

Baycrest Approved Standards –
5/20/21

Roofs

There are very specific standards for new roofs consisting of a 9-page document on construction and a Baycrest application which spells out the specific tiles that must be installed. This includes three specific tiles manufactured by Boral plus the grout color that must be used. Both documents are on the Baycrest website (www.baycrestonline.org). The construction guideline was last updated in 2017 and the tiles specifications in 2018. The application must be approved by Baycrest and Pelican Landing.

Virtually all roofs were replaced after Hurricane Irma except for two duplexes and two triplexes. Since we have attached villas, all owners must agree to put on a new roof covering the entire building since partial roof placements cannot be done.

Lanai Cages

Two lanai cage colors are acceptable. White was the original cage color. And Bronze colored cages were approved by the Board in 2021. New lanai cages must be approved by the Baycrest and PLCA DRC and must adhere to the Bonita Springs code. A permit is required, and the final cage/lanai construction must be approved by the Bonita Springs Community Development Department.

Exterior Paint

Baycrest set up a reserve for exterior painting of all units which is done every 8-9 years depending on condition. The most recent standard was approved by a resident vote in 2018 with Noel once again painting all the exterior and lanai walls. Additional paint was ordered by Baycrest for touch-ups.

Coach Lights

We do not have an approved coach light. The original coach light is no longer manufactured. The Board looked into several lights but did not select a standard. We approve homeowner requests provided they are the appropriate size/design.