

# Waterwood Estates

## Design Standards

The Waterwood Community  
Association, Inc.

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# ARTICLE I - POLICIES AND PROCESS

## 1.1 PHILOSOPHY OF DEVELOPMENT

- 1.1.1. Waterwood Estates is a waterfront community of spacious home sites located on Cow Bayou. Many lots back up to water through a system of canals and a lake. All homes are located on quiet residential streets ending in cul-de-sacs. The architectural review process will encourage a consistency in character and quality of all the homes developed, while promoting variety and individuality in specific home designs. They will also encourage a strong visual sense of "community" in the streetscapes front yards. Only high quality in architecture and landscape design will be approved in order to create a context in which individual tastes are not sacrificed, but blended in a way that overall property values will be protected. To accomplish these goals, protective Covenants and these Standards have been established. The design concept and these Standards for Waterwood Estates are based on a synthesis of the best features of several other successful communities. These Standards have been developed in order to provide each homeowner the maximum protection for, and assurance of, the longevity of their investment.

## 1.2 AUTHORITY TO ESTABLISH STANDARDS AND CONDUCT DESIGN REVIEW

- 1.2.1 THE COVENANTS: The General Covenants establish the authority of the Declarant (Developer) and Association Board of Directors to create design standards and maintain a Waterwood Architectural Control Committee. These Standards have been written not only to establish rules that guide design and construction, but also to define and establish the basis and reasoning for those rules, and to assist the builder and homeowner in understanding the rules by providing illustrations and explanations of requirements where helpful.
- 1.2.2 The Architectural Control Committee: The Waterwood Architectural Control Committee (ACC) has been established to implement these Standards. Although the Standards contain a listing of specific requirements to be followed, the very nature of design is an individualistic process. Consequently, the responsibility of the ACC is to interpret the goals of the community and these Standards as they relate to each design submittal.

## 1.3 THE WATERWOOD ESTATES DESIGN GOALS

- 1.3.1 The rules and criteria developed in this book are all based on the following general design goals of Waterwood Estates. The Waterwood Architectural Control Committee (ACC) will also use these goals as the basis for review of any improvement that is not otherwise addressed by more specific criteria in this book.
- a) GOAL #1 - PRESERVE ENVIRONMENTAL QUALITY: Approval for clearing and alteration of existing lots shall be made only for approved structures, site improvements, landscaping, and access, and may not be performed in a manner that will result in erosion of soils, excessive water runoff, discharge of wastes into the soils or waters, stagnation or standing water, or substantial removal of indigenous vegetation.

- b) **GOAL #2 - CREATE A BALANCE OF COMMUNITY AND PRIVACY:** Each structure or site improvement shall be sited to create a proper setting within each lot, consistent with the density and setbacks of the community, so as not to unduly restrict the view, light, or breeze to or from neighboring properties, and so as not to compromise the privacy of any other lot below the general level enjoyed by other members of the community.
- c) **GOAL #3 - ENCOURAGE CONTEXTUAL DESIGN:** Every structure shall be of a size and use that is consistent with the standards applicable to that section of the community. All structures and site improvements shall be designed in styles, shapes, sizes, spacing, and colors to be of good proportions, well balanced, and appropriate to this community.
- d) **GOAL #4 - MAINTAIN HIGH APPEARANCE STANDARDS:** All improvements to any lot in a neighborhood shall meet minimum standards of design and material quality consistent with the level of quality established for that neighborhood. The exterior of each structure shall consist of a vocabulary of materials, products, and assemblies that are harmonious with each other, consistent and supportive of the architectural style, and appropriate to the general appearance characteristics of the community.

1.3.2 **INTERPRETATION BY ACC:** The ACC shall judge compliance with these policies in questions of appearance, aesthetics, or infringement by design upon the rights of other residents. The ACC reserves the right to require modifications to proposed designs including deletion, addition, or relocation of design elements in order to achieve compliance with these policies.

1.3.3 **AMENDMENTS AND DELETIONS:** The Waterwood Architectural Control Committee reserves the right to modify, add to, or delete from any specific section of the Waterwood Standards from time to time. All changes must be ratified by the Board of Directors prior to incorporation into these Standards.

## 1.4 RESPONSIBILITY FOR OBTAINING APPROVALS

1.4.1 **PROPERTY OWNER IS RESPONSIBLE:** Each property owner within Waterwood Estates is responsible for his or her property's compliance with these Standards. Any proposed improvements to be made to that property may affect that compliance, and the Covenants require that the Owner obtain approvals from the Association prior to making the improvements, in order to maintain compliance. This is true regardless of whether or not the work is being performed by the Owner directly or by a Contractor.

1.4.2 **PROPERTY OWNER TO COMPLY WITH OTHER LAWS:** In addition to approvals from the Association, other approvals and permits may be required by the County, such as a building permit. It is not the responsibility of the Association, the ACC, or the Developer, to obtain any other permits for you, nor to provide any guarantees or waive any legal requirements for compliance with any state or county law, with the Declaration or with these Standards.

## 1.5 PREPARATION OF SUBMITTALS

1.5.1 **SUBMITTALS TO BE COMPLETE AND ACCURATE:** Submittals prepared for consideration by the ACC need to be complete and accurate. Submittals for design review must include drawings prepared as described below. The ACC may require that color chips accompany color applications. All requested information on the application forms needs to be furnished. The ACC will reject applications that are incomplete or inaccurate.

1.5.2 **SUMMARY OF SUBMITTAL REQUIREMENTS:** Proper submittals include drawings that are neat, accurate, drawn to scale, and with sufficient detail to adequately explain the entire design. Insufficient explanation of a design, including all visible details, is cause for rejection of an application. The ACC, at its discretion, may accept plans that are marked-up in red with late changes to design features. However, the ACC may require that the marked-up sheets be corrected, revised, and re-submitted. As a minimum requirement, two (2) copies of each of the following drawings shall be submitted:

**NEW HOMES:** Site Plan

Foundation Plan

Floor Plans

All Exterior Elevations (Show actual ground level. Indicate finish materials.)

Exterior Color Selection (submit with New Home application)

Preliminary Landscaping Plan (submit with New Home Application)

**ADDITIONS:** Site Plan - showing addition location, distances to property lines and tree(s) if any, to be removed. Show any changes in landscaping.

Floor plan(s) of Addition

All Exterior Elevations of Addition including existing house. (Show finish materials).

**ACCESSORY STRUCTURES:** Site Plan - showing location of new structure and existing house, with distances between each, distances to property lines, and tree(s) if any to be removed. Structures built over water shall show the dimensions of the extension into waterways.

Floor Plan(s)

All Exterior Elevations (Show finish materials).

**OTHER SITE IMPROVEMENTS:** Site Plan - showing location of improvement, existing structures, distances to property lines, tree(s) if any to be removed.

Plan of Improvement (ex: deck, patio, swimming pool, etc.)

**FENCES:** Site Plan - showing location, extent of fence, and tree(s) if any to be removed.

Drawing of fence with heights, materials and sizes identified.

**HOUSE COLORS:** For changes to existing house colors, submit application form with manufacturer's names and color names. Submit color chips with application.

1.5.3 **MINIMUM SCALE OF DRAWINGS:** Site plans shall be drawn to scale (min. 1"= 20'-0"). Drawings of structures, houses, or other improvements shall be drawn to scale (min. 1/8"= 1'-0").

1.5.4 **SUBMITTALS KEPT FOR RECORD:** Submittals are kept on file for a record of approved designs. Therefore, submitted drawings should be copies of originals, not the originals themselves.

## 1.6 **REVIEW MEETINGS**

1.6.1 The ACC reviews plans for new houses, modifications, additions and accessory buildings in regular monthly meetings. Contact the Chairman for meeting times and dates. At those times the ACC reviews all requests submitted on the appropriate application forms together with their supporting drawings and information. Application forms are available from the Chairman. To be included on the agenda, applications must be submitted at least 30 days before the meeting.

## 1.7 REVIEW BASIS

- 1.7.1 The ACC bases its review of each application on its interpretation of the Covenants and these Standards and on the graphic and written information presented. Due to time constraints, ACC review of all applications occurs without personal presentations by the applicants. Therefore, it is incumbent upon the applicant to provide sufficient and accurate information to the ACC for proper consideration. If, in the applicant's opinion, extenuating circumstances exist which would justify a variance from stated guidelines, this information should be presented with the application.

## 1.8 APPROVALS

- 1.8.1 An application is approved by a majority vote of a quorum when notice is given to the applicant in writing by the ACC or its designated representative. No verbal approvals are given. The ACC may issue any of the following four decisions:

**"Approved"**: means approved as submitted.

**"Approved with Limiting Conditions"**: means approved only if stated conditions in the approval letter are met.

**"Not Approved"**: means not approved for construction. Reasons for disapproval will be given in writing. The ACC may also provide suggestions for revisions but does not provide design solutions. A disapproval action requires a re-submittal by the applicant for review before any approvals can be given.

**"Preliminary Review"**: means a review of early design drawings to give the applicant direction as to what the concerns of the ACC are likely to be regarding that design. Comments are given to the Applicant but no approval to proceed is granted without ACC review of a complete submittal in accordance with the above requirements.

## 1.9 APPEALS

- 1.9.1 **APPEALS TO THE ACC**: Should an application be denied on the basis of the Covenants or Standards, and the applicant feels that the submittal was misinterpreted or that there are extenuating circumstances which should qualify them for an exception from these requirements, they may contact the chairman of the ACC to discuss it. If the chairman agrees that a second review is in order, the application will be placed back on the agenda for the next meeting.
- 1.9.2 **APPEALS OF AN ACC ACTION TO THE BOARD**: If an applicant feels that he or she has been unfairly denied approval by the ACC, an appeal may be filed with the Board of Directors by contacting the Chairman of the ACC or the president of the Board of Directors.

## 1.10 CONSTRUCTION CHANGES

- 1.10.1 All construction must be completed in accordance with the application and the plans as approved. Exterior changes to the subject property must receive prior written approval by the ACC. Applicants requesting design change approvals should consult with the ACC to determine if additional plans and specifications are required.

## ARTICLE II - INDIVIDUAL LOT DEVELOPMENT STANDARDS

### 2.1 CLEARING AND LOT PREPARATION

2.1.1 GOVERNMENT ENVIRONMENTAL REQUIREMENTS: Applicants must comply with appropriate county, state, and federal environmental laws governing wetlands which may be part of a lot.

#### 2.1.2 SITE CLEARING, CUTTING OF TREES

- a) INITIAL CLEARING - GENERAL: The entire lot shall be cleared of poisonous vegetation, debris, underbrush and dead trees. Tree stumps shall be removed or cut at grade in a manner to conserve remaining trees. Cleared material may not be dumped on other sites or common areas within the Community. The ACC may require the removal of additional vegetation or dead trees which is considered obnoxious or unsightly when visible from the street.
- b) INITIAL CLEARING OF TREES: The ACC encourages the saving of mature trees where possible. Saving trees in groups is also encouraged. Trees shall be cleared to permit the proper grading and planting of a finished yard as specified elsewhere in these Standards. Trees which measure at least 6 inches in diameter at a point 12 inches from the ground must have approval before being removed. See Restriction 21.

#### 2.1.3 GRADING AND EROSION CONTROL

- a) PREVENT EROSION DURING CONSTRUCTION: Erosion control devices shall be installed prior to construction. Any mud or silt runoff onto adjoining properties, streets, or into waterways, shall be immediately stopped and removed.
- b) GRADING FOR DRAINAGE: Where necessary, grade site to direct water away from residence and prevent ponding or standing water, or poorly drained areas. Do not direct new drainage across adjacent properties.
- c) PILES OF DIRT OR DEBRIS must be leveled within 30 days to avoid unsightliness.
- d) MANDATORY BULKHEAD CONSTRUCTION (WATERFRONT LOTS): On waterfront lots, bulkheads shall be constructed to the Standards defined herein (see paragraph 2.3) within 18 months of the closing date on the lot, and prior to construction on the lot.

#### 2.1.4 CONSTRUCTION SITE MANAGEMENT

- a) TRASH CONTAINMENT: A trash containment area shall be provided on each site during construction. Trash shall not be dumped nor allowed to be blown onto other sites or on common areas within the Community. Concrete truck washout shall be contained on the construction site.
- b) HAZARDOUS AND TOXIC WASTE: No petroleum based products or other potentially hazardous or toxic substances may be disposed of on any lot, any storm drain, any drainage ditch, stream or lake within the properties.
- c) PORTABLE RESTROOMS: During construction of new homes, portable restroom facilities must be provided and maintained.

## 2.2 MINIMUM REQUIRED IMPROVEMENTS TO LOTS

2.2.1 MINIMUM REQUIRED IMPROVEMENTS: The following minimum improvements will be required on each developed lot in Waterwood Estates:

- a) BULKHEAD (WATERFRONT LOTS): Every waterfront lot shall have a bulkhead constructed within 18 months of closing on the lot, and prior to construction of any lot improvements.
- b) HOUSE: Any development or improvement of a lot in Waterwood Estates must include as part of the initial approval, a single family house which meets the minimum standards in this document, including any neighborhood addenda.
- c) PAVED DRIVEWAY AND WALK TO FRONT DOOR: All lots developed in Waterwood Estates will include a paved concrete driveway, and a walk to the front door, in accordance with pavement standards specified in this document.
- d) MONUMENT BASE AND STREETLIGHT WITH HOUSE NUMBERS: All improved lots in Waterwood Estates must have a front yard post lamp wired to be on during dark hours, utilizing a photo cell on/off control. Post lamp designs are specified in Section 2.8 of these Standards.
- e) FINISHED AND LANDSCAPED YARD: Every improved lot shall be landscaped within 6 months. Grass shall be installed within 90 days.
- f) MAILBOX: Approved masonry or stucco mailbox to match the house.

2.2.2 OPTIONAL ADDITIONAL IMPROVEMENTS: Many other additional improvements may be made to properties in Waterwood Estates *after the minimum required improvements have been approved and installed*, and in accordance with appropriate standards in this document. If a particular desired improvement is not specifically addressed in this book, contact the Chairman of the ACC to determine what submittals are required.

## 2.3 REQUIRED BULKHEAD DESIGN AND CONSTRUCTION ON WATERFRONT LOTS

2.3.1 WHERE REQUIRED: Bulkheads are required to be constructed along the entire perimeter of any lot that forms the shore of a canal, lake, or bayou.

2.3.2 REQUIRED DESIGN AND CONSTRUCTION: (See *Illustration 2.3.2* in Appendix A.) A typical timber bulkhead design is shown in detail on attachment titled Required Bulkhead Design. It is shown for graphic representation of what is considered a typical bulkhead for Waterwood Estates and represents minimum design requirements only. The bulkhead illustration should not be considered as an engineered design, not should it be represented as being appropriate for all given circumstances or conditions that may occur. Proper construction procedures shall be followed at all times in the driving and placing of bulkheading. Furthermore, care should be taken to insure that damage does not occur to or result from the driving procedures of the piles or the sheet piling used in the bulkhead. Any piling so damaged will be removed and replaced.

All bulkhead sheet piling shall be driven at least fifty percent (50%) of its length below the mud line. A suitable filter cloth shall also be placed the entire length and height of the bulkhead prior to backfilling. All bulkheads shall be constructed with tie-back anchor rods. Such rods shall be a minimum 3/4 inch diameter galvanized steel spaced on maximum five (5) feet centers. Rods shall be continuous without lap welds, couplings, or turnbuckles. Deadmen will be placed



horizontally behind bulkhead a minimum distance of one and one half (1 1/2 ) times the sheet pile length. Deadmen will be a minimum 6"x 6"x 6' long. Two (2) piles can be tied back to each deadman. One (1) anchor pile 8" x 10' long will be driven in front of each deadman. All lumber shall be of .60 CCA retention as a minimum. The outboard piling at the face of the bulkhead will be driven a minimum of two (2) feet below the bottom of the timber sheets on maximum five (5) feet spacing. Sheet piling shall be a minimum of two (2) inch thick tongue and grooved sheeting. Timber wales are to be placed outside of sheet piling at a minimum of two locations: One at the top of sheet piling and the other at 2/3 of the distance from the top to the mud line. Wales are to be placed behind water piles as shown in illustration. Three wales will be required when exposure of wood exceeds six (6) feet above the mud line. All nails, screws bolts, and washers used in construction of the bulkhead shall be galvanized. If backfill is placed behind the bulkhead, a granular non expansive fill (sand) is recommended. Fill will be placed vertically to prevent any undue stress on bulkhead.

### 2.3.3 BULKHEAD MATERIAL SPECIFICATIONS:

PILING: No less than .60 CCA (ALT. 2.5 SALTWATER) .

No less than 6" x 6" x 14'

Spaced on 5' center.

STRINGERS - OUTSIDE : No less than .60 CCA (ALT. 2.5 SALTWATER) .

No less than 3" x 8" rough.

Placed no more than 2' space between top stringers and center with shelf level for bottom stringers.

SHEETING: No less than .60 CCA (ALT. 2.5 SALTWATER)

Sized no less than 2" x 10" x 12' T & G.

DEADMAN AND TIEBACKS: No less than 6" x 6" x 6' with 8" x 10' butt in front.

Depth no less than 3'.

Place horizontally no less than 15' back - preferable 20'.

Rods of at least 3/4" galvanized material.

## 2.4 LOCATING STRUCTURES ON A LOT

2.4.1 PROXIMITY OF SIMILAR HOUSES: The ACC reserves the right to reject the placement of houses with the same or substantially similar elevations side-by-side or directly across the street from each other. The ACC shall make final judgment as to the degree of acceptable similarities permitted in each neighborhood.

2.4.2 HOUSE SITING REQUIREMENTS (See *Illustration 2.4.2* in Appendix A.)

- a) FRONT SETBACK: Houses in Waterwood Estates shall be located such that the foremost wall is located behind the minimum front setback line (25') unless otherwise approved by the ACC. Lots on a cul-de-sac must have a 20' setback. Note: The setback line is measured from the property line, not the street.
- b) SIDE SETBACKS: Houses shall be built no closer to side (interior) property lines than 5'. Side property lines adjacent to streets shall be treated as front property lines - 25' setback.
- c) REAR SETBACK: Houses shall extend no closer than 10' to rear property lines, or 30' to the bulkhead or waterfront of a canal, lake or bayou.
- d) ORIENTATION TO THE ROAD: In general, houses shall face the road. Houses in cul-de-sacs shall generally face the center of the cul-de-sac. Where site conditions make this unnecessarily difficult (in the opinion of the ACC) the ACC may approve alternative site orientation.

- e) **RELATIONSHIP TO OTHER HOUSES:** Houses shall not face the side or rear of neighboring houses unless otherwise approved by the ACC for difficult lot configurations. Where designs create conditions that would create direct views from house fronts onto living areas of adjoining property, the ACC reserves the right to require screening of this view or revisions to the design or siting.

**2.4.3 ADDITIONS TO HOUSES - SITING REQUIREMENTS** (See also paragraph 3.4 for architectural standards for house additions).

- a) **SETBACKS:** No addition shall extend beyond the setback limits established for the house.
- b) **EFFECTS OF LOCATION ON PRIVACY OF ADJACENT LOTS:** In general the siting of additions shall not create a breach of privacy between neighboring houses. Where this is unavoidable, the ACC may require screening of the view by the Applicant.
- c) **EFFECTS OF DESIGN ON PRIVACY OF ADJACENT LOTS:** New windows or access created by the addition or modification shall not create a breach of privacy between neighboring houses. The ACC reserves the right to reject certain openings or require screening by the applicant in situations where, in the opinion of the ACC, it is required.

**2.4.4 ACCESSORY BUILDINGS- SITING REQUIREMENTS** (See also paragraph 3.5 for architectural requirements for accessory buildings).

- a) **LOCATION IN REAR YARD ONLY:** No accessory building may be constructed farther forward on the site than the rear plane of the house.
- b) **EFFECTS OF LOCATION ON NEIGHBORING LOTS:** In general the siting of accessory buildings shall not create a breach of privacy between neighboring houses, nor shall it create a visual nuisance to neighboring houses. Where this is unavoidable, the ACC may require screening of the view of the structure by the Applicant.
- c) **EFFECTS OF DESIGN ON NEIGHBORING LOTS:** New windows or access created by the accessory building shall not create a breach of privacy between neighboring houses. The ACC reserves the right to reject certain openings or require screening by the applicant in situations where, in the opinion of the ACC, it is required.

**2.4.5 PIERS - SITING REQUIREMENTS:** (See also paragraph 3.6.1 attachment for architectural requirements for piers).

- a) One pier may be constructed on any waterfront lot and located no closer than 10' to any side property line. Piers, which must be located closer to side property lines due to narrow water frontage, will be reviewed on a case-by case basis.
- b) Piers in canals may extend a maximum of 4' perpendicular to the shore out into the water. Measurement parallel to bulkhead must not exceed 25 feet.
- c) Piers in the lake or bayou may extend up to 16' perpendicular to the shore out into the water. Maximum distance parallel to bulkhead is 35 feet.

**2.4.6 BOAT LIFTS - SITING REQUIREMENTS:** (See also paragraph 3.6.2 attachment for architectural requirements for boat houses).

- a) One boat lift may be constructed on any waterfront lot and located no closer than 10' to any side property line. Boatlifts, which must be located closer to side property lines due to narrow water frontage, will be reviewed on a case-by case basis.

- b) Boatlifts in canals may extend a maximum of 4' perpendicular to the shore out into the water.
- c) Boatlifts in the lake or bayou may extend up to 16' perpendicular to the shore out into the water.

#### 2.4.7 SWIMMING POOLS - SITING REQUIREMENTS

- a) **LOCATE DIRECTLY BEHIND HOUSE:** In-ground swimming pools shall be located wholly behind the house so as not to be visible from the street, and no closer to any property line than 20'.
- b) **PRESERVE PRIVACY:** The ACC may require additional screening of swimming pools to insure the privacy of the pool owner and of neighbors.
- c) **FENCING REQUIRED:** Swimming pools shall be fenced in conformance with Article II, Section 2.10 - "Fences"
- d) **POOLS:** Above ground pools are prohibited.

#### 2.4.8 OTHER STRUCTURES - SITING REQUIREMENTS: This section refers generally to other minor accessory structures not otherwise defined in this article.

- a) **SETBACKS:** The following minimum setback requirements shall apply to any other structures regulated by these Standards unless otherwise approved by the ACC for special circumstances:

**FRONT YARD:** No farther forward than the front plane of the house.

**SIDE YARD:** 10' from side property line

**CORNER SIDE YD:** 25' from side street property line

**REAR YARD:** 10' from rear property line or 30' from the water

- b) **IMPACT ON NEIGHBORING LOTS:** In general the siting of other structures shall not create a breach of privacy between neighboring houses, nor shall it create a visual nuisance to neighboring houses or yards. Where this is unavoidable, the ACC may require screening of the view or the structure by the Applicant.

## 2.5 LANDSCAPING

### 2.5.1 YARDS: Generally, all yard areas shall be landscaped with an approved landscaping as defined in this section.

- a) **FRONT YARDS SODDED:** All yards fronting on a street are required to have sod installed from the curb to the house face and to both side property lines, exclusive of approved landscape planting beds and pavements within 90 days of completion of home. The use of any form of artificial vegetation is prohibited.
- b) **REAR AND INTERIOR SIDE YARDS:** All other yards shall be landscaped in a finished manner with seeded grass or sod unless otherwise approved by the ACC for an alternate method of landscaping.
- c) **FOUNDATION PLANTING BEDS:** A planting bed shall be provided at the front foundation face of each house and planted with a variety of shrubs. Flowers and seasonal plantings are permitted and encouraged. Flowering trees may be used in planting beds.
- d) **OTHER PLANTING BEDS:** Other planting beds are encouraged to define and enhance areas such as the lamp post, driveway or walkway edges, areas surrounding the base of existing mature trees, or along other foundation faces in addition to the front house face.

- e) **CHANGES IN TOPOGRAPHY, WATER FEATURES:** Any earthwork creating changes in topography, site drainage, or creation of ponds, pools, or other water features must be approved by the ACC. Exterior fountains and ponds must be approved by the ACC.

## 2.6 OUTDOOR ACCESSORIES

2.6.1 **MAILBOXES:** Mailboxes are required (irregardless of Post Office Box use) and shall be made of the same material as the home (brick, stucco, stone, etc.) and be similar to the dimensions and design in these Standards (See *Illustration 2.6.1* in Appendix A).

2.6.2 **CLOTHESLINES:** Clotheslines are not permitted.

### 2.6.3 FLAGS AND FLAGPOLES

- a) **FLAGS MOUNTED ON HOUSES:** Decorative flags and sovereign flags (USA, Texas, Orange County) are permitted to be flown from flag standards of 6' or less in length, mounted on the house.
- b) **VERTICAL FLAG POLES:** Permanent vertical flag poles are not permitted in front yards. Flag poles not exceeding 15' in height, may be permitted in rear yards directly behind the house.

### 2.6.4 SIGNS

- a) **PERMITTED SIGNS:** No signs other than one temporary real estate sign, and/or one builder's sign, each measuring no more than 2 square feet in total area, are permitted in any yard. "FOR SALE" signs have been designed and are available at a local Bridge City sign company. Pre-approval is not required for these signs.
- b) **REAL ESTATE SIGNS:** Real estate signs shall be placed in the front center or rear of the yard. A maximum of one lead-in sign per real estate company may be placed at each neighborhood entrance where the company has a listing, and only from 6:00 PM Friday to 7:00 AM Monday. Signs left after this time will be removed by the Association.

2.6.5 **BIRD / BAT HOUSES:** Freestanding bird/bat houses are permitted in rear yards only and are not to exceed 15' in height. All houses must be of reasonable size and construction.

### 2.6.6 MAJOR LANDSCAPE ACCESSORIES

- a) **DEFINITION:** Landscape accessories such as fountains, flagpoles, permanent barbecues, and large decorative objects, etc. must be approved by the ACC as to design and location.
- b) **PLACEMENT:** In general, major landscape accessories are not permitted farther forward nor closer to side property lines than the rear corners of the house. The ACC may consider accessories that are part of an overall landscape plan on a case-by-case basis.

## 2.7 PAVEMENTS

2.7.1 **DRIVEWAYS:** Every improved lot in Waterwood Estates shall have a single paved driveway that conforms to the following criteria:

- a) **PAVEMENT:** The minimum permitted pavement shall be standard broom finish concrete. All edges shall be formed with standard wood or metal forms. Upgraded pavements may include brick pavers, exposed-aggregate concrete, interlocking concrete pavers or patterned concrete. Asphalt and gravel driveways are not permitted.
- b) **SPECIAL DRIVEWAYS:** Parking areas in front of the house, and other concrete slabs are generally discouraged where they substantially reduce the amount of front yard. The ACC may approve certain applications where they feel that the front yard appearance will

not be adversely affected or for other extenuating circumstances, which in the sole opinion of the ACC, warrant such an approval as an exception.

#### 2.7.2 FRONT WALKS:

- a) LOCATION: Front walks may extend from the front steps to either the driveway or the street.
- b) DESIGN: All front walks shall be paved at a minimum with broom finish concrete. Upgraded walks will generally be permitted, of brick, exposed aggregate concrete, concrete pavers, embossed concrete, or cut stone (mortar-set). Walks shall be between 3' and 4' in width, widening as required to the front steps width.

#### 2.7.3 OTHER PAVEMENTS

- a) WALKS AT BULKHEADS: Walkways adjacent to bulkheads are permitted and shall be broom finish concrete sidewalks unless otherwise approved by the ACC for specific pavements. Walks shall not exceed 6' in width except as approved by the ACC for specific patio areas.
- b) BOAT LAUNCH RAMPS: Permanent boat launch ramps shall be constructed of broom finished concrete. Ramps shall not exceed 16' in width.
- c) OTHER WALKS: Secondary walkways located behind the front plane of the house or in the rear yard may include loose-laid stone in gravel or a mulch bed in addition to approved hard surface materials.
- d) PATIOS AND DECKS: The ACC will judge the design and location of patios and decks on a case -by-case basis.

### 2.8 MECHANICAL, ELECTRICAL AND COMMUNICATIONS EQUIPMENT

2.8.1 GROUND MOUNTED CONDENSERS: Condensers for air conditioning systems or heat pumps shall be located on the side or rear of houses. Condensers located in areas of high visibility should be screened with landscaping or a decorative fence.

#### 2.8.2 SATELLITE ANTENNAS

- a) REVIEW OF ANTENNAS: All antennas must meet the maximum size requirements in this Article. Requests for locations other than (c)1 or 2. below must be accompanied by evidence that locations in (c)1 or 2 will not yield clear reception.
- b) PERMITTED ANTENNAS: The following antennas are permitted by the Federal Telecommunications Act of 1996:
  1. An antenna that is designed to receive direct broadcast satellite service , including direct-to-home satellite services, that is one meter (39") or less in diameter.
  2. An antenna that is designed to receive video programming services via multi point distribution services, including multichannel, multi point distribution services, instructional television fixed services, and local multi point distribution services, and that is one meter (39") or less in diameter or diagonal measurement.
  3. An antenna that is designed to receive television broadcast signals.
- c) LOCATION: To the extent feasible, antennas should not be visible from street. The following priorities shall be observed in determining antenna locations:
  1. Mounted directly on the rear of the house, on a roof plane facing the rear, or on the back side of a chimney.
  2. Mounted on the ground in the rear yard.

3. Mounted on a pole or an existing structure in the rear yard.
  4. If no clear signal may be obtained in any of the above locations, mounted on the ground in the front yard, or on the front plane of the house.
- d) **APPEARANCE AND SCREENING:** Insofar as possible, the visibility of antennas should be minimized .

## **2.9 EXTERIOR LIGHTING AND FIXTURES**

2.9.1 **REQUIRED LAMP POSTS:** (See *Illustration 2.9.1* in Appendix A.) Lamp posts are required and shall be of Waterwood Estates design mounted on a masonry pedestal which includes the address number. All posts shall be identical unless otherwise approved. The lamp post shall be mounted on the property line in the front of the house. Post and lamp may be ordered through Blacksher Development Corp., Rt. 5, Box 1460-A, Orange, Texas, 77630 (409-735-9632)

### **2.9.2 OTHER PERMITTED FIXTURES**

- a) **GENERAL TYPES PERMITTED:** Other exterior light fixtures shall be limited to lights at entrances, at garage doors, low intensity landscape lights, driveway lights, pier or walkway lights, and side or rear (only) eave-mounted floodlights directed completely within the applicant's lot area.
- b) **STYLES:** Light fixtures, except for floodlights, shall be compatible in style with the style of the house.
- c) **FACADE FLOODLIGHTING:** Floodlighting of front facades will be permitted by the ACC on condition that floodlights use only incandescent fixtures, and the fixtures are concealed in landscape beds. No more than one fixture for each 20' of facade frontage will be permitted.

2.9.3 **PROHIBITED FIXTURES:** High intensity house or pole mounted area or security lights and neon lights are prohibited.

## **2.10 FENCES**

2.10.1 **PURPOSE OF FENCE STANDARDS:** Fences are constructed for various purposes: to provide security, to protect small children or contain pets, to provide visual privacy, or to enhance a landscaped yard. Because they can be constructed to the perimeter of one's property, fences can also create unwanted visual disruption of the landscape and detract from the visual quality of the community. For this reason, specific limits on fencing have been established to both meet individual needs and protect the visual quality of the community as a whole.

2.10.2 **FENCE ZONES:** (See *Illustration 2.10.2* in Appendix A.) There are two major fence zones in each yard - the private yard zone and the perimeter yard zone. The perimeter yard zone is further broken into sub-zones [a] street perimeter, [b] waterway perimeter, and [c] rear and sideline perimeter.

- a) **PRIVATE YARD ZONE:** This is the area directly behind the rear facade of the house, not extending beyond the side facades (farthest most side facades), and extending back no closer than 30' to the rear property line or waterway.
- b) **PERIMETER YARD ZONE:** This is the area outside of the private yard zone, extending to all property lines. It is further divided into the areas below:
  - 1) **STREET PERIMETER:** This area extends from a line defined by the front facade of the home, extending out to each side property line. The location of the front

facade at each house corner shall determine the front line extension to the side lot lines on that side of the house. The entire area in front of this line, up to the front property line, is the street perimeter. On corner lots, this perimeter extends around the side of the house down to the rear property line and the line defined by extending the side facade to the rear line.

- 2) **WATERWAY PERIMETER:** This area extends the length of the waterway perimeter of the lot and up to a line parallel to the rear facade, extended out to each side property line. On corner lots (corner waterway or corner street) this zone may overlap the street zone. In such cases, the street zone shall take precedence.
- 3) **REAR AND SIDE LINE PERIMETER:** This is any area not included in any zone above, not adjacent to a street or waterway, along the side of a house out to interior side lot lines, or across the rear of the house, outside of the private yard zone.

**2.10.3 FENCE REQUIREMENTS BY ZONE:** Permitted fence types, heights, and location vary by zone. (See *Illustration 2.10.3* for example fence types). Fences shall meet the standards listed below:

- a) **PRIVATE YARD ZONE:** Fences in this zone may include, combination masonry walls and wrought iron/aluminum and wrought iron or aluminum bar fences, or approved plastic material fences, up to 7' in height, and open only in design.
- b) **PERIMETER YARD ZONE:** Fences in this zone shall be only open style design (spaced members), limited to 3' in height unless noted otherwise below, and limited to styles noted in each sub-zone.
  - 1) **STREET PERIMETER:** Only decorative fences are permitted in this zone of wrought iron (or aluminum) styles. On side street perimeters on corner lots, open iron fences may extend to 7' high up to a distance of 25' from the street side property line, but no closer to the front property line than the front facade of the house.
  - 2) **WATERWAY PERIMETER:** Any fence with open railing (including decorative railing designs) of wrought iron (or aluminum) is permitted in this zone. Wrought iron or aluminum picket style fences may extend perpendicular to the waterway, up to the bulkhead, at a height of up to 7'. Fences parallel to the waterway must be set back at least 30' from the water.
  - 3) **REAR AND SIDE LINE PERIMETER:** Any fence up to 7' high with open railing (including decorative railing designs) of wrought iron (or aluminum) is permitted in this zone.

**2.10.4 ADJOINING FENCES:** Where a fence has been constructed on an adjoining lot up to a side or rear property line that abuts your lot, you may construct an approved fence of the same or different design on your lot that meets (abuts) the adjoining fence. You may not construct your own fence on the property line that has already been fenced by a neighbor.

**2.10.5 PROHIBITED FENCE TYPES:** The following fence types are prohibited for use in any area of Waterwood Estates: wooden, split rail, turned rail, or any other rough-cut rail fences, chain link fences, barbed wire fences, stockade style solid picket fences and post and wire fences or any fence of closed design. Any fence type not described in this article, shall be submitted for review by the ACC to determine if it may be used, and under which classification.

## **2.11 PLAY EQUIPMENT AND STRUCTURES**

### 2.11.1 DEFINITIONS

**PLAY EQUIPMENT:** Play equipment and structures are often highly visible, and depending on their design and application, they may defeat many of the aesthetic and environmental goals that the community has sought to achieve. For this reason, the Association reserves the right to approve all exterior play equipment.

### 2.11.2 PLACEMENT AND SCREENING

- a) **PLACEMENT:** Play Equipment shall be located in rear yards only, away from property lines adjacent to other houses or streets and away from neighbors direct view where possible. The ACC may require that certain playground equipment be screened from view.
- b) **SCREENING:** Landscaping, particularly in the form of trees and shrubs, is the suggested form of screening. It shall be the responsibility of the homeowner to submit to the Board a plan and proposed screen types for review.

### 2.11.3 BASKETBALL GOALS: Basketball goals may be installed adjacent to driveways in accordance with the following criteria:

- a) The structure may not directly face the street unless otherwise approved by the ACC. Basketball goals may be mounted on the side or rear face of garages, except when such location faces a street, or on a pole mounted on the side of the driveway facing the house and no farther forward than the front corner of the house.
- b) Portable goals should be properly weighted and positioned in the same area as permitted in Section 2.11.3a.

### 2.11.4 PLAY EQUIPMENT CONSTRUCTION AND USE

- a) Factory built, pre-finished equipment is preferred but not required. Home-built Play Equipment should be neat and orderly in appearance and finish.
- b) Homeowners should exercise care and common courtesy in using Play Equipment that creates noise (i.e.: basketball goals, skateboard ramps).
- c) Play equipment which has fallen into disrepair should be removed from the property.

## ARTICLE III - ARCHITECTURAL GUIDELINES

### 3.1 ARCHITECTURAL GUIDELINES - GENERAL

**3.1.1 CONSTRUCTION QUALITY:** Any structure constructed on any lot in Waterwood Estates, whether by a contractor or by the homeowner, shall be constructed of workmanlike quality and materials. This means that materials shall be new or in good condition without obvious defects or damage. Finishes shall be new or in good, unblemished condition. Assemblies, fastenings, joints, and attachments shall be properly located, cut, fitted, joined, and adhered so as to meet normally accepted standards for new construction in the homebuilding industry.

**3.1.2 TYPE OF RESIDENCE:** Only single-family detached residences are permitted in Waterwood Estates.



### 3.1.3 MINIMUM FLOOR AREAS

- a) All houses in Waterwood Estates shall have a minimum finished floor area of 2,000 square feet of living space. Bayou lots 1-10 shall have a minimum finished floor area of 2,200 square feet of living space.
- b) The following areas are not part of the minimum finished floor area: garages, basements, open or screened porches, terraces, decks, attics, attached storage sheds, or unfinished "bonus rooms" on the first or second floors.

### 3.1.4 MAXIMUM SIZE

- a) The ACC reserves the right to disapprove any proposed house which appears to be excessively large for the selected lot, or for the context of the neighborhood. Criteria used in making this determination may include a combination of height and width appearance, and/or crowding of the property lines.
- b) Houses shall not be more than 2 ½ stories in height above a crawl space or basement. (½ story is defined as useable floor area under a gabled roof.)

3.1.5 ROOF PITCHES: Minimum roof pitch on all houses shall be 7 in 12. The ACC may permit a lower slope roof on certain houses if the architectural style supports this design, and it fits in with the context of the community. Architectural shingles are recommended.

3.1.6 UNAPPROVED DESIGNS: The ACC reserves the right to reject highly stylized houses with overstated eclectic design elements, houses with overly mixed styles, or houses with insufficient stylistic theme or treatment.

3.1.7 GARAGES: Attached garages shall be integrated into the overall design and massing of the house. No front entry garages are permitted. Side entry, rear entry, and angled garages are permitted. (An angled garage is defined as a garage whose entrance faces away from the street at an angle of 45 degrees or more). Garage entrances may face the side street on corner lots.

3.1.8 BOAT HOUSES: Detached boat houses shall be designed to match the existing house in style color, and materials and be located at the rear of the lot.

3.1.9 FACADES - DEFINITION: Facades are the exterior faces of a home comprising of the wall or group of walls that face in the same direction, i.e.: front facade, side facade, rear facade. For the purposes of these Standards, facades shall be defined further as Primary facades or Secondary facades.

- a) Primary facades are facades that face directly onto streets. This will always include the front facade, and includes side facades that face corner streets.
- b) Secondary facades are all other facades of the house.

## 3.2 ARCHITECTURAL GUIDELINES - CONSTRUCTION

### 3.2.1 FOUNDATIONS AND MASONRY

- a) PERMITTED FOUNDATION MATERIALS: All visible portions of exterior foundations shall be constructed of brick, stone, or concrete. For houses with primary facades constructed entirely of brick, the foundation brick shall match the brick facade. Stucco foundations may be permitted for facades entirely constructed of stucco. All houses shall be built on concrete slabs. It is recommended that underreems be installed.

- b) **COORDINATION OF COLORS:** Masonry and mortar colors should be coordinated with other colors on the house, and must be approved by the ACC.

### 3.2.2 FIREPLACES, CHIMNEYS AND FLUES

- a) **PERMITTED CHIMNEY TYPES:** When chimneys are used, masonry chimneys are required on primary facades. Frame chimneys on foundations are permitted on secondary facades. All chimneys shall have foundations of materials that match the house foundation. Cantilevered frame chimneys are not permitted.
- b) **CHIMNEY DESIGN:** The width and depth of chimneys shall be appropriately sized in proportion to the size and height of the house, as determined by the ACC.
- c) **METAL FLUE REQUIREMENTS:** Unenclosed metal flues shall not extend more than 36" above their roof penetration and shall not be visible from the front of the house. Where higher flues are required by code, they shall be enclosed in an approved chimney structure. These flues must be finished to match color of roofing material.
- d) **DIRECT VENT FIREPLACES:** For direct vent gas fireplace boxes which protrude beyond the exterior plane of the house, the frame structure must have a foundation to match the house foundation, and all the exterior materials and finishes used to enclose the fireplace box must match the adjacent facade.

### 3.2.3 EXTERIOR SIDING

- a) **PRIMARY FACADES:** Primary facades shall be faced with one or more of the following materials: brick, stone, stucco, or *approved* lap siding. Houses with more than one primary facade shall use materials consistently on all primary facades. Exterior of buildings must be at least 3/4 brick, stone or stucco.
- b) **SECONDARY FACADES:** Secondary facades may be faced with any of the above materials used on the primary facade.
- c) **APPROVED LAP SIDING:** Lap siding may be manufactured from natural wood, hardboard, pre-finished seamless steel, or pre-finished vinyl (see below).
- d) **OTHER MATERIALS:** Materials other than those listed above will be considered on a case by case basis by the ACC.
- e) **COMPATIBILITY OF MATERIALS:** Where siding materials are used in combination they shall be aesthetically compatible with each other as determined by the ACC.

### 3.2.4 EXTERIOR TRIM

**GENERAL REQUIREMENTS:** Exterior architectural detailing shall be consistent with the overall design theme of the house. Eaves, bandboards, cornices, rakes, columns, pilasters, corner boards, vents, window and door trim shall be consistent with the style of the house and sized appropriately to the scale of the house. The ACC reserves the right to require modifications to the facade to accommodate appropriate trim.

### 3.2.5 WINDOWS AND DOORS

- a) **WINDOWS:** Aesthetic design consideration shall be given to the location of all windows and doors which face the front of the house, or any other street. All windows and doors shall be of a style and size that is appropriate to the design of the home. Circle and ellipse head windows are permitted. The ACC reserves the right to require different styles, sizes or locations of windows when, in its opinion these changes are necessary to maintain the aesthetic quality of the facade.
- b) **FRONT DOORS:** Standard painted six-panel doors will generally not be permitted for the main front door of the house. Six panel doors may be permitted as part of a larger unit

with side-lites and transom. Double front doors, doors with double side lites, and special design panel doors and doors with half lites are encouraged.

- c) **WINDOW AIR CONDITIONERS:** Window and through-wall air conditioning units are prohibited on primary elevations.
- d) **AWNINGS AND TRELLISES:** Sun control devices such as awnings and trellises must be compatible with the architectural style, character, and color of the house. The ACC reserves the right to prohibit the use of such devices on the front of any home.
- e) **GARAGE DOORS:** Garage door detailing shall be consistent with the architectural style of the house.

### 3.2.6 ROOFS AND ROOF ACCESSORIES

- a) **ROOF MATERIALS:** Approved roofing materials include dimensional architectural style asphalt/fiberglass composition shingles, and clay tile. Other materials will be judged on their own merits, but are subject to disapproval by the ACC. Metal roofs are prohibited.
- b) **SHINGLE COLORS:** Composition shingle colors are recommended to be in the medium to deep brown or grey ranges. Very light colors or white shingles will not be approved.
- c) **GUTTERS AND DOWNSPOUTS:** Gutters and downspouts shall be pre-finished to match the adjacent building material color.
- d) **ROOF VENTS:** Attic ventilators and other roof penetrations shall be low profile designs. Ventilators shall be pre-finished or painted to match the roof color. No roof penetrations, metal ridge vents, or accessories shall be visible above the ridge of the roof nor shall they be located on the front roof plane of the house. Fireplace chimneys are not regulated by this provision.
- e) **ROOF DORMERS:** Dormer windows and eyebrow windows are permitted as consistent with the style of the home.
- f) **SKYLIGHTS:** Skylights are not encouraged for the front roof planes of houses, but will be considered on a case by case basis. Where skylights are permitted, they shall be trimmed in pre-finished metal similar to the roof color.
- g) **SOLAR COLLECTORS:** Solar collectors may only be considered where they are integrated into the design of the structure and that design is acceptable to the ACC. Collectors shall not be placed where they can be viewed as part of a primary facade.

### 3.2.7 PORCHES AND DECKS

- a) **FRONT PORCH CONSTRUCTION:** All front entry stoops and extended front porches shall be constructed of finished materials to match the house.
- b) **REAR DECK CONSTRUCTION:** Rear patio decks shall be constructed of quality exterior grade or pressure treated wood, including steps with closed risers and railings. Grade level patios and terraces are encouraged. Decks shall be supported on minimum 4x4 wood posts. The space beneath all decks higher than 2' above grade but less than one story above grade shall be enclosed with lattice or other approved screening material.
- c) **DECK FINISH:** Decks constructed at or below the first floor level of a house may be constructed entirely of unfinished treated lumber, however, staining or painting of decks is acceptable. Decks or balconies constructed above the first floor level shall be finished to match the house except for deck flooring which may be unfinished.
- d) **SECONDARY PORCHES:** On secondary facades, open porches, stoops and screened porches shall all be constructed of finished materials to match the house, except for deck flooring.

- e) SPAS: Spas and hot tubs are permitted on attached rear decks. Remote decks for spas and hot tubs, or free standing units must be located behind the house so as not to be visible from the street, and no closer than 20' to any property line.

### **3.3 ARCHITECTURAL GUIDELINES - COLOR**

#### **3.3.1 TYPES OF APPROVED FINISHES**

- a) All exterior colors must be approved by the ACC prior to painting or the application of pre-finished materials.
- b) Painted siding shall be painted with an oil or latex based exterior house paint. Semi-transparent stains and clear finishes are not permitted on primary structures.
- c) Vinyl siding shall be pre-finished with an integral color, as approved, and shall not be painted.
- d) Additions and accessory buildings must be finished to complement the colors of the house.

### **3.4 ADDITIONS TO HOUSES**

#### **3.4.1 CONSISTENCY OF DESIGN:** To insure consistency in the design of the house and minimize visual disruption of the neighborhood, additions must match the design characteristics of the house. Specifically:

- a) The architectural style shall match the style of the house. The massing of the addition shall be similar in the use of shapes to that of the house, but proportionately smaller so as not to overpower the house. Roof styles and slopes shall be similar.
- b) Openings shall be required in additions, including windows and doors, in a similar fashion and extent (min.) as in the original house. Windows and doors shall be of matching material as those in the house. In general, windows and doors should match the style of those in the existing house. Exceptions may be granted at the discretion of the ACC for sun rooms or other specially glassed areas.
- c) Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, and shutters shall match the style of the same elements on the house.
- d) All exterior finish materials and colors shall match the house. Matching colors on dissimilar materials is not acceptable.
- e) Awnings or other sun screen devices must be consistent with the architectural character and color of the house.

### **3.5 ACCESSORY BUILDINGS**

#### **3.5.1 DESIGN LIMITATIONS:** Accessory Buildings shall match adjacent houses (at a minimum) or may be specially designed in a unique style, to the extent that it enhances the over-all design of the house and lot in the opinion of the ACC. Economy kit sheds from home-improvement stores are not permitted. Except for special designs, minimum requirements include:

- a) The architectural style shall match the style of the house. Roof styles and slopes shall be similar, i.e: gable roof shed with gable roof house, etc.
- b) Windows and doors in accessory buildings shall be similar in style to those in the house. (Alternate styles of doors may be approved at the discretion of the ACC.)
- c) Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, and shutters shall match the style of the same elements on the house.
- d) All exterior finish materials and colors shall match the house. Matching colors on dissimilar materials is not acceptable.
- e) Accessory buildings must be set on foundations which match the house.

### 3.6 PIERS AND BOATHOUSES

#### 3.6.1 PIERS:

- a) Piers generally may be constructed up to 4' in width. See paragraph 2.4.5 for permitted lengths.
- b) Piers shall be constructed of CCA treated southern yellow pine, unfinished. Piers shall be constructed on fixed wood pilings and set no higher than the top of the bulkhead. Pilings may extend up to a maximum of 3' above the pier surface. Minimum treatment saturation shall be .40 CCA for decking and .60 CCA for pilings.

#### 3.6.2 STRUCTURES EXTENDING INTO THE WATER:

- a) On lake or bayou lots, an open sided structure may be constructed on pilings either separately or in conjunction with a pier. The structure shall be one story in height above the pier level. All structures shall be open and supported on wood pilings. No siding or walls are permitted.
- b) Maximum sizes shall be:
  - 1. Bayou Lots: 35 ft. parallel to the bulkhead, 16 ft. projection into the water.
  - 2. Lake Lots: 35 ft. parallel to the bulkhead, 16 ft. projection into the water,
  - 3. Canal Lots: 25 ft. parallel to the bulkhead, 4 ft. projection into the water.
- c) Construction Materials:
  - 1. Treated wood to match bulkhead. Protective sealant is permitted. No paint or stain shall be allowed without specific approval of the ACC.
  - 2. Lumber must be a minimum of grade 2 and pressure treated to at least .40CCA, including plywood.
  - 3. Boatlift piling shall be a minimum of 8" x 8" and pier piling 6" x 6" and driven to point of refusal.
  - 4. Lumber used which shall be below water shall be a minimum of .60 CCA treated material.
  - 5. Roofing material shall be of 1/2" treated plywood, covered with felt, and then covered with shingles to match that on the home.
  - 6. Rafters shall be 2" x 6" on 16" centers.
- d) Roof: The roof shall be hipped. The slope shall be 4 / 12.  
Roofing shall match the house shingles in material, design and color.
- e) Structures may include ceiling-mounted motorized winches and cradles.
- f) No structure may be constructed which restricts water access to any adjoining lot.  
No part of any structure shall be closer to any projected side property lot line than 10 feet.
- g) Lighting: As a minimum, low voltage lights shall be installed on the outermost corners of the structure. Approval by the ACC is required for lighting on the water. High intensity and /or neon lights are prohibited.

- h) The above standards also apply to structures built on slips dredged into the property.
- i) Construction must be completed within 2 months (60 days) of start date. Structures extending into the water will not be permitted until construction has begun on primary structure on adjoining property. (i.e. piers or boatlifts until home construction is underway.)
- j) Prohibited: Floating docks, floating boathouses or any other floating structures.

3.6.3 WINCHES - GROUND MOUNTED: Crane style ground mounted winches are to be approved by the ACC.

3.6.4 LIGHTING:

- a) Exterior lighting for piers or bulkheads shall be limited to approved low profile landscape or bollard type light fixtures, or shielded incandescent walk lights.
- b) Structures extending into the water may have interior ceiling mounted lighting.

3.7 GAZEBOS

3.7.1 DESIGN AND CONSTRUCTION: Acceptable gazebos shall generally be multi sided structures consisting of a base deck, decorative columns or posts, optional railings, and a sloped roof. Stepped roofs and/or cupolas may be added. Structures of other shapes such as square structures will be considered on the basis of equal architectural merit. Additional standards include:

- a) The maximum width of a gazebo across flat sides shall be 14'-0". The maximum height from gazebo deck to eave edge shall be 8'-0". Gazebos shall have roof slopes generally of at least 8 in 12. Slopes shall be appropriate to size and style of gazebo.
- b) Gazebos shall be constructed of weather resistant wood, preferably cypress or redwood, although pressure treated southern yellow pine will be the acceptable minimum. All exposed wood members, except decking, shall be surfaced (finished smooth) on all exposed sides. Posts, railings, and other open wood members shall be turned, edged, or worked into shapes consistent with traditional gazebo designs. Unfinished, dimensional lumber will not be approved for exposed open or free-standing members.
- c) Additional trim, detailing, brackets, cupolas, etc. shall be appropriate to the design and size of the gazebo. The ACC reserves the right to deny gazebo designs with excessive and inappropriate detail, as well as with insufficient detail.
- d) Gazebos may be built on site or assembled from kits. Applications for approval must include either scale drawings of plans and elevations, or manufacturer's brochure showing the exact gazebo being purchased, with dimensions and specifications.

3.7.2 COLORS AND FINISHES: Gazebos constructed on decks attached to the primary house shall match the trim color of the house, and roofed with shingles that match the house shingles. Free-standing gazebos set away from the house may be painted to match the house trim or finished with a clear finish. Roofing shall match the house.

## ARTICLE IV-OTHER STANDARDS

### 4.1 PROPERTY MAINTENANCE

4.1.1 Property maintenance includes the upkeep of lots, buildings and other improvements consistent with good property management, proper trash disposal and animal control.

4.1.2 Each property owner has the following responsibilities:

a) **General Property and Lawn Care**

- 1) Seeding, weeding and watering of lawns, including grass strip next to the street or within drainage swales which technically be within public road right-of-way or easement.
- 2) Pruning and care of all trees and shrubbery.
- 3) Mold and mildew shall be removed on exterior facade on a regular basis.
- 4) Painting and external care of structures and other improvements.

b) **Trash**

- 1) Disposal of trash and other refuse must be done (picked up) weekly at a minimum.
- 2) No accumulation or storage of trash or bulk materials on any lot.
- 3) Screening of any trash containers kept outside of the house or garage.

c) **Animal Control**

- 1) Properly vaccinated and licensed domestic pets only, permitted. Pet owner is responsible for confining pet to owner's property. No wild, exotic or "game" type animals permitted. Waterfowl may be permitted.
- 2) Compliance with Orange County animal control laws including licensing, leash laws, and animal waste clean-up.
- 3) Any complaints concerning animals to be made to the Orange County Sheriff.

### 4.2 YARD STORAGE

4.2.1 **VEHICLES:** The following vehicles may not be stored on any lot, common area, or street in Waterwood Estates: campers, house trailers, horse and utility trailers, recreational vehicles, motorcycles, school buses, or commercial vehicles over 6,000 lbs net vehicle weight, inoperable vehicles, vehicles without current registration, or similar items. Major vehicle repairs may not be undertaken except in enclosed garages. Minor emergency repairs are permitted.

## **4.1 PROPERTY MAINTENANCE**

4.1.1 Property maintenance includes the upkeep of lots, buildings and other improvements consistent with good property management, proper trash disposal and animal control.

4.1.2 Each property owner has the following responsibilities:

- a) **General Property and Lawn Care**
  - 1) Seeding , weeding and watering of lawns, including grass strip next to the street or within drainage swales which technically be within public road right-of-way or easement.
  - 2) Pruning and care of all trees and shrubbery.
  - 3) Mold and mildew shall be removed on exterior facade on a regular basis.
  - 4) Painting and external care of structures and other improvements.
  
- b) **Trash**
  - 1) Disposal of trash and other refuse must be done (picked up) weekly at a minimum.
  - 2) No accumulation or storage of trash or bulk materials on any lot.
  - 3) Screening of any trash containers kept outside of the house or garage.
  
- c) **Animal Control**
  - 1) Properly vaccinated and licensed domestic pets only, permitted. Pet owner is responsible for confining pet to owner's property. No wild, exotic or "game" type animals permitted. Waterfowl may be permitted.
  - 2) Compliance with Orange County animal control laws including licensing, leash laws, and animal waste clean-up.
  - 3) Any complaints concerning animals to be made to the Orange County Sheriff.

## **4.2 YARD STORAGE**

4.2.1 **VEHICLES:** The following vehicles may not be stored on any lot, common area, or street in Waterwood Estates: campers, house trailers, horse and utility trailers, recreational vehicles, motorcycles, school buses, or commercial vehicles over 6,000 lbs net vehicle weight, inoperable vehicles, vehicles without current registration, or similar items. Major vehicle repairs may not be undertaken except in enclosed garages. Minor emergency repairs are permitted.



## APPENDIX A

### ILLUSTRATIONS

The illustrations on the following pages are referenced to the Design Standards by paragraph number. Please refer to the designated paragraph number (also the illustration number) for the paragraph containing requirements relating to the specific illustration.

#### List of Illustrations

Illustration 2.3.2	Required Bulkhead Design
Illustration 2.4.2	Minimum Setbacks
Illustration 2.6.1	Typical Mailbox Design
Illustration 2.9.1	Required Lamp Post Design (with address numbers)
Illustration 2.10.2	Yard Fence Zones
Illustration 2.10.3	Example Fence Types

**Illustration 2.3.2 - Required Bulkhead Design**

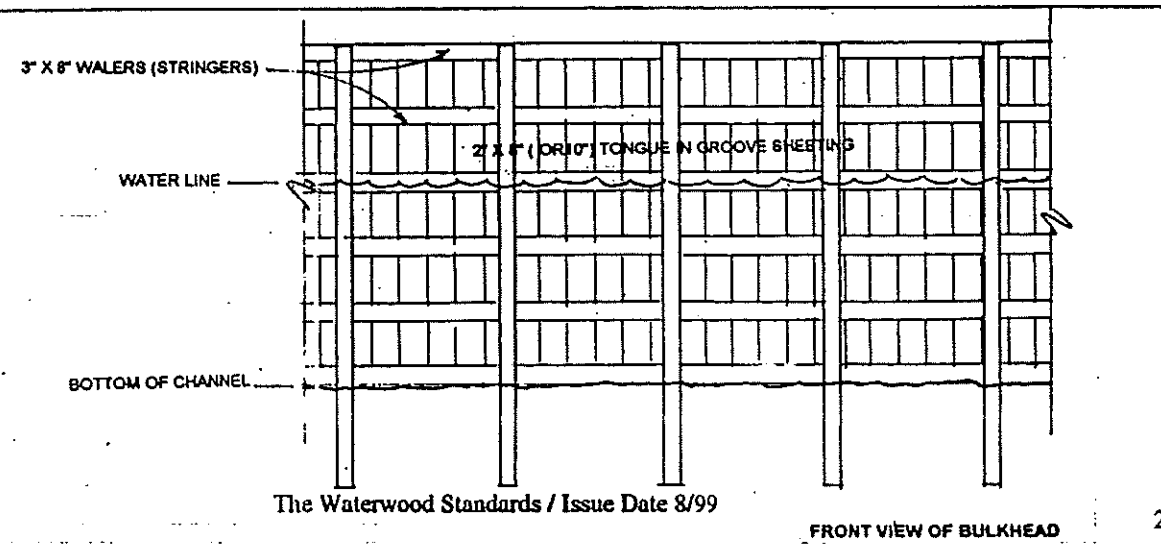
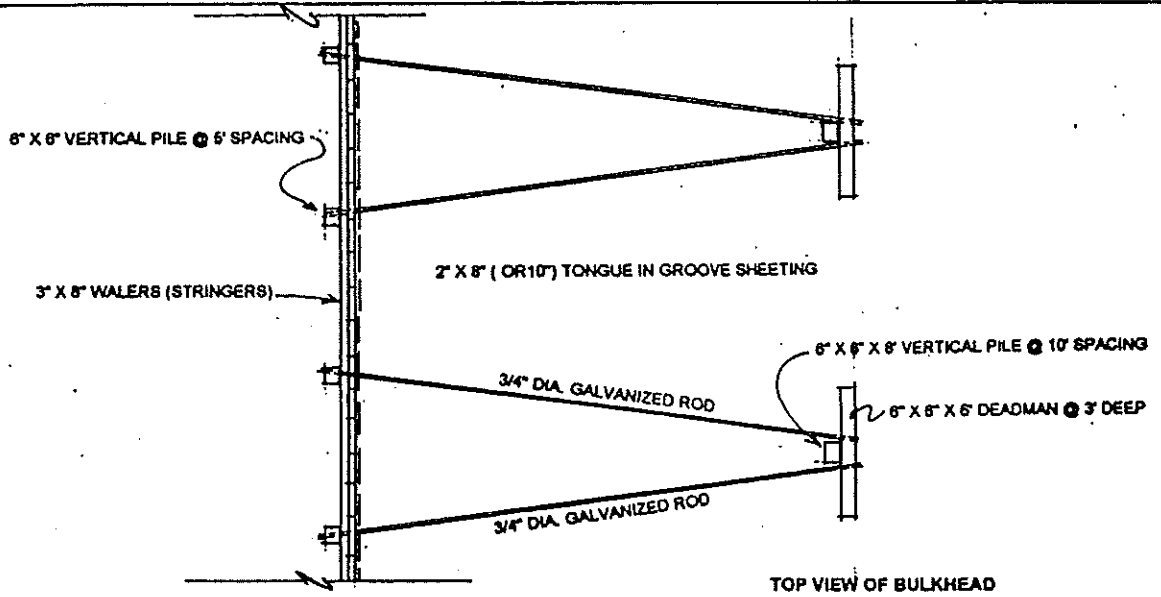
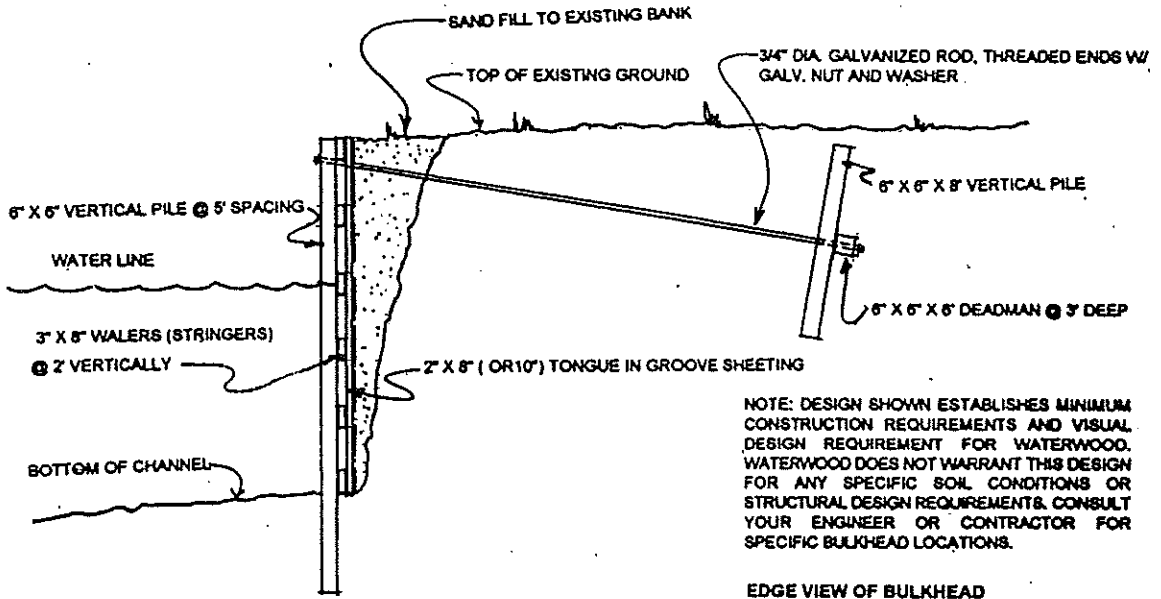
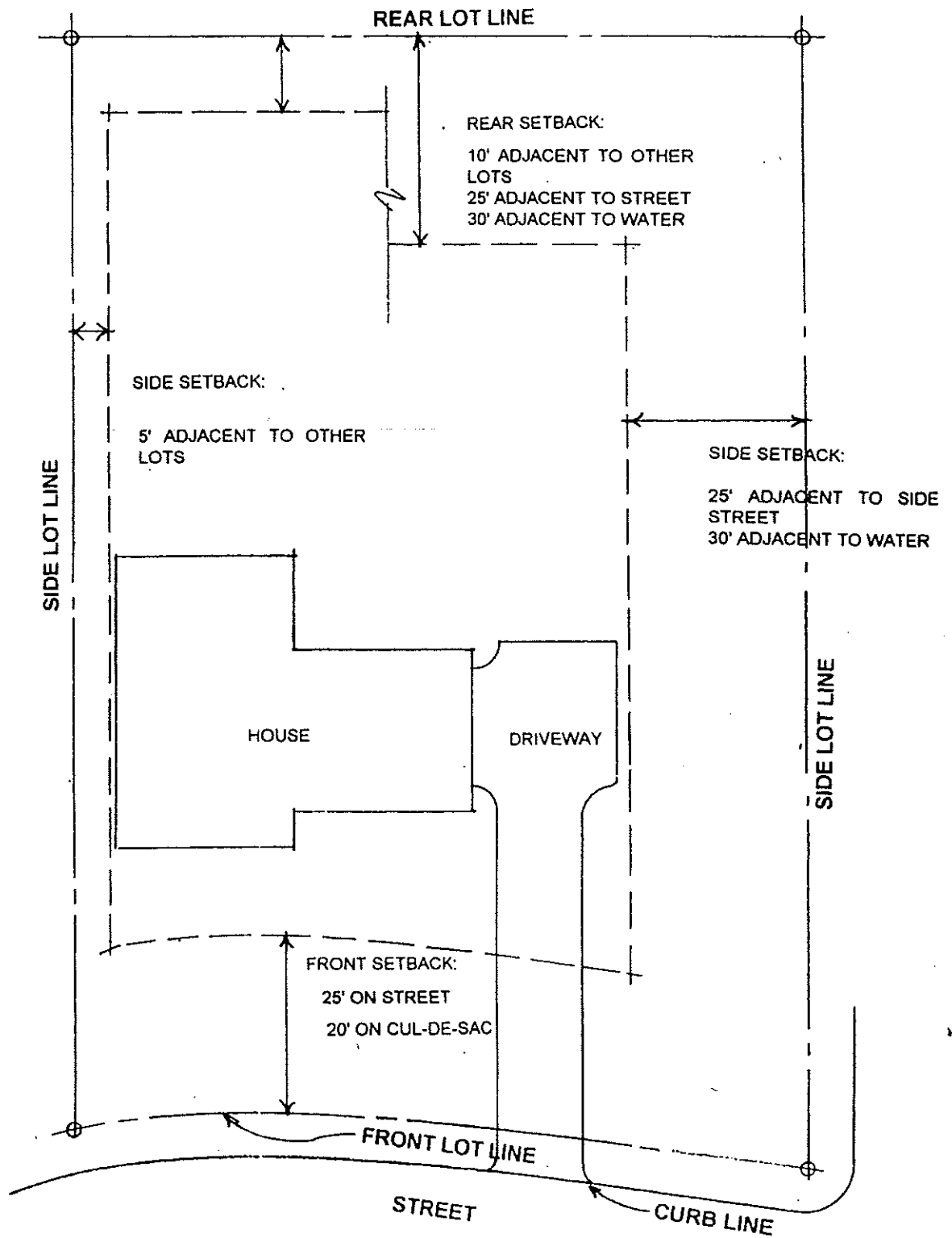
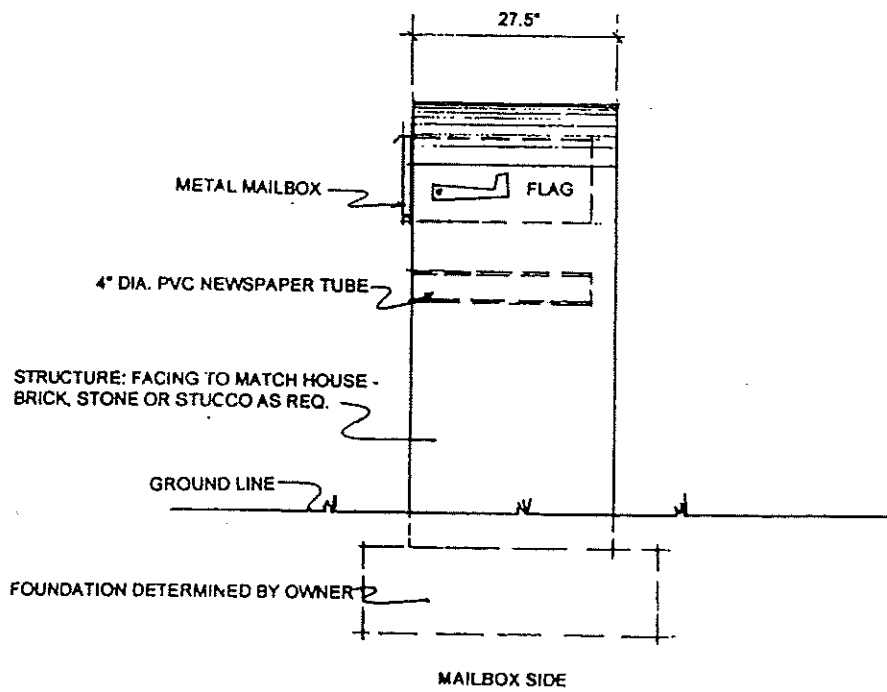
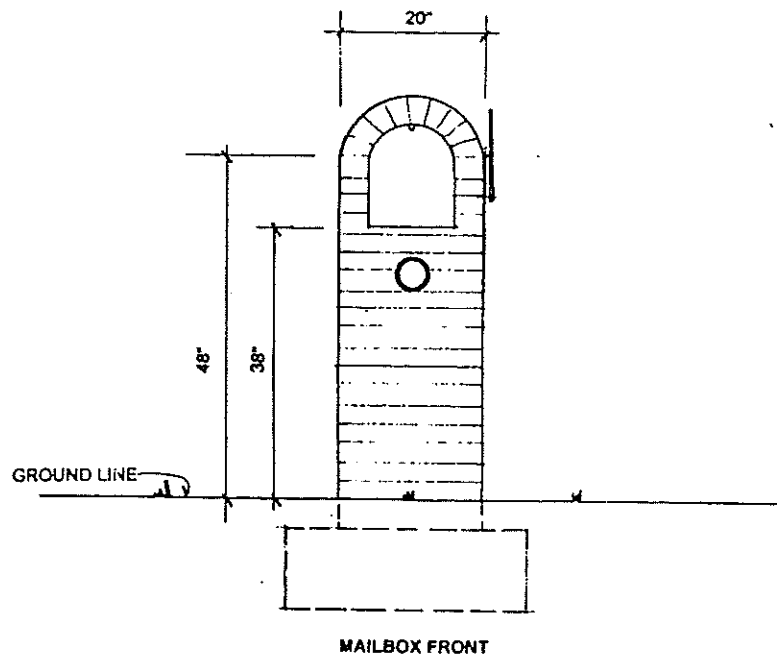


Illustration 2.4.2 - Minimum Setbacks





*Illustration 2.9.1 - Lamp Post Design with address numbers*

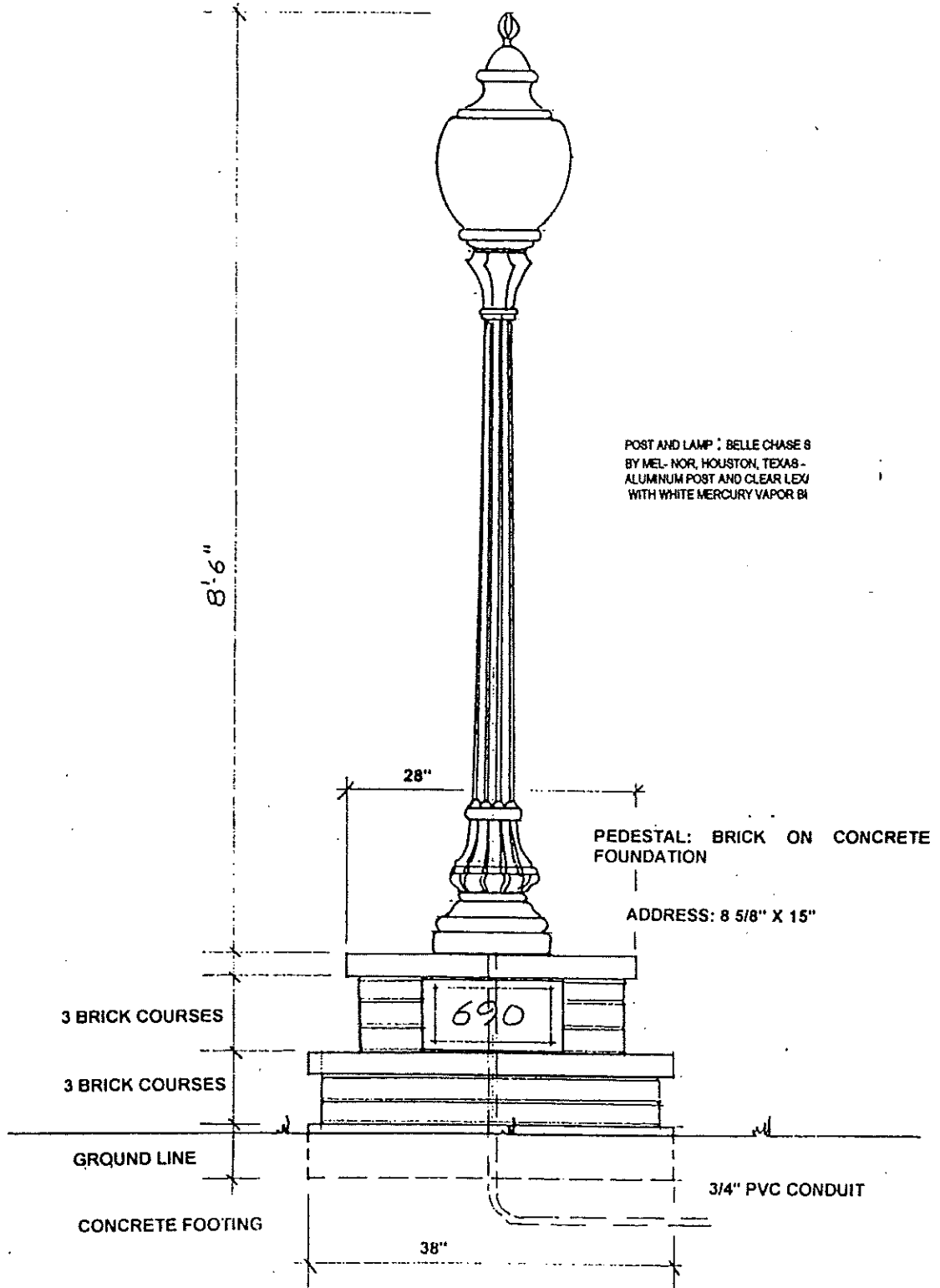
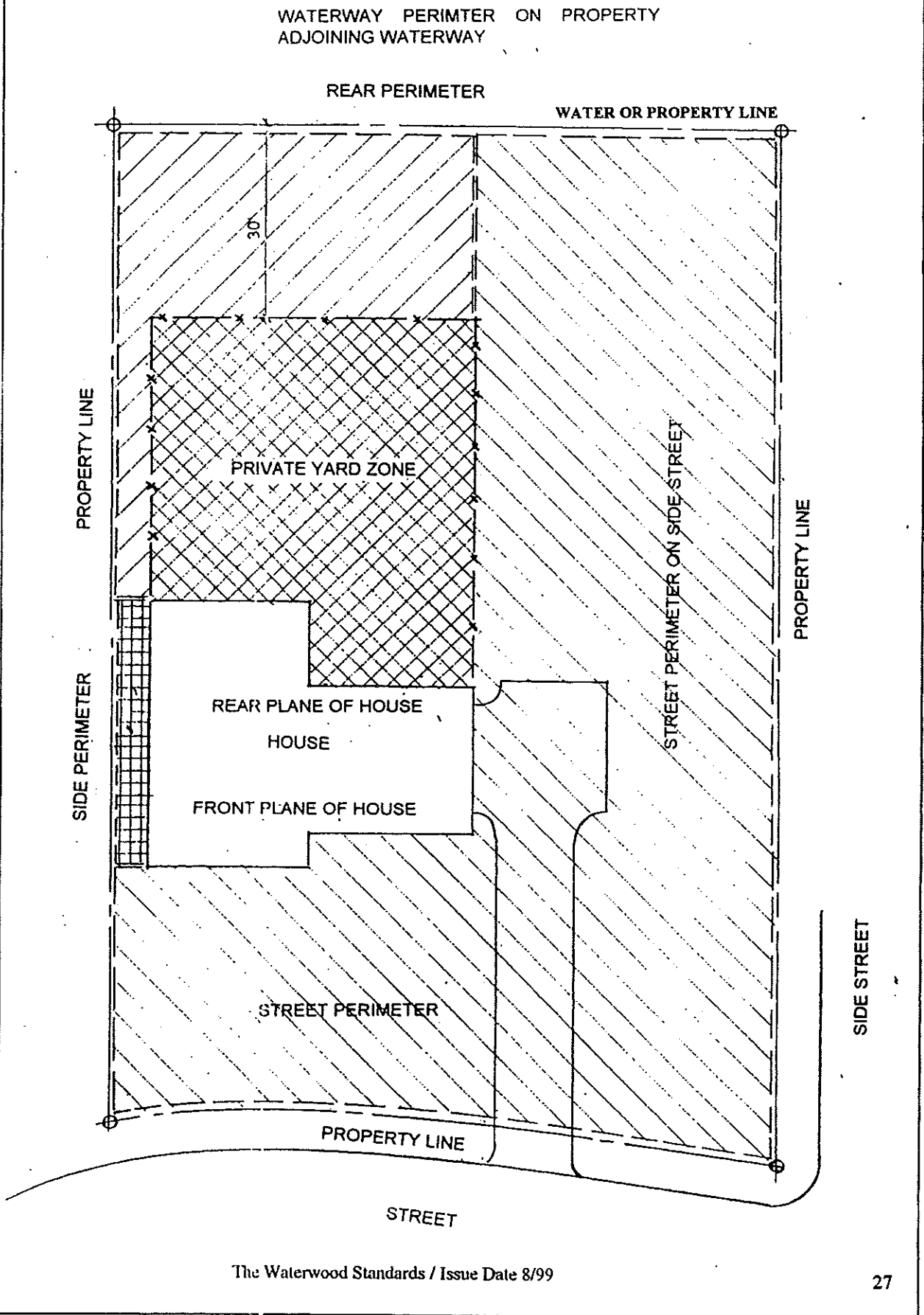
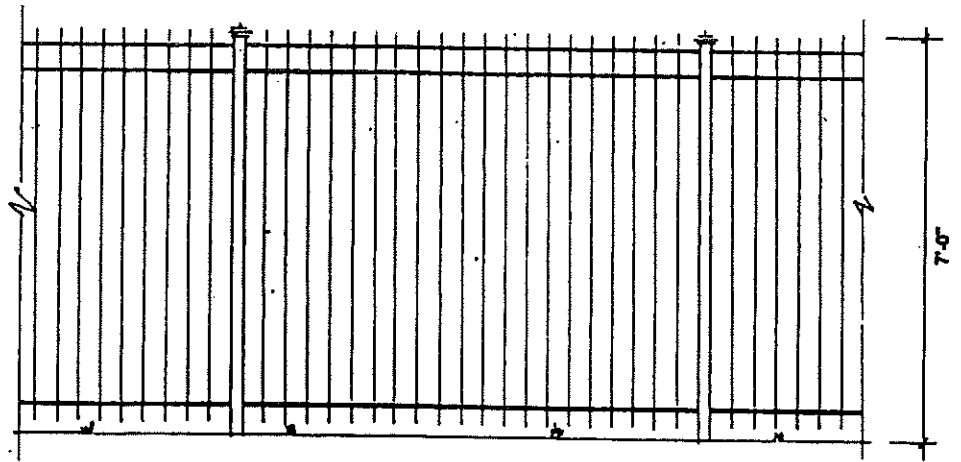


Illustration 2.10.2 - Yard Fence Zones



*Illustration 2.10.3 - Example Fence Type*



TYPICAL ALUMINUM OR IRON FENCE

