



COMMUNITY STANDARDS FOR THE WATERCREST DEVELOPMENT

Approved 8/18/2020

These Community Standards are intended to be a “living” document which may be changed or added to from time to time by the ACC. The ACC is already considering some possible changes to these Community Standards.

Residents are referred to the DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR WATERCREST PARKLAND (“the Declaration”), and in particular to Section 18, “Use Restrictions”, and Section 26, “Architectural Control”. A copy of the Declaration may be obtained by contacting the Property Manager at the Pier House. Certain terms used herein are defined in Section 2. of the Declaration. The Architectural Control Committee referred to in Section 26 of the Declaration is referred to herein as “the Committee.”

Pursuant to Section 26.5 of the Declaration, the Committee adopts the following Community Standards, which have been approved by the Board of Directors on 8/18/2020.

COMMUNITY STANDARDS

1. **Applicants** shall use the Application attached as Exhibit 1. (a) Applications shall be submitted no later than 5 days before a scheduled ARC meeting. (This will give the Committee time to review an Application before the meeting.) (b) An Application that is not timely submitted may be considered or, at the Committee’s discretion, shall be held over until the next Committee meeting. In either case, the Committee shall notify the Applicant. Only Owners may file an Application. Notices required or permitted herein may be sent via email by the Property Manager.
2. **Committee meetings** are open to all Owners but: (a) Unless otherwise ruled by the Committee, only Applicants and their representatives shall be allowed to speak. (b) Applicants or their representative are requested, but not required, to attend the Committee meeting at which their Application will be considered. However, the Committee reserves, in its’ discretion, the right to require attendance by the Applicant or the Applicant’s representative, provided the

Committee notifies the Applicant of such request at least 2 days prior to the meeting at which the Application is to be considered. If the Committee requests the attendance of the Applicant and/or the Applicant's representative, or sends such notice less than two (2) days before the meeting, and neither one of these persons is in attendance, the Application shall be held over until the next Committee meeting, at which the same requirements shall apply.

3. Contents of Applications. (a) In addition to the completed Application, the following shall be submitted: (i) Samples: A color photo of all pavers, exterior stone for the Home or landscape, and roofing tiles or other final roofing material shall be submitted at the meeting at which an Application is to be considered. The Committee, in its discretion, may require physical samples of any of the foregoing. (ii) Drawings: All Applications shall include on a copy of the Home Survey a drawing of any projects for which approval is sought. The Committee, in its discretion, reserves the right to require that an Applicant submit plans drawn by an Architect or Professional Landscaper. (c) All of the following projects or installations shall be submitted for approval by the Committee.

4. Exterior Color Standards. All exterior trim, stonework, roofing tiles, door and window trim and paint colors shall conform to the Watercrest Exterior Master Scheme and Paint List, as amended by the ACC from time to time. A copy of this document is available in the Pier House office.

5. New Homes, Teardowns and Removals. New Home construction shall require that the Applicant submit all Architectural and Landscape plans that will be required by the Parkland Building Department. Teardowns or the removal of any driveways, trees or landscaping shall require prior approval of the Committee.

6. Screen Enclosures. (a) Areas within the structural frame of the home, such as a patio enclosed on three sides by doors and two walls may be screened with the appropriate materials described in (e) below. (b) Screen enclosures beyond the structural frame of the home are restricted to a maximum height at any point no greater than the adjacent roofline. (c) All screen enclosures beyond the structural frame of the home must be buffered with landscaping alongside the length and width of the enclosure, including an extension 3 feet along the rear of the enclosure. These landscape buffers may be placed in any location between the enclosure and the closer of the nearest fence or property line, and shall be approved by the Committee. (d) Screens of front porches or other areas on the front of the Home are not permitted, except that one screened front and back door which use the permitted colors herein will be permitted, subject to approval by the Committee. (e) Screens must be bronze or black, and screen enclosure structural components must be bronze in color to match the window frames of the Home.

7. Backyard Structures (Attached and Detached, including Gazebos and Pergolas, but excluding Screen Enclosures). (a) Any structure can be no higher than 12 feet. A detached structure must be shielded from neighboring Homes with a landscape buffer and cannot be visible from a street

view. Applications for any structure shall show the footprint, height, size (measurements), color and location on the Home survey, or in a separate drawing or, as specified at the Committee's discretion, on an Architect's drawing. (b) All exterior metal structural components shall be a Bronze color that substantially matches the metal trim on the Applicant's Home windows, or, if wood, plastic or material other than metal shall have such an imbedded color, or shall be painted a color, that substantially matches the Bronze color on the metal trim of the Applicant's Home windows. (c) Roofing materials on any attached or detached structure, if proposed by the Applicant, shall consist of (i) roof tiles that match the roof tiles on the home; (ii) thatched roofs for proposed Gazebos or Pergolas are permitted, but the method of thatching shall be approved by the Committee based on Plans submitted by the Applicant or the Applicant's Contractor. (d) Clear glass or a clear plastic like roofing material, with or without shade curtains on the underside may be approved, subject to the Committee's review of specifications; (e) Standing seam metal roofs may be permitted subject to the Committee's approval of specifications and shall be of a Bronze color. (f) Corrugated or galvanized metal and plastic like and other corrugated roofing materials are not permitted. (g) Louvered roofs on any such structure may be permitted, subject to the Committee's review of specifications and color.

8. Fences. (a) Where a Fence attaches to a Home a Fence shall have a ten (10) foot setback from the front of the Home and neighboring Homes on both sides, as determined by the Committee. Fences cannot surpass the front of neighboring Homes. (b) If a fence angles, it must angle toward the rear of the Home. (c) Fences for Homes on a cul de sac will be reviewed, approved or disapproved per the shape of the lot and location of the Home on the lot. Landscaping may be required to soften the look. (d) Side fences on corner lots must be shielded with hedges or landscaping, which shall be approved by the Committee. (e) Fence color/material must be bronze or black aluminum. (f) Fence height may not exceed five (5) feet, but four (4) feet is recommended. (g) Fences must be set back five (5) feet from any sidewalk. (h) Owners who intend to build a fence in a Lake Drainage Easement will be required to execute the Lake Drainage Easement Consent, attached as Exhibit 2. Residents who intend to build a fence in a Lake Maintenance Easement will be required to execute the Lake Maintenance Easement Consent, attached as Exhibit 3. In both cases, Residents shall also be required to execute the Removal Agreement attached as Exhibit 4. No fence or other structure shall obstruct any Lake Access Easement or Common Area, except for Lots 1 through 90 and Lots 373 through 424.

9. Driveways. (a) This Section applies to the extension or expansion of an existing driveway, and to the removal and replacement of all or part of an existing driveway, all of which shall be approved by the Committee. (b) Circular drives on Homes with a lot width frontage of 55 feet or less are not permitted. (c) Concrete and asphalt driveways and walkways are not permitted. (d) Driveways shall not extend beyond the front corner of the main garage. (e) For single car garages that are at a 90 degree angle to the main two car garage, driveways shall not extend beyond the corner of the single car garage that is closest to the street, and that portion of the driveway that is perpendicular to the street shall be not be extended by a width greater than the width

permitted by an extension to the corner of the single car garage. A curve of the driveway shall be permitted, but shall be no wider than the widths referred to above. Driveways shall be constructed using the same pavers as originally installed by the Developer for the Home, or a paver permitted by the Watercrest Exterior Master Scheme and Paint List, and shall not have a pattern different from any that are permitted in such List referred to above, provided that any such installation of pavers does not conflict with a neighboring Home.

10. Pools, Spas and Pool Decks. (a) The Applicant shall submit plans for the pool, deck or spa as part of the Application. (b) Above ground pools are not permitted; (c) Pool decks shall not extend beyond a line parallel to the sides of the Home, and shall end not less than five (5) feet from the rear property line or fence. The Committee may require additional landscaping for any pool deck.

11. Solar Installations. (a) Applicants shall submit a plan showing the location and color of all solar panels, structural components and related equipment. (b) The Committee may direct the location of solar panels, subject to compliance with Section 163.04, Florida Statutes. (c) The color of structural components shall match the color of the window trim of the Home. (d) All ground equipment shall be shielded by plant material similar to concealment of an air conditioning unit. (e) All conduits or wires from the roof downward shall be painted the same color as the paint color of the Home.

12. Landscaping. (a) The Committee reserves the right to require that Applications for landscaping projects or installations include a plan or drawing by a professional landscaper or landscape architect. (b) Applications for landscaping shall include a list and the name of proposed plants and trees, the gallon size of plants and the height of trees. (c) Mulch colors shall be brown or black. (d) Rocks, stones and pebbles may be permitted based on the Committee's judgment as to the size and color of such items, and whether such items will be deemed to enhance the aesthetics of the Home. (e) Landscaping walls for raised beds shall not exceed 18" inches in height. (f) Hedge heights shall not exceed eight (8) feet. (g) The Committee reserves the right, at its' discretion, to ban certain fruit trees.

13. Exterior Home Lighting. (a) All exterior lighting on a Home shall not exceed a color equivalent to Kelvin color temperature of 3,000 degrees, and shall not exceed 450 lumens. (b) There shall be no more than four (4) lights on each side of a Home. (c) Lights shall be installed between windows. (d) Lights shall splash on the wall of the Home and shall not be directed at a neighbor's Home. (e) Carriage lights on either side of a garage door shall be of a lantern style, and one ceiling light outside of a front door shall either be flush with the ceiling or in a lantern style and shall be made of metal in a color that is black, brown, bronze or grey, and shall not exceed 450 lumens or a Kelvin color temperature of 3,000 degrees.

14. Landscape Lighting. (a) Landscape lighting shall not exceed 450 Lumens and a Kelvin color temperature of 3,000 degrees. (b) In considering approval for the spacing of proposed landscape lighting the Committee may take into consideration the location, number of proposed lights and

the plants or trees which are proposed to be illuminated and the total amount of light that will be generated. (c) Landscape lighting shall not be colored, except for Holiday lights.

15. Statues, Sculptures, Fountains, Pots and Decorative Art. (a) Statues (defined as an object that is purported to be a representation of a human, bird, fish, animal or plant) shall be approved only for installation in Backyards. (b) Sculptures (defined as any physical object that is not a Statue or Decorative Art) shall be approved only for installation in a Backyard. (c) Decorative Art may be judged for approval by the Committee based on the Committee's view as to whether the proposed installation will contribute to the overall aesthetics of the Home, the neighboring Homes and the Watercrest community, based on the size, color, materials and location of the proposed Decorative Art; the Committee shall have the authority to require that Decorative Art be installed in the Backyard of the Home. The Committee shall determine whether an item is a Statue, Sculpture or Decorative Art. (d) Proposed Fountains and Pots may be judged for approval by the Committee based on the Committee's view as to the size, color, materials and location of the proposed Fountain, and whether the proposed Fountain will contribute to the overall aesthetics of the Home, neighboring Homes and the Watercrest community; the Committee shall have the authority to require that a proposed Fountain or Pots, be installed in the Backyard of the Home. (e) Birdbaths are not permitted in the Frontyard or Sideyards of the Home.

16. Play Structures. (a) Play Structures shall be installed in the Backyard of the Home and shall not be visible from a street view. (b) Play Structures shall be shielded by appropriate landscaping approved by the Committee. (c) Play Structure canopies, if any, shall be the color of beige, brown or matte green.

17. Artificial Turf. (a) All installations of Artificial Turf shall be approved by the Committee. Artificial Turf may be installed in a Sideyard or Backyard of the Home; if installed in a Sideyard, such turf shall not be installed beyond the front corner of the Home, as determined by the Committee, and shall be screened by hedges approved by the Committee. (b) Putting greens shall only be installed in the Backyard of a Home and shall include only a single hole. Sand traps are not permitted. (c) The Committee may approve Artificial Turf installations between pavers or stones that are a part of the Home's front walkway, not to exceed the front wall of the Home and subject to whether such installations improve the overall aesthetics of the Home.

18. Storage Sheds and similar units. A permanent or temporary utility, storage shed or similar building is not permitted, except that PODS or similar containers used by movers may be left on the driveway of a Home for a period not exceeding ten (10) days.

19. Generators. Plans for Permanent Generators shall be included with an Application, shall be installed in a Sideyard at least ten (10) feet from the front corner of the Home, and the Generator shall be in a location and shielded by landscaping approved by the Committee.

20. Landscape Shielding. In addition to the Landscape Shielding requirements elsewhere in these Standards, equipment located on the exterior of the Home, including, but not limited to, generators, air conditioning units, water softeners or similar appliances, and other appliances or equipment installed in the Sideyard or Backyard of a Home shall be shielded by landscaping approved by the Committee.

21. Holiday Lighting and Decorations. Lighting and decorations for Thanksgiving or Halloween, and lighting and decorations for one Religious Holiday in each calendar year shall be permitted. Such lighting and decorations may be installed not more than thirty (30) days before such holiday, and shall be removed within a reasonable time, not to exceed 15 days from the date of the Holiday. Holiday Lighting and decorations do not require approval by the Committee, but shall otherwise conform to these Community Standards; the Committee may hear complaints by Owners about Holiday Lighting and decorations.

(NOTE to reviewing attorneys: do the time limits above conflict with IV.A.1. in the Rules & regs.)

22. Basketball Equipment. (a) ACC approval is required for all Basketball Equipment, which is defined as poles, bases for poles and backboards, hoops and nets. Applications shall include a drawing showing the proposed location of the Basketball Equipment relative to the Home, the property lines, driveway, sidewalk, fences and vegetation. A photograph, or the manufacturer's "Spec Sheets" of the proposed Equipment shall be submitted with the Application, and dimensions and colors shall be included. (b) Basketball Equipment shall not be attached or fixed to the Home. No more than one piece of Basketball Equipment shall be permitted on any one Lot. (c) Portable Basketball Equipment: may be installed in the same location as Permanent Basketball Equipment, be of the same color, and may be stabilized internally only with water or sand according to the manufacturer's instructions. Any kind of external bags or other weights are not permitted. Portable Basketball Equipment shall be installed on level ground in such a manner as to prevent leaning or tilting. Portable Basketball Equipment shall be stored in the Owner's garage or in the Backyard of the Home when not in use. (d) Permanent Basketball Equipment: A permanent backboard, hoop, and net shall be mounted on a single metal or fiberglass pole painted dark bronze or black; the pole shall be vertical and shall be securely installed in a concrete base that shall not be higher than the surface of the adjacent ground; backboards shall be white, clear or light gray aluminum, graphite or graphite blend, plexiglass or a similar material. (e) Basketball Equipment shall be located not nearer than five (5) feet from the Home and not nearer than ten (10) from a sidewalk; one piece of Basketball Equipment may be located in either the Front yard or the Backyard of the Home, but not in a Side yard, provided that in any case there is at least one Hundred (100) Square Feet of a hard surface other than grass immediately in front of the Equipment. (f) Basketball Equipment shall be screened by vegetation (trees or tall bushes) in a manner so that such Equipment shall at least be partially screened from a street view or a next door neighbor's view of the Equipment; the ACC may adopt additional standards for such screening and potential Applicants are urged

to consult with the ACC about the nature and location of such screening, or for any other questions regarding Basketball Equipment.