

Waterleaf
Builder
Site Planning and
Architectural Guidelines

ARTICLE I.

BUILDING POLICIES AND RESTRICTIONS

1.1 Size

All single-family homes located within the Waterleaf shall have a minimum square footage as follows:

50 foot lots: 1400 square feet per covenants/I 700 square feet per builder agreement

60 foot lots: 1800 square feet per covenants/I 900 square feet per builder agreement

Minimum living space requirements for the Future Development Property shall be stated in the Supplemental Declaration annexing said property.

Maximum lot coverage shall not exceed 45%.

1.2 Building Set Backs

The minimum set back requirements are as follows:

Front Set Back	Twenty feet (20')
Rear Set Back	Ten feet (10')
Side Set Back	Five feet (5')

1.3 Heights

In order to maintain the scale of the residential community, homes shall not exceed two stories in height. To allow flexibility in architectural style through sloping roofs, etc., the maximum height of a structure shall be thirty-five feet (35') above the finished floor with the exclusion of chimneys or other approved roof ornamentation.

1.4 Foundations

To provide a base or foundation for the residences of Waterleaf, all finish floor elevations shall comply with or exceed the neighborhood grading and drainage plan prepared by Buster Hood & Associates, Inc. Heavily tree lots or lots with significant grade changes require block stem wall construction.

1.5 Exterior Finishes

Acceptable exterior finishes include full stucco, brick or stone. A combination of acceptable exterior finishes may also be used. Horizontal lap (Hardilap) siding may be used in gable and transition areas. Horizontal siding may also be used at the side and rear elevations when introduced at the front elevation in combination with stucco, brick or stone. Vertical siding is not acceptable. (Revised January 30, 2004)

1.6 Roofs

Gable and hip roofs shall have a minimum roof slope of 6/12. Composition shingles, standing seam metal roofs, ceramic or cement roofing tiles are recommended.

Composition shingles shall be "architectural" and "fungus resistant". Light colored, green or blue colored composition shingles shall not be used within Waterleaf.

Flat roofing is acceptable only in minor areas and shall not exceed fifteen percent (15%) of the roof area.

All patio or lanai roofing must match the roofing material used on the main structure. In some instances, solid composite material roofs may be approved for screen enclosures that would not otherwise be installed due to the existing roof line or roof eaves of the original structure. This occurs primarily where installation of a screened patio or lanai would prevent the installation of a shingle roof or provide for adequate pitch for drainage.

Please note: After-market patio enclosures with pan type roofing systems will not be approved.

Screen roofing shall be allowed when used with pool screen enclosures or other rear screened patio areas.

Chimney caps are required on all fireplaces except direct wall vent boxes.

1.7 Colors

A portfolio of color samples including all exterior finishes shall be submitted and approved prior to a public offering. All exterior paint colors must be chosen from the same color scheme. (Revised February 13, 2020)

1.8 Parking.

Every home shall have a two-car garage and accommodate a minimum of two off-street parking spaces in the driveway

Driveways shall be paved with a hard surface such as concrete, concrete or brick pavers, brick or exposed aggregate concrete. All driveways shall be placed a minimum of five feet (5') from adjacent properties except within the right of way area adjoining the street.

1.9 Mailboxes and House Numbers

Black mailboxes on a decorative aluminum/plastic pole shall be used within Waterleaf. The specified mailbox includes a house number plaque which is black in color and is to have brushed gold or white numbering. A mailbox specification sheet is attached for reference. Each builder is required to install a mailbox with house numbers prior to home occupancy.

Repairs and replacement mailbox supports can be purchased through:

Sundancer Sign Graphics
Kevin Colcord, President
Kevin@sundancersigngraphics.com
11259-3 Business Park Blvd Jacksonville, FL 32256 (O)
904-287-4949/ (C) 904-451-6808

Mailbox



1.10 Pools

Above-ground pools are prohibited. (Added February 13th, 2020)

Hot tubs must be placed behind an approved fence or approved landscaping. Hot tubs and their components (electrical system, pump, etc.) must not be visible from the streets. Hot Tub must not exceed 7 ft. x 7 ft. in length and width and 4 ft. in height. Noise produced during the operation of hot tubs must not exceed 80 decibels. Operation and use of hot tubs must be in compliance with applicable Florida State Statues, City of Jacksonville Ordinances and the Florida Building code. (Added April 29, 2022)

1.11 Play Equipment, Trampolines and Sheds

Play equipment, trampolines and sheds must be placed behind an approved fence or approved landscaping. If placed behind approved landscaping, the main structure must not be visible from the street. (Added February 13th, 2020)

Sheds are detached structures with a storage/utility use. These are not habitable structures and must comply with all City of Jacksonville ordinances and the Florida building code. One (1) shed is allowed per parcel. Sheds must not exceed 10 ft. x 12 ft. in length and width and 8 ft. in height. Shed colors must be in keeping with the structure and in harmony with the neighborhood. (Added April 29, 2022)

1.12 Solar Panels

Architectural Review Committee and the Board reserves a right to determine the specific location where solar panels may be installed on the roof in accordance with Florida Statute 163.04 Energy Devices Based on Renewable Resources:

(2) ...A property owner may not be denied permission to install solar collectors or other energy devices by any entity granted the power or right in any deed restriction, covenant, declaration, or similar binding agreement to approve, forbid, control, or direct alteration of property with respect to residential dwellings and within the boundaries of a condominium unit. Such entity may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45° east or west of due south if such determination does not impair the effective operation of the solar collectors. (Added February 13th, 2020)

ARTICLE II LANDSCAPING REQUIREMENTS

2.1 Landscape Intent

Landscaping is a critical design element to the community and to the individual homes within Waterleaf. Landscape design should be integrated into the design of the home from inception.

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. All landscaping shall be in accordance with all governing ordinances.

2.2 Grading

Lots shall be graded in accordance to the neighborhood grading and drainage plan prepared by Buster Hood & Associates, Inc.

2.3 Natural Buffers

All areas designated on plats as "Upland Buffers" or "Vegetative Natural Buffers" must be maintained in a natural state. No trees or other vegetation can be removed unless approved by the Architectural Control Committee and, if necessary the St. Johns River Water Management District.

2.4 Conservation Areas

The Conservation Areas are hereby declared to be subject to a Conservation Deed Restriction in favor of the Declarant, its successors and assigns, for the purpose of retaining and maintaining the Conservation Area in their predominantly natural condition as a wooded water recharge, detention and percolation and environmental conservation area.

- (a) The construction, installation or placement of signs, buildings, fences, walls, road or any other structures and improvements on or above the ground of the Conservation Areas; and
- (b) The dumping or placing of soil or other substances or materials as landfill or the dumping or placing of trash, waste or unsightly or offensive materials; and
- (c) The removal or destruction of trees, shrubs or other vegetation from the Conservation Areas; and
- (d) The excavation, dredging or removal of loam, peat, gravel, rock, soil, or other material substances in such a manner as to affect the surface of the Conservation Areas; and
- (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition; and
- (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation; and
- (g) Any use which would be detrimental to the retention of the Conservation Areas in their natural condition; and
- (h) Acts or uses detrimental to such retention of land or water areas.

2.5 Preservation of Existing Trees

Preservation and enhancement of any lot areas retaining native vegetation is strongly encouraged. Preservation of existing trees shall be pursued for trees measuring four inches (4") or more in diameter at the point three feet (3') above ground unless it is located within ten feet (10') of the structure. See approved engineering plans for City of Jacksonville preserved trees on each lot.

2.6 Irrigation

All yards shall be 100% irrigated. The irrigation system shall be automatically controlled by a time clock. Provisions shall be made for the removal of rust or stain if it is present in the water supply. In the event of rust or stain in the water supply, chemical filtration shall be incorporated in the irrigation system. If staining occurs, the homeowner shall be responsible for the removal of the stains and the providing of appropriate filters in these areas. Irrigation wells may be approved, however, all wells require proper permitting by Duval county and must meet all quality standards and are subject to aforementioned staining mitigation requirements:

Permits are required by the Environmental Quality Division (EQD) under Chapter 366 of the City Ordinance Code and Environmental Protection Board (EPB) [Rule 8](#) prior to the construction, repair, modification or abandonment of any well less than six (6) inches in diameter and not currently permitted by the St. Johns River Water Management District (SJRWMD). This authority and well permitting requirement applies to all areas within Duval County. The City has adopted Florida Administrative Code (FAC) Chapters 62-532 and 40C-3 as its well construction and abandonment standards.

2.7 Sod.

Yards shall be completely sodded with sod that meets the requirements of Florida Statute 373.185 concerning natural resources, conservation and use. Lake banks are to sodded and maintained to the water's edge. Per the Florida Water Rights Law, homeowners may use "Florida friendly landscaping." Landscaping designs must still be submitted to the architectural control committee for final approval.

2.8 Plant & Mulch Material

Landscape improvements requiring Architectural Control Committee approval include but are not limited to: installing new beds, expanding beds, installing landscape curbing and edging, replacing lawn with a non-lawn plant material that provides the same function as grass (must be living plants), adding non-living materials to the landscape, removing and adding plants, shrubs and trees.

Plant material shall be Florida No. 1 grade or better. Ground covers other than sod shall be planted in such a manner to present a finished appearance within three months after planting. Shrubs and hedges shall be a minimum of three-gallon plant material, with a minimum height after planting of twenty-four inches (24") and shall be planted a minimum of sixteen inches (16"). Synthetic material in the form of plants is not permitted.

Planting shall be continuous around and on the front of the home. Corner lots must have continuous planting around and on the front of the home and the side elevation facing the secondary street must cover 50% of the side elevation. Lake lots must have foundation planting anchoring the rear corners to compliment the

back elevation of the home. A/C units must be screened from view on all lots with three-gallon material or larger with a minimum height of thirty-six inches (36").

Any plant material that dies or becomes unsightly after installation will be replaced by approved plants within 30 days of installation or any notification by the Architectural Control Committee.

Mulching shall be either cypress or pine bark. Mulch shall not exceed 25 percent of the total landscape area and mulch layer shall not exceed three inches (3"). Mulch is recommended in areas that are difficult to mow, irrigate, or otherwise maintain and in shady areas where many plants don't grow well. Mulch shall not be used next to roads or driveways where decayed organic matter or the mulch may find their way into storm drains. Rubber mulch is not permitted. (Revised February 13th, 2020)

2.9 Private Walks and Driveways

Five feet (5') side setback must be maintained for all driveways and private walks. The maximum width of the driveway should accommodate no more than three FHWA classified 2-axel vehicles parked across. Alterations in City Right-of-Way (CROW) requires COJ permit. JEA permit may be required for alterations within JEA easement. Contact JEA Real Estate Services for information at 904-665-6581.

Private walks shall be constructed of four -inch (4") concrete. Pavers or alternate paving surfaces may be used if they are in keeping with the materials of the structure. Such alternate paving surfaces shall be subject to Architectural Control Committee review and approval. (Revised February 13th, 2020 / July 9th, 2020)

Private driveways may be painted with masonry paint. Paint colors must be light, neutral shades that are in keeping with the structure and in harmony with the neighborhood. (Revised November 12th, 2021)

2.10 Flagpoles

Flagpoles and the flags flown thereon must be in accordance with Florida State Ordinance 720.304 Display of Flags.

2(a) Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association.

(b) Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any

covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.

2.11 Temporary Storage

Storage units and dumpster receptacles used for moving and remodeling may be placed on the owner's private driveway for a period of thirty (30) days, with prior HOA approval. Storage units and dumpster receptacles must not block the City Right of Way. (Revised November 12th, 2021)

ARTICLE III FENCING

3.1 Fencing Design

Three fence designs are permitted within Waterleaf:

(a) Vinyl Privacy Fence with Lattice Accent, Fence Type "A" (b) Vinyl Privacy Fence without Lattice Accent, Fence Type "A-1" (c) Picket with 2" Picket Spacing, "B"

Fence Type A and A-1 shall have a height of six feet (6'). For all areas that face a street, only Type A fencing may be used. Type "A" fencing may also be used in rear yard locations where visible from the street on standard lots. Type A-1 Fencing may be used in rear yard locations except for areas that face the street.

Fence Type B shall have a minimum height of four feet (4') or higher if required for compliance with pool code. Type "B" fencing shall be used on lake lots. It must be set back 5 feet from lake edge. It may be used on conservation lots along the conservation perimeter as well.

Fencing of corner lots shall hold the fence a minimum of seven feet (7') from the property line along the side street. If the circumstance should arise that the rear yard of a corner lot aligns with the front elevation of a home on an adjacent lot, the fencing along the side of the corner lot must align with the front elevation of the home on the adjacent lot.

Fencing must be set back a minimum of eight feet (8') from the front of the house on each side.

Fully assembled, vinyl gates must match fence type. All hinge posts must have aluminum inserts.

Typical fencing layouts and details are attached for your convenience.

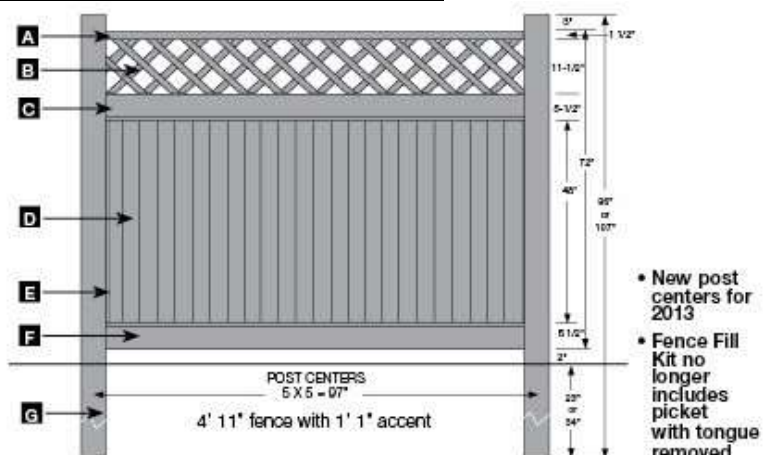
All fencing requests must be submitted to the Architectural Control Committee for review and approval and a written authorization received prior to construction commencement.

Type A- Lexington with Lattice



New
England
Fence Cap

- A** TOP ACCENT RAIL PALLET QUANTITY = 378
1-1/2" X 1-1/2" X 94-1/2"
- B** LATTICE PANEL
1 piece of 15" x 91"
- C** TOP RAIL PALLET QUANTITY = 96
1-1/2" X 5-1/2" X 95" Deco rail ribbed.
- D** PICKETS PALLET QUANTITY = 16 fill kits
5/8" X 11-3/8" X 50-3/4" Section includes
8 pickets.
- E** END CHANNEL
- F** BOTTOM RAIL PALLET QUANTITY = 96
1-1/2" X 5-1/2" X 95" Deco rail ribbed. Includes
steel channel.
- G** POST PALLET QUANTITY = 48
5" X 5" X 96" or 107"

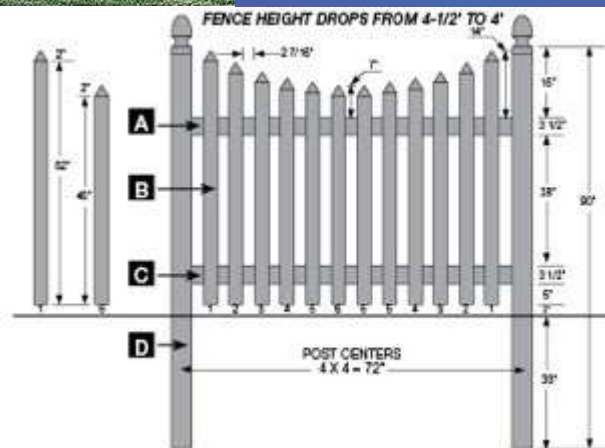


Type B. Cape Cod

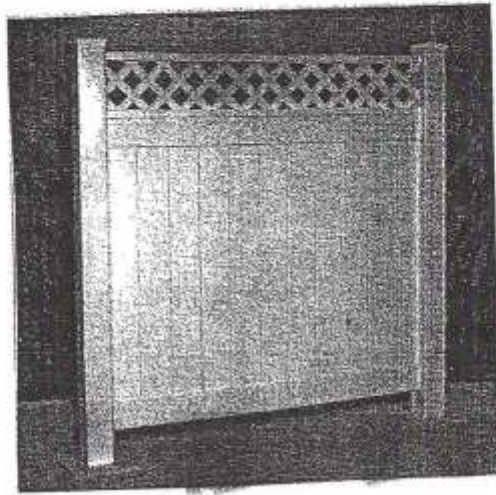


Ball
Fence
Cap

- A TOP RAIL**
2" X 4" X 71-1/2"
- B PICKETS (with caps attached)**
12 pieces of 7/8" X 3"
Picket lengths:
#1 = 52" #4 = 40-1/2"
#2 = 49-1/2" #5 = 45-5/8"
#3 = 47-3/4" #6 = 45"
(pickets = 2 of each number)
Length does not include cap.
PICKET CAPS
12 pieces of 7/8" x 3" x 2" Pointed picket caps.
- C BOTTOM RAIL**
2" x 4" x 71-1/2"
- D POST**
4" X 4" X 90"

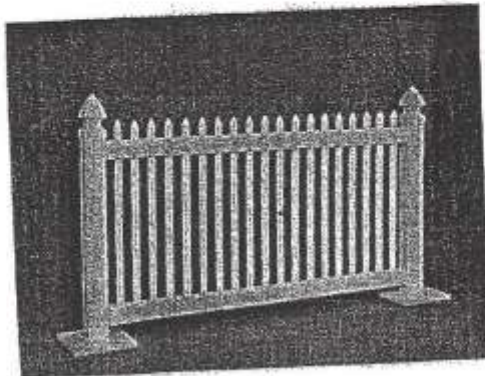


Type "A"



6'

Type "B"



4'

3.2 Refuse Containment

All trash, garbage or other refuse shall be maintained in a location not visible from any street, common area or adjacent property line (i.e. located in the garage or side/back yard screened with hedge, fence or enclosure).

Any and all trash enclosures must be approved by the ARB Committee. The enclosure must adhere to our community's look and feel and ensure the trash receptacles cannot be seen from any street common area or adjacent property line. The enclosure must match any preexisting fencing already on the property and meet the proper height requirements.



ARTICLE IV CONSTRUCTION SITE

MAINTENANCE

4.1 Active Construction Sites

Trash containers and weekly trash maintenance is required on all active construction sites.

4.2 Vacant Lots

Builders shall be required to maintain all vacant lots. No construction debris or general trash shall be stored on any lot. Builders are responsible for policing their respective units and keeping the units clean without notices from the Association. Builders are required to maintain the right-of-ways in front of all vacant lots.

4.3 Streets and Roadways

Builders shall be responsible for maintaining the cleanliness of streets and roadways within their units while homes are under construction. Periodic roadway sweeping may be necessary. The Homeowner's Association reserves the right to compel a builder to assist with the maintenance if a particular builder is found responsible for the untidiness.