

WATERFORD SOUND DESIGN GUIDE

INTRODUCTION

Waterford Sound recognized the strength, beauty and appropriateness of Gulf Coast vernacular architecture. The style originated when French, Spanish and British settlers developed solutions that were climatically responsive to the region.

The following guidelines and decisions of the Architectural Review Board (“ARB”) will insure a spirit of neighborliness.

SUBMITTALS

One design submittal is required. The first submittal shall be at the completion of Construction Documents. Documents for the Construction Document submittal shall be signed and sealed by a Florida registered architect.

DRIVEWAYS

Width shall be as approved by the ARB.

SIDEWALKS

Widths, materials, and configuration as approved by the ARB.

FENCING

Non-privacy and privacy fences, minimum 3’0” high to a maximum 6’-0” high are permitted in rear and side yards only. Corner lots may have the fence erected along both streets sides to enclose the back yard only. Fence design shall be picket type, shadow box, or stockade and may be natural wood or painted white and may be synthetic as specifically approved the by ARB. Blunt ends are not permitted. Gates, entrance trellis structures are permitted and encouraged. All fencing visible from the street (except corner lots) must be shadowbox so as to provide a uniform street view.

Fencing shall conform to building setback requirements. Design shall require approval of the Architectural Review Board (ARB). It will be reviewed for location, design, compatibility with the residence and neighbors and quality of construction.

Chain link, vinyl, exposed masonry, block, stucco and barbed wire are prohibited. Approved alternate fence materials are wrought iron and aluminum.

PORCHES

Covered porches are preferred on the street facing elevation.

Use of wood for porch decking is encouraged. Other material such as brick, tile or natural stone for porch floor finish is allowed. Plain, painted or textured concrete for deck is permitted.

EXTERIOR SIDING

Brick is the preferred exterior siding material.

Brick may be painted if approved by the ARB.

ROOFS

Acceptable materials are: authentic cedar shingle, architectural asphalt shingles, flat profile concrete tile, metal shingle and metal standing seam panel roofing profile.

ACCESSORY STRUCTURES

Guidelines for off-street parking, garages and accessory structures have formulated to insure that the pedestrian quality of the development is created and preserved.

Each residence shall provide a maximum of two (2) off street parking spaces (can include driveway), and all residences shall have a two-car garage. Garages must be attached and may be placed within the side yard setbacks only.

Other accessory structure setbacks for side and rear property lines and accessory structure height limits shall be in accordance with Santa Rosa County ordinances at a minimum. No requests for approval by Declarant of an ancillary or accessory structure (whether temporary or permanent) will be considered if the height of the structure is higher than fences surrounding the year yard or if the structure is reasonably visible from any street within 200 of the proposed structure.

EXTERIOR LIGHTING AND UTILITIES

Exterior lighting shall consist mainly of building-mounted lights adjacent to doorways. General illumination lights (floodlights) mounted at corner locations of buildings are prohibited.

Low-voltage light used to illuminate walkways may be used only if provisions for concealing the light sources from the street view are made.

Post mount lights shall be no greater than 10'-0" in height.

Fluorescent and high pressure sodium bulbs are prohibited in exterior applications and shall not be used in accessory structures, garages, and carports.

All utilities shall be underground.

LANDSCAPING

Site plans submitted to the Development Architect for review shall include landscaping plans that indicate location and type of existing and proposed vegetation, and all other landscaping elements including walkways, fountains, pools, detached decks, terraces, patios, arbors, and mailboxes. Mailboxes must be provided by an approved vendor and be an approved type and shall be integrated with the fence design.

Provisions shall be made for screening mechanical equipment and waste receptacle in order to prevent their visibility from the street.

The creating of artificial berms (mounds) and planting of non-indigenous material is prohibited.

ANTENNAS

Free-standing antennas and/or attached satellite dishes are permitted if not visible from the street while viewed from center-front of the residence. Satellite dishes and antennas affixed to the residence are discouraged. A satellite dish or antenna may be installed in the attic, crawl space, garage or other interior space of the house or garage so that it is not visible from the exterior. For corner and cul-de-sac lots satellite dishes are permitted if they would not be visible from the street in front of the residence while viewed from the center-front of the residence.

GARAGES

It is envisioned that all such garages will be either attached or detached garages so long as those garages fit within all applicable Santa Rosa County setback restrictions currently in force. Approval of any garage other than an attached garage in the side yard or a detached garage within existing Santa County setbacks shall require specific approval by the ARB, considering all factors it deems relevant in its discretion.

SQUARE FOOTAGE

Generally, it is expected that homes will be of approximately 1600-2400 square foot of heated and air-conditioned space on one or two floors. Houses that are smaller or large than this range shall require specific approval by the ARB, considering all factors it deems relevant in its discretion.

Section 2. **Procedures**. The plans to be submitted for shall include: (a) the construction plans and specifications, including all proposed landscaping; (b) an elevation or rendering of all proposed improvements; (c) site plan; and (d) such other items as the **ARB** may deem appropriate, which together shall constitute an "Application". The **ARB** may establish procedures for the review of Applications, including reasonable review costs and fees, if any, to be paid by the applicant.

Section 7. **Notification: Construction.** The **ARB** shall notify the applicant in writing of its decision within thirty (30) days of receiving a completed application. If approval or disapproval is not given within thirty (30) days, the application shall be deemed approved unless the applicant agrees to an extension. If approval is given or deemed to be given, construction of the improvements may begin. All construction must comply substantially with the submitted plans.

Section 4. **Temporary Structures.** No structure of a temporary character, mobile home, portable shed (including, but not limited to, sheds built on rock or concrete or similar foundations), tent, shack, gazebos or other such outbuilding (whether intended to be temporary or permanent) shall be permitted on any **LOT** at any time except as approved by the **ASSOCIATION**. This prohibition shall not apply to contractors' shelters used during the construction of the main dwelling, but such temporary shelters must be removed upon substantial completion of the construction except as otherwise approved by the **ASSOCIATION**. This prohibition shall not apply to contractors' temporary toilet facilities used during the construction of the main dwelling, but such temporary facilities must be completely shielded by lattice fencing from view of the road and removed upon substantial completion of construction. See **DESIGN CODE** for descriptions of temporary structures that may be considered for approval by the **ASSOCIATION**.

Section 8. **Driveways.** No driveway shall be constructed, maintained, altered or permitted to exist on any **LOT** if the driveway obstructs or impedes the flow of surface drainage in the area adjacent to the **LOT** or in the street right-of-way or any swale area adjoining or abutting the **LOT**.

Section 12. **Games, Pools, Play Structures, Fencing.** All play structures and sports goals shall be located at the rear of the dwelling, or on the inside portion of corner **LOTS** within the setback lines. No platform, doghouse, playhouse, or structure of a similar kind or nature, shall be constructed on part of a **LOT** located in front of the rear line of the residence constructed thereon, and any such structure must have prior approval of the **ARB**. No above ground pools are permitted. All in ground pools shall be constructed in the back yard of the residence constructed thereon, and any such structure must have prior approval of the **ARB** and feature reasonable safety features such as locks and covers. No fences shall be allowed in front yards except as otherwise specifically approved by the **ARB** and only those types and styles approved by the **ARB** may be installed in rear yards.

Section 14. **Construction.** During construction of a dwelling or other improvements upon a **LOT**, the **OWNER** shall be required to maintain the **LOT** in a clean condition, providing for trash and rubbish receptacles and disposal. Construction debris shall not be permitted to remain upon any **LOT**. All main structures constructed upon the **PROPERTY** shall be completed within one (1) year after commencement of construction, except where such completion is impossible due to strikes, fires, national emergencies, natural calamities, or unless waived in writing by the **ASSOCIATION**. The **ASSOCIATION** may, at its option, establish reasonable hours for construction activities so as the result in minimal disturbance to **OWNERS** of land adjacent to the **PROPERTY** subject to the construction. Any damage to roadways, right-of-ways, swales or plantings resulting from construction activities shall be corrected in a timely manner by the **OWNER** of the **LOT** upon which construction is undertaken.

Section 17. **Surface Flow.** No one shall change the natural contours of the land causing undue and harmful flow of surface water drainage to adjoining property owners.