

**WATERFORD ARCHITECTURAL
DESIGN GUIDELINES REVISED
January 2018**

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INTRODUCTION

The design guidelines have been prepared to assure long-term community quality. They are intended to enhance the community environment and appeal. The ultimate result is to heighten property values while creating a cohesive residential character and appeal.

COMMUNITY CHARACTER

Waterford is a planned community located in northern Manatee County. It is home to 187 dwelling units, natural areas, bermed or landscaped roads, lakes and neighborhood recreation areas.

COMMUNITY DESIGN THEME

Approximately twelve (12) acres are incorporated within Waterford. The open space protects the environmentally sensitive and naturally occurring wetlands and drainage way system on site. The open space areas contain preserves, lakes, storm water management, scenic views, natural areas and passive recreational areas. These permanent open space areas constitute approximately 13% of Waterford.

Each Waterford neighborhood entry should convey a sense of a special place, highlighted with signage and landscaping. Coordinated signage throughout the community was designed to project a high quality traditional hometown image.

THE REVIEW PROCESS

These guidelines also outline an efficient and equitable review process. The Waterford Architectural Control Committee (ACC), has been established in recorded documents governing the community, and its purpose is maintaining the community look and feel.

The ACC is available to interpret the guidelines and review application request submitted by the homeowner.

The power to recommend or disapprove the request is the responsibility of the ACC. The information contained in these guidelines does not impose any obligation for any government agency to approve any plans nor shall approval by the ACC be interpreted as meeting requirements of Manatee County or any other governing agency. Should a request be disapproved, the owner may ask for a

review by presenting the endorsed plan from the ACC with arguments in writing to the ACC and the Board of Directors. Should the ACC not respond within thirty (30) days of written receipt of said request, the Owner may provide the Board of Directors with the original submittal and ask approval directly from the Board. The Board shall have thirty (30) calendar days to approve, disapprove or approve with conditions. The decision of the Board shall be final.

THE ARCHITECTURAL CONTROL COMMITTEE

The Waterford Board of Directors appoints the ACC members. Every homeowner request must be reviewed by the ACC. Homeowners cannot take action, until approval or disapproval is received from the ACC & Board of Directors. In the event of no active ACC, the Board of Directors assumes ACC approvals.

APPLICATIONS AND SUBMITTALS

The ACC shall commence the review process upon receipt of a completed application. The application must include lot number, date, and description of request along with a signature of the homeowner. The ACC committee will notify the homeowner of their decision and forward a signed copy of the submittal to the management company. In the event of repairs or remodeling, the designated work time is from 7:00 a.m. to 6:30 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. No work may be scheduled on Sundays or holidays without prior approval of the Waterford Community Association Board of Directors.

VARIANCES AND REMODELING

The ACC and the Board will review variances and additions. Remodeling and additions must comply with all governing bodies and ACC guidelines. Applications will be submitted to the ACC for their review.

EXTERIOR MATERIALS AND FINISHES

It is encouraged that exterior material, trim and detailing reflect the existing atmosphere of Waterford. A variety of exterior colors are encouraged. The goal of Waterford is to offer maximum architectural integrity and maintain property values.

PERMITTED

Wood, vinyl or metal soffits and reinforce fascias Stucco, stone and brick materials

NOT PERMITTED

Horizontal siding with exposure greater than 8"
Exposed galvanized or reflective anodized trims
Large-scale use of hardboard sidings (particularly fake stucco) Metal or fiberglass awnings

EXTERIOR COLORS

All repainting request must be submitted to the ACC for review. Colors in Waterford will be reviewed on a case-by-case basis and are subject for approval by the ACC. A color selection reference is available on the Waterford web site and through the ACC. It is encouraged that there be two complimentary colors with one color applied to the body of the house and the second color applied to the trim. The front entrance door should remain the same unless the change is approved by the ACC. Proposed color selections are subject to approval of the ACC.

ROOF ACCESSORIES, GUTTERS AND DOWNSPOUTS

It is encouraged that all exposed metal materials be hidden or muted from the public eye whenever possible. Roof colors must be complementary to the house color if replaced. Roof colors will be reviewed on a case-by-case basis and must be approved by the ACC.

PERMITTED

All roof vents, plumbing stacks and flashing should closely match the color of surrounding materials.

Asphalt composite shingles 225 lb./or greater

NOT PERMITTED

Gutters and downspouts in contrasting colors from trim. Unpainted exposed metal flashing.

WINDOWS AND SHUTTERS

A variety of window types and styles (single hung, double hung, transoms and projected bays) are compatible with the architectural styles encouraged at Waterford. Acceptable materials include aluminum, vinyl, wood and clad wood. Wood frames should be white or blend in with the color scheme of the trim. Regardless of material, windows should be energy efficient. It is recommended that skylights be placed either on the side or rear of roofs. Windows may be square, rectangular or arched. On corner lots the side elevation facing the street must be treated as the front elevation. No stucco treatment of shutters will be allowed.

~~APPROPRIATE:~~ PERMITTED

Detailed window trim at front elevations

Use of shutters encouraged with traditional styles Muntins on front elevations are required

Arched, square or rectangular transoms windows

NOT PERMITTED

Mill or anodized finishes

Reflective glass

Untrimmed windows on front elevations and sides Skylights on front elevation awnings.

DOORS

Door styles and colors should be used in such a way to emphasize the front entry and de-emphasize the garage and service doors. Sidelights, transoms or some form of traditional trim are required on front porches. Screened enclosures are allowed for front entry. Any replacement doors, storm and screen doors are subject to ACC approval.

PERMITTED

Embossed or plant-on detail at front entry door

Accent color at front entry door is encouraged

Panel wood ornamental garage doors

Service and garage doors should match the body of the house

Storm/screen doors on entry

NOT PERMITTED

Flush, non-accented front doors (either by color or detail) translucent fiberglass garage doors

Gaudy garage door details which draw attention

Strong accent colors on garage and service doors

Painted designs on garage doors

MAILBOXES

Mailboxes installed by the builder are the standard for Waterford. have a mailbox that complies with the Postal Service requirements. Any replacement of mailboxes or lamppost must be approved by the ACC.

PERMITTED

Pre-designed single-family mailboxes and post (selected by developer)

NOT PERMITTED

Mailboxes and supports of non-standard design (prohibited)

HOUSE NUMBERS

Any replacement numbering requires the approval of the ACC.

EXTERIOR LIGHTING

Lighting of homes and their surroundings can add dynamic effects within a community. Effective exterior lighting within Waterford is encouraged. Light fixtures should be consistent with the theme of the community and building design. All lighting should be “down” or “area” lighting. All light sources should be white (no colored lights) and no spillover of light should occur on neighboring properties. Lighting should be shielded to conceal glare. Tree up lighting should be concealed in shrubs. Garden or walkway bollards are encouraged as a way to provide effective, downward directed light.

PERMITTED

Wall mounted fixtures at entries that blend with theme of community and building design

Community standard light and pole in front yard (required)

Fixtures and standards shall be designed to aesthetically relate to the character of the development

Low wattage bollards at walkways

NOT PERMITTED

Spotlights, non-shielded light fixtures

Colored lights, except holidays

Spillover of light onto neighboring property

Inconsistent pole light

POOLS / SPAS / WATER FEATURES

All water features are required to be located in rear yards and should be completely enclosed by approved fencing or landscaping and screened from neighboring homes. All water features shall be in-ground, except spas, which may be built into appropriately designed and screened deck systems. Equipment for pools, spas, or fountains should be completely screened from adjoining properties. Small temporary play children's pools are allowed. Safety fencing is to be provided in accordance with the community fencing guidelines and local codes. Any proposed swimming pool screen cages shall be designed and included as part of the architectural review process.

PERMITTED

In-ground pools with approved fencing and screening

In-ground or in-deck spas with approved fencing and screening

Ponds constructed with watertight liners, re-circulation equipment and overflow provisions

Water features to be located in rear yards

NOT PERMITTED

Above ground pools (prohibited)

Above ground spas (unless built into a deck system with a spa flush to top of deck)

COMMUNITY FENCE PROGRAM

In order to provide a cohesive, well-planned fencing program throughout the entire Waterford community, vinyl fences will be used throughout the community. Structural framing shall be on the lot side of the fence whose owner wishes to erect the fence or on the lot side of the fence adjacent a roadway.

It is preferable that fences are used (where approved) to define exterior spaces as well as to screen undesirable uses. Landscaping shall be included to "soften" the appearance of the fence.

Fencing between houses as viewed from the front of the house will again be required to match the Waterford approved community fence design, and must be installed according to the following criteria: Any side yard fencing will be installed at least 20' from the front corner of any house. Fencing on corner lots is allowed as outlined in local fencing ordinance. They must be no taller than 4' and match the Waterford community fence.

Individual homeowners may not alter the style or color of the Waterford vinyl fencing.

Landscaping shall be installed and maintained on the street side of the fence (encouraged) see Landscape Planting Guidelines

Only white vinyl privacy fencing will be allowed throughout the community. Fence heights will be at the discretion of the ACC and will be reviewed on an individual basis.

Fences on property abutting Lakes/Ponds and Wetlands are not permitted.

Walls, Hedges, and Fences may be constructed or maintained only as permitted and approved by the ACC. No walls, hedge, or fence shall be constructed or maintained between a front street and front dwelling line or between a side street and side dwelling line. All walls, hedges, and fences are subject the setback requirements defined in the ACC Guidelines and any governing body.

PERMITTED

Accent trim repeating fascia or trim details (encouraged) at the top fences Vinyl fence

NOT PERMITTED

Wood fences (prohibited)

Simple stucco walls, unless part of entry monument, for short runs (prohibited)

Chain link fences

Dog runs exposed to public view

Privacy Fences:

Privacy fences are not allowed to extend beyond the edge of the house on the side property lines that attach to a property line that abuts a lake or wetland. Privacy fences shall be a shadow box or board on board only made of white PVC or vinyl materials.

Structural framing shall be on the lot side of the fence whose owner wishes to erect the fence or on the lot side of the fence adjacent to a roadway.

All repairs to any fence, wall or hedge shall be made using materials which are of like grade, quality, material, color, finish and workmanship as that which was as approved by the ACC for the original owner.

An Owner of a Lot who by his or her negligent or willful act causes damage to or the destruction of a fence shall pay the entire cost of repair or replacement of the damaged portion.

Maintenance:

The fence owner is responsible for trimming the grass on both sides of the fence.

ALL FENCING MUST BE APPROVED BY THE ACC.

ENTRY WALKS DRIVEWAYS & LANDSCAPING

In all cases, the front door and porch will be connected with a walkway to the community sidewalk parallel with the neighborhood road.

Walkways and driveways are to be constructed of concrete, concrete pavers or brick. Walkways will be a minimum of 4' of width.

SERVICE AREAS AND EQUIPMENT

Where possible, meters should be located for easy access but screened from street and neighbor views with landscaping or Architectural screening as described in the landscape guidelines. Outdoor mechanical equipment may encroach into side setback zone and should be shielded from view and directed so noise does not affect neighboring property. Satellite dishes are permitted and should be 18" or smaller and be out of site from the street.

Trash receptacles and air conditioning units should be fully screened by a wall that's compatible with the building's material and style, as well as with the community theme. Overhead trellises and landscaping may be used to soften the impact of the service areas.

PERMITTED

Service meters, mechanical equipment, and trash receptacles grouped and shielded from view in easily accessible location (required)

Landscaped areas to shield transformers (required)

Landscaping to shield mechanical equipment (encouraged)

NOT PERMITTED

Exposed, un-landscaped meters and services

LANDSCAPE CHARACTER AND STYLE

This landscape section has been designed to provide homeowners with important information to insure a harmonious neighborhood

streetscape and to protect the aesthetic quality of the overall community.

The object is to reinforce the traditional character of the Waterford community. The recommended landscape character should emphasize an informal pastoral scene by use of native plant materials and natural areas. Front yard plantings should be sympathetic to the overall neighborhood streetscape in form, texture and simplicity of design. This can be achieved by limiting the front yard planting to lawn, trees and informal foundation plantings.

Plantings should be designed to protect the privacy of the homeowner and the neighbors. Plantings along common property lines should be native informal "unsheared" plantings. Straight-line hedge plantings are encouraged along front property lines.

Large paved areas for residents and their guests should be designed to allow a reasonable area between streets and property lines to allow for landscape screening which would reduce the visible impact of the large paved areas. Parking areas should not encroach on the "streetscape" berming and landscaping area. Dense textured shrubs should be placed as necessary to stop headlight glare into the dwelling unit as the situation occurs.

All mechanical equipment, ground mounted utilities and service areas not occurring within a building should be screened from adjoining properties by a visual barrier such as a fence (see fence section) or landscaping sufficient in form and texture to effectively screen the item.

PERMITTED

Front & Side Yard

Informal (except for front hedge)

Shredded bark mulch
Flowing layered beds
Stone for mulch

NOT PERMITTED

English Gardens
Oriental Gardens

LANDSCAPE PLANTING GUIDELINES & DRAINAGE

General simple plantings with a limited variety of materials should be used to create a well-integrated neighborhood landscape. This is particularly true in front yard or other highly visible areas.

Landscape amenities should create aesthetic and functional solutions to environmental considerations such as creating and enhancing views and view corridors, creating privacy wherever desirable, screening of undesirable views or elements, and providing shade and temperature control. Landscaping should be used to visually soften the perception of residential structures with greenery and vertical scale, yet permit desired views and vistas. An important goal is to provide noise reduction and visual density at adjacent properties and rights of way.

Layering of plant materials is encouraged. Plants of different heights should be planted together with lower plants in front of the taller plants.

The spacing of plant material should be commensurate with anticipated mature growth in order to promote natural forms without the need for excessive pruning and maintenance in the future.

Quality landscaping is important to the appearance of the individual homesite, as well as the overall continuity of the community. To accomplish this effect, a recommended plant list is included for

guidance in selecting plants that will perform in our climate and soil conditions. The list is not intended to be all-inclusive or restrictive, but should be used as a guide.

As well, the magnificent natural landscape and treescape of Waterford should be preserved whenever possible. Existing trees are considered an important asset and owners should try to incorporate these trees in their overall landscape plans.

Lawn areas of your home site are to be sodded with approved St. Augustine. Floratam sod is a recommended species. Sodding shall extend to the pavement edge of all streets, common side lot lines, and the edge of any community wall, fence or common areas. All areas, which are not sodded, paved or left in natural vegetation, must be covered with three (3) inches of mulch or pine straw. Pine bark, eucalyptus or florimulch are approved mulches. Gravel, rocks or artificial turf may not be substituted for lawns in Waterford. The maintenance of all sodded and landscaped areas shall be the responsibility of the homeowner. Grave/rocks may be utilized only in flower bed sections of a lot.