveway must be approved by the DRC. A color chart identifying the approved colors can be viewed at the PBCA office. Colors which do not appear on the approved chart shall not be approved by the DRC.

3. **Fences**

- A) Height: Must not exceed six feet (6') in height from the original graded elevation.
- B) Description/Type:
 - 1) Must be wood or any material in a natural wood or tan tone when the parcel upon which the fence is situated abuts the Placido Parkway Loop.
 - 2) Chain link fences are prohibited throughout Placido Bayou.
- C) Finished side shall face street; and adjoining property where possible.

4. **Flagpoles**

- A) Must not exceed twenty feet (20') in height based on original ground elevation.
- B) Limited to one flagpole per home.
- C) One portable flag holder attached to the house is permitted.
- D) Flagpoles and flags displayed thereon must comply with Section 720.304(2) of the Florida Statutes and shall be limited to the flags referenced therein.

5. **Home improvements, such as exterior additions**

DRC approval required.

6. **Generators**

- A) Only propane powered generators may be installed, provided that the generator is situated to the rear or back half of a side of the dwelling and is completely shielded from street view.

- B) If the propane tank cannot be buried, it shall be located on the side of the residence and situated from the street as much as possible in a location which is in compliance with applicable codes. No propane tank may be placed anywhere on a lot between the sidewalk and the front elevation of the home.

7. **Landscaping**

- A) Front, side and rear yards shall be sodded with St. Augustine or Zoysia sod except for planting beds, tree rings and walkways. Rocks may be used as accent material for no more than 10 % of the square footage of the front, side and rear yard.
- B) Side and back yards can have artificial turfgrasses under limited circumstances and not visible from the street.
- C) Removal of oaks or other protected trees per the City of St. Petersburg, requires a copy of the arborist's report as referenced by the City's code regarding tree protection standards.

8. **Paint (exterior)**

- A) The colors which may be approved by the DRC are:
 - 1) Colors which have been already approved for a similar application within Placido Bayou. For example, the body color shall be the same as the approved color of the paint used for a body color of another home located within Placido Bayou. The accent color shall be the same as an approved accent color for a home within Placido Bayou.
 - 2) Or, the color may be selected from the color chart located in the PBCA office and shall match that color exactly.
 - 3) Colors are limited to a max of 3 colors, one each for Body, Trim and Accent. Trim color would be for items such as soffits, fascia, gutters, garage doors, doors, shutters and columns. Accent color would be limited to the Front door(s), garage door(s), columns & shutters.
 - 4) White for accent or trim is always allowed without prior approval.
 - 5) Colors chosen from the approved color chart (schemes only, not mix and match) will be preapproved with confirmation from the office.

9. **Playgrounds/structures**

- A) DRC approval required for any playground, play structure, or recreational structure which is not portable and stored out of sight when not in use.
- B) All play structures, recreational improvements, including but not limited to, a swing set, fort, playhouse, or trampoline shall be maintained in good working condition, free of algae and dirt. Any materials must be free of tears and a kept in a clean appearance. Dimensions of play structures should not exceed

dimensions 22' L, 22' W, 15'H on the side and rear yard. Any alteration to an existing play structure must be approved by the DRC. A temporary or permanent basketball goal or basketball hoop may only be placed facing the driveway and shall be located no less than eight feet from the edge of the street, provided that use of the basketball goal or basketball hoop does not obstruct traffic or endanger the participants in the basketball game.

10. **Roofs**

- A) Material: Traditional flat or barrel tile in natural concrete, natural clay or materials with the appearance of natural concrete/natural clay may be approved. No other material or color shall be approved. Shingle tiles are prohibited throughout Placido Bayou. Samples of approved tiles are located in the PBCA office.
- B) Color: Roof colors shall be the same as an approved color of a roofing material in Placido Bayou or one of the approved colors of samples located in the PBCA office.

11. **Satellite Dishes and Antennas**

- A) Must conform to Federal FCC Law (www.fcc.gov/mb/facts/otard.html)
- B) Devices designed and used for the reception of over the air broadcast television, including but not limited to satellite dishes of up to one meter (39.37") in diameter may be placed, maintained or constructed within Placido Bayou without the prior written approval of the DRC. Please note that this guideline is for single family homes only. Condominiums and Townhomes have their own rules governing satellite dishes, please contact your Neighborhood Association directly for their guidelines.
- C) No outside antenna, satellite dish or other similar device used for transmitting television and no devices used to transmit or to receive radio signals shall be permitted.

12. **Seawalls and Erosion Control**

- A) Erosion control on the lakes must comply with approved specifications as set forth by the Board.

The following are approved methods for erosion control:

1. Aquatic plantings/prevegetated mats
2. Coir rolls (turtle logs)
3. Coir fiber matrix system
4. Geoweb cellular confinement system
5. Geotextile tube erosion control
6. Seawalls only in lakes where seawalls already exist – #3, #6, #7, #8, #9, #10

Since methods #3 and #4 require lowering of the lakes, they must be coordinated with PBCA throughout the project.

- B) If a seawall is built, a signed seawall easement agreement is required.
- C) A seawall must be designed by an architect or an engineer with specifications for the location, dimensions, materials and assurances from the design professional that the proposed seawall will not have a negative impact upon any adjacent parcel. The seawall, after approved by the DRC, may be built in strict conformance with the specifications provided by the design professional.

13. **Statues and Exterior Art**

- A) Statues displayed in a residential yard and exterior art are not permitted without DRC approval. For purposes of this section, “Exterior art” shall include, but not be limited to stained glass windows, murals, and all other forms of art.
- B) Statues must not exceed three feet (3’) in height.
- C) No statue or exterior art shall display any commercial, pornographic, political, racial, or sexual theme or content, if it is visible from any street. No statue or exterior art shall be placed within 10 feet of any right-of-way.

14. **Fountains and Fishponds**

- A) Fountains must not exceed three feet (3’) in height (an additional three feet (3’) of water projection is allowed) and four feet (4’) in width. Neither the fountain motor nor the water used in the fountain shall make any sound or noise which can be detected from within an adjacent residence. No more than one fountain may be installed in the front yard and no more than one fountain may be installed in the rear yard of any lot, provided that each such fountain complies with these guidelines.
- B) Fishponds must not exceed two feet (2’) in height, three feet (3’) in width, and six feet (6’) in length. Neither the water nor the affiliated pump shall make any sound or noise which can be detected from within any adjacent residence.

15. **Decorative Address Plaques**

Only one decorative address plaque may be installed at the front entry way of the home. Plaques shall be made of metal, ceramic, stone or wood. The plaque shall not exceed 9 inches by 19 inches. Plaques may be mounted on the wall of the home.

16. **Gutters**

Gutters must be painted to match the trim of the home and must be tied into drain downspouts. All gutter installations shall use splash blocks at the downspout unless French drains are installed. Roof runoff must be diverted into a drainage easement or street and not on to neighboring property.

17. **Kick Plates**

Front door kick plates shall match the existing door hardware.

18. **Wind Chimes and Hanging Ornaments**

Wind chimes and hanging ornaments may be displayed at the rear of the home and must be screened from public view. Wind chimes shall not disturb the peace and quiet of any neighbor, as defined by City of St. Petersburg Code, Article III – Noise Pollution.

19. **Decks**

A deck may be installed at the rear of the residence using only natural wood and wood composite decking for construction of the deck and deck railings. Approved materials include: pressure treated wood, wood composite, red wood or cypress wood. Materials such as plastic, PVC or fiberglass shall not be approved. Deck hardware shall be galvanized, stainless steel or ceramic coated. Any retaining wall for a deck shall be concrete, natural stone, stone product or acceptable wood product identified herein.

20. **Stained Glass**

Clear, beveled, frosted, etched, colored or stain glass is permitted in front doors, transom and side light windows only. Only geometric and/or amorphous shapes and/or designs shall be permitted. Leading, if used, shall be black, pewter, bronze, gold or silver color. Decorative decals are not permitted on any front door.

21. **Gazebos**

No more than one gazebo per lot. The gazebo finish shall match the main color of the home, match the accent color of the home or be of natural wood and shall not be taller than the home on that lot. The gazebo shall be placed in the rear yard of the home. A gazebo on a corner lot must be screen by a five-foot minimum height hedge or shrubbery. Pergolas shall not be taller than the first story roof line and color shall match the home, white, or wood tones.

22. **Hurricane Protection**

Permanently installed hurricane protection may be installed without approval as follows: window film architecturally designed to function as hurricane protection. Roll down shutters, laminated glass, hurricane glass, accordion shutter tracks for the purpose of fastening removable corrugated panels, fabric shields and/or any mounted fastener which acts to hold any type of hurricane protection device.

Tracts and covers for removable corrugated panels shall match window frames, the paint of the nearest building material, if any, if none, then white. Corrugated panels may be made of steel, aluminum or lexan. Window film architecturally designed for hurricane protection may be lightly tinted with neutral color only, not reflective, with 35 percent

visible light transmitted or higher on the front of the home and 20 percent visible light transmitted or higher on the sides or rear of the home. Hurricane protection may be used for severe weather as advised by the National Weather Service or on any local radio or television station. Hurricane shutters should not be used for privacy or security purposes. Plywood may be used as emergency or temporary storm protection with or without permanently installed fasteners. Plywood shall be removed at the first opportunity for safe removal.

23. **Exterior Lighting**

Exterior lighting is permitted subject to the following specifications: Decorative lights are allowed in the front entry doorway. Exterior lighting installed on either side of a garage door is permitted. All exterior lighting is to be installed in such a manner as to not cause a distraction to motorist or a nuisance to any adjacent lot. Spot lights shall not be acceptable in place of any decorative lighting fixture. No light may be aimed at a neighboring residential structure.

24. **Screening**

All mechanical equipment, including without limitation, irrigation controllers, air conditioning units, water softeners and generators, should be located in a side or rear yard and concealed from public view using approved fencing, stucco or brick wall or vegetation from the time of installation. Stucco covered walls and approved front fencing shall be painted the same color as the exterior wall of the home. Mechanical equipment shall be set back at least 10 feet from any front corner of the residence.

25. **Garden Borders**

Garden borders are allowed in all planting areas. Approved materials are: pre-cast concrete, brick, pressure treated wood, composite wood, rubber, plastic edging, any faux stone products, poured in place concrete or natural stone. No other materials shall be used as a garden border.

26. **Landscape Lighting**

Up lighting is permitted and may wash the front facade of the home, garden bed or significant landscaping feature. Low voltage garden lighting is allowed.

27. **Garage Doors**

Only Metal and Wood garage doors are permitted. Outside access keypads are permitted. Garage doors must match the body, trim or accent color of the home. Garage doors shall be panel style with the look of wood grain, unless it is an exact replacement for the garage door for that lot.

28. **Carports**

Carports are not allowed in Placido Bayou.