

Bay Breeze at MiraBay

Revised 5/12/2022

HOMEOWNER'S ASSOCIATION, INC

Office: (813) 533-2950

Deliver or Mail Application to:

3434 Colwell Avenue Suite 200, Tampa, FL 33614

Email dshreaves@rizzetta.com

REQUEST FOR ARCHITECTURAL IMPROVEMENT APPLICATION

The Bay Breeze ARC will be the first to review application to determine if the request adheres to the Bay Breeze Guidelines. Once the Bay Breeze ARC concludes its review and signs off on the application, it will then go to the Mirabay MARC for review to ensure it complies with the Mirabay design guidelines. Only after receiving signatures from BOTH ARC's can a Bay Breeze homeowner commence with the proposed plans. The undersigned homeowner seeks approval for the project as follows:

Painting (Color must be chosen from the MiraBay pre-approved color books). NOTE: Bay Breeze neighborhood has its own color book.

Addition OR Alteration to Existing Structure or Property (For Bay Breeze - any irrigation modification costs due to resident alterations and/or enhanced landscaping are the owner's expense and responsibility to coordinate with Irrigation company or manager.)

Description of Addition/Alterations: Each improvement area may require a separate application (Continue on separate page if necessary)

Bay Breeze has its own Design Guidelines. Property owners must adhere to those in addition to the MiraBay Architectural Guidelines. Applications missing information will not be reviewed until ALL required info is submitted. An incomplete application is deemed as denied.

Applications must include (A) Current Photo of the home exterior/project area. (B) Lot/Boundary Survey is required. (C) Supporting details for improvement include:

1. Set back dimensions from property lines for additions, pool decks, screen enclosures, play structures, as well as, any other type of structure or equipment added to property.
2. Specify location(s) of improvements, for example: Gutters & down spouts, landscape plantings, walks, fencing, etc.
3. For all additions, a complete and legible set of "Construction Drawings with measurements" must be submitted with Boundary Survey. Landscaping changes are subject to review by the Board to determine whether it will impact irrigation and maintenance by Association.

The undersigned property owner and listed contractor hereby acknowledge and agree that the undersigned shall be solely responsible for determining whether the improvements, alterations, or additions described herein comply with all applicable laws, rules, regulations, codes, and ordinances; including, without limitation, zoning ordinances, subdivision regulations, and building codes. The BAY BREEZE Architectural Review Committee shall have no liability or obligation to determine whether such improvements, alterations, and additions comply with any such laws, rules, regulations, county codes or ordinances. Only improvements, alterations and/or additions described herein are allowed. No substitutions, changes and/or alterations will be allowed without the express written approval of both BAY BREEZE & MIRABAY ARC.

By signing this application, you also agree that you may be liable for the cost to repair any property damage on an adjacent owner's lot as a result of construction or vendor activity. You are responsible for obtaining a signed release between property owners to allow a vendor to enter another owner's property. All additions or alterations are completed at the homeowner's risk.

"I agree not to begin work on the improvement until I am notified, in writing, of the approval from BOTH the Bay Breeze and Mirabay. A violation notice and/or legal action may occur for work started prior to approval. I understand that I must notify the HOA's Management upon completion of this project by email with photos."

APPLICATION DATE: _____

OWNER'S SIGNATURE: _____ PRINTED OWNER NAME: _____

LOT: _____ BLOCK: _____ NEIGHBORHOOD NAME: _____

STREET ADDRESS: _____

EMAIL: _____ OWNER'S PHONE NUMBER: _____

CONTRACTOR'S NAME: _____ CONTRACTOR'S EMAIL: _____

Decision of the Architectural Review Committee

APPROVED **APPROVED** with the following condition(s): _____

DENIED, for the following reason (s): _____

Bay Breeze ARC Review Date: _____ CAM's Name/Email: _____

Mirabay MARC Review Date: _____

Work must be completed within 3 6 or 12 months from the date of final approval. If the project is not completed within the allotted time frame, the application must be submitted for re-evaluation. This applies specifically to paint requests as the color of adjacent houses will be taken into consideration for each paint review/approval.

Completion (Final Review) and Approval By: _____ Date: _____

Please email photos of the completed project for HOA records. The Bay Breeze HOA and its agent has the authority to inspect exterior home alterations after completion to ensure they are in compliance with the plans or conditions stated as part of this approval. If the project deviates in any way after the review and approval was granted, the owner is responsible for communicating these changes to the Bay Breeze HOA by resubmitting the modified plans. A modification to the plans without the ARC's approval, may result in a violation notice for an unapproved alteration.