

Waterleaf
Builder
Site Planning and
Architectural Guidelines

ARTICLE 1.

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/1700 square feet per builder agreement

60 foot lots: 1800 square feet per covenants/1900 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.

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.

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 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 numbering. A mailbox specification sheet is attached for reference. Each builder is required to install a mailbox with house numbers prior to home occupancy.

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.

2.7 Sod.

Yards shall be completely sodded with St. Augustine/Floritam sod. Lake banks are to sodded and maintained to the waters edge.

2.8 Plant & Mulch Material.

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 plans within 30 days of installation or any notification by the Architectural Control Committee.

Mulching shall be either cypress or pine bark. No synthetic or colored mulch is allowed.

2.9 Walks.

Walks shall be constructed of four -inch (4") concrete. Patterns 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.

ARTICLE III

FENCING

3.1 Fencing Design.

Two fence designs are permitted within Waterleaf:

- (a) Vinyl Privacy Fence with Lattice Accent, Fence Type "A"
- (b) Picket with 2" Picket Spacing, Fence Type "B"

Fence Type A shall have a height of six feet (6').

Fence Type B shall have a minimum height of four feet (4') or higher if required for compliance with pool code.

Type "A" fencing may be used in rear yard locations on standard lots.
Type "B" fencing shall be used on lake lots.

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.

ARTICLE IV

CONSTRUCTION SITE MAINTENANCE

4.1 Active Construction Sites.

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

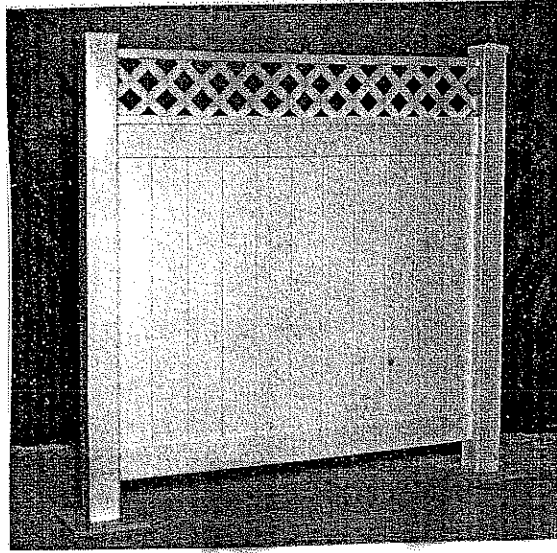
4.2 Vacant Lots.

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.

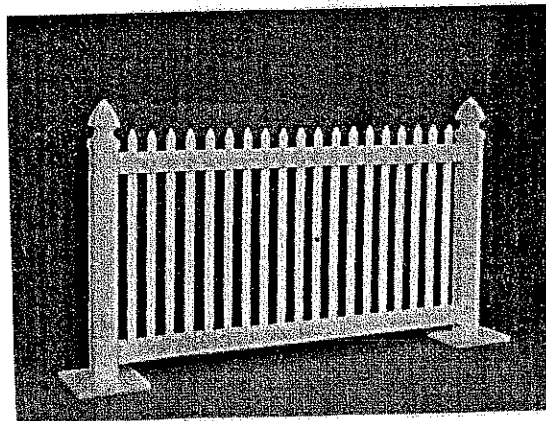
4.3 Streets and Roadways.

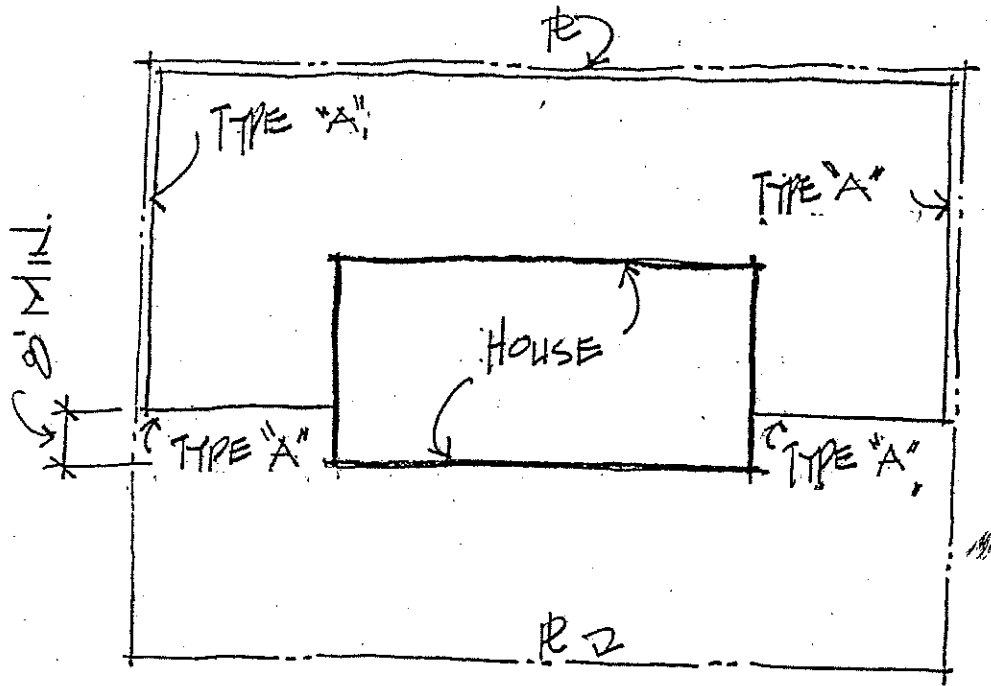
Builders shall be responsible for maintaining the cleanliness of streets and roadways within their units while homes are under construction. Periodic roadway sweeping may be necessary. The Homeowner's Association reserves the right to compel a builder to assist with the maintenance if a particular builder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

Type "A"



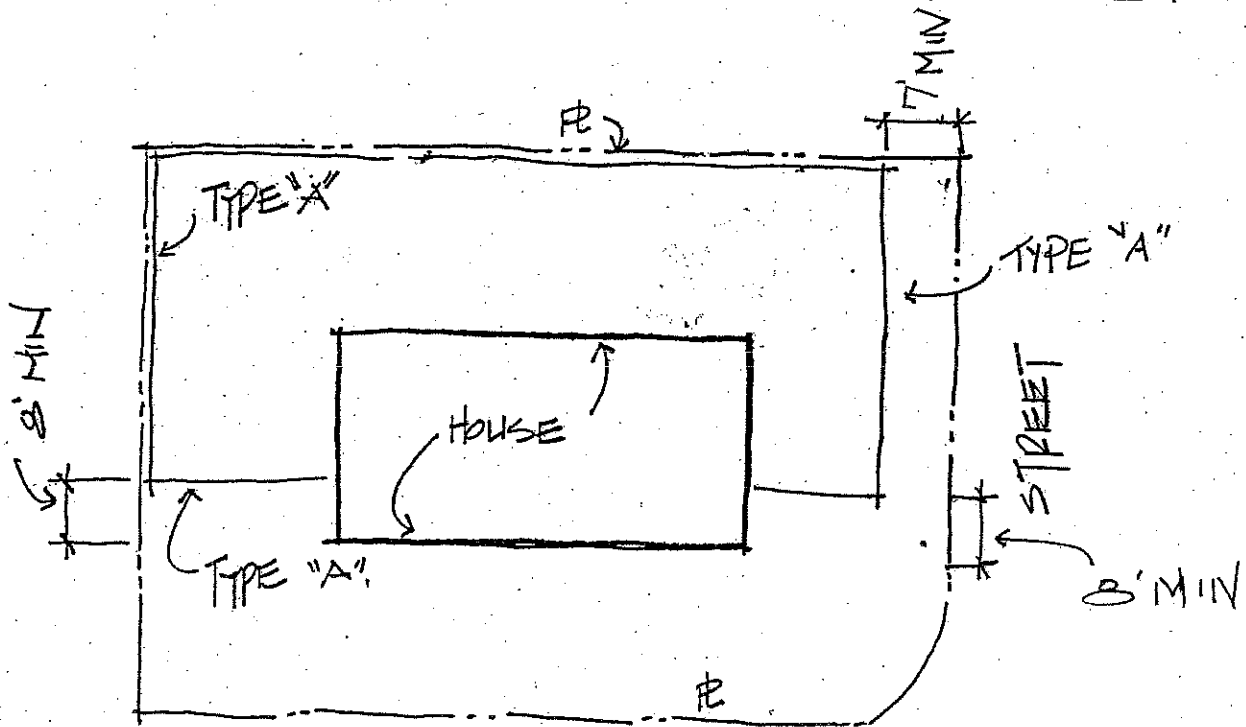
Type "B"





STREET

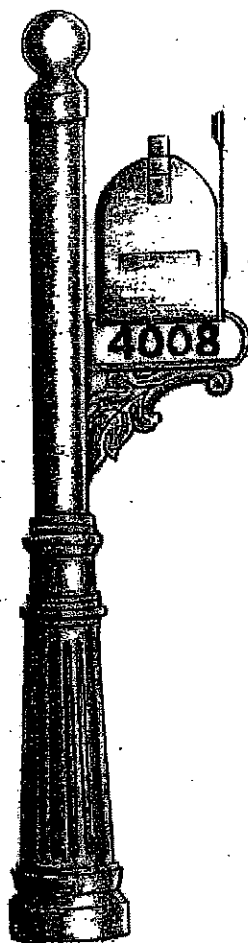
STANDARD LOT - NOT ON CORNER



STREET

CORNER LOTS

Mailbox



The mailbox can be purchased at the following location:

Streetscape Hardware, Inc.
P.O. Box 907547
Gainesville, Ga. 30501
Phone: 770-535-0036
Attn: David Greer