

**Waterford Sound Declaration of Covenants,
Conditions, and Restrictions**

EXHIBIT A



**Waterford Sound Association
Architectural Review Board,
Design Code & Guidelines (Revision 2)
November 2021**

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INTRODUCTION

We recognize the beauty of Gulf Coast vernacular architecture and the Waterford Sound Community. In a planned community such as Waterford Sound, the question naturally arises as to how to maintain a harmonious feel as the community matures.

The DESIGN CODE & GUIDELINE (**DESIGN CODE**) objectives are to allow freedom for individual tastes, while maintaining the overall aesthetic tone of a vibrant, engaged, supportive and welcoming neighborhood. It attempts to provide common ground between private interests and the broader interest of the Waterford Sound Community as a whole.

As such, the Waterford Sound **DESIGN CODE** is intended to serve as a more consistent set of guidelines for **OWNERS** to plan exterior changes to their properties in Waterford Sound. The guidelines are developed to broaden and better understand the CERTIFICATE OF AMENDMENT AND THIRD AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WATERFORD SOUND (**CC&R**).

This document does not replace or supersede the current **CC&R**. The Waterford Sound **CC&R** are the legal and binding authority and take precedence over any of the following stated guidelines. For items not specifically mentioned in this document, please refer to the **CC&R**.

Please retain copy of this document as part of your permanent papers to refer to now and in the future.

ARCHITECTURAL REVIEW BOARD (ARB)

The Declaration in **ARTICLE VI** of the **CC&R** establishes an ARCHITECTURAL REVIEW BOARD (**ARB**) consisting of not less than three (3) persons and must include one (1) member of the **ASSOCIATION BOARD**. The **ARB** members shall be appointed annually by the **ASSOCIATION BOARD**. In the event of any resignation or vacancy, the **ASSOCIATION BOARD** may appoint a replacement. Until a replacement has been made, the remaining members of the **ARB** shall exercise the ARB'S authority. (ref. **CC&R Article VI Section 5. Architectural Review Board (ARB)**).

The **ARB** is charged with

- Maintaining forms and records,
- Conducting reviews of all Change Requests,
- Making site inspections of requested modifications (before and after if required),
- Render a decision to the requestor in writing (e-file) in a timely manner.
- Offering recommendations or changes to the **ASSOCIATION BOARD** with regard to the **DESIGN CODE**, and per the **CC&R**.

Exterior change, addition or alteration to any property is subject to approval by the **ARB** (ref. **CC&R Article VI, Section 1. Construction Subject to Review**).

The **ARB** has the exclusive right to approve or deny ARB requests, at its sole discretion. Absent an approval from the **ARB** the proposed alteration or improvement may not be commenced. **Do not commit to labor or materials until you have received this written approval.**

ARB decisions may be appealed to the **ASSOCIATION BOARD**. Please direct any questions regarding these guidelines to the ARB Director or a member of the **ASSOCIATION BOARD**.

Neither disapproval nor approval by the ARB shall constitute a basis for liability of the ARB or any member thereof for any reason, including in the event of approval, any failure of the plans to conform to any applicable building codes or any inadequacy or deficiency in the plans resulting in defects in the improvements (ref. CC&R Article VI, Section 6 Liability).

DESIGN CODE

The **EXHIBIT A** of the **CC&R** is referred to as the **DESIGN CODE** and is the applicable standard and guideline for construction and improvement in **LOTS**.

Each **OWNER**, by acceptance of title to a **LOT**, covenants to comply with the **DESIGN CODE**, as such amended **DESIGN CODE** exists on the date of purchase of such **LOT**.

The most recent **DESIGN CODE** shall be maintained on file with the **ASSOCIATION**.

Any further amendments to the **DESIGN CODE** may be made by decision of the **BOARD OF DIRECTORS** and shall thereafter be binding on all **OWNERS** acquiring ownership of a **LOT** subsequent to the date of such amendment. (ref. **CC&R Article VI, Section 9. Design Code**).

The Waterford Sound **ASSOCIATION BOARD** reserves the right to modify or amend the **DESIGN CODE** & associated guidelines from time to time as it deems desirable or necessary. (ref. **CC&R Article VI, Section 5.1 Modification of Design Code**).

REQUEST (APPLICATION)

The **ARB** considers whether or not the exterior change is in compliance with the **CC&R** for the Waterford Sound Subdivision and the **DESIGN CODE** Guidelines outlined in this document. The main objective of the **ARB** and these guidelines is to preserve and enhance property values in the community and to maintain a harmonious relationship among structures, vegetation, topography and the overall design of the community as outlined in the **CC&R** and this **DESIGN CODE**:

Complete the “**Change Request Approval Form**” and attach all required exhibits. Together the form and associated exhibits constitute a **REQUEST**.

- Obtain Change Request Approval Form from the community website, or contact the ARB Director.
- Include full details of the proposed change. If the change is structural, fencing, or grading; submit a sketch or plan and outline specifications. Be sure to include such information as type of material, size, height, color, location, etc. The inclusion of color samples (e.g., paint chips) is required, and relevant photographs/pictures are encouraged whenever possible.
- Provide a separate sketch of the location of the improvement as it relates to your house and lot if needed. If applicable, please provide a surveyed plot plan with exterior change clearly sketched onto it, and indicate the distance(s) of the exterior change(s) to the lot line of adjacent properties.
- Notification of your *adjacent neighbors* is extremely important. Verification is by acknowledging on your REQUEST. If a neighbor has concerns, they are encouraged to contact the **ARB** to articulate their concerns. For complex or large projects, it is highly encouraged to gain concurrence to the project plan with all neighbors that are immediately adjacent to the property.

Definition of *Adjacent Neighbors* – Any Waterford Sound property owner with whom you share a boundary, as well as any Waterford Sound property owner directly in front or behind your lot.

No REQUEST will be accepted for consideration if not submitted via the “Change Request Approval Form” and accompanied by all appropriate exhibits.

- **REQUEST** shall be emailed or delivered to the ARB Director. Incomplete **REQUEST** will require re-submittal with additional information.
- A (14) day **REVIEW** shall be allowed for **ARB**. The first day of review period shall begin after the date the complete application is received, accepted, and confirmed by the ARB Director or their representative.
- **REQUEST** accepted by the **ASSOCIATION BOARD** will be forwarded to the ARB for review.

It is the responsibility of the **OWNER** to ensure the **REQUEST** is received by the **ARB**. If the **ARB** has any questions, or needs clarification, the questions will be sent to you via email. When the final result has been determined, you will receive your official approval via e-mail.

ARB REQUEST REVIEW

The intent of the **ARB** and following guidelines are to continue to build a community that will allow freedom for individual tastes, while maintaining the overall aesthetic and cultural tone of a vibrant, engaged, supportive, welcoming neighborhood. Each **REQUEST** will be evaluated on its individual merits.

In general, the **ARB** shall, on majority vote of **ARB COMMITTEE**, approve or disapprove the **REQUEST** at its discretion, based on following: (**ref. CC&R Article VI, Section 3. Basis for Decision**)

- Validity of concept
- Scale: The nature, kind, shape, height, materials and location of the proposed change must relate satisfactorily to adjacent structures and its surroundings.
- Materials: Continuity is established by use of the same or compatible materials as used in the home.
- Color: Must be consistent with the neighborhood's color scheme (earth tones).
- Harmony with surrounding structures and topography.
- Workmanship: The quality of work must be equal to or better than that of existing structures.
- Project Completion / Timing

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

COMPLIANCE / APPEAL

1. **Non-Compliance:** If any construction is begun which has not been approved by the **ARB**, or the **ASSOCIATION BOARD**, or deviates substantially from the approved plans, constitutes a violation of the **ASSOCIATION CC&R** and may result in an action for specific performance, declaratory decree or injunction (**ref CC&R Article VI, Section 8. Enforcement**).
2. **Reports:** An **ARB** member may inspect projects in process and/or the community in general to identify violations although they are not required to do so.
The **ASSOCIATION** shall have an easement for itself, its officers, agents and employees, to enter into, upon or cross over any **PROPERTY** in the course of performing its rights and duties under this DECLARATION. (**ref CC&R ARTICLE V - Section 5. Association Rights**)
3. All **OWNERS** have the right and responsibility to bring to the attention of the **ARB** or **ASSOCIATION BOARD** any apparent violation of any provision of these guidelines or the **CC&R**. When the **ARB** or **ASSOCIATION BOARD** receives a violation report, a notification of a violation is made to the **OWNER** in order to identify the problem and work towards a resolution.
4. **Appeal:** Where an **OWNER** submits a **REQUEST** and it is disapproved (denied), the **OWNER** is generally entitled to reconsideration by the **ASSOCIATION BOARD** at an open meeting of the **ASSOCIATION BOARD**. (**Civ. Code § 4765(a)(5).**)
 - A written appeal to the **ASSOCIATION BOARD** within thirty (30) days after receipt of a notice of disapproval.
 - Date and time of the appeal is established by the **ASSOCIATION BOARD**, this is normally the next scheduled **ASSOCIATION BOARD** meeting. A majority decision of the **ASSOCIATION BOARD** is required to reverse an **ARB** decision.
 - However, if the initial disapproval of the **REQUEST** was made by the **ASSOCIATION BOARD** or a body that has the same membership as the **ASSOCIATION BOARD** at a duly held **ASSOCIATION BOARD** meeting, no reconsideration is required. (**Civ. Code § 4765(a)(5).**)
5. **Failure to Comply:** Should an **OWNER** fail to follow through on the agreed resolution, thirty (30) days after receiving a violation notice. The **OWNER** may be asked to attend a Due Process Hearing with the **ASSOCIATION BOARD** in order to determine the final resolution. Due process hearings may result in fines and/or the **ASSOCIATION BOARD** may take action on the **OWNER's** behalf, for which the **OWNER** would be financially responsible.

In the unlikely event an **OWNER** chooses, after sufficient warning, to ignore the **DESIGN CODE** and related Guidelines or the **CC&R**, and refuses to pay any associated fines, legal action may be undertaken to force that **OWNER** to comply. These are very serious steps, not to be taken lightly or ignored, and will be entered into only in the most extreme cases.

ARCHITECTURAL & DESIGN GUIDELINES

1. EASEMENTS

If any OWNER constructs any improvements or structure on the easement area shown on the Recorded Plats or landscapes such areas as aforesaid, the OWNER of the LOT shall remove the improvements, structures or landscape items upon written request of the ASSOCIATION. (ref. CC&R ARTICLE V – EASEMENTS Section 2. Utilities).

The ASSOCIATION shall have an easement for itself, its officers, agents and employees, to enter into, upon or cross over any PROPERTY in the course of performing its rights and duties under this DECLARATION. (ref CC&R ARTICLE V - Section 5. Association Rights)

2. DRIVEWAY & WALKWAY

- a. **REQUEST IS** required for construction or alteration of a driveway or walkway.
- b. Driveway or walkway must not obstruct 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 (ref. CC&R Article VII, Section 8 Driveways).
- c. In general, a minimum of one (1) foot clearance between side edge of sidewalk/driveway and parallel to property line shall be maintained.
- d. During construction, the OWNER shall be required to maintain the LOT in a clean condition, providing for trash and rubbish receptacles and disposal.
- e. Concrete extensions and pavers must complement the home's color scheme.

REQUEST Requirements:

- Plan view showing change or alteration (include dimensions),
 - Material(s) to be used,
 - Construction equipment, materials, should be delivered and placed entirely within the borders of your property and not stored on the street during your project.
 - Contractor's name and phone number if applicable.
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3. FENCES/RETAINING WALLS/HARDSCAPE BORDERS

- a. **REQUEST IS** required when adding, replacing, or painting a fence.,
- b. New fence design shall be natural treated picket type, shadow box, or stockade and may be stained a color compatible with the house.
- c. Chain link and vinyl fencing are not permitted.
- d. If horizontal supports are used, they must be on the inside of the fence (attractive side out).

- e. All fencing visible from the street must be shadowbox so as to provide a uniform street view and horizontal supports are used, they must be on the inside of the fence (attractive side out).
- f. Corner lots may have the fence erected along both streets sides to enclose the back yard only.
- g. No fences shall be allowed in front yards (**ref. CC&R Article VII, Section 12. Games, Pools, Play Structures, Fencing**).
- h. If fencing is to be placed on the property lines, it must be contiguous to your neighbors if a fence already exists, no double fencing between homes is allowed.
- i. Non-privacy and privacy fences, minimum 3'0" high to a maximum 6'-0" high, are permitted in rear and side yards only.
- j. Fencing is recommended to be at least 6" inside of the property line.
- k. Fencing shall conform to building setback requirements.
- l. All fences should be maintained regularly and replaced as necessary.
- m. **REQUEST IS** required if shrubbery is planted in a row which creates a natural fencing or barrier between properties. The applicant is responsible for the maintenance and encroachment of live shrubbery.
- n. **REQUEST IS** required for retaining walls, and hardscape borders.
- o. During construction, the OWNER shall be required to maintain the LOT in a clean condition, providing for trash and rubbish receptacles and disposal.

REQUEST Requirements:

- Sketch of plan view showing property, house relative to proposed fence, wall, border (include approximate dimensions),
- Material(s) to be used, including color if stained or painted,
- Construction equipment, materials, should be delivered and placed entirely within the borders of your property and not stored on the street during your project.
- Contractor's name and phone number if applicable

4. DECK / PATIO

- a. **REQUEST IS** required for Deck and Patio additions & alterations.
- b. Decks may not exceed width of the house.
- c. The structure should be consistent with the size of your home and yard and must not be unduly out of proportion with the rest of your home.
- d. Must not obstruct or impede 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 (ref. CC&R Article VII, Section 8 Driveways).
- e. During construction, the OWNER shall be required to maintain the LOT in a clean condition, providing for trash and rubbish receptacles and disposal.

REQUEST Requirements:

- Sketch of plan view showing property, house relative to proposed deck or patio (include approximate dimensions),
 - Material(s) to be used, including color if stained or painted,
 - Construction equipment, materials, should be delivered and placed entirely within the borders of your property and not stored on the street during your project.
 - Contractor's name and phone number if applicable
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5. PORCH / ENCLOSURES

- a. REQUEST **IS** required for Deck and Patio additions & alterations.
- b. During construction, the OWNER shall be required to maintain the LOT in a clean condition, providing for trash and rubbish receptacles and disposal.

REQUEST Requirements:

- Sketch of plan view showing property, house relative to proposed porch or enclosure (include approximate dimensions),
 - Type porch or enclosure and material(s) to be used,
 - Construction equipment, materials, should be delivered and placed entirely within the borders of your property and not stored on the street during your project.
 - Contractor's name and phone number if applicable
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6. EXTERIOR PAINTING

- a. REQUEST **IS** required for all exterior painting projects that include a **change** from existing colors.
- b. On the application, explain (in detail) for each paint color: the manufacturer, the sheen and the location where the color will be applied.
- c. Primary and trim colors should be consistent with the community (earth tones).
- d. The committee reserves the right to further designate an official color palette and color scheme for the neighborhood.
- e. During construction, the OWNER shall be required to maintain the LOT in a clean condition, providing for trash and rubbish receptacles and disposal.

REQUEST Requirements:

- In detail, for each paint color: give the manufacturer, the sheen and the location where the color will be applied.
- Provide paint swatches
- Contractor's name and phone number if applicable

7. EXTERIOR SIDING

- a. REQUEST **IS** required if new brick is to be added.
- b. REQUEST **IS** required if it is to be painted.
- c. During construction, the OWNER shall be required to maintain the LOT in a clean condition, providing for trash and rubbish receptacles and disposal.

REQUEST Requirements:

- Sketch of plan view showing property, and house, structure to be bricked.
 - Elements of brick design and installation
 - If painting, in detail, for each paint color: give the manufacturer, the sheen and the location where the color will be applied.
 - Construction equipment, materials, should be delivered and placed entirely within the borders of your property and not stored on the street during your project.
 - Contractor's name and phone number if applicable
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8. ROOFS

- REQUEST **IS** required when replacing a roof.
- Acceptable materials are: architectural asphalt shingles.
- During construction, the OWNER shall be required to maintain the LOT in a clean condition, providing for trash and rubbish receptacles and disposal.

REQUEST Requirements:

- Include shingle type, manufacturer, rating and color with sample.
 - Construction equipment, materials, should be delivered and placed entirely within the borders of your property and not stored on the street during your project.
 - Include contractor's name and phone number if applicable.
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9. ACCESSORY STRUCTURES (ref. CC&R Article VII, Section 4 Section 4. Temporary Structures)

- a. 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 ARB (**ref. CC&R Article VII, Section 4 Temporary Structures**).

- b. 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.
 - c. No ancillary or accessory structure (whether temporary or permanent) is allowed if the height of the structure is higher than fences surrounding the yard.
 - d. Structure cannot be reasonably visible from any street within 200 of the proposed structure.
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10. FLAG – FLAG POLES

- a) REQUEST is **NOT** required for one flagpole, not to exceed two inches in diameter and sixty inches long may be mounted on the front of the house or garage (**ref. CC&R Article VII, Section 13. Seasonal Decorations, Flags**). Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag.
- b) Flags are not to exceed 4 1/2 feet by 6 feet, and are allowed only when flown from holders attached to the front of the house.
- c) REQUEST **IS** required for free standing flag poles and must follow Section 720.304 of the State of Florida governing HOA's.
- d) Lawn flags are not allowed.
- e) Under no circumstances are flags with obscene or inappropriate wording or images be allowed.
- f) Flags displayed must be maintained and worn flags should be disposed of properly.

REQUEST Requirements:

- REQUEST for free standing flagpole shall show plan view of property and location of pole.
 - Shall include description, manufacturer of flagpole.
 - Contractor's name and phone number if applicable
 - During construction, the OWNER shall be required to maintain the LOT in a clean condition, providing for trash and rubbish receptacles and disposal.
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11. LAMP POSTS and EXTERIOR LIGHTING

- a. REQUEST **IS** required for lamp posts, exterior lighting, and pathway lighting.
- b. Exterior lighting shall consist mainly of building-mounted lights adjacent to doorways.
- c. REQUEST is **NOT** required for general landscaping lights.
- d. General illumination lights (floodlights) mounted at corner locations of buildings are prohibited if the light will cause nuisance.
- e. Low-voltage light used to illuminate walkways may be used only if provisions for concealing the light sources from the street view are made.
- f. Post mount lights shall be no greater than 10'-0" in height.
- g. All utilities shall be underground.

REQUEST Requirements:

- Shall include description, manufacturer of lamp post and relative location on lot and to house/drive, street and easement.
 - Contractor's name and phone number if applicable
 - During construction, the OWNER shall be required to maintain the LOT in a clean condition, providing for trash and rubbish receptacles and disposal.
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12. LANDSCAPING

- a. REQUEST is **NOT** required for most plantings (i.e., grass/plants/shrubs) or biodegradable landscaping treatments (i.e., mulch) as long as the existing landscape scheme is maintained.
- b. If in doubt, please submit a REQUEST.
- c. REQUEST **IS** required for "large" gardens or specialty gardens.
- d. Homeowners are encouraged to keep all gardens well maintained. Vegetable gardens should be confined to the rear of the home.
- e. REQUEST is **NOT** required for seeding, replacement of turf grass.
- f. REQUEST **IS** required for significant changes to the existing landscape scheme such as building of mulch beds, retaining walls, etc.
- g. No one shall change the natural contours of the land causing undue and harmful flow of surface water drainage to adjoining property owners.

REQUEST Requirements:

- REQUEST for significant landscape change shall include a plan view showing the outline of landscaping and contents including borders, trees, large shrubs or bushes.
 - Construction equipment, materials, mulch, pavers, etc. should be delivered and placed entirely within the borders of your property and not stored on the street during your project.
 - Contractor's name and phone number if applicable.
 - During construction, the OWNER shall be required to maintain the LOT in a clean condition, providing for trash and rubbish receptacles and disposal.
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13. LAWN ART (WATER FEATURES etc.)

REQUEST for permanent (or semi-permanent – "lasting longer than 30 days") yard features that will be visible from the street is required.

REQUEST Requirements:

- REQUEST for yard feature shall include a description of feature and a plan view showing the feature relative to house, easements.

- Contractor's name and phone number if applicable.
 - During construction, the OWNER shall be required to maintain the LOT in a clean condition, providing for trash and rubbish receptacles and disposal
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14. MAILBOX

- a. REQUEST is **NOT** required for replacing mail box given:
 - b. One uniform mailbox was provided to each homeowner within the Waterford Sound community when the home was first constructed.
 - c. It is the responsibility of the homeowner to maintain the integrity of the mailbox and structure.
 - d. If mailbox is to be replaced, it should be of same size and construction.
 - e. REQUEST is required for any permanent alteration in the exterior appearance of any mailbox.
 - f. To assist mail carriers and first responders, homeowners shall place the house number on both sides of the mailbox.
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15. ANTENNAS

- a. REQUEST is **NOT** required for antennas given:
 - b. Free-standing antennas and/or attached satellite dished are not visible from the street while viewed from center-front of the residence.
 - c. Satellite dishes and antennas affixed to the residence are discouraged (if possible, install in the attic, crawl space, garage or other interior space of the house or garage so that it is not visible from the exterior).
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16. ANIMALS, HABITATS

- a. No animals, livestock or poultry of any kind shall be raised, bred or kept on any LOT, excepting dogs, cats or other household pets which may be kept, provided such pets do not cause an unreasonable disturbance or annoyance to neighbors/community.
- b. Dog pens and dog runs are not permitted. **(CC&R Article VII, Section 6. Animals)**
- c. Unattended dogs should not be left chained or tethered for long periods of time.
- d. It is requested that all pet owners, out of respect for their neighbors (and to follow municipal laws), be responsible and pick up their pet's waste and walk their pet on a leash when off their property.
- e. No pet shall be allowed to roam free and shall be on leash or similar means of control at all times when off their property.

- f. Resolving animal disturbances (such as barking, animal waste) is not the responsibility of the HOA Board. Homeowners are advised to resolve disturbances with their neighbors, document all incidents, and if necessary, request an HOA Board Member to mediate the conversation. If efforts to resolve barking disturbances amicably have failed complete and submit a pet disturbance log affidavit to Santa Rosa County Animal Services.
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17. SEASONAL DECORATIONS

- a. REQUEST is **NOT** required for holiday decorative lights and are pre-approved from Thanksgiving through January 15.
 - b. Other seasonal decorations are approved two weeks before the event until two weeks after the event.
 - c. All holiday lighting should be removed upon conclusion of holiday or other special event as outlined above.
 - d. Decorations with sound must be turned off at a reasonable time (8:00 PM) and must not be so loud as to disturb your neighbors.
 - e. While holiday decorations do not have to be approved, the ARB reserves the right to take action listed in Article VI in the CC&R.
 - f. Consideration of neighbors should be exercised when decorating for any occasion.
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18. GRADING – SURFACE FLOW

- a. REQUEST is required for major changes to the topography of your lot, including but not limited to: lot clearing, tree removal, addition or removal of fill, etc.
 - b. No one shall change the natural contours of the land causing undue and harmful flow of surface water drainage to adjoining property owners. (**ref. CC&R Article VII, Section 17 Surface Flow**).
 - c. Neither the ASSOCIATION BOARD nor the ARB accepts any liability for any damaged caused by such grading action, whether approved by the ARB or not.
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19. PLAY EQUIPMENT

- a. No platform, playhouse, or structure of a similar kind or nature, shall be constructed on part of a LOT located in front of the residence constructed thereon, and any such structure must have prior approval of the ARB (**CC&R Article VII, Section 12, Games, Pools, Play Structures, Fencing**).
- b. Such items shall be located in the rear yard behind the house and at least 10 feet from any neighbor's property line (**CC&R Article VII, Section 12, Games, Pools, Play Structures, Fencing**).
- c. Permanent skateboard, bike, and other types of recreational ramps are not allowed.

20. BASKETBALL GOALS

- a. Basketball goals shall not be attached to the house or garage.
- b. Portable goals are allowed but must be removed daily to unseen storage (ie garage).

21. POOLS, SPAS and HOT TUBS

- a. Above ground swimming pools are not permitted.
- b. REQUEST is required for all in ground pools, spas, hot tubs, & related structures must have prior approval of the ARB.
- c. Pool spas, hot tubs, & related structures shall be constructed in the back yard of the residence.
- d. Pools must have reasonable safety features such as locks and covers (**ref. CC&R Article VII Section 12. Games, Pools, Play Structures, Fencing**).
- e. Pumps and motors for pools and related equipment shall be screened and located inside the fence.
- f. Pools shall comply with all local and state safety codes and requirements.
- g. REQUEST is required for Spas and Hot Tubs.

REQUEST Requirements:

- REQUEST for pool or hot tub shall include a plan (plat) view showing pool, description of pool, walkways, patio (is applicable).feature and a plan view showing the feature relative to house, easements.
- A plan for access to rear of home with materials and equipment shall be provided and such plan shall be communicated to neighbors and must have their approval.
- Construction equipment, materials, mulch, pavers, etc. should be delivered and placed entirely within the borders of your property and not stored on the street during your project.
- Contractor's name and phone number.
- During construction, the OWNER shall be required to maintain the LOT in a clean condition, providing for trash and rubbish receptacles and disposal

22. SIGNS

- a. REQUEST is required for any sign.
- b. Prohibited signs are:
 - i. Permanent sign of any kind (**CC&R Article VII, Section 11**).
 - ii. Temporary sign displayed to the public view on any LOT except one sign of not more than six by eighteen inches, stating the name of the OWNER of the LOT and address. (**CC&R Article VII, Section 11**).
 - iii. For Rent/Lease (**CC&R Article VII, Section 11**).

- iv. Political signs.
 - c. A single real Estate “For Sale” sign of not more than six square feet. Artificial lighting or illumination of the sign is not permitted.
 - d. “Open House” signs are permitted only during the hours that the premises are open. This includes all such signs anywhere within the borders of Waterford Sound, its entrances and streets, but not located on the property of another homeowner without his or her permission.
 - e. Occasional signs for birthdays, graduation, anniversary, etc. are approved three days before the event until three days after the event. Homeowners must keep signs within their property line and ensure signs will not cause any nuisance.
 - f. REQUEST is **NOT** required for small security signs.
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23. STREET RIGHT OF WAY - OBSTRUCTION

- a. Both Waterford Sound and FL-DOT prohibit placement of any obstructions in the street right-of-way. Such barriers include posts and/or chain/rope, blocks, stones, fences, or hedges of any kind, any form of large shrub/tree planting or bed, construction materials, dirt piles, construction debris.
 - b. Construction equipment, materials, mulch, pavers, etc. should be delivered and placed entirely within the borders of your property and not stored on the street during your project.
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24. SOLAR COLLECTORS

- a. REQUEST is required prior to installation (required for consideration during installation).
 - b. Solar collectors should be installed to be as inconspicuous as possible.
 - c. Collectors must not rise above the roof peak.
 - d. Collectors must be attached only to the roof, not free standing, or ground mounted.
 - e. Every effort must be taken to camouflage the plumbing and supports for the collectors.
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25. TEMPORARY MARKING FLAGS

When installing and/or marking landscaping, irrigation systems, invisible dog fences, or other items with temporary flags, such flags must be removed within a reasonable time following installation (not to exceed 90 days).

26. TRASH RECEPTACLES

All garbage cans and recycle bins shall be stored suitable hidden, behind fencing or in the garage, or screened (by evergreen shrubbery or approved structure) to minimize visibility from the street.

27. TREE REMOVAL

Except in cases of an emergency situation that does not permit delay, no living tree larger than 6" in diameter at a point measured 3' off the ground shall be removed from any Lot without prior ARB approval. Re-planting to replace lost trees is encouraged.

28. STORAGE

- a. Lawn mowers, trash and recycling containers, garden equipment, grills, and any other large items should be stored in a home's garage. The aim is to eliminate the possibility of runaway outdoor storage which could create a visual and aesthetic eyesore for the community.
 - b. If there is no possibility to storing items in garage, then items should be placed in rear of home and suitable screening will be required.
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29. GARAGE DOORS

- a. REQUEST IS required for garage door replacement, painting & alterations.
 - b. During construction, the OWNER shall be required to maintain the LOT in a clean condition, providing for trash and rubbish receptacles and disposal.
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30. PARKING

Overflow parking should be used on a temporary basis, usually 1-3 days, after the garage and driveway have been utilized to full capacity. Any extended use, such as over 5 days, should be reported to the HOA Board in order to avoid any abuse, conflicts or misunderstandings.

This need for additional parking seems to occur when residents have a number of relatives or friends visiting or during a special event.

All existing HOA parking rules remain in effect. We all need to work together to address our limited parking situation. The following areas have been designated for overflow parking usage:

1. **Coast Court southwest cul-de-sac.** 2 parking spaces on the south edge of the cul-de-sac. Please do not block any driveways.

2. **Coast Court southeast cul-de-sac.** 3 parking spaces on the south edge of the cul-de-sac. Please do not block any driveways.
3. **West End of Triton Drive.** 2 parking spaces, one each on the north and the south side of the road, outside of the second white road line (as not to block the usage of the basketball court)
4. **Triton Drive cul-de-sac.** 2 parking spaces on the south edge of the cul-de-sac. This area has a small parking lot that can also be used for overflow parking.
5. **Brantley Drive cul-de-sac.** 2 parking spaces on each side of the basketball goal.
6. **South End of Waterford Sound Blvd.** - 4 parking spaces no further than even with the lift station (as to not interfere with the use of the basketball court)
7. **Hidden Cove Court** - 1 parking space on the west side and 1 on the east side of the cul-de-sac.
8. **Waterford Sound** - 2 parking spaces on West side of the street before the bridge (halfway between Coast Court and Triton)