

Architectural Control

Guidelines

for

WaterMill

12/18/08 Adopted
5/19/09 1st Amendment: Minimum Square Footage & Setbacks per Supplemental Declarations
1/27/10 2nd Amendment: Interior Lot Fencing Standards, Addition of 6' Vinyl Privacy Fence, "Windham, Woodgrain Driftwood"
10/1/18 3rd revision

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INTRODUCTION

The developed standards and criteria within this document are intended to serve as architectural guidelines for WaterMill, a master planned residential community in Duval County, Florida. It contains the necessary information to guide homebuilders and homeowners about the design criteria and requirements of said development and the pertinent governing authorities. This document is prepared specifically for WaterMill, and it is suggested that it be reviewed thoroughly, and plans be prepared accordingly since plan review will be based on its contents.

Article 1 TITLE AND SCOPE

Section 1.01 TITLE

The standards and criteria set forth shall be known as the Architectural Control Guidelines, hereinafter referred to as “Guidelines” for WaterMill which will be referred to hereinafter as “Community”.

Section 1.02 INTENT

The intent in requiring the approval of all submittals is to promote the general pattern of development of WaterMill consistent with the planned community envisioned by the Declarant. These Guidelines, as they are amended and supplemented from time to time, will be used in evaluating the compatibility of any requested construction, additions or changes in WaterMill. The Architectural Control Committee (ACC), also known as the Architectural Review Board (ARB), shall be free to add to, or amend, the Guidelines with the approval of the Board of Directors. Nothing contained in these Guidelines shall be construed to supersede, waive, void, or amend any requirements of any applicable governmental zoning, building law, regulation or ordinance, all of which must be complied with by the Owner at the Owner’s sole cost and expense. No approval by the ARB shall be under any obligation to meet with respect to future approvals of any construction anywhere within the Community. These Guidelines are compatible and consistent with the Declaration of Covenants, Conditions, Restrictions and Easements (CC&R) for WaterMill.

Section 1.03 SCOPE

No Single Family Lot, building, fence, wall, structure, yard ornament, shed or other improvement of any nature including all signage and landscaping plans (collectively referred to herein as “Intended Improvements”) shall be commenced, erected, placed, altered or maintained; no change, addition or alteration to the exterior of any of the existing improvements including, without limitation, colors, signage or landscaping as initially improved and installed shall be made, until the construction plans, elevations, site plans, floor plans, building specifications, colors, and plans showing the location of the Intended Improvements have been approved in writing by the ACC. The items or matters to be submitted to the ACC for its approval shall hereinafter collectively or individually, as the context may require or permit, be referred to as the “Plans”. Items to be reviewed by the ACC will include any improvement or new structure of any kind without limitation: including, any building, dwelling, fence, wall, sign, site paving, grading, sewer, drain, disposal system, decorative lighting schemes, painting new colors, alteration of a dwelling (including doors, windows, roof), solar panels, satellite dishes, or other devices, fountains, yard ornaments, sheds, swimming pools, screened enclosures, Jacuzzis, awnings, shelters, gates, flower boxes, shelves, statues, playground equipment, trampolines, and basketball goals. Any Intended Improvements shall be

erected, placed, or altered upon WaterMill only in substantial accordance with the Plans as approved. Refusal to approve plans, or any portion thereof, by the ACC may be based solely upon aesthetic considerations.

Article 2 PROCESSING

Section 2.01 PLANS SUBMITTAL REQUIREMENTS

The homebuilder or homeowner will submit comprehensive construction plans and specifications. The homebuilder shall make one (1) submittal for each model to be sold. Plans shall include but not be limited to the items listed below:

- 1) ARB application
- 2) Application fee
- 3) Lot survey showing location of project
- 4) Details of color, shape, type and look of materials

1. Architectural Construction Plans:

Plot plan:

- a. Indicate the location of the house on the lot.
- b. Indicate all easements, setbacks, building restriction lines, drives, walks, patios, mechanical equipment, walls, pools, and fences when applicable.
- c. Indicate the percentage of total lot coverage.

Square footage:

- a. Indicate heated and cooled living area (WaterMill Unit 14 – 60’ lots, not less than 1,400 sf heated & cooled, Unit 10 – not less than 1,600 sf heated & cooled, Unit 11 – not less than 1,400 sf heated & cooled).
- b. Indicate garage (minimum two car).
- c. Indicate patios or enclosures.
- d. Indicate total overall square footage.

Dimensional floor plans at 1/4” scale:

- a. Indicate mechanical equipment.

Dimensional elevations at 1/4” or 1/8” scale:

- a. Indicate roof pitch (minimum 6/12) subject to ACC approval.
- b. Indicate height of structure (not to exceed 35 feet).
- c. Indicate pattern of window mullions.

Typical wall section

Window and exterior door schedule

2. Specification and Color Package Submittal

Master color book

- a. body color for stucco and siding
- b. trim colors
- c. accent colors for doors and shutters

Roof color samples, architectural shingles (blues and greens are prohibited)

- a. manufacturer specifications
- b. material (asphalt shingle, tile, etc.)

Building material list of specifications and manufacturers

- a. windows (style and color)
- b. exterior doors (styles)
- c. list of brick colors and manufacturer
- d. list of stone colors and manufacturer

Section 2.02 REVIEW PROCEDURE

All lot owners within the Community shall prepare and submit a Plan Package in accordance with the aforementioned requirements to the ACC for review. A blanket approval may be obtained for prototype models. An individual submittal will be required for each custom home plan or modifications to prototype plans.

The ACC will release the Plans back to the Owner after full plan review and approval by the ACC. The owner is responsible for submitting the Plans to the appropriate governmental authority for review and approval.

Note: The ACC's approval of the Plans shall not be construed to supersede, waive, void or amend any requirements of any applicable governmental zoning or building law, regulation or ordinance, all of which must be complied with by the Owner's sole cost and expense.

If the ACC disapproves any Plans submitted by Owner, then the ACC shall so notify the Owner in writing stating the specific reason(s) for denying approval, whereupon the Owner shall revise the Plans accordingly and resubmit same. The resubmission will be treated as an original submission. If deviations from approved final Plans become apparent during or after construction, then the Owner must remove the deviation at the Owner's sole cost and expense at the discretion of the ACC. Construction may commence upon receiving written approval of the construction Plans by the ACC and upon receipt of all required permits from municipal or other jurisdictional authorities over the project.

Article 3 SITE

Section 3.01 ZONING

Existing zoning requirements will be considered as per Duval County Zoning Ordinance, building Code as well as approved PUD for WaterMill.

Section 3.02 SITE CONDITIONS

All lots in the Community have a curb or gutter at the front or side of the lots. This paving and drainage design shall not be altered in any way. Homebuilders and homeowners shall refer to site development drawings for any information about these areas. Preservation of existing trees shall be pursued for trees with a trunk caliper of 4" or greater at a point 3' above ground level unless they interfere with the house pad, driveway, or drainage. No tree shall be removed from any Lot without the consent of the ARB.

Section 3.03 PARKING AND DRIVEWAYS

No parking will be permitted in areas where the subdivision's drainage flow may be interrupted. Additional driveway for parking purposes is subject to review and approval. Parking on anything other than a hard surface driveway is prohibited.

Driveways and walks shall be constructed of four inch (4") poured concrete. Patterns or alternate paving surfaces may be used if they are in keeping with the materials of the structure. These materials must be submitted and are subject to review and approval. However, asphalt pavement or loose stone shall not be permitted.

Section 3.04 **SETBACK REQUIREMENTS**

3. Dwelling Setback Requirements for Single Family Lots:

- The main structure on each Lot within WaterMill Units 1A, 1B, 2, 3, 4, 5, 6, 7, 7A, 8, 9, 10, 11, 12, 13, and 14 are subject to the following setback requirements as per the Supplemental Declarations to the CC&R for WaterMill:

Front	20 feet
Rear	10 feet
Side	5 feet
Side Street	10 feet

Note: Additional setbacks may be required on lots abutting conservation areas.

4. Outbuilding Setback Requirements for Single Family Lots

Side	5 feet
Rear	5 feet

Article 4 **LANDSCAPING**

Section 4.01 **LANDSCAPE INTENT**

WaterMill considers landscaping to be a critical design element to the Community and to the individual homes within the Community. Landscape design, from its inception, should be integrated into the design of the home. The use and preservation of native and naturalized landscape materials is strongly encouraged. Planting plans should strive to have as strong an impact as possible at the time of installation. New planting compositions should employ simple plant massing and a limited palette of plant types in order to build unity and cohesiveness in the design.

Section 4.02 **LANDSCAPE REQUIREMENTS**

All landscaping will be in accordance with the requirements of the Duval County landscape and tree ordinances. Nothing outlined herein shall be construed to be less than or reduce the requirements of the County.

Front and side elevations and rear elevations on Lots which front a lake shall incorporate the minimum hedge, shrub and tree requirements. Any plant material which dies or becomes unsightly after installation will be replaced using approved plants upon written notification by the ACC.

Section 4.03 **PLANT MATERIAL**

Plant material shall be Florida No. 1 grade or better. Yards shall be completely sodded with St. Augustine/Flora tam sod. Lake lots must be completely sodded and irrigated to the water's edge. Shrubs and hedges shall be a minimum one-gallon plant, be of a minimum height of twelve inches immediately after planting provided the screen hedge grows so that it closes all gaps three years.

Synthetic plants and plastic plants are not permitted. Natural mulch, rubber mulch, and decorative landscaping stone are acceptable in red, black, or natural colors, but blue or green colored mulch or stone are prohibited. Trees shall be a minimum height of eight (8') feet when planted. Trunk caliper shall be a minimum diameter of three (3") inches. Exceptions to the height and diameter restrictions of trees will be considered by ACC based on the application of landscape desired. Species whose root systems are known to cause damage to improvements such as roadways, foundations, driveways, and the like shall not be used within fifteen feet of those improvements. Trees with invasive root systems, however, can be used in large open yards far from any improvements.

Section 4.04 IRRIGATION

The entire yard for all Single Family Lots shall be 100% irrigated. The irrigation system shall be automatically controlled by a time clock. Shallow wells, if permissible by appropriate governmental agencies, may be used to provide irrigation. The water shall be tested to determine if the mineral content is at an unacceptable level prior to activation of the system. In the event of unacceptable rust or stain levels in the water supply, filters shall be installed in the irrigation system. If staining occurs the homeowner shall be responsible for the removal of the stains and the providing of appropriate filters to the system

Section 4.05 LANDSCAPE LIGHTING

Lighting is to be low key and should be used on accent entrances and special features. Overall high levels of light are not desired. Intensity should be no greater than required for pedestrian safety, other than on accent landscape. The scale of this lighting should be at pedestrian level. Exterior lighting must be shielded from adjacent properties.

Section 4.06 RECOMMENDED LANDSCAPE MATERIAL

A minimum of two (2) trees, or the minimum required by Duval County Tree Ordinance, whichever is greater, shall be provided by homebuilders. The number of shrubs will be determined by the extent of the exterior elevations on front and both side yards. The lineal dimension of the elevations, excluding garages, divided by eighteen inches (18") (maximum distance between plants) will yield the number of shrubs. These shrubs may be planted in clusters or in a hedge-like fashion. The following criteria should be considered when selecting plants for use within WaterMill:

- Native species and evergreens.
- Relatively resistant to insects and diseases.
- Cold hardy material.
- Adaptability to existing soil conditions.
- Long life expectancy

The selection of plant material for development within the project should be given careful consideration. Attention should be given to year-round appearance, maintenance requirements, and cold resistance. A list of generally acceptable plants is herein provided. This list is not intended to be complete and is to be used as a guide only. Those listed may be considered to have reasonable maintenance requirements. Plant material has many variables, accordingly, all plans must be reviewed and approved by the ACC to ensure that satisfactory plants have been selected for each location. *Replacement of dead or damaged plant material with like kind does not require approval.*

Section 4.07 PLANT LIST

Particular attention should be paid to the individual soil conditions and soil preparation to provide adequate drainage for all planted vegetation. The following list is neither restrictive nor comprehensive but is offered as an example of the types of vegetation to consider.

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
GROUND COVERS:	
1. <i>Asparagus aethiopicus</i>	Sprenger's asparagus fern
2. <i>Ilex cornuta</i>	Chinese holly
3. <i>Juniperus horizontalis</i>	blue rug juniper; creeping juniper
4. <i>Liriope spicata</i>	lilyturf; creeping liriope; monkey grass
5. <i>Pyracantha fortuneana</i>	Chinese firethorn
EVERGREEN TREES:	
1. <i>Cinnamomum camphora</i>	camphortree
2. <i>Eriobotrya japonica</i>	loquat
3. <i>Ligustrum japonicum</i>	Japanese privet
4. <i>Ligustrum lucidum</i>	glossy privet
5. <i>Magnolia grandiflora</i>	southern magnolia
6. <i>Magnolia virginiana</i>	sweetbay
7. <i>Pinus elliottii</i>	slash pine
8. <i>Juniperus virginiana</i>	southern redcedar; eastern redcedar
PALMS:	
1. <i>Livistona chinensis</i>	fountain palm
2. <i>Butia capitata</i>	South American jelly palm
3. <i>Chamaerops humilis</i>	European fan palm
4. <i>Sabal palmetto</i>	cabbage palmetto
5. <i>Phoenix roebelenii</i>	pygmy date palm
6. <i>Washingtonia robusta</i>	Washington fan palm
7. <i>Cycas revoluta</i>	sago palm
SHRUBS:	
1. <i>Raphiolepis indica</i>	Indian hawthorn; Hong Kong hawthorn
2. <i>Cocculus laurifolius</i>	laurel-leaf snailseed
3. <i>Cortaderia selloana</i>	Uruguayan pampas grass
4. <i>Elaeagnus pungens</i>	thorny olive
5. <i>Ilex cornuta</i>	Chinese holly; Burfordii holly
6. <i>Ilex vomitoria</i>	yaupon; yaupon holly
7. <i>Juniperus communis</i>	common juniper
8. <i>Ligustrum lucidum</i>	glossy privet
9. <i>Mahonia bealei</i>	leatherleaf mahonia; Beale's barberry
10. <i>Morella cerifera</i>	wax myrtle
11. <i>Nandina domestica</i>	sacred bamboo
12. <i>Nerium oleander</i>	oleander
13. <i>Photinia glabra</i>	Japanese photinia
14. <i>Pittosporum tobira</i>	Japanese cheesewood
15. <i>Pyracantha coccinea</i>	scarlet firethorn
16. <i>Trachelospermum jasminoides</i>	confederate jasmine
17. <i>Viburnum odoratissimum</i>	sweet viburnum
18. <i>Viburnum suspensum</i>	viburnum; sandankwa viburnum

19. Rhododendron indicium

Azalea

SHADE TREES:

- 1. *Quercus virginiana*
- 2. *Quercus laurifolia*
- 3. *Acer rubrum*
- 4. *Betula nigra*

live oak; southern live oak; Virginia live oak
 laurel oak
 red maple
 river birch

ORNAMENTAL TREES:

- 1. *Pyrus calleryana*
- 2. *Photinia fraseri*

Callery pear; Bradford pear
 Fraser's photinia; red tip photinia

Article 5 STRUCTURES

Section 5.01 STRUCTURES INTENT

The following design guidelines pertain to specific structural items which add individual character to the overall impression of the house and provide constant design continuity for all the buildings within WaterMill.

Station 5.02 ROOFING AND GUTTERS

A. CRITERIA

Roofs are one of the most important elements in the design of a structure. Roof forms within the Community must be designed to provide the same character on all elevations and this character shall be carried out through the pitch, material, color and applied features.

B. STRUCTURE:

Roof structures shall be built out of conventional frame construction or pre-manufactured wood trusses.

C. STYLE:

The roof styles envisioned in WaterMill are gabled, hip, and flat with parapets on limited applications. Mansard and Gambrel style roofs are not allowed. A Dutch Hip roof style may be allowed but is subject to ACC approval. Conical type of roof may be considered, depending on its application, by the ACC.

D. MATERIALS:

Finish materials for pitched roofs must be consistent throughout the individual neighborhoods of the different housing products in WaterMill. These are to be architectural, also known as laminated or dimensional shingles, fungus resistant fiberglass/asphalt shingles. Copper may be used only on roof features like cupolas, dormers, bay windows, etc. Flat shingles (three tab) nor gravel roofs shall not be used within the Community. Other materials not specifically mentioned are subject to review and approval by the ARB. All patio and lanai roofing must match the roofing material of the main structure. After market patio enclosures with pan type roofing will not be allowed.

E. PITCH:

The minimum roof pitch shall be 6/12 for the main structure.

Section 5.03 FEATURES

F. CUPOLAS

Cupolas with fixed panes or louvers may be used in houses at WaterMill. This cupola shall be hip, square or hexagonal. Sizes will vary according to the size of roof and shall be reviewed by the ACC.

G. DORMERS

Gable and hip dormers are allowed on roofs. Other types may be considered but are subject to review and approval by the ACC.

H. CHIMNEYS

All Chimney stacks shall be the same color as the base of the chimney structure, and when located at an exterior wall it shall extend to the grade and shall be supported by the foundation. The material shall be stucco, stone, brick or incombustible lap siding to match the exterior of the residence. Chimney caps may incorporate stone, metal, or clay.

Section 5.04 ACCESSORIES

I. VENTS AND PIPES

These types of roof accessories extending through the roof shall be painted to match the color of the roof.

J. VALLEYS AND FLASHINGS

These types of roof accessories attached to the roof shall be painted to match the color of the roof.

K. DOWNSPOUTS AND GUTTERS

These types of accessories attached to eaves and walls shall be painted to match the color or the surface that they are attached to or the color of the trim of the house.

L. EQUIPMENT

Roof top mechanical equipment must be located so it will not be visible from the street, sidewalk, or adjacent property.

A/C equipment, irrigation pumps, pool pumps, or other large equipment located at ground level shall be shielded by landscaping or fencing as required herein. Pool equipment should be located at the rear of the home.

Section 5.05 EXTERIOR WALLS

A. STRUCTURAL WALLS

All exterior structural walls shall be constructed of concrete masonry units (CMU), wood, or steel framing systems pursuant to Duval County Building Code. The following requirements apply to all exterior walls and all kinds of facade applications for all structures. All elements of all elevations shall complete a total and continuous design. All Materials must be in compliance with

the Standard Building Code. All exterior finishes will be consistent in color scheme, texture, composition, and character throughout the Community. All exterior finishes will be subject to review and approval by the Architectural Control Committee. Exposed concrete block walls are not permitted nor walls with any other type of exposed modular concrete units. No metal finishes are allowed.

The acceptable finishes are as follows:

Brick

Stone

Stucco

Horizontal lap siding (wood, vinyl, or “Hardie board” material only)

All wood or exterior siding will be finished, painted, stained, or otherwise protected from the elements of nature. The houses in WaterMill shall have any of the following acceptable combinations of finishes on their exterior walls: all brick, brick and siding, all stone, stone and siding, all stucco, stucco and siding, or a brick/stone/stucco combination. However, the finish materials in each elevation will be limited to two (2). If lap siding is to be incorporated in the rear elevation of a house, then the side elevations must incorporate the same lap siding. Vertical siding is not allowed beginning January 2009.

When using brick and siding, or brick and stucco in the front elevation, the brick shall wrap around 24” minimum to the side elevations. When using stucco and siding, the stucco shall wrap around 24” minimum to the side elevations. When using stone, the stone shall wrap around 24” minimum to the side elevations.

B EXTERIOR COLORS

Homeowners may offer color schemes previously approved by the ARB. Color selection for exterior finishes that require painting shall be based on compatible colors throughout WaterMill. Color samples shall be color coordinated with the elevation and show the proposed paint/color scheme. The approved color plat book is available on the WaterMill web site. *Re-painting with the same exterior colors for walls, trim and accent does not need to be submitted for review by the ARB.*

All color samples and schemes shall be submitted to the ARB for review and approval. Preselected color schemes for prototype models may receive blanket approvals.

Section 5.06 WINDOWS AND WINDOW TREATMENTS

All windows shall be insulated glass with standard colors consisting of white, sand, or bronze in anodized aluminum, vinyl clad, or painted wood. Painted wood or fiberglass shutters may be used provided that the width of the shutters is no more the 1/2 the width of the window. All exterior windows shall be double pane.

Blinds and/or shutters must be white, off-white, or stained in color. Fabric window coverings must be lined with white or off-white lining. No flags, unlined fabrics, sheets or the like may be placed or hung in the windows. Deviation from the standard criteria must meet with ARB approval.

Section 5.07 GARAGES

All Single Family Lots shall have at a minimum a two (2) car garage. Carports are not allowed.

Section 5.08 DOORS

Entrance doors shall be compatible with the design and color and made of solid wood, fiberglass or insulated metal. Glass inserts may be included. Garage doors shall be compatible with entrance doors and may include glass panes. Adding glass inserts to a solid door requires approval.

Section 5.09 SCREENED ENCLOSURES

Screened enclosures shall be permitted on the rear patio and/or pool subject to review and approval by the ACC. No screened enclosures shall be permitted on the front of the house. A Composite roof is required or a roof matching the existing shingles of the house in color and style.

- After market patio enclosures with pan type roofing are not allowed.
- Screened roofing may be used with pool screen type enclosures. Pool screen enclosures shall be “Bronze” in color only.
- Screen enclosures added to existing covered patios may be white or bronze.

Section 5.10 AWNINGS

Awnings shall be permitted subject to the discretion of the ARB.

Section 5.11 DETACHED STRUCTURES AND SHEDS

Any free-standing structure or contemplated for a property such as, but not limited to, a pavilion, gazebo, platform, playhouse, storage room, cabana, greenhouse, etc. must be submitted for approval with the required drawings and information to the ARB. All must be in the rear yard.

Rear sheds shall match the style and detail of the main house. They shall not exceed 10’ in height and shall comply with all Outbuilding Setbacks as listed in Section 3.04 of these Guidelines. Rear sheds also require a 4” thick concrete foundation if at least one wall is greater than ten feet (10’) in length. Smaller sheds may be on a base approved by the manufacturer. All sheds must be securely anchored according to design specifications. Rear sheds will be considered on a case by case basis.

Section 5.12 FENCING AND GARDEN WALLS

Fencing and garden walls shall be designed as an extension of the architectural mass of the house and shall be detailed to unify the site design with the architecture of the house.

Use of these elements to enclose space and provide for variety in the scale of the interior space is encouraged. All proposed fencing and garden walls shall be shown on the Improvement Plan.

There are six (6) Interior Lot fencing specifications architecturally approved for WaterMill:

- a. Stockade
- b. Shadow Box
- c. Board on Board
- d. Vinyl Privacy
- e. 5’ Max Black Aluminum Picket

f. 6' Max Picket Style

The "a", "b" and "c" fence styles above should be of natural wood material, should have a natural finish and should be no more than six feet in height. Vinyl or PVC material may also be used for these styles.

The "e" fence is the required specification for a Lake Lot. All lake lots must have the Black Aluminum Rail fence and must be installed at an approved distance from the lake water line.

The "f" fence is an optional specification for a Wooded Preserve Lot. This style may be of natural wood, vinyl, or PVC material and is only allowed along the rear property line viewing the preserve.

Chain link fences or any other type fencing is not allowed along the perimeter of the site and need ARB approval for other back yard applications. Tapering a 6' side fence line down to a 4' back and side fence line is acceptable. See figure _ for details.

- Site Locations: Fencing shall not extend forward of the front plane of the house (Section 656.402 of the Ordinance Code) including the garage area and shall not extend beyond eight (8') feet before the front wall plane of the residence, excluding the garage area on an "L" shaped residence, into the front yard. Fencing sections with gates may be installed. Pool enclosures related to children's safety or other reasons shall be subject to consideration by the ARB on an individual basis.
- Corner Lots: Fencing along the street side property line of corner lots must comply with Jacksonville Ordinance Code (Section 656.1222) which requires a buffer (setback) of fifteen (15') feet from any roadway and a minimum of four (4') feet from any sidewalk. This type of fencing setback shall apply to all models, including courtyard homes. Some corner lots may require lake lot specifications if connecting to lake lots fencing.
- The location and style of all fencing requires architectural approval prior to installation.

Section 5.13 RECREATIONAL STRUCTURES

All recreation structures (excluding basketball backboards) shall be located at the rear of the dwelling, or on the inside portion of a corner lot within the setback lines. No patio, raised platform, doghouse, tennis court, playhouse or structure of a similar kind or nature (except basketball backboards) shall be constructed on any part of the lot located in front of the rear line of residence constructed hereon and shall be constructed so as to not adversely affect the adjacent lots or the use thereof. Any such structure must have prior approval of the ARB and without limiting any other criteria for approval, the ARB shall review the height of such structures to assure the privacy of neighboring homeowners. No basketball backboards may be *permanently* installed adjacent to the street or on any cul-de-sac.

Section 5.14 AIR CONDITIONERS

No window or wall air conditioning units will be permitted in the primary structure except during emergency power outages such as hurricanes. All exterior air conditioner compressors may be screened from view with three-gallon plants or an approved fence so that the unit is not visible from the street. An example of a fence for this application would be a shadow box style fence modified to 3' or 4' tall.

Section 5.15 SWIMMING POOLS

Any swimming pool or tennis court to be constructed on any lot shall be subject to review and approval by the ARB. Swimming pools and adjoining decks should be located at the rear of the property. The width of the pool and decking should not exceed the width of the house and must meet all setback requirements for the Community. Only in-ground pools are permitted.

Above-ground hot tubs and spas are permitted and should be screened from view with fencing. Pool equipment must be screened from view with fencing or landscape material.

Pool enclosures are allowed. The frame should be bronze in color. The roofline of the enclosure should match or be in keeping with the roofline of the house. Enclosures shall be located at the rear of the property and meet all setback requirements for the Community.

The owner is responsible for seeing that the pool and enclosure are in complete compliance with all governing safety and building code regulations.

Section 5.16 CHIMNEYS

It is preferred that the chimney tops be designed so that the flue will be covered from the elements. A detail of the chimney top should be shown. If the flue is exposed, then the chimney design and covering must be of a size and material that is architecturally acceptable.

Section 5.17 SATELLITE DISHES

In accordance with the Federal Communications Commission, satellite dishes up to one meter (39.37 inches) in diameter shall be permitted. The Community's preferred locations are (1) the rear roof eave 5 ft. in from either side, or (2) either side eave at least 8 ft. back from the front corner. Satellite dishes that are ground mounted must be screened with hedge-type shrubs in sufficient height and quantity to immediately screen the dish from view.

Section 5.18 CABLE TV AND TELEPHONE COMMUNICATIONS

The ACC recommends each new Single-Family Dwelling be pre-wired for cable TV, telephone, and alarm systems. All exposed wiring will be enclosed in a 6" x 8" x 3" box.

For each new house that is constructed at WaterMill, it is required that it be prewired for cable TV and telephone service. This shall be the homebuilder's responsibility.

Section 5.19 SIGNAGE

M. REAL ESTATE SIGNAGE

"For Sale" or "For Rent" and "Yard Sale" signs are allowed in WaterMill. One (1) sign will be allowed on a single-family lot front yard which is available for resale or rent. The sign drawing attached as an exhibit is the architecturally approved designs for the Community max size shall be 30 inches by 24 inches and must not exceed 48 inches above the ground. See figure I. All signs must be removed during weather emergencies.

B. OTHER

Except for the types of signs explained in this chapter or otherwise approved by the ARB, no other signs, flags (other than one American or military flag per lot), banners, or advertising of any kind may be placed on or about any Lot, attached to or part of any house, located in or about windows visible from the street or adjoining lots, located within road rights-of-way or common areas, or placed on or about any of the properties within WaterMill. Flagpoles may not exceed sixteen feet (16') in height.

Section 5.20 MAILBOXES

The mailbox drawing attached as an exhibit (Figure H) is the architecturally approved mailbox design for the Community; no other mailbox style or design is approved for the Community. See figure (H).

Section 5.21 VARIENCES

The architectural planning criteria set forth herein are intended as guidelines to which adherence shall be required by each homebuilder and homeowner within WaterMill; provided, however, the ARB shall have the express authority to waive any requirement set forth herein if, in its professional opinion, it deems such waiver is in the best interest of the property and the deviation requested is compatible with the character of the property.

Article 6 MAINTENANCE

Section 6.01 MAINTENANCE DURING CONSTRUCTION

During construction, all debris shall be placed in a single location on the lot of the construction site only. The debris shall be contained by some type of container with cover to assist in keeping the debris from being scattered. Construction dumpsters are required.

Section 6.02 MAINTENANCE AFTER CONSTRUCTION

During the construction of a Single-Family Lot or other improvement, each Owner will be required to maintain their Lot in clean condition, providing for trash and rubbish receptacles and disposal of refuse. Construction debris will not be permitted to remain on any lot and must be kept out of the lakes and right of ways.

After construction no debris or trash of any kind shall remain on any lot, or on sidewalks or streets contiguous thereto; no excess building material, storage containers, or trash shall remain on such a lot, sidewalk, or street. It is hereby made the duty of the homebuilder or his agent, or the homeowner, to remove or cause to be removed any and all of the above debris within 72 hours of notification by the ACC. Failure to comply with the request will cause removal of the debris by action of the ACC and all related costs will be charged to the homebuilder or the homeowner.

Article 7 MISCELLANEOUS

Section 7.01 MAINTENANCE

No excessive weeds, underbrush, or other unsightly vegetation shall be permitted to grow or remain on any lot within WaterMill, and no refuse pile or unsightly object shall be allowed to be placed, suffered, or remain anywhere on such Lots. The Owner shall maintain the exterior of their Lot, building, and improvements in good and workmanlike manner, and shall present a neat and clean appearance upon their Lot. In the event that any Owner fails or refuses to keep their Lot free of weeds, over grown grass, underbrush, refuse piles, debris, or other unsightly growths or objects, or to keep the Lot, building, or improvements, including mailboxes, in a good and workmanlike manner or in a neat and clean appearance, the ARB or the Board of Directors of the Association may enter upon the Lot and perform any necessary maintenance at the expense of the Owner and such entry shall not be deemed a trespass.

Section 7.02 SALES AND CONSTRUCTION ACTIVITIES

Notwithstanding any other provisions hereof, the owner, its agents, successors, assigns, and designees may maintain such facilities and undertake such activities as may reasonably be required to sell Lots or Single-Family dwellings and to construct improvements thereto and to WaterMill.

Owners may also maintain such facilities and undertake such activities as may reasonably be required to sell their Property, including necessary renovations associated with the resale of their Property without prior ACC approval given the condition that all such reconstructive activity is limited to the main structure and does not include exterior landscaping, perimeter fencing, reroofing, or other long-term aesthetic factors visible from the street. All renovations involving landscaping, fencing, reroofing, pavers, garden walls, walkways, mailboxes, or factors posing a long-term aesthetic value on the Property which are not attached to the main structure itself must be approved by the ACC before such activity begins.

Section 7.03 CLOTHES DRYING AREA

No portion of any Lot shall be used as a drying or hanging area for laundry of any kind, unless fully screened from the view of the neighboring Owners and from the street.

Section 7.04 ARTIFICIAL VEGETATION

No artificial grass, plants, vegetation, or sculptural landscape decor shall be placed or maintained upon the exterior portion of any Lot unless approved by the ARB.

Section 7.05 FRUIT AND VEGETABLE GARDENS

Fruit and Vegetable gardens are allowed in the back yard with protective fencing or garden walls appropriate for a garden application. All Plans must be approved by the ARB.

Section 7.06 STRUCTURAL ADDITIONS

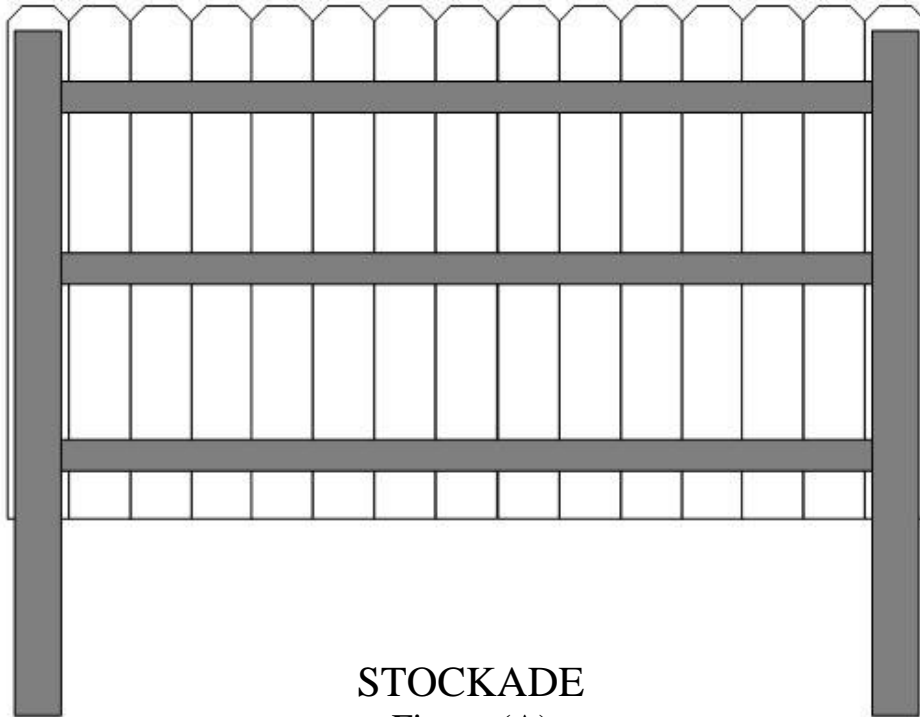
Structural additions require a complete submittal which should include architectural plans, a plot plan indicating the addition is in compliance with the setback requirements, and samples of exterior colors. All exterior material for any room addition must match the material of the existing house. The windows should also match the existing windows.

The pitch of the roof of the new structure should complement the existing roofline, and the roof shingles should match the existing material in color and same shingle style. For example, if the existing roof is ~~an~~ architectural shingle, then the roof of the addition should also be architectural type shingles.

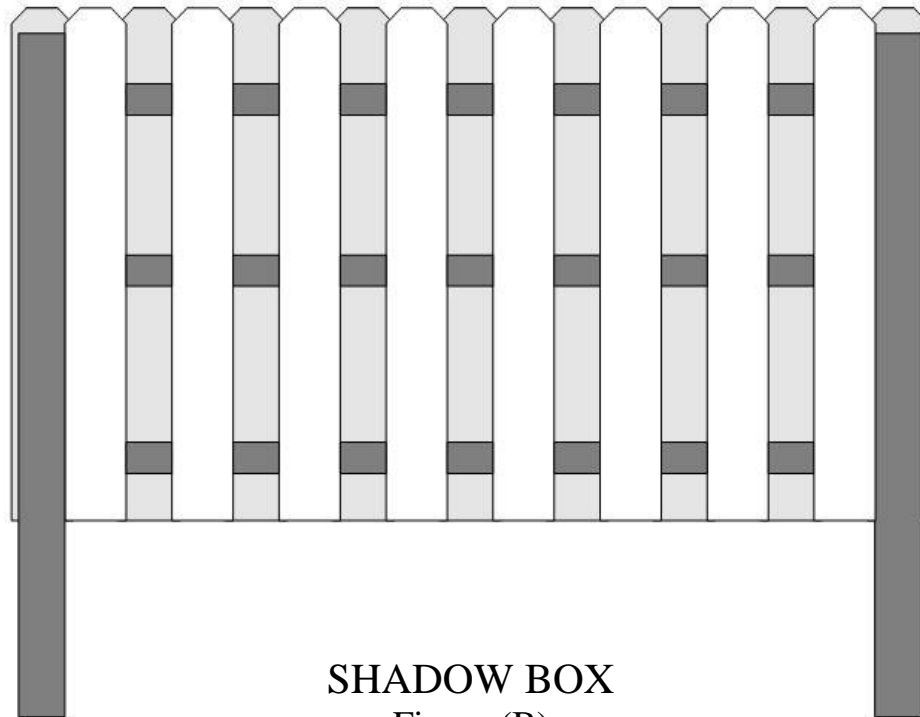
Architectural approval from the association is a limited approval. Any additions must meet the standards of all governing agencies.

Section 7.07 STORM DOORS

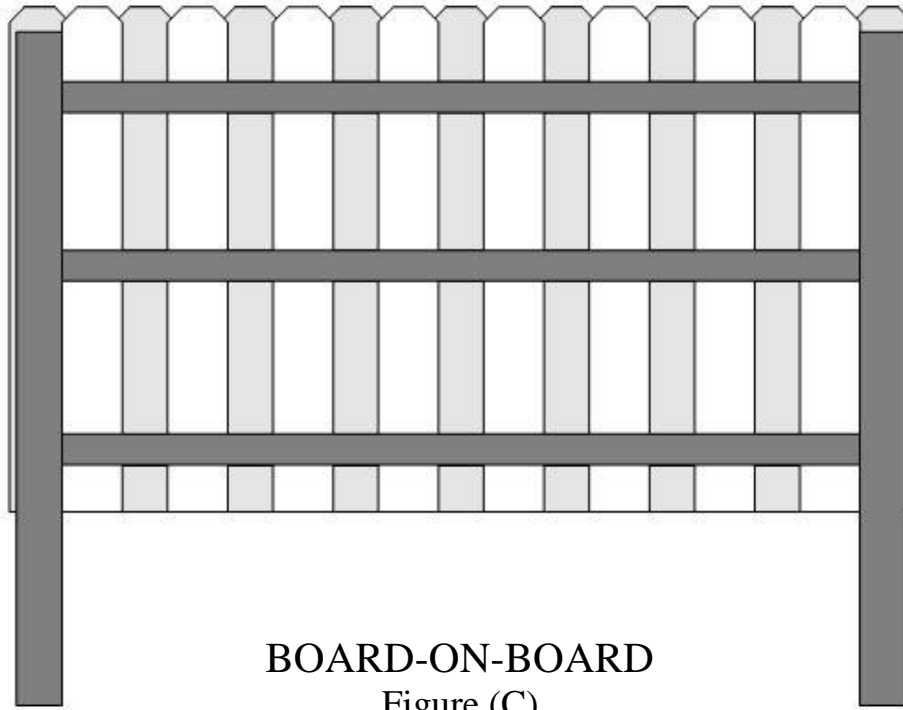
Storm doors are to be “Fullview” (glass from top to bottom) or “Self-Storing” design, Reference Andersen 2500 or 3000 or equal.



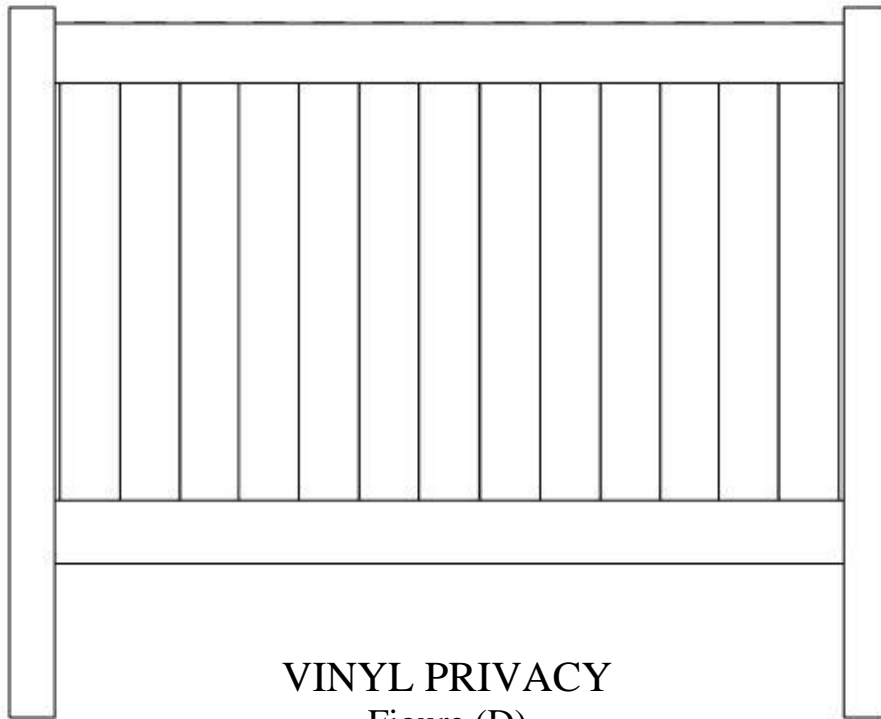
STOCKADE
Figure (A)



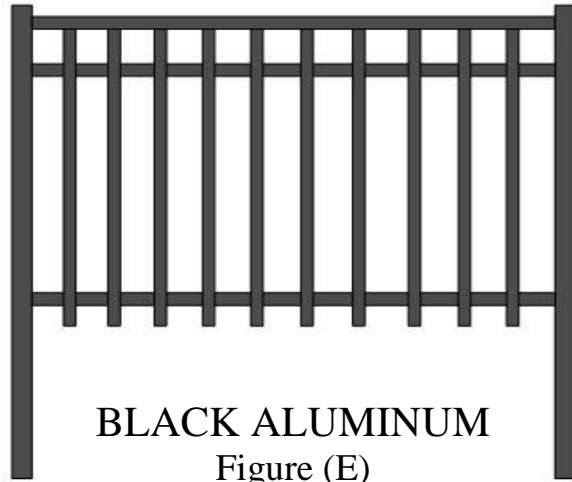
SHADOW BOX
Figure (B)



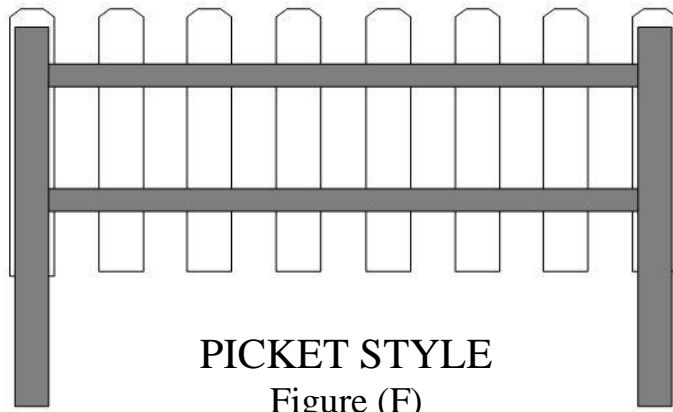
BOARD-ON-BOARD
Figure (C)



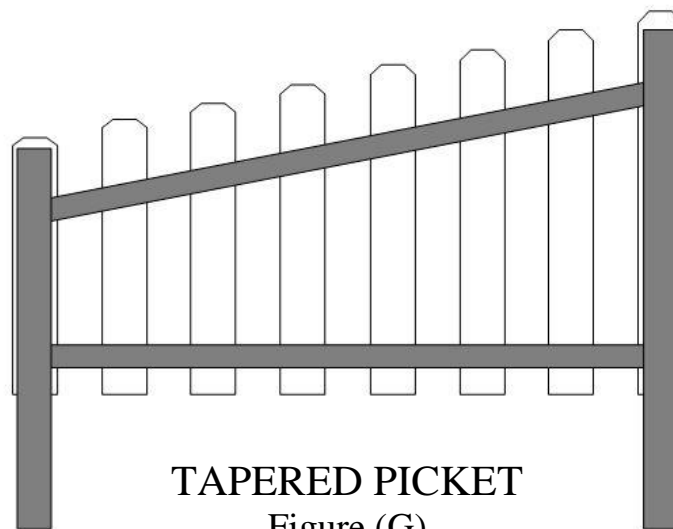
VINYL PRIVACY
Figure (D)



BLACK ALUMINUM
Figure (E)



PICKET STYLE
Figure (F)



TAPERED PICKET
Figure (G)

Mailbox Specifications

Medium size BLACK rounded top mailbox with a red flag. Min. 20”D X 8.5”H X 20”W Max. 22.5” X 11”H X 9”W

4 X 4 – 6ft pine Gothic fennel mailbox post Home Depot 0000-440-928. Lowes post Item #:461822 Model #:MBMFRNPCS or equal, with angular support

4 X 4 – 6ft plain mailbox post, Home Depot # 0000-560-339 or equal

Paint post Glidden Desert Floor 20YY 69/120 semi-gloss or gloss / semi-gloss white. Paint the finial (required) gloss or semi-gloss white.

Place house numbers on post as shown and on both sides. Numbers are to be 3” or 4” tall, reflective or black.

Place post approximately 14” from curb and 36” from driveway, bottom of box to be 41” to 45” from road surface.

Gothic finial Home Depot # 0000-440-517 or fennel for plain post: lows Item # 747303 Model # 73024771, Amazon # AWCP-GOTHIC-3.5

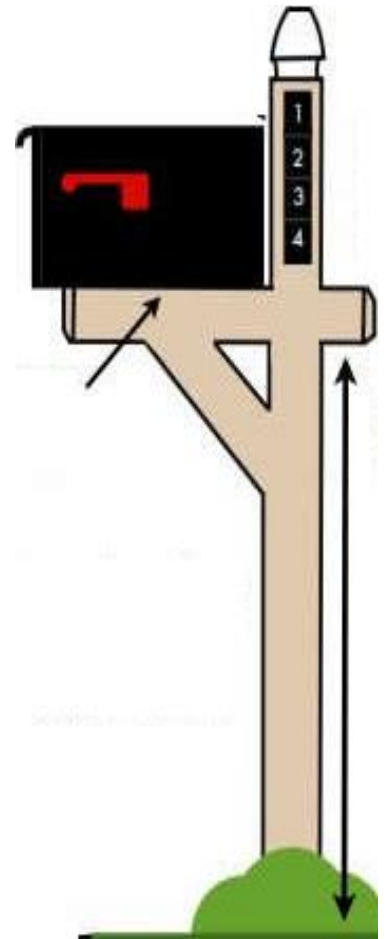




Figure (I)