

# Waterleaf ACC Application

To: *Waterleaf* Architectural Control Committee  
414 Old Hard Road, Suite 502  
Fleming Island, FL 32003  
Phone: 904-592-4090 \* Fax: 904-269-2729

From:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Lot Number \_\_\_\_\_ Phase \_\_\_\_\_

Application Date: \_\_\_\_\_ Approval Date: \_\_\_\_\_

*Fees: Room Additions: \$100.00 All other: \$30.00*

***CHECK PAYABLE TO "FLORIDIAN PROPERTY MANAGEMENT, LLC"***

## **Type of Improvement (Circle Below)**

### **1. Fencing:**

a. **Interior Lots Only:** White Vinyl with Lattice Accent (see attached Fence Type "A") – Height of fence 6 feet. Number of gates: \_\_\_\_\_

b. **Lake Lots Only:** White Vinyl Picket with 2 inch picket spacing. – Height of fence 4 feet. Number of gates: \_\_\_\_\_

**\*\*Plot plan/survey for fence location must be included with your application.**

### **2. Pool:**

a. Pool and Pool with Screen enclosure

b. Pool only

**\*\* Plot plan/survey with pool location must be included with your submittal.**

3. Room Additions

4. Rear Shed

5. Exterior Colors

6. Landscaping

7. Hot Tub

8. Other (Play structures; misc.)

9. Hurricane Shutters (no fee)

**\*\* Plot plan/survey must be included with submittals 3, 4, 5, 6, 7, 8 above.**

If approved, approval valid for a period of six (6) months from date of approval. After that time, request must be resubmitted.

# ACC Application Instructions for *Waterleaf*

## Fencing:

There are two types of fencing architecturally approved for your community.

- A. White Vinyl Privacy with Lattice Accent, (see attached Fence Type "A")  
– Height 6 ft. (Standard Lots Only)
- B. White Vinyl Picket with 2 inch Picket Spacing, (see attached Fence Type "B") – Height 4 ft. (Lake Lots Only)

A plot plan/survey indicating the location of your fence must be included with your application in order to receive approval. If there is a drainage easement, the fence should be raised at the bottom to allow for drainage. Some corner lot conditions that abut to lake lots may require the lake front type fence. Corner lots must be reviewed on a case by case basis. Chain link fencing or any other type fencing is not allowed.

Architectural approval from the association is a limited approval. The owner is responsible for compliance with any governmental agency

## Pool, Hot Tubs & Pool Screen Enclosure:

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 set back requirements for the community. Only in-ground pools are permitted. Pool equipment must be screened from view with fencing or landscape material.

Pool enclosures are allowed. 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 must meet all set back requirements for the community. All pool screen enclosures must be bronze in color.

Your submittal should include a plot plan/survey with pool and equipment located. Colors for your enclosure and decking should accompany your submittal.

After market metal-pan roof screen enclosures are not allowed within the community.

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

#### **Satellite Dish:**

In order of preference, the installation sites for satellite dishes are (1) on the rear roof eave 5 feet in from the left or right corner or (2) either side roof eave 8 feet back from either front corner.

Should you choose to ground mount your dish, hedge-type shrubs in sufficient number and height are required to immediately screen the dish from view.

#### **Room Additions:**

Room additions require a complete submittal which should include architectural plans at ¼" scale a plot plan indicating the addition is in compliance with the community set back 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. Materials must meet with County/City guidelines. A list of material should also be provided with your submittal. The pitch of the roof of the new structure should compliment the existing roofline.

Roof shingles should also match the existing roof in color, style and warranty. For example if the existing roof is a 30 year architectural shingle, the roof of the addition should also be a 30 year architectural shingle. Metal flat roofs are not allowed. Blue and green shingle roofs

are also not allowed.

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

#### Rear Sheds:

Accessory structures shall match the style and detail of the main house. They shall not exceed 10' in height; maximum size shall not exceed 10ft.x10ft. and must comply with all building set backs for the primary structure. Rear sheds also require a concrete foundation.

No metal or pan roofing is allowed and all roofing material shall match the style and color of the main house.

Your submittal should include a plot plan with the shed located. Color samples of the roof, exterior material and colors are required with the submittal.

*Rear sheds will be considered on a case-by-case basis. Some rear sheds may not be approved if the location is a visual impairment to the community.*

#### Exterior Colors:

In general, colors should be selected to complement a natural setting. All colors must be approved by the Architectural Control Committee.

#### Landscaping:

All builder-installed landscaping will be in accordance with Covenants and Restrictions. 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 shall not be permitted.

Any plant material which dies or becomes unsightly after installation will be replaced using approved plants upon written notification by the ACC.

**Plant Material:**

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

Synthetic plants, plastic mulch, or colored mulch are not permitted. Trees shall be a minimum height of eight feet when planted. Trunk caliper shall be minimum diameter of three inches. 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.

**Irrigation:**

Refer to recorded Covenants and Restrictions.

**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.

### Recommended Landscape Material:

A minimum of two (2) trees 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 Waterleaf and the adopted Architectural Guidelines:

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

### Other:

Garden statues, fountains, playground equipment, trampolines etc. must be submitted for architectural approval prior to installation. Pictures and quantities should be included with your application. There is no fee for review of hurricane shutters.

The guidelines are not to be considered all inclusive. Many items must be considered on a case by case basis. When in doubt it is always better to submit for approval prior to any changes or additions to the front of the home.

### Yard Signs:

"For Sale" or "For Rent" Sign Requirements are attached as Exhibit "A".

**Fees:**

Your application should accompany your submittal. If for any reason your submittal is not approved or additional information is required, all prior application forms and paper work must accompany the re-submittal. Applications are considered only when presented in entirety. Thirty days are allowed for the approval process.

Architectural Review Fees:

Room Additions: \$100.00

All others: \$30.00

Please forward your package, including a check payable to Floridian Property Management, LLC, to the following address:

*Waterleaf Homeowners Association Inc.*

414 Old Hard Road, Suite 502

Fleming Island, FL 32003

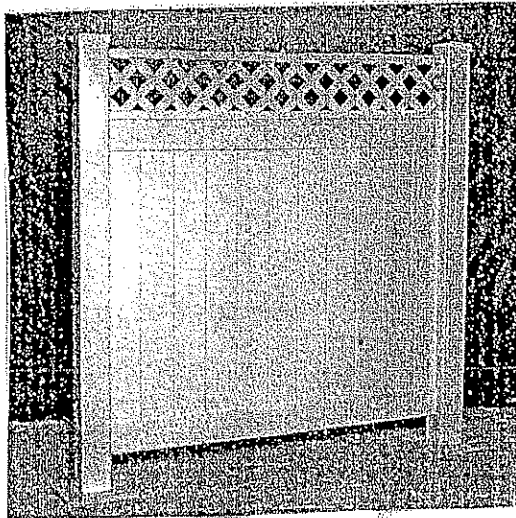
Fax: 904-269-2729; Phone: 904-592-4090

**Attn: Ann Tabor, ACC Coordinator**

**\*\*The adopted Architectural Guidelines supersede any discrepancies in the documents. The Developer reserves the right to amend the guidelines from time to time should it become necessary.**

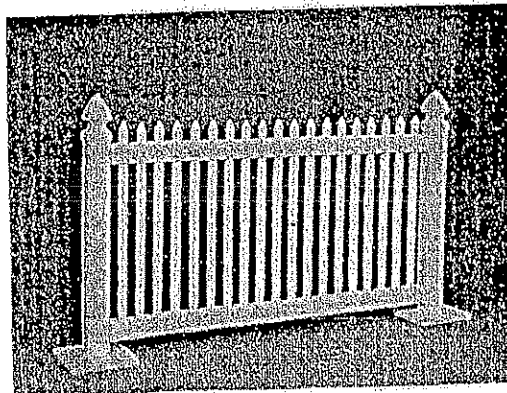
9/25/09

Type "A"



6'

Type "B"



4'