

# Bedford at the Lakes Homeowners Association

## Community Wide Standards

Updated as of 12/11/2019

**“Community Wide Standards”** shall mean the standard of conduct, maintenance, or other activity generally prevailing throughout the properties, such standards may be reasonably and more specifically determined by the Board.

- 1. Refuse** (household waste and recyclables and yard debris) must not be brought to the curb no earlier than 5:00 pm the night before pickup!
- 2. Landscape Ornaments** and plants shall not be placed on the property from the kitchen window forward to the street.
- 3. All roofs** installed after 2012 (beginning 1/1/2013) must comply with “Community Standards.” Skylights and house trim must be white.
- 4. Parking** (as our streets are quite narrow) cars curbside make it a hazardous situation for other residents needing to drive on our roads, as well as, delivery, service and emergency vehicles. Whereas, temporary parking is permitted, continual daily parking is a violation of Community Standards and is **not permitted**.
- 5. ACC approval** is required before any changes and or replacements may be made to the outside of a home.
- 6.** The association may levy reasonable fines for the failure of the owner of the unit or its occupant, licensee, or invitee to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association. However, the fine may not exceed \$100 per violation, or \$1,000 in the aggregate.
- 7. Landscaping** around trees and beds on the owner’s property may only include mulch, lava rock, white rock, and river rock. In addition, due to the danger of rocks becoming projectiles during mowing, landscaping must include edging. This edging is limited to black rubber, white paver blocks and white stone

borders. White stone, River rock or Lava rock may be used/substituted in place of mulch as ground cover on the front and side shrub areas subject to the following guidelines: (a) The area to be done must have a weed control membrane in place; and (b) the lava rock must be a dull red bark color; and (c) the area must be contained with curbing or edging to prevent the lava rock from encroachment into any grass area; and (d) ACC approval must be secured prior to any installation.

9. All **Trellises** shall be approved by the Architectural Control Committee

10. **Pets** shall not be permitted in any of the Common Areas without a leash. Each pet owner shall be required to clean up after his or her pet.

11. **Lakes and Water Bodies:** All lakes, ponds, and streams within Bedford at the Lakes shall be aesthetic amenities only, and no other use shall be permitted, including, fishing, boating, swimming, playing, or use of personal flotation devices.

12. Replacement **garage lights** must be white to match the garage door and trim of home. These replacement lights must be spike pointed on the top and bottom of the light when mounted, the garage lights will be just above the top of the electrical lighting box.

13. **Driveway painting (Do not paint sidewalk):** The following colors may be painted on the driveway and on walkway up to the kitchen window. 1. Gull Gray HC 132 2. Pearl Grey HC164 (new)3. Bombay HC 133 (new). \*Accent colors for curbing must follow in the same color chart. Any changes may be approved by ACC.

14. **Window Shutters** may be removed under the following conditions:

1. Hurricane shutters are framing window, then nothing needs to be done. Please Note: Aluminum shutters must be Board approved by ACC.

2. If no hurricane shutters in place a 4"-5" frame must be installed to have a finished look.

**15. House Paint Colors** of the Bedford homes shall be as follows.

Original colors: Grey, Yellow, Magnolia and Pink

New Colors: Birdseye Maple SW2834

Colonial Revival Green SW2826

Caribbean Coral SW2854

Chivalry Cooper SW6353

Uncertain Grey SW6234

Rockwood Clay SW2823

Leisure Blue SW6515

Dockside Blue SW7601

Renwick Beige SW2805

**16. Screen doors** and/or entry area screening may be erected in the front alcove of the home not to extend beyond the floor tile work. Screening must be colored charcoal and the trim and floor of white aluminum.

**17. “For Sale”** signs may be placed in the garage or front window of the home no larger than 4 square feet. For Sale and Open house signs may be placed on the front lawn on Friday after 5PM until Sunday at 5PM providing someone is present at the site.

**18. Garage door screening panels** are permitted for use but must be removed on a daily basis. The owner or resident (must be either in the garage or working within the perimeter of the property for the panels to be in use.) Panels must be made of white aluminum with charcoal screening.

**19. Flag poles** may be installed on owner’s property pursuant to Florida Statutes. Flag poles require an ACC approval before being installed.

20. Landscaping, Malibu, or **security lighting** may be installed in the front and rear yards of the home. Only white light bulbs may be used. **ACC approval before being installed.**
21. No pool and/or **screened enclosure**, in the rear of the home (whether on the lake, preserve, or wall) shall go further than the distance from the rear wall of the house to the privacy wall. Cement used must be a color approved by the ACC. Screening must be charcoal with a white aluminum outline.
22. **Fences** are not permitted on lots adjacent to a lake. Fences are permitted on other lots but must be approved in advanced by the ACC. Fences installed between lots cannot be affixed to the neighbor's fence. Fences must be at least 1 inch from the house wall of the home next door. Fences may be not higher than 4 feet with a gate and no longer than 36 inches. Fences must be constructed with the same type of fencing as used between the homes.
23. Concrete curbing may be installed along the garden beds from the front of the home to the garage door and from the front door of the home to the side screen door in the Bedford's and the side sliding door in the Carmel's. Concrete curbing may not be used on the lawn side of the walk.

Passes by the Board of Directors of  
the Bedford's of St Lucie West HOA  
Secretary, Carolyn Schneider

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