

Waterside Pointe Homeowners Association

Rules and Regulations Handbook

Architectural Review Committee

Standards and Guidelines

Architectural Review Committee

Board of Directors

April 2018

UPDATED March 12, 2021

ARCHITECTURAL GUIDELINES, STANDARDS & CRITERIA

Waterside Pointe community was developed with the original intent that homes harmonize with each other and present a pleasing and consistent style. Except as required by the governing documents, the style is not the result of a formal architectural code but rather the result of the vision of the original developer.

To ensure the preservation of our existing design and to prevent the introduction of design that is not in keeping with our community theme, the Board of Directors and the Architectural Review Committee (ARC) hereby recognizes and adopts the style and form of the existing community's architectural standards as required by the governing documents. This standard shall continue to be in effect until the adoption and publication of new guidelines and standards.

The ARC is responsible for reviewing all Architectural Alteration Applications made by residents for improvements to the exterior of the house or Lot. The ARC also reviews Architectural Guidelines and recommends changes and/or additions to the Board of Directors for adoption. The Association shall have the authority to include other restrictions, as deemed appropriate to ensure community standards. Owners are mandated to adhere to all guidelines and standards as required by the governing documents. The Association will conduct inspections and notify the Owner of any violations to the guidelines and standards. After proper notification is given to the Owner, the Association has the right to enter a property and complete any exterior repairs or maintenance. If the Owner does not respond within the specified period of time any cost that the association incur will be charged to the owner. Should the Association contract for providing the needed maintenance, the cost of materials, labor, administrative charges and out-of-pocket expenses for the Association plus any attorney fees will be charged against the homeowner and a lien immediately placed against the property if not paid within ten (10) days of receipt of invoice for the charges.

If any government ordinance, building code or regulation requires a more restrictive standard than is found in these Guidelines, the government standards shall prevail. When any government ordinance, building code or regulation is less restrictive than these Guidelines and any standards contained herein, or the Declaration of Covenants Conditions and Restrictions (CCRs), these Architectural Guidelines and the CCRs will prevail.

These guidelines shall not obligate any agency, governmental or otherwise to approve plans submitted, nor will the approval of the ARC be construed as meeting either the requirements of Lake County or any governmental agency required for approval.

The ARC has the right to modify, revise, add, delete or make any changes to these guidelines by joint resolution with the Board of Directors.

Alteration Application

1. An ARC review application may be obtained from the Community Manager or at www.wsphoa.com
2. A separate alteration application should be submitted for each exterior modification.
3. Incomplete applications will not be considered without all the necessary information for the ARC to make a decision.
4. The ARC has up to 30 days from the date a properly completed Alteration Application is received by them to take action.
5. All construction by any owner on a Lot shall be performed by a contractor or builder duly licensed in the state of Florida.

Each application should include:

1. Two copies of the lot survey with the location of the alteration clearly drawn and labeled.
2. Vendor specifications or proposal showing the nature, kind, shape, height, materials and color to be used and the location of the proposed alteration.
3. Color samples where applicable.
4. Color picture or vendor brochure showing what the item will look like when completed.

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Access Ramp

1. Any Lot Owner may construct an access ramp if a resident or occupant has a medical necessity or disability requiring a ramp for entering or exiting the home. The ramp must be as unobtrusive as possible, be designed to blend in aesthetically as practicable, and be reasonably sized to fit the intended use.
2. Plans for the ramp must be submitted in advance to the ARC. The ARC may make reasonable requests to modify the design to achieve architectural consistency with surrounding structures and surfaces.
3. The Owner of the Lot must submit to the Association an affidavit from a physician attesting to the medical necessity or disability of the resident or occupant of the Lot requiring the access ramp. Certification used for Section 320.0848, Florida Statutes, as amended from time to time, shall be sufficient to meet the affidavit requirement.

Antennae and Satellite Dishes

1. All outside antennas, antenna poles, antenna masts, electronic devices, satellite dish bigger than 18 inches, and antenna towers are subject to the approval of the ARC. Satellite television reception dish 18 inches or less in diameter does not require ARC approval. All antennas not covered by the Federal Communications Commission (FCC) rules are prohibited.
2. All such equipment shall be in the most inconspicuous location which allows for adequate reception. Equipment shall not be installed in front of the house where it can be seen from the street. The Association is not required to provide optimal reception.
3. Equipment may not interfere with the radio or television reception of other homes.
4. The ARC requires that all such items be screened from view and that the installation of the antenna complies with all applicable safety restrictions, including any restrictions as to location and height of antenna as imposed by applicable fire codes, electrical codes, zoning codes, and building codes.
5. All antennae and satellite dishes should be either ground mounted on a stand-alone pole or mounted on the rear wall or sidewall of the house at a maximum of ten (10') feet back from the rear elevation of the home. The same location would apply to roof mounted satellite dishes.
6. Any installation on roof tops of single family homes and townhomes should be clamped on and not screwed into the structure as it may automatically void any builder and/or roof warranties.
7. All installations shall meet the minimum wind load requirements of the Florida Building Code (latest edition) concerning wind resistance and other applicable requirements.
8. Homeowners shall not permit their antennae and satellite dishes to fall into disrepair or to become a safety hazard, and shall be responsible for their maintenance, repair and replacement, and the correction of any safety hazard.
9. If antennae or satellite dishes become detached or are removed, Homeowners shall remove or repair such detachment within seventy-two (72) hours of the detachment including all associated hardware. If the detachment threatens safety, the Association may remove the antennae or satellite dish at the expense of the Owner, without prior notice.

Awnings

1. No permanent or retractable awnings (metal, fabric, wood, plastic or other materials) are permitted.

Barbecues/Smokers/Grills/Fire pits

1. Barbecue grills, smokers and built-in barbecue units shall be located within the rear of the home. Their location must be carefully planned to minimize smoke or odors affecting neighboring properties.
2. If not screened from view of the neighboring property by an ARC approved fence, they must remain covered when not in use.
3. Outdoor wood burning and bonfires are prohibited except in a fire pit used on an uncovered patio or an open area of pavers or concrete within the rear yard. When not in use, a fire pit may be stored on a lanai or in a screened enclosure. The fire pit must have a wire screen mesh covering, be freestanding and kept in good working condition. ARC approval is required for fire pits.

Canopies

1. The installation of a canopy (fabric gazebo) is not permitted. Exceptions will be for private events and such temporary fixtures or decorations may be installed 24 hours prior to and must be removed within 24 hours of the event. No other type of sun shade, tent or canopy cover will be approved.

Car Covers

1. Car covers, including tarps are not permitted outside the home, only in the garage.

Carriage Lights

1. Carriage light sizes and locations must harmonize with the front elevation of the house. A picture with color and dimensions shall be attached to the ARC Request prior to installation/replacement. Lights shall be black, white, bronze or natural metal in color. Carriage lights cannot be replaced with lights that are not carriage lights, example it is not acceptable to put flood light or motion sensing light in place of a carriage light.

Clotheslines

1. The outside drying or hanging of laundry is expressly prohibited on any portion of the property. Therefore, clotheslines are not permitted.

Clubhouse

All homeowners require an Amenity card for pool gate, gym and dance studio access. Please see the property manager for replacement cards. Homeowners are responsible for their guests and are to follow all posted rules.

1. Clubhouse rental for private events is reserved for homeowners in good standing with Waterside Pointe HOA. Clubhouse rental does not include pool area. Homeowners can reserve the clubhouse through the HOA website.

Clubhouse rental requires a refundable security deposit at time of scheduling.

Each Homeowner will be given a clubhouse usage agreement at time of scheduling. Please take the time to read this agreement carefully before signing it as it is a binding agreement.

Homeowners can only book one (1) event at a time. Homeowners cannot book another date until the first event is completed.

Cancellation of reservation less than 48 hours prior to event will result in forfeiture of deposit.

2. Pool use is at homeowner's risk. Here are some of the pool rules, this is not a complete list. Please observe and follow all posted pool rules.

Pool hours: from dawn to dusk

No animals allowed, No glass allowed, No diapers allowed, No diving, running, flipping, jumping, running or skating allowed. All children should be supervised by a responsible adult.

3. Appropriate clothing and footwear is required for Gym and Dance studio. No wet bathing suits are allowed in these areas. Please wipe down machines after use.

Common Areas

1. All exterior changes and modifications shall be completed in a manner so that they do not materially damage the common areas of the Association or individual Lots. Nor shall they in any way impair the integrity of the improvements on the property subject to maintenance by the Association.

2. No homeowner shall permit their contractor to access or otherwise cross the common areas, or another person's Lot without receiving written permission in advance from the Board or the Community Manager. In the case of accessing another person's Lot, permission shall be obtained from the Lot Owner and proof of consent will be provided to the Association.

3. Other than the record titleholder of the Lot, any contractor or installer who will cross the common areas to access the construction site, shall provide the Association with an insurance certificate listing the Association as a named insured prior to commencing work. Insurance shall meet the following minimum limits: Contractor's General Liability including completed operations (statutory minimum amount), worker's Compensation: (statutory minimum amounts). The Board may establish these amounts.

4. Homeowners are responsible for any damages to the Common Areas and other Association property. Homeowner is responsible for restoring, re-grading, repairing & replacing any damaged grass or plants on the common area or any adjoining Lots, caused by this construction.

5. Owners are responsible for all cleanup of any improvement project. All debris, sod, soil, construction material etc. shall be removed from the lot and hauled to the proper waste sites within seven (7) days of the completion of the project.

6. Homeowners shall be held responsible for the acts of their employees, subcontractors and any other persons or parties involved in construction or alteration of the home site.

The responsibilities include but are not limited to the following:

- a. Ensuring that the construction site, community properties and roadways are kept clean and free of all debris and waste materials, and all stockpiles of unused materials are kept in a neat and orderly fashion.
- b. Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well-being of others on the site.

7. No extension of the landscaping of Home sites will be permitted onto Association common grounds.

8. Residents shall not put trees, bushes, plantings, bird baths, lawn ornaments, planters, bird feeders, flower pots, picnic tables, furniture, fences, walks, hedge enclosures and other types of groupings on common grounds or other Association property.

9. Nothing shall be done or kept on any common area which shall increase the insurance rate of the association without the prior written consent of the Board of Directors.

Community Dock

1. This dock and parking area is private property for the exclusive use of Waterside Pointe Homeowners and accompanied guests
2. Available for use from dawn to dusk
3. Available for loading and unloading only – no mooring or parking of vessels
4. No wake zone
5. No fishing while boats or vessels are present
6. No glass containers of any kind
7. No jumping, swimming and/or diving from the dock
8. Children under 12 are not allowed without adult supervision
9. No littering – you are responsible for disposal of your trash
10. All homeowners are responsible for their guests
11. All vests, ski's, paddles, wakeboards, etc. are not to be stored on dock and are to be removed upon departure
12. Use at your own risk. Waterside Pointe Homeowners Association will not be responsible for damage to personal property, stolen property, or injuries of any kind resulting from the usage of this dock or canal
13. Violation of dock rules may result in suspension of dock privileges

Decks and Concrete Patios

1. All decks and patios additions shall be in the rear yard of the lot and not visible from the street in front of the house.
2. All decks and patios shall be solid poured concrete or concrete pavers in a color which complements the color palette of the house.
3. Spaces between concrete pavers shall be sanded or grouted. Weeds shall not be permitted to grow between pavers.
4. Construction of decks and patios shall not adversely affect any designed and approved drainage pattern for this or any other Lot.

Docks

1. Docks are subject to rules and regulations from several regulatory agencies, including Lake County, the city of Groveland and the St. Johns River Water Management District.
2. Benches and crossover platforms additions are permitted so long as the additions of these items do not cause the total coverage area to exceed five hundred (500) square feet. All benches and platform additions require an Alteration Application to be submitted to the ARC prior to the installation of the addition.
3. Please see 'Exhibit E' Dock Guidelines for information on the process of constructing and maintaining a dock in Waterside Pointe. <https://wsphoa.com/boat-docks> contains a detailed guide and 'Exhibit E'.

Doors

1. ARC approvals are required for front door replacement and screen door addition. Request shall include pictures and color.
2. Screen door framing shall be bronze in color. Aluminum bronze kick plates up to sixteen (16) inches in height are permitted on screen doors. Screening shall be charcoal and of standard mesh size. Opaque screening and metal bars are not permitted.

Driveways and Entrances to Garage

1. All changes to driveway and garage doors require prior approval from the ARC.
2. The total area of all driveways shall be paved with materials approved by the ARC. Asphalt, loose gravel, stabilized rock and sand base, etc. will not be allowed.
3. Driveways and entrances to garages may be concrete or interlocking stone or brick pavers which complement the color scheme of the home.
4. Driveway expansion shall be permitted by the ARC on a case by case basis and requests should include exact measurements, drawings and/or pictures.
5. Grass and weeds shall not be permitted to grow between driveway concrete or pavers.

Elevations- Change in Facade including reconstruction

1. Changes in the outside appearance of the facade will not be permitted unless these features are or were currently offered by the builders as an option.
2. No vinyl siding will be permitted.
3. All reconstruction including roofs shall be of the same or similar material, colors, etc. as the original construction of the house.

Elevations- Change in Grade

1. No owner shall excavate or extract earth (dirt) from a Lot for any business or commercial purpose.
2. No elevation changes shall be permitted which materially affect surface grade of surrounding Lots or change the flow and drainage of surface water at Waterside Pointe.

Fences

1. Fences must have the prior approval of the ARC and must be constructed of solid tan PVC or black aluminum picket. White PVC fencing is permitted only for Townhomes. Chain link fences are not permitted. Fences are subject to the City of Groveland and/or Lake County permit requirements.
2. Fences that abut a perimeter wall or fence must be tapered down to meet the same height of the perimeter wall or fence so as not to exceed its height.
3. Rear yard privacy fences shall have a maximum height of six (6) feet. All such fences must be constructed of tan PVC or other materials approved by the ARC. Fences are permitted from the rear of the lot to a point no farther forward than the midpoint of each side of the home.
4. All rear yard fences on lots adjacent to conservation areas, canals, swales, retention ponds or lakes must be constructed of black ornamental metal or other materials approved by the ARC and shall have a maximum height of six (6) feet. Fences are permitted from the rear of the lot to a point no farther forward than the midpoint of each side of the home.
5. Fences for corner lots require close coordination with the ARC due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements. The ARC will also take into consideration how a home abutting this lot will be affected due to front set back requirements for the abutting lot.
6. Fences shall not be installed flush to the ground in order to prevent blockage of storm water drainage. All fence heights are measured from the base of the fence at ground level to the highest point of the fence. The ground shall not be raised or filled where the fence is located without ARC approval.
7. If your fence is connected to your neighbor's fence it should maintain the same height.
8. All fences constructed on Lots containing Townhomes shall have a gated entrance along the rear Lot line.
9. Should the Association, City or County be required to correct a drainage or utility situation either above or underground on lots affected by swales, rear yard drains or easements, the homeowner is responsible for all costs associated with the removal and reinstallation of the fence installed in said easement.

10. Fences must be kept clean and in good repair and shall not have any advertisement attached to it.
11. Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. It is the responsibility of the Owner to comply with all City of Groveland, Lake County and/or Waterside Pointe Association requirements, whichever is most stringent.

Flags and Flagpoles – US, State, Military, Seasonal

1. Flagpoles require ARC approval prior to placement. Flagpole cannot extend higher than the roof of the house (not to exceed 20 feet in height) or can be affixed to the residence.
2. All flags must be maintained and in good condition.
3. Only the flags listed below will be approved.
 - I. U.S. flag (not to exceed 4½' x 6' in size)
 - II. State of Florida flag (not to exceed 4½' x 6')
4. On Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day official flags of the United States Army, Navy, Air Force, Marine Corps, or Coast Guard (not to exceed 4½' x 6') may be flown.
5. Seasonal and holiday flags, not to exceed 24" x 36" in size, may be displayed fifteen (15) days prior to the season/holiday and must be removed five (5) days after the season/holiday.

Front Entry and Porches

1. Front entry into the home may be screened with prior ARC approval.
2. Front entry shall not be used for storage of any kind.
3. All outdoor furniture should be exterior grade and complement the home design, colors, and scale.

Garages

1. No home shall be constructed without having at minimum a double car garage. All garages shall remain permanently as functional automobile garages. No garage shall be converted into a living area.
2. Garage doors should remain closed when not in use.
3. Bronze garage screen doors shall be permitted with ARC approval.
4. Replacement of garage doors shall meet current County codes at the time of replacement. If there is more than one (1) garage door and the new door cannot be an exact match, then all doors must be replaced at the same time.
5. Garage doors must be painted the same color as the body of the house.
6. Window panes in the top most panel of the door, are permitted.
7. Any ornamentation including handles or decorative accents require approval.

Garbage, Recycling and Trash

1. Owner's trash cans must be stored in their garage.
2. Trash may be stored outside the garage only if they are screened from the street and from the adjoining Lot with a tan PVC fence (White for townhomes), or landscaping to be approved by the ARC. Plantings used for screening, shall provide a minimum of eighty percent (80%) coverage when first planted, and which completely screens the equipment within one (1) year from the date of approval. When the garbage can height is attained, the plants are to be properly trimmed and maintained at that height. Any dead plants shall be replaced immediately with the same type of plant of similar height.
3. Garbage and recycle cans shall not be placed at the street for pick up earlier than 5 pm the night before, and empty containers shall be removed from sight the same day as pick up.
4. Garbage cans and other refuse may not be accumulated or stored on any portion of the Lot.
5. Open burning of garbage and other refuse is not permitted.
6. All trash and recycling bins shall be closed containers. No open container bins are permitted. All trash and recycling bins must have lids that attach and close securely to the bin.

HVAC

1. No air conditioners shall be mounted through a window, door or hung on an exterior wall.
2. Replacement of air conditioner components shall be in their original location unless approved by the ARC.
3. All HVAC units require approved plants, as installed by builder, in front of the HVAC unit.

4. All plant materials shall be located a minimum of two (2) feet from HVAC equipment to allow for adequate air circulation around the equipment but may not encroach or trespass on a neighboring property or disturb yard drainage.
5. Plantings used for screening, shall provide a minimum of eighty percent (80%) coverage when first planted and which completely screens the equipment within one (1) year from the date of approval. When the HVAC height is attained, the plants are to be properly trimmed and maintained at that height. Any dead plants shall be replaced immediately with the same type of plant of similar height.

Garden Hoses

1. All hoses shall be stored on the side or the rear of the home when not in use.
2. Garden hoses shall be on a hose wrap attached to the side or the rear of the house or on a mobile station. Association lawn care service providers are not responsible for damage to garden hoses.

Gas Tanks (Propane and/or Natural)

1. ARC approval is required prior to installation of oil or gas tanks.
2. Preferable installation is to have gas tanks buried. Gas tanks installed above ground shall meet applicable building code requirements.
3. If Owner chooses not to bury the gas tank, the tank must be screened from view of the streets and neighboring property. Appropriate screening includes fencing and landscaping and must follow fencing requirements.
4. If using landscape for screening the tank, Owner shall install no less than six (6) approved plants to screen tank from view of the street and other properties. Plants that are a minimum of three feet tall and that will reach a maximum 80% capacity within 12 months shall be installed and allowed to grow to the height of the gas tank. When the tank height is attained, the plants are to be properly trimmed and maintained at that height. Any dead plants shall be replaced immediately with the same type of plant of similar height.

Generators

1. Permanent or hard-wired generators may be installed and mounted on a concrete pad at the rear of the house. These generators are normally hard wired to the house's electrical system and run off of propane. Generators shall be screened from view from the street with shrubs or fence.
2. The ARC will consider approving generators to be installed on the side of the house on a case by case basis. This decision will be based on whether it is a corner home or whether there is adequate open space between the location and adjacent homes as to not cause a nuisance (noise, fumes) to neighboring homes. Plantings used for screening, shall provide a minimum of eighty percent (80%) coverage when first planted, and which completely screens the equipment within one (1) year from the date of approval. When the generator height is attained, the plants are to be properly trimmed and maintained at that height. Any dead plants shall be replaced immediately with the same type of plant of similar height.
3. The generator enclosure box shall be painted to match the exterior body of the house unless located within a fenced yard.
4. The generator may only be operated when there is a power outage or for the briefest possible time to test it as required by the manufacturer.
5. Portable generators shall be stored in the garage and only placed outside for use during periods of power outage. They shall be operated in accordance with manufacturer's directions and located as far as possible from all adjacent houses.

Gutters

1. All gutters must be either tan or white to keep in harmony with community colors.
2. Gutter down spouts must be terminated at the base of the house and not concentrate water flow onto neighboring properties.
3. Gutter placements must be in keeping with a pleasing and consistent style of the community.

4. Rain chains may only be used in the rear of the home.

Holiday Decorations

1. Holiday displays in the front entryway and on the front door, along with traditional holiday lighting do not require approval from the ARC.
2. Holiday lights and decorations shall not create a nuisance to the adjacent residents or the community.
3. Holiday lights and decorations to celebrate Christmas, Hanukkah, Kwanza, or other holidays, may be installed commencing on Thanksgiving and are to be removed no later than January 10th of the following year.
4. Brackets, clips and other holders for holiday lights that are installed on a house must be removed at the time that the lights are removed.
5. Special decoration displays for Valentine's Day, St. Patrick's Day, Easter, Memorial Day, Independence Day, Halloween, Veteran's Day, Thanksgiving, etc. may be placed on the exterior of the lot fifteen (15) days prior to the special day and must be removed five (5) days after the special day.
6. Electrical cords are not permitted to cross the sidewalk as to cause a tripping hazard for pedestrians.
6. The ARC reserves the right to ask the homeowner to remove decorations or lighting within 48 hours after receiving written Notice from the Association based on the following reasons:
 - i. Excessive in number, size or brightness
 - ii. Draw excessive traffic
 - iii. Unreasonably interferes with the use and enjoyment of the Common Area and/or adjacent lots
 - iv. Cause dangerous condition to exist

House Numbers

1. To aid emergency personnel, delivery people and to conform to Lake County ordinances, each house shall have permanently attached numbers located over the garage door where it is clearly visible from the street.
2. Missing numbers should be replaced within 15 days and should reflect same style, size, color, and placement of original builder installed numbering.
3. Painting over house numbers is not permitted.

Hunting

No Hunting Permitted. All hunting or shooting within the subdivision is hereby prohibited.

Landscaping and Florida Friendly Landscaping

1. Landscaping may only be added or removed with the approval of the ARC.
2. Landscaping and irrigation plans, which shall indicate that rear yards and half of side yards shall be planted with Bahia sod and not irrigated, such that approximately fifty percent (50%) of the Pervious Area on the Lot will be planted in such manner. The plans shall further indicate that the front yards and half of the side yards will be planted with St. Augustine, or floratam sod, but shall also incorporate shrubs or groundcovers, such that approximately twenty percent (20%) of the Pervious Area on the Lot will be comprised of shrubs and/or groundcovers.
3. Xeriscaping is landscaping and gardening that reduces or eliminate the need for supplemental water from irrigation. A plan must be submitted to the ARC with specific material to be used, size, and color. Plan should also include groundcovers, such that approximately twenty percent (20%) of the Pervious Area on the Lot will be comprised of shrubs and/or Florida Friendly/native plants
4. The ARC encourages all Owners to follow Florida Friendly Landscaping principles by using low-maintenance plants and environmentally sustainable practices when making changes to their landscape design. <https://ffl.ifas.ufl.edu/>
5. Prior to initial installation of Florida Friendly Landscaping on a Lot, the Lot Owner must submit an application to the ARC for the specific plants and/or turf grass to be used. The application will be submitted together with soil testing and an analysis completed by a Certified Professional in Florida Friendly Landscaping. A Certified Professional means a person who possesses a certificate of completion in the Florida Green Industries Best Management Practices. For information about Florida Friendly Landscaping and the Florida Yards and Neighborhoods (FYN) program go to: <http://fyn.ifas.ufl.edu/>.

6. The Florida-Friendly Landscaping concept of right plant, right place will be used. The Lot Owner will design the landscape so that plants serve a number of functions including, but not limited to, cooling, privacy screening, shade, aesthetics, wildlife habitat, runoff pollution prevention, and directing traffic flow onto and within the property. Lot Owners will retain and incorporate existing native vegetation into the landscape whenever feasible. All Lot Owner plant installations will be conducted in accordance with the most current version of the Florida Yards and Neighborhoods Manual.

7. An irrigation plan will be submitted which shall be designed for efficiency, and at a minimum, shall meet all local ordinances and state Standards for Landscape Irrigation in Florida. In periods of extreme drought and tightened water restrictions, the Association will waive the portions of the community standards requiring the replacement of dead grass and landscaping until the restrictions are lifted. After the restrictions are lifted, all dead grass and landscaping shall be replaced within thirty (30) days.

8. Lot Owners are required to conduct routine maintenance including fertilizer use, if needed, and mowing, trimming, edging and pruning, to maintain a well-manicured lawn. No grass clippings shall be deposited into any swales or bodies of water. Any clippings or landscape material that fall sidewalks, driveways, or roads will be swept onto turf areas.

Landscaping - Edging or Borders

1. A sample or photo of the curbing/edging shall accompany the ARC request. Edging colors may be muted tones of beige, tan, gray, terra cotta or natural concrete.

2. One style of landscape curbing and/or edging are permitted in areas of the lot which are not enclosed by a privacy fence.

3. Poured concrete curbing shall be the natural concrete color or muted tones of beige, tan, gray or terra cotta added to the concrete mix at time of pouring. No painting or staining will be allowed after pouring. A color chip shall accompany the ARC request.

4. Edging will be allowed around mulched or garden areas.

5. Wire, decorative plastic, resin and wood borders, black or green plastic edging (standard roll edging) and railroad ties are not permitted.

Landscaping - Lighting

1. Landscape lighting, solar or wired, may only be installed in landscaping beds and along the driveway. It may not be installed along the sides of the driveway between the sidewalk and the street. Individual lights shall be black, white, or natural metal in color.

2. Electrical cords are not permitted to cross the sidewalk as to cause a tripping hazard for pedestrians. Junction boxes, wiring, and lighting hardware shall be screened by landscape material to avoid daytime visibility.

3. Lighting shall be low level and recessed to shield the source of the light. Low voltage fixtures shall be located and aimed carefully. Tree mounted lights are not allowed. Lights may not shine onto other properties or onto the sidewalk or street.

Landscaping – Mulch

1. ARC application is required unless replacing the same type of mulch. Material shall be of a single-color scheme and type throughout the landscaping for the lot.

2. Mulch may require frequent weeding and may need to be replaced once or twice a year to maintain a total depth of 2–3 inches.

Landscaping - Ponds and Waterfalls

1. Upon ARC approval, ponds and waterfalls shall be located in landscaped area within a fenced backyard and situated not permit sounds from the pond, waterfall or its equipment to be a nuisance to neighboring properties.

2. The design of the water feature should discourage creation of stagnant pools of water.

Landscaping - Trees

1. The originally installed trees were part of a landscape plan approved by Lake County. The removal, relocation or destruction of any tree and distinctive flora is a landscape change subject to the approval of the ARC and requires an application. Please note that the City of Groveland has additional requirements.

2. Removal of any street tree is not allowed. Street trees which are badly diseased or die are to be reported by the Owner to the Association.

Lawns

1. All Lots shall have grassed front, side and rear lawns. Rear yards and half of side yards shall be planted with Bahia sod and not irrigated, such that approximately fifty percent (50%) of the Pervious Area on the Lot will be planted in such manner. The front yards and half of the side yards will be planted with St. Augustine, or floritam sod, but shall also incorporate shrubs or groundcovers, such that approximately twenty percent (20%) of the Pervious Area on the Lot will be comprised of shrubs and/or groundcovers.
2. Lot Owners are required to conduct routine maintenance including fertilizer use, if needed, and mowing, trimming, edging, pruning and clean-up to maintain a well-manicured lawn.
3. No desert landscape or similar type lawns will be permitted as per Florida Friendly Landscape.

Lawn Furnishings

1. All types of lawn (grassy area) furniture will be located in the rear of the home and not be visible from the street in front of the home.
2. Swings and patio style furniture are permitted on front porches, but not front grassy areas.
3. For safety reasons all lawn furniture shall be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a home sitter.
4. All lawn furniture shall be removed upon issuance of any Tropical Storm Warning or higher.

Lighting

1. All exterior lighting shall be consistent with the character established, compatible with the design of the homes in Waterside Pointe, and be limited to the minimum necessary for safety, identification, and decoration. All exterior lighting must be permanently secured and wired, with no visible wires. Changes and additions require ARC approval.
2. Owners may not install security spotlights or flood lights unless lights are activated by a motion sensor.
3. Lighting must not be reflected on neighboring property and constitute a nuisance or hazard to any owner or neighboring resident.
4. Bollard light fixtures are not permitted.
5. Enclosures of light fixtures shall be designed to conceal the lamp bulb. Light bulbs may not exceed the manufacturer's recommendation for bulb wattage.

Mailboxes

1. Mailboxes shall be maintained in good state of repair by Owner at all times. No changes are to be made to the original style, design or color of the mailbox or post.
2. Owners are responsible for replacing mailboxes that are damaged and must use approved style/vendor. Vendor information is located inside every mailbox (The Beautiful Mailbox Co.).
3. Where communal mailboxes exist, mailboxes will be provided by the United States Postal Service (USPS) and maintained by the USPS. Keys to individual post office boxes is obtained at the local post office in Groveland.

Newspapers

1. Newspapers must be collected and removed from driveways/lawns the day of delivery. Newspapers collecting on a lawn or driveway may be removed by HOA at owner's expense.

Ornaments

Ornaments or decorative embellishments include those on lawns, landscape beds, entryways and those mounted on the house that are visible from the street or common area.

1. For safety reasons all lawn ornaments shall be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor. All lawn ornaments shall be removed upon issuance of a tropical storm warning or higher.
2. Flower pots containing dead plants and empty flower pots shall be removed from public view.
3. Artificial plants/trees or flower arrangements are not allowed.

Outbuildings, Sheds and Storage Containers

1. Accessory buildings shall not be allowed on Waterside Pointe. This includes outbuildings, sheds, storage containers, barns, etc.

Painting and Approved Color Schemes

1. Only approved colors are permitted for exterior painting. There is a color scheme book in the property manager's office to assist you in your selection.
2. Prior to painting, each Owner must submit to the ARC a color plan showing the color of all exterior surfaces that shall include samples of the actual colors to be utilized and the materials. Alteration Applications submitted without color samples will be returned.
3. If your home has shutters, they will be the same color as the front door.
4. No house may have more than three colors (body/garage, trim, accent door color).
5. The body of the house and the garage door (base color) must have a flat or eggshell finish. If an Owner is proposing to paint doors and trims with gloss or high gloss, this needs to be noted on the ARC Application with samples attached.
6. In order to keep the harmony of our community it is preferred that there is a minimum distance of one home to either side and in front of the applicant's home before a color combination can be repeated.

Parking

1. All permissible street parking within the community will be limited to the 'odd' side of any road as denoted by the home addresses for that road. Parking on Whitewater Bay Drive adjacent to the southern wall is limited to the side closest to the wall. All Owners must park in their garages or their driveways. Vehicles not permitted to be parked in any front or side yard of any Lot.
2. Vehicles in disrepair shall not be stored on the Property. No passenger vehicle without current registration and license tag will be allowed on the Property or on any Owner's Lot. No repairs or maintenance shall be performed on any vehicles upon any portion of the Property except in an emergency situation. All emergency repairs to disabled vehicles must be completed within twenty-four (24) hours from the vehicle's immobilization or the vehicle must be removed/towed.
3. Owners, visitors, guests and public or private service providers may use paved streets for temporary parking of their vehicles.
4. Any vehicle parked in violation of these Rules and Regulations may be towed by the Association at the sole expense of the owner of the vehicle if it remains in violation. A parking violation constitutes parking of vehicles for twenty-four (24) consecutive hours or for forty-eight (48) non-consecutive hours in any seven (7) day period. The Association shall not be liable to the owner of towed vehicle.

Pets, Livestock and Poultry

1. No animals, livestock or poultry of any kind shall be raised, bred or kept within the Property, other than household pets (dogs, cats, domestic birds and fish), provided they are not kept, bred or maintained for any commercial purpose. Owner must ensure their pets do not become a nuisance or annoyance to any other Owner.
2. No pet are allowed to be outside a Lot except on a leash. Pet owners are liable for any damage to persons or property caused by their pets.
3. No pet owner shall allow its pets to have excretions on any portion of their neighbor's property, or any common areas. If accidents occur owner is required to pick up and clean the area immediately.
4. Pets owners shall be held accountable for their pets' actions as per applicable Rules and Regulations of the Association.
5. Commercial activities involving pets shall not be allowed.
6. No more than three (3) pets may be permitted on any Lot, except for dogs 50 pounds or over, the limitation shall be two (2).
7. Invisible fencing is not permitted.
8. All pet owners shall be in compliance with applicable Code of the City of Groveland.

Play Structures, Recreational Equipment and Toys

1. All exterior play and recreational equipment, including swing sets, jungle gyms, soccer goals, trampolines, or the like must be located within the rear yard of the property and must be screened from public view with acceptable landscaping and fencing screening as approved by the ARC. All exterior structures must be kept in good repair or removed from the property.

2. All permanent game and play structures, including basketball hoops, backboards, tree house or platforms shall only be located on the rear of Single Family Homes. On Lots containing Townhomes, No individual game or play structures shall be permitted.
3. All Portable game and play structures, including soccer goals and basketball hoops must be stored after each use and not left out overnight. All portable play and recreational equipment, including toys, must be removed from public view when not in use, unless within a fenced rear yard. Portable play and recreational equipment includes but not limited to items such as toddler's playhouses, slides, climbers and other large outdoor toys which are normally made of plastics and vinyl and that are not anchored in concrete.
4. Trampolines will be permitted within yards that have a privacy fence and should not exceed height of privacy fence. On yards without a privacy fence trampolines will be allowed with acceptable screening as determined by the ARC.
5. Play structures must be securely anchored and installed in a manner so that strong or tropical force winds or higher will not carry it to other properties causing damage or bodily injury.
6. All play and recreational equipment is to be placed away from property perimeter and/or neighboring property.
7. All portable play and recreational equipment shall be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor.
8. All portable play and recreational equipment shall be removed upon issuance of any storm warnings of Tropical Storm Warning or higher. Owners shall take all recommended actions to secure non-portable equipment in storm events to ensure that said equipment does not cause bodily injury or damage to other properties.

Pools and Spas

1. Any pools and spas to be constructed on any Lot are subject to approval by the ARC. Pools and spas are only permitted on the rear of the residence and if on a corner Lot must be screened from the street.
2. No above-ground pool shall be constructed or placed on any Lot, except that inflatable pools for small children are acceptable.
3. Pool heating and filtering equipment must be placed out of view of neighboring properties and the noise level to neighboring properties must be considered in locating equipment. Pool filtering and heating equipment must comply with all applicable building, zoning and fire codes.
4. Screening of the pool is required either by fencing the property or by a screen enclosure that totally encloses the pool. Landscaping may be installed to provide privacy for screened enclosures. Plantings used for screening, shall provide a minimum of eighty percent (80%) coverage when first planted, and which completely screens all pool equipment within one (1) year from the date of approval. When the equipment height is attained, the plants will then be properly trimmed and maintained at that height. Any dead plants shall be replaced immediately with the same type of plant of similar height. Landscaping for this purpose must receive ARC approval prior to installation.
5. Stand-alone Spas or Jacuzzis are allowed but must be located in the rear yard or lanai and screened from street view and the view of any neighboring property.
6. Pool overflow and drainage are required to have a small gravel drain bed (French drain) for chlorinated water to flow into. Under no circumstances may chlorinated water be discharged onto other homeowners' lawns.

Portable Storage/ Moving Containers

1. Portable storage/ moving containers (commonly known as PODS) or any similar units designed for the temporary storage or transportation of a resident's personal household goods are permitted to be stored on the property for a maximum of seven (7) days. The Community Manager must be notified prior to delivery of the container. Storage containers are not permitted on the street.
2. After proper notification is given to the Owner, the Association has the right to enter a property and have the container removed if the Owner has failed to comply with this standard. All related costs including administrative charges and out-of-pocket expenses for the Association plus any attorney fees will be charged against the homeowner account and a lien immediately placed against the property until all costs are paid.

Rain Barrels & Rain Chains

1. Rain barrels designed for the purpose of capturing rain from the gutter systems may be used on the rear side or back of the house.
2. Barrels shall be screened with fencing or plantings. Plantings used for screening, shall provide a minimum of eighty percent (80%) coverage when first planted, and which completely screens the rain barrel within one (1) year from the date of approval. When the rain barrel height is attained, the plants will then be properly trimmed and maintained at that height. Any dead plants shall be replaced immediately with the same type of plant of similar height.
3. Barrels may not exceed three (3) feet in height and shall match the exterior body of the house in color unless located within a fenced yard.
4. Rain chains may only be used in the rear of the home.

Reflectors

1. Reflectors are not allowed.

Roofs

1. ARC approvals are required for change/modification of roofs.
2. Roofs shall be high grade architectural (dimensional) shingles with a minimum of thirty (30) year life.
3. Colors shall be shades and blends of gray or brown that coordinate with the exterior body color of the house.
4. Roofs shall be cleaned within thirty (30) days of notice by management.
5. Roof extensions (carport or overhang) for a car, boat, equipment or any other purpose will not be permitted.

Seawalls

1. All seawalls must comply with all the rules and restrictions of the St. Johns River Water Management District.
2. The base point where the wall penetrates the soil should be at 94.80 elevation, but the wall shall not extend into Crystal Lake beyond the original shoreline (as shown on the Lake County Property Appraiser site for historic aerials, as dated 2014 or older) OR the property line, whichever is closest to the home.
3. The head or top of the seawall should be no higher than 97.00' on the Crystal Lake lots or the limit of where the slope of the lot will not adversely impact the drainage of the lot or adjacent lots.
4. All Seawall ARC applications engineering drawings shall address the two items noted above.

Security Cameras

1. Cameras on the exterior of a Home shall be fixed to the exterior walls, soffit boards or fascia boards. Cameras are not permitted in any other location on the Lot, including but not limited to on roof tops. Camera shall not be installed in any manner or location that will violate the privacy of another person or their peaceful enjoyment of the Properties.
2. Cameras shall be of the same color as any wall, soffit board or fascia board to which they are affixed. All cable and conduit connected to or supporting a camera shall be concealed from view behind a wall, fascia board or soffit board.
3. Cameras on the exterior of a Home shall be positioned to capture the areas immediately around the Home and the Lot upon which they are installed.
6. Installation of cameras is not a guarantee of safety or protection of any person or property of any kind. The Association shall not be held liable, or responsible, for damaged property, illegal activity, personal injury or death.

Screen Enclosures, Patios and lanais

1. ARC approvals are required for all screen enclosures, patios and lanais.
2. Screen enclosure framing shall be bronze in color. Aluminum bronze kick plates up to sixteen (16) inches in height are permitted on screen enclosures and on-screen doors. Screening shall be charcoal and of standard mesh size. No opaque or decorative screening is permitted.
3. Installation will meet all county and state building codes for homes within "C" Wind Exposure Zones and be designed and built to withstand 130 miles per hour winds.
4. All support cables, screws and fasteners shall be of a non-corrosive material such as stainless steel.

5. Structural gutters may be installed where necessary, and must be adjusted to tie into existing home gutters. Runoff must be directed in a manner that will not negatively affect neighboring property or common property.
6. Roof line may not exceed the height of the house.

Sidewalks and Walkways

1. Sidewalks and walkways shall remain clear of excessive mold or dirt and shall be pressure washed by the owner as needed.
2. Sidewalks shall remain clear of any personal property.
3. Walkways shall be concrete or pavers to match the driveway and shall not interfere with approved drainage of the current or adjacent lots.
4. Walkways should be maintained in good condition and not pose a safety hazard.

Signs

1. Commercial or advertisement signs are not permitted on any lots, this includes yard, and window signs.
2. "For Sale" signs are permitted and should not exceed four square feet in surface area. The sign shall contain no other wording than for sale, the realtor's name, address or phone number. If for sale by owner, it shall include for sale by owner and phone number only.
3. One (1) name sign of not more than one (1) square foot used to indicate the name of resident is allowed but not recommended for safety reasons.
4. "Protected by alarm" security signs are authorized in landscaping near the front and rear door. Maximum of two signs per yard. Signs shall not exceed six inches (6") by eight inches (8").
5. A "permit board" displaying a building permit from the applicable governmental agency is allowed when required, to be posted conspicuously. A permit board is not signage of a company with permit attached.
6. Political signs are not permitted.

Solar Panels and Skylights

1. Solar panels will require approval by the ARC. Any solar panels and related equipment shall be designed and constructed to appear as an integrated part of the home's architecture. Roof mounted solar collectors and equipment may void builder warranties and/or the roof warranty.
2. Any items that must be attached to house need to follow the colors of the home and painted to match.
3. Ground mounted solar collectors are not allowed unless within a privacy fenced area of the yard and shall not exceed the height of the fence.
4. Skylights must be integrated as part of the roof design and require prior written approval from the ARC before installation.

Storm/Hurricane Shutters/Panels

1. Permanently installed shutters may be accordion or roll-up style and must be approved by the ARC.
2. If using plywood panels, they should be marine grade and 3/4" thick.
3. Storm shutters may be closed or installed 48 hours prior to the expected arrival of a tropical storm or hurricane in the area and must be removed no later than 72 hours after the warning is lifted. When the panels are not removed in a timely manner, the Association is granted an easement to the property to remove the panels and the cost of labor shall be charged to the Owner. The Association is not responsible for any damages caused by the removal or for the costs of storage of the panels.
4. In the event of an actual storm event causing substantial damage to the house, homeowner may request in writing, for an extension to this time period if the repairs and restoration of the house require that the panels remain attached for a longer period of time.
5. Shutters may not be closed or installed at any time other than during a storm event.
6. Under no circumstances may storm shutters or protective panels be used as a routine security measure.

Vehicles

1. All Owners must park in their garages or their driveways. Vehicles shall not be parked in any front or side yard of any Lot.
2. No commercial vehicles, boats, personal watercrafts, mobile homes, motor homes, house trailers or campers or other recreational vehicles or equipment, horse trailer or van, etc. shall be permitted to be

parked or to be stored on any portion of the Property, unless they are parked within a garage. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles used for pickup, delivery and repair and maintenance of a Lot.

3. Any vehicles, boats or recreational equipment parked in violation of these or other regulations may be towed by the Association at the sole expense of the owner if it remains in violation for a period of twenty-four (24) consecutive hours or for forty-eight (48) non-consecutive hours in any seven (7) day period.

4. The Association shall not be liable to the owner of vehicles or recreational equipment for trespass, conversion or otherwise, nor guilty of any criminal act by reason of such towing and neither its removal nor failure of the owner of such vehicle or recreational equipment to receive any notice of said violation shall be grounds for relief of any kind.

5. Vehicles in disrepair shall not be stored on the Property. No passenger vehicle without current registration and license tag will be allowed on the Property or on any Owner's Lot. No repairs or maintenance shall be performed on any vehicles on any portion of the Property except in an emergency situation. All emergency repairs to disabled vehicles must be completed within twenty-four (24) hours from the vehicle's immobilization or the vehicle must be removed/towed.

Water Softeners

1. ARC approval is required prior to installation of water softeners and are subject to the City of Groveland and/or Lake County permit requirements.

3. Water softeners shall be screened from view from the street with shrubs or other landscaping under the same guidelines as those for screening HVAC, garbage cans and swimming pool equipment. Screening must be approved and follow the fencing or plantings requirements for the lot type.

Windows- Replacement, Tinting and Treatments

1. Originally installed windows may be replaced with windows of similar style. Replacement window frames shall match existing window frames unless all windows in the home are being replaced at the same time in which instance a request to change style or color must be submitted to the ARC.

2. Owners may request to install energy conservation films on windows. Window tinting film applied to the interior of the windows shall be gray in color with no more than 21% solar reflectance and no less than 30% light transmittance. Owners are required to repair tinting film as needed.

3. The degree of darkness allowed for non-reflective tinting shall remain with the ARC on a case by case basis. All tinting requests must be accompanied by a brochure or manufacturer's description. All requests must include a sample of the material to be used. This sample will remain with the application and will not be returned.

4. No silver, gold or bronze reflective colors are allowed. No reflective tinting or mirror finishes (to include aluminum foil) will be permitted.

5. Sheets or other temporary window covering may be used for periods not exceeding two (2) week after an Owner or tenant first moves into a House or when permanent window treatments are being cleaned or repaired, but in no case may they be in place for longer than two (2) week. Please notify property manager if an extension is needed.