WATER RIDGE
Architectural Review Committee

Design and Review Guidelines
and Application and Review Procedures
# WATER RIDGE DESIGN AND DEVELOPMENT GUIDELINES

## TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>WATER RIDGE INTRODUCTION</td>
<td>5</td>
</tr>
<tr>
<td>REVIEW AND APPROVAL PROCESS</td>
<td>7</td>
</tr>
<tr>
<td>GENERAL</td>
<td>7</td>
</tr>
<tr>
<td>REVIEW FEES</td>
<td>7</td>
</tr>
<tr>
<td>CONSTRUCTION DEPOSIT AND ROAD BOND</td>
<td>8</td>
</tr>
<tr>
<td>PRELIMINARY REVIEW</td>
<td>9</td>
</tr>
<tr>
<td>FINAL REVIEW</td>
<td>10</td>
</tr>
<tr>
<td>ALTERATION/ADDITION REVIEW</td>
<td>11</td>
</tr>
<tr>
<td>FINAL INSPECTION</td>
<td>11</td>
</tr>
<tr>
<td>CONDUCT</td>
<td>12</td>
</tr>
<tr>
<td>APPEAL</td>
<td>13</td>
</tr>
<tr>
<td>DISCLAIMER</td>
<td>13</td>
</tr>
<tr>
<td>GENERAL COMMUNITY GUIDELINES</td>
<td>14</td>
</tr>
<tr>
<td>GENERAL</td>
<td>14</td>
</tr>
<tr>
<td>TEMPORARY STRUCTURES</td>
<td>14</td>
</tr>
<tr>
<td>ACCESSORY STRUCTURES</td>
<td>14</td>
</tr>
<tr>
<td>EQUIPMENT SCREENING</td>
<td>14</td>
</tr>
<tr>
<td>UTILITY SERVICES</td>
<td>14</td>
</tr>
<tr>
<td>REFUSE AND STORAGE AREAS</td>
<td>15</td>
</tr>
<tr>
<td>MAIL BOXES</td>
<td>15</td>
</tr>
<tr>
<td>FENCES</td>
<td>15</td>
</tr>
<tr>
<td>SIGNS</td>
<td>15</td>
</tr>
<tr>
<td>FLAGS AND FLAGPOLES</td>
<td>15</td>
</tr>
<tr>
<td>LAWN FURNISHINGS</td>
<td>16</td>
</tr>
<tr>
<td>GAME AND PLAY STRUCTURES</td>
<td>17</td>
</tr>
</tbody>
</table>
### Site Development Guidelines
- Site Placement
- Setbacks
- Lot Coverage
- Drainage and Grading
- Driveways
- Sidewalks
- Swimming Pools
- Easements
- Docks, Piers, Landings, Wharfs and Seawalls/Bulkheads
- Wetland Tracts
- Conservation Easements

### Dwelling Guidelines
- General Architectural Theme
- Minimum Dwelling Size
- Dwelling Heights
- Finished Floor Elevation
- Exterior Materials
- Exterior Features
- Exterior Colors
- Roofs
- Chimneys
- Garages
- Energy Efficiency
- Antennas
- Window Air Conditioners
- Hurricane Shutters
## LANDSCAPING GUIDELINES

### GENERAL
- Landscaping Plan
- Trees
- Shrubs
- Sod
- Mulch
- Plant Materials
- Irrigation
- Fertilizers and Pesticides

### ATTACHMENTS
- Attachment #1 -- Violation Fine Schedule
- Attachment #2 -- ARC Transmittal
- Attachment #3 -- Design Review Application
- Attachment #4 -- Builders Construction Completion Transmittal
- Attachment #5 -- Specified Plant List
WATER RIDGE INTRODUCTION

The intent of these guidelines is to help assure that Water Ridge will be a community of quality homes and buildings with tasteful and aesthetically pleasing architectural designs that are harmonious with surrounding structures and topography. This manual promotes the use of long-lasting materials, high construction standards, and quality landscaping.

The Declaration of Protective Covenants, Restrictions, Easements, Charges and Liens for Water Ridge (the Covenants) established the requirement for a standing committee called the Architectural Review Committee (ARC) whose function it is to review and approve or disapprove plans for any proposed construction, modification, addition or alteration to existing lots, buffer areas, open spaces and common areas within Water Ridge. The Covenants grant the ARC broad discretionary powers regarding design, construction and development including architectural style, colors, textures, materials, landscaping, overall impact on surrounding property, and other aesthetic matters, as well as powers to ensure these guidelines are followed.

The ARC has prepared these guidelines to aid builders and homeowners in designing and constructing homes and other improvements within Water Ridge. Specifically, they:

- Provide a systematic and uniform design review process.

- Ensure the siting and designs of structures are compatible with existing terrain and vegetation, and complement the community.

- Ensure all dwellings comply with the Covenants and these guidelines.

- Ensure landscape plans provide pleasant surroundings and functional satisfaction while blending with the natural landscape and neighboring properties.

These guidelines are in addition to all building, use and other deed restrictions associated with Water Ridge and, accordingly, all builders and homeowners should familiarize themselves with the provisions of the Covenants. All terms used in these guidelines shall be defined in accordance with definitions used in the Covenants.

The ARC's right to approve or disapprove any proposed matter for any reason supersedes guidance in these guidelines. The ARC will be evaluating each application for total effect, including the manner in which the home site is developed. This evaluation relates to matters of judgment and taste that cannot be reduced to a simple list of measurable criteria. It is possible, therefore, that a house plan might meet the individual criteria delineated in these guidelines and still not receive approval if, in the sole judgment of the ARC, its overall aesthetic impact is unacceptable. The approval of an application for one home site shall not be construed as creating any obligation on the
part of the ARC to approve applications involving similar designs pertaining to different home sites.

Approval by the ARC does not constitute approval by any public permitting agency. Polk County requires building permits for home building that will necessitate compliance with local and state building codes.
THE REVIEW AND APPROVAL PROCESS

General:

The design review and construction processes have the following elements:

1. Fees and Deposits
2. Preliminary Review
3. Final Review
4. Final Inspection
5. Conduct

Thorough and timely submission of information along with compliance with the standards set forth in these guidelines will prevent delays and minimize frustration of all parties involved. Questions concerning the interpretation of any matter set forth in these guidelines should be directed to the ARC Coordinator.

A two-step procedure, preliminary review followed by final review, will help ensure improvements built within Water Ridge are of the highest quality while taking into account the desires of the owners and builders to complete construction in a timely manner.

IMPORTANT NOTE: Any Dwelling unit constructed upon any lot must be constructed by one of the approved Water Ridge Participating Builders (Preferred Builders).
(Review fee A & B – Deposits and Bond 1 & 2 are required).

In the event a pool, spa or dock is constructed concurrently with the original construction of a Dwelling and that construction is under the control of the Dwelling builder, no additional review fee or construction deposit is required. All plans for all structures are to be reviewed at the time of the preliminary and final reviews in order for this exemption to apply. However, when the builder of the Dwelling submits the plans at a later date, or when the builder of the Dwelling is not the owner's contractor for the pool, spa or dock, then the following review fees and deposits are required.
(Review fee C – Deposits and Bond 2 & 3 or 4 or 5).

Review Fees:

Preliminary Review – New Home Construction .............................................................. $500

Final Review - New Home Construction ................................................................. $500
  The original contemplated alteration of a home site from its natural state into a residential dwelling.

($1,000 Total)

Major Alteration or Addition .................................................................................... $100
A structural or site modification taking place after the original construction that is significant enough to warrant the issuance of a building permit by a governmental authority. This includes pools, spas and docks.

**Minor Alteration or Addition** ................................................................. $50

Structural or site modifications of a relatively insignificant nature not requiring a building permit. Including changes to finished materials, color or landscaping.

**Changes to or Resubmission of Plans** .................................................. $100

Whenever a submission for which the ARC previously granted Final Approval is resubmitted for Final Approval to the ARC due to a change in the originally approved plan, or whenever a submission whose approval was previously denied by the ARC is resubmitted by a builder or homeowner for Final Approval.

**Construction Deposit and Road Bond:**

Builders shall deposit funds with the ARC according to the following schedule to be held by the ARC in a non-interest bearing account until the improvements are complete and the ARC performs its Final Inspection:

1. Dwellings ...................................................... $2,500
2. Road Bond ................................................... $2,500
3. Pools and Spas ............................................. $2,000
4. Docks ........................................................... $3,500
5. Other Major Alteration or Addition .................. $2,000

If the ARC needs to use these funds for any of the purposes listed below, the ARC shall, except in an emergency, give the builder two business days within which to begin to correct the problem. If the action is not begun within that time, the ARC has the authority to remedy the situation and withdraw funds from the construction deposit to cover the expenses. Furthermore, the ARC has the authority to impose fines; this will be done only after a builder is given notice and time to rectify the situation warranting the fine.

The builder must replace any funds withdrawn from the construction deposit within seven (7) days of notification of the withdrawal by the ARC. The ARC may deny access to the building site over roads of the Association in the event of a failure to replace funds.

The construction deposit and or road bond will be used to offset any costs incurred by the Association or the ARC in order to:

- **Repair damage** to any property caused by the builder or his subcontractors, suppliers and representatives during construction;
• Pay for the cost of any cleanup of the site and adjacent property not performed by the builder;

• Bring the home site and any structures thereon into compliance with the requirements of the Covenants;

• Recover legal fees and other costs incurred by the ARC in order to correct any construction or alteration not performed in substantial compliance with the plans receiving Final Approval; and

• Pay any fines or penalties imposed by the ARC or the Association for violation of any rules of conduct or regulations governing use of property within Water Ridge (See schedule of fines and penalties, Attachment #1).

Preliminary Review:

All builders shall submit preliminary or conceptual drawings and specifications or other information to the ARC for Preliminary Review prior to the Final Review. The "Architectural Review Committee Transmittal" form (Attachment #2) shall be used as a cover sheet for this submission. While Preliminary Review is not required, it is provided for the convenience of builders in order that they may receive preliminary or conceptual approval of building and landscape plans prior to preparing and submitting detailed plans and specifications.

The ARC will review the information at a regularly scheduled meeting and indicate its approval or disapproval, and recommendations as to the plan. A preliminary approval granted by the ARC does not constitute approval for beginning construction, but only approval of the conceptual information being reviewed. All surveys and tree surveys are to be done by a Florida licensed surveyor. Submittals for Preliminary Review of any new home construction shall include at a minimum two (2) sets of the following and shall be designed by a Registered Florida Architect or qualified architectural designer, and a Registered Florida Landscape Architect or Landscape Designer:

1. The "Design Review Application" form (Attachment #3).
2. The survey of the home site prior to the proposed construction.
3. Conceptual site plan showing the location and dimensions of all improvements and setbacks. In the event the neighboring lot(s) have been developed, show the location of those house(s) on the site plan.
5. Conceptual exterior elevations.
6. Conceptual landscape plan including tree survey.
7. Photographs of the home site taken from each corner.
8. Such other information, data and drawings as may be reasonably requested by the ARC.

9. The required review fee.

Final Review:

No construction of the building or structural improvement, no clearing, landscaping or other site improvements, and no alteration or addition to any existing structure or site improvement shall be made on any property until the plans and specifications showing the proposed design have received final approval by the ARC and the ARC specifically authorizes construction to start. Also, final approval will not be granted when the Association assessments for the lot have been deemed delinquent. **Builders shall not submit for any local government permits prior to obtaining ARC final approval without specifically being authorized to do so by the ARC.**

The final review submittal must incorporate all ARC comments on the preliminary review submittal.

**The ARC will notify builders of final approval and will authorize construction to begin by letter.** Construction must commence within six (6) months of the date of final approval or final approval becomes void. Construction must be completed within twelve (12) months of authorization to begin construction. ARC approval is in no way an assumption of liability or an endorsement of the structural design or engineering of the buildings, nor does it render judgment on compliance with local building codes. If final approval is granted subject to conditions, the conditions shall be satisfied within sixty (60) days of issuance or final approval shall be void.

The “Architectural Review Committee Transmittal” form shall be used as a cover sheet for the final review submittal and shall include at a minimum two (2) sets of the following:

1. The “Design Review Application” form in the event the preliminary review is skipped or if there have been changes since the preliminary submittal.

2. Site plan at a minimum scale of 1”=10' showing: a clearing and grading scheme with proposed and existing land contours, grades and flow of the site drainage system with relevant elevations shown; location, size and species of any tree having a diameter of six (6) inches or more; and, the dimensions and locations of all buildings, access drives, parking, utilities (sewer, water, telephone, TV cable, etc.), street pavement location, sidewalks and all other proposed improvements to the site. Indicate lot coverage of all impervious services.

3. Landscape and Irrigation Plans: The final plans shall be at a minimum scale of 1”=10' showing: the size, type and location of existing and proposed trees; the location of all planting areas including existing plant material incorporated into the
plan; a listing of the species and size of all stock at the time of planting; and an irrigation plan.

4. Plans at a minimum scale of 1/4"=1'0" for all floors, cross sections and finish elevations including projections and wing walls (floor plans should also show total square feet of air conditioned living area).

5. Plans, elevations, types of materials and other information associated with any other site improvement or ornamentation, exterior lighting, walls, fencing and screening, patios, decks, pools, porches, and signage.

6. A wall section at ¾" = 1′ ft to show eave/soffit, window/door opening, and finish material details.

7. Samples and color chips of all exterior finishes and materials to be incorporated into the plan including roof samples.

8. Such other information, data and drawings as may reasonably be requested by the ARC.


10. The Construction Deposit and Road Bond.

In the event the Preliminary Review is skipped, the final submittal shall also include the survey, photos required for the preliminary review and the total review fees.

**Alteration/Addition Review:**

If, after the initial new home construction, an owner desires to alter, add to, or in any way change the exterior appearance of the home, sufficient information shall be submitted to the ARC to allow it to fully understand the proposed alterations or addition. Such information could be as simple as a letter with a material sample or picture, or as complex as the above-stated submittals; the specific requirements will be decided by the ARC on a case-by-case basis.

**Final Inspection:**

The ARC will monitor the activities and progress of the builders and their employees closely throughout the construction phase. This monitoring includes both the construction activity/progress and conformance with the approved design documents.

Unless otherwise approved by the ARC, construction must be completed within 12 months of the date of authorization to begin construction. The ARC shall have the right to enter upon and inspect any property at any reasonable time before, during, or after the completion of work for which approval is required under these guidelines. Following the pouring of the foundation, the builder shall submit a survey of the foundation to the ARC.
Upon completion of construction, a builder shall give written notice to the ARC using the "Construction Completion Transmittal" form (Attachment #4). Attached to the notice shall be a final survey and a copy of the Certificate of Occupancy for the newly constructed improvement. The ARC will then conduct a final inspection and provide the results by letter. Provided the inspection determines that the improvements were constructed in substantial compliance with the plans and specifications submitted for final approval, the ARC will return the Construction Deposit and Road Bond (less any amount withheld for reasons described above).

Builders and homeowners are forewarned that the Covenants grant to the ARC broad discretionary powers regarding the remedy or removal of any non-complying improvement constructed within Water Ridge. In this regard, if the ARC finds that any improvement was not performed or constructed in substantial compliance with the submittals receiving Final Approval, the ARC may remedy or remove the non-complying improvement and charge the action to the builder or homeowner.

Conduct:

All builders shall be held responsible for the acts of their employees, subcontractors, suppliers and any other persons or parties involved in construction or alteration of the home site. The ARC will impose violation fines per the violation fine schedule at Attachment #1. In this regard, a builder shall be responsible for the following:

1. Ensure that the construction sites are kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion. Placement of dumpsters on the site is required upon the start of plumbing work.
2. Ensure there is no burning
3. Installing silt fencing on sites that create the possibility of sand/soil eroding off the home site; this includes all lots adjoining lakes, buffer areas and wetland tracts.
4. Maintaining portable toilets at the construction site from the completion of site clearing.
5. Prohibit the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well being of other personnel on the site or affect the quality of workmanship. Violators will be removed and repeat offenders will not be allowed into Water Ridge for six months.
6. Ensure that all those for whom the builder is responsible are properly insured.
7. Ensure that all those for whom the builder is responsible do not commit any violations of the rules and regulations of the ARC.
8. Limiting working hours for construction personnel to 7:00 a.m. to 7:00 p.m. (or sunset when earlier) Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction work will be allowed on Sundays or the following
holidays: New Year’s Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day and Christmas Day. The ARC may allow exceptions to this rule under special circumstances and with prior written authorization.


10. Prohibit construction personnel from having firearms or other weapons anywhere in Water Ridge.

11. Prohibit the playing of music or other sounds from non-construction activities.

12. Prohibit use of adjacent property for access or storage of material or equipment.

13. Limit all builders, employees, subcontractors and suppliers to construction related activities at the designated site only. (NO FISHING, TOURING, ETC.)

14. Ensure all builders, employees, subcontractors and suppliers use only designated construction access routes as described by the ARC and allowing them to enter or leave on foot.

15. Building permit box with builders name and phone number is the only sign permitted.

Appeal:

If an application for Preliminary Review or Final Review has been denied, if an approval is subject to conditions which a builder or owner feels are harsh or unwarranted, or if there are disputes of any other matter related to actions of the ARC, the builder or owner may request a hearing before the full committee of the ARC. At the hearing, the builder/homeowner will be allowed to present their position on the matter and make requests or recommendations as to an alternative action. After the hearing, the ARC will review the information presented and notify the builder of its final decision on the hearing. The decision of the ARC regarding the matter shall be final.

Disclaimer:

In connection with all reviews, acceptances, inspections, permissions, consents, or required approvals by or from the Association or the ARC contemplated under these guidelines, neither the ARC, any member of the ARC nor the Association shall be liable to an owner or to any other person on account of any claim, liability, damage or expense suffered or incurred by or threatened against any owner or such other person and arising out of or in any way related to the subject matter of any such reviews, acceptances, inspections, consents or required approvals, whether given, granted or withheld by the Association or the ARC. Approval of any plan by the ARC does not in any way warrant that the improvements are structurally sound or in compliance with South West Florida Water Management District or other governmental agencies regulations and codes, nor does it eliminate the need for approval from the Polk County Building Department.
General:

No structures shall be erected, placed or permitted to remain on any lot other than one single family Dwelling constructed in accordance with the ARC approved plans, except for temporary structures discussed below.

Temporary Structures:

No structure of a nonpermanent character shall be placed upon any Lot at any time, provided, however, that this prohibition shall not apply to shelters used by the contractors during construction of the main dwelling house, it being clearly understood that the latter temporary shelters may not, at any time, be used for a residence or permitted to remain on the Lot after completion of construction. Prior to the placement of any temporary structure on any lot written approval must be obtained from the ARC. The ARC reserves the right to demand the immediate removal of any temporary structure for any reason.

Accessory Structures:

The ARC may approve accessory structures (such as garages, gazebos, guest houses, and the like) that are detached from the main residential dwelling so long as they are erected in conjunction with construction of the main residential dwelling, are not intended to be held for lease and conform to the architectural scheme and appearance of the Dwelling.

Equipment Screening:

A/C, pool and other equipment shall have a hard screen wall. The architectural options are a hard screen wall with finish to match the residence, a pressure treated wood shadow box fence painted to match the residence, or a PVC shadow box fence. The planned equipment screening shall be shown clearly on the site, architectural and landscape plans. In all cases, evergreen landscape plantings with a minimum height of 36" shall also be provided to mask the wall.

Utility Services:

No lines, wires or other devices for communication purposes, including telephone, television, data and radio signals, or for transmission of electric current or energy shall be constructed or placed on any home site unless the same shall be in or by conduits or cables constructed, placed and maintained underground or concealed in, under or on buildings, or other approved improvements. Above ground electrical transformers and other equipment may be permitted if properly screened and approved by the ARC. In addition, all gas, water, sewer, oil, and other pipes for gas or liquid transmission shall
also be placed underground whenever possible or within or under buildings. Gas tanks shall either be buried or screened in the same manner as A/C and pool equipment. Nothing herein shall be deemed to forbid the erection and use of temporary power or telephone services incident to the construction of approved improvements.

Refuse and Storage Areas:

Garbage and refuse shall be placed in containers and shall be capped and contained in such a manner that they are inaccessible to animals. The containers shall be concealed within buildings, or by means of a screening wall of material similar to and compatible with that of the building. These elements shall be integrated with the building plan, be designed so as not to attract attention, and shall be located in as inconspicuous a manner as is reasonably possible.

Mail Boxes:

The ARC will provide specification for mail boxes and stands. Mail boxes shall include no more than the surname and house number of the resident and shall be located at the street front of each home site as prescribed by the United States Postal Service.

Fences:

The composition and height of fence or walls to be constructed on any lot shall be subject to the approval of the ARC. In no case will fences and walls exceed 6 feet in height. Fencing must be finished on both sides. Fences will not enclose or define lots or define property lines, nor will they be allowed further forward on a lot than the front corners of a house. No fence may be placed on any lot closer to any lot line than the setback lines. Additional landscaping will be required to break up and mask fences. Wire, chain link and wood fences are prohibited.

Signs:

No signs, advertisements, billboards or solicitation or advertising structures of any kind shall be erected, modified or maintained within any windows, on the exterior of any improvements, or on the grounds of any lot. Builder information including only name and phone number, and the lot number, may be placed on the standard building permit box provided it fits on the box. Builders in the Water Ridge preferred builders plan may have signs as authorized by the plan.

Flags and Flagpoles:

Homeowners may display only American Flags and shall follow the Federal Flag Code (Public Law 94-344). The ARC will approve only those installations that follow these criteria:
1. The location will be within the building setback area.

2. The pole height cannot exceed 15 feet for a single story residence or 25 feet for a two or three-story residence. The maximum flag sizes are nominally 3'x5' for 15' high poles and 4'x6' for 25' high poles.

3. No exterior lighting will be permitted; flags must be lowered at dusk.

4. No flags will be attached to mailboxes.

5. Wall mounted flags are limited to American flags; maximum size 3' x 5'

A submittal by the homeowner is required addressing the above with specific details.

Lawn Furnishings:

No birdbaths, frog ponds, flagpoles, lawn sculpture, artificial plants, birdhouses, rock gardens, or similar types of accessories and lawn furnishings are permitted on any home site without prior approval of the ARC.

Game and Play Structures:

All basketball backboards and other fixed games and play structures are subject to approval by the ARC and shall be located at the side or rear of the Dwelling so as to not be visible from the street.
SITE DEVELOPMENT GUIDELINES

Site Placement:

All buildings and other improvements shall be placed as approved by the ARC.

Setbacks:

"Setback Line" is defined in Article III, Section 3 of the Covenants and Restrictions. The minimum setbacks for the Water Ridge shall be as follows:

- **Front Yard**: 20 feet from the front lot line. Phase I and II
- **Rear Yard**: 20 feet from the rear lot line. Phase I and II
  - For those lots bordering Lake Medora and Lake Van certain control lines may be imposed by governmental authorities.
- **Side Yard**: 8 feet from the side property line. Phase I
  - 10 feet from the side property line. Phase II
  - 20 feet for side yards abutting any street.

No building or structure, including porches, fences, walls, decks and swimming pools, shall be erected so as to encroach, at ground level, into any of the setback lines. The location of normal air conditioning units, pool equipment and their required screening within setback areas is permissible as long as it is in conjunction with an approved structure on the lot.

In the event that a rear boundary line of a lot is located within a lake or retention pond, the corresponding setback line shall be either 20 feet from the lot line or fifteen (15) feet from the edge of the bank, whichever is greater. No portion of any driveway or sidewalk shall be located closer than three (3) feet of a side or rear property line.

Some portions of the Subdivision will be subject to a Conservation Easement in favor of the South West Florida Water Management District, and further may be subject to an upland Buffer adjacent thereto. These lands are protected areas. Activities, including but not limited to construction activities are restricted in these protected areas and may require permits from appropriate governmental agencies. The ARC makes no representation regarding the availability of such permits.

Lot Coverage:

The maximum lot coverage of structures is 40% and all impervious including structures is 50%.
Drainage and Grading:

Special attention shall be given to proper site surface drainage; grading shall not interfere with natural drainage flows and runoff from one home site will not discharge onto surrounding home sites. Paved areas shall be designed to allow surface water to drain naturally and not allow water to collect or stand. Site plans shall show the drainage plan for the home site.

Driveways:

Parking spaces, garages, curb cuts and the driveway to the garage shall be planned and executed in an attractive and functional manner and shall be compatibility with surrounding improvements. All home sites shall have a paved driveway of stable and permanent construction at least 12 feet wide but no wider than 18 feet; typically, the width of the garage door will dictate the width of the driveway. Painting of driveways is not allowed. Circular driveways are not permitted. For side entry garages the driveway shall be no more than 16 feet at the property line. No driveway shall be closer than 3 feet to the side property line.

Sidewalks:

Sidewalk construction on individual lots is the responsibility of the individual lot owner. Sidewalks need not be constructed until a house is constructed on the lot provided, however, the sidewalks must be constructed with one (1) year of completion of all roads and infrastructure. All sidewalk construction shall be in accordance with Water Ridge engineering plans, 5 feet wide matching material and indicated on site and landscape plans.

Swimming Pools:

Any swimming pool or spa to be constructed upon any home site shall be subject to review of the ARC. The design submittal must include all design components including materials, finishes, and colors for the pool, pool deck, fence, screen enclosure, additional landscape or any other requested element. The pool or spa and its enclosure shall not extend towards the side lot lines beyond an imaginary line projected rearward from the sides of the Dwelling and shall be bronze or black with charcoal screening. Above ground swimming pools are not permitted.

Easements:

No structures, including walls, fences or paving shall be located in any drainage easements, utility easements, lake maintenance easements or buffers except that driveways may cross utility and drainage easements at the front of lots. The grade of such easements shall not be changed and plantings in easements shall be limited to grass and small shrubbery.
Docks, piers, landings, wharfs and seawalls/bulkheads:

No docks, piers, landings, wharfs and seawalls/bulkheads or other structure shall be constructed, placed or allowed to remain on any body of water, water course without the approval of the ARC and in appropriate cases governmental entities having jurisdiction. In order to obtain such approval, plans must be submitted specifying the location, color, height, finish and other details of such proposed facility. The ARC reserves the right to require uniformity of design and to submit approved designs for docks, piers, landings, wharfs and seawalls/bulkheads or other structures.

Wetland Tracts:

The following is prohibited in Wetland Tracts: filling, draining, flooding, dredging, impounding, clearing, cultivating, excavating, constructing, or erecting in, or otherwise altering or improving a Wetland Tract, including changing the grade or elevation, impairing the flow or circulation of water or reducing the reach of water. Builders on lots adjacent to Wetland Tracts must take great care to protect them.

Conservation Easements:

There is a vegetated natural buffer extending across all lots containing or adjoining the Conservation Easement. Filling and the placement of impervious surfaces are prohibited within the buffer and no alteration of the buffer is allowed without prior written authorization from the South West Florida Water Management District. Any damage to a buffer shall be repaired as soon as possible by the owner of the lot.
Site Development Guidelines

Single Family Lot Setbacks - Corner Lot & Front Entry Garage Requirements

- 20' min. for porch, house, or garage
- 8' -Phase I
- 10' -Phase II
- Pool deck or enclosure
- A/C screen wall
- Property line
- Sidewalk (5')
- Lot area: S.F.
  - Structural area: S.F. = % (40%)
  - Impervious area: S.F. = % (50%) max
Site Development Guidelines
Single Family Lot Setbacks - Side Entry Garage Requirements

LOT AREA S.F. S.F. = % (40%) IMPERVIOUS AREA S.F. + = S.F. = % (50%) MAX
General Architectural Theme:

To achieve the quality neighborhood desired, Water Ridge established architectural and construction philosophies. Dwellings and other structures shall reflect a Florida architectural vernacular, be unobtrusive in form and color, and fit appropriately into the landscaping, both existing and new. Fads and fashions are to be avoided. While a variety of architectural styles is acceptable to achieve a rich mix, individual homes must be true to one architectural style. The common construction elements shall be of high quality design and material.

The Architect should be sensitive to existing structures and the adjacent environment. Each Dwelling is part of the total neighborhood and should not be an individual creation or architectural entity, arbitrarily placed on the lot. The various designs should compliment and enhance the neighboring properties through consistencies of scale, quality of materials and harmonious colors. The ARC will pay special attention to the rear elevation of Dwellings on Lakefront lots.

Architectural Character and Style:

The architectural styles which have been selected include the following:

1. Bungalow/Craftsman
2. Mediterranean
3. Colonial Revival
4. French Country
5. Country
6. Victorian
7. Folk Victorian

Sample sketches of each style are included in this section along with required and suggested elements appropriate to each style.

Minimum Dwelling Size:

All residences to be constructed on any lakefront lot shall have a minimum of 2200 square feet of enclosed air conditioned living area (exclusive of porches, decks, garages and other non air conditioned spaces), (Minimum of 1700 square feet on ground level if lakefront home is more than one level). Residences constructed on all other lots shall have a minimum of 1800 square feet of air conditioned space. (Minimum of 1500 square feet on ground level if home is more than one level).
Dwelling Heights:

The maximum height of Dwellings shall be 35 feet. Dwelling heights shall be compatible with adjacent buildings. Height shall be measured from the predominant or average final grade of the lot to the ridge of the highest roof element.

Finished Floor Elevations:

Each lot has a specified minimum finished floor elevation. No lot should be filled more than the adjacent grades. These are shown on the PUD engineering drawings. All owners and builders should also take into consideration FEMA’s requirements for flood insurance.

Exterior Materials:

Finish materials shall be applied consistently to all sides of the exteriors of Dwellings. The ARC encourages the use of stucco and tabby stucco, but may allow the use of brick and lapped siding. Wood, brick and stone may be used as accents in limited areas. Non-indigenous materials are not encouraged. Metal and vinyl siding, exposed concrete block, imitation asphalt brick siding, tarpaper and imitation stone siding are prohibited. The ARC may request sample materials for review. Exterior meters and other such devices shall be painted to match the house and positioned to blend with the exterior.

Exterior Features:

Exterior window and door trim and similar decorations shall be of same, complementing or contrasting color and material. Compatibility shall be considered by the ARC in accepting proposed trim and decoration. Windows and doors shall be manufactured with finishes capable of resisting chalking and fading for a 20-year life cycle.

All windows are to be single or double hung, or casement and the style shall be compatible with the architectural style of the home. Screens are permitted, but must have gray screening material. Aluminum awnings, reflective glass and jalousie-type windows are prohibited. The use of glass block windows shall be limited to side and rear elevations.

Exterior doors and sidelights with stained, colored, leaded, or etched glass will be permitted when approved by the ARC. A spec sheet is required showing the glass design and colors for the door and/or sidelights. The ARC may approve storm or screened doors when they are compatible with the home’s architectural style.

All doors and windows shall be banded or trimmed. In stucco applications the banding must be raised, scoring is not acceptable however, banding is not required in stucco applications if windows are recessed a minimum of 4 inches.
Screening of front porches and entrances is prohibited. If screening of side or rear porches and patios is desired, then the finished product must look as if the porch or patio is open with all architectural features intact.

**Exterior Colors:**

The color palate shall be subdued earth tones and pastels and shall be compatible with the architectural style of the home. Exterior colors shall be indicated on the ARC Design Review Application and approved by the ARC. Samples and/or color chips of all exterior colors are required with final submittal. Any changes in the exterior colors made in future re-paintings shall be regarded as a "minor alteration or addition," subject to approval by the ARC.

Paints shall resist chalking and fading for a 10 year life cycle. The ARC will require repainting of materials that fail to maintain acceptable appearance.

**Roofs:**

Roof pitches shall be compatible with the architectural style of the home, but must be no less than 6/12 and 5/12 for tile. Other roof pitches will be considered on a case-by-case basis. Flat roofs shall not be permitted on the main portion of the structure; however, the ARC shall have discretion to approve such roofs on minor portions of a building if consistent with the architectural style. No built-up roofs shall be permitted, except on approved flat surfaces. The composition of all pitched roofs shall be tile, slate, and metal or architectural grade shingles; however, the roofing material must be architecturally compatible with the style of the home. Metal roofs shall be standing seam or a style with minimal exposed fasteners. Copper shall be specified only for aesthetic details. Flues, vents and skylights shall be on rear slopes so as not to be visible from the street and are to blend in with the color of the roofing material.

**Chimneys:**

Any exposed portion of a chimney outside of the building shall be constructed solely of brick, stone or stucco and must be compatible or compliment the style of the home. If the fireplace is a metal (self-insulated) type with a metal spark arrester at the top of the chimney, this arrester must have a cowling or surround of a material approved in advance in writing by the ARC and be a color approved by the ARC. No unpainted aluminum or other metals may be left exposed.

**Garages:**

All dwellings shall include a garage adequate to house at least two (2), but not more than 4 (4), large-size. Floor space allocation for each automobile shall not be less than ten (10') feet in width and twenty (20') feet in length. No garage shall be less than 400
SF of total floor space for automobiles, not including space required for hot water heaters, and HVAC equipment or other equipment and appliances commonly located in garages. All garages shall be constructed of the same exterior materials and colors as the main structure. Garage doors are to be equipped with automatic door openers and shall be paneled or louvered, not flat. In the event the garage has single garage doors, they shall have a minimum width of nine (9) feet each with a minimum 16 inches in between. Garage doors shall be a maximum of 16 feet wide. Two (2) 16 foot garage doors shall not be in the same plane.

No carports shall be permitted.

Side/courtyard entry garages shall have a minimum distance of 28 feet from the garage door to the side lot line. This will allow a minimum of 25 feet of drive for proper vehicle access and a 3-foot landscape buffer to the adjacent home site. Garage doors shall be constructed of a material that is similar in appearance to the exterior materials of the buildings, and the color of the garage doors shall be compatible with the color of other exterior finishes of the building. Screened garage doors are prohibited. Garage doors, automatic door openers and service doors shall be maintained in a useful working condition and shall be kept closed when not in use.

Energy Efficiency:

All homes shall meet or exceed Florida's Energy Efficiency Code for Building Construction. All plans and specifications submitted for final approval shall include evidence of compliance with this provision. No solar panels shall be allowed where visible from any street.

Antennas:

Antennas, aerials and similar equipment, including satellite dishes and antennas are to be placed, screened or landscaped so as to be hidden from view as long as such landscaping or placement does not affect the quality of reception or unreasonably increase the cost of obtaining the antenna. Nor shall such antenna or satellite dish be placed in any position where it can create a safety hazard or potential nuisance. Satellite dishes shall not exceed 24 inches in any dimension. The ARC shall review the placement of all such equipment.

Window Air Conditioners:

No window air conditioners shall be permitted.

Hurricane Shutters:

Polk County is not in a high velocity wind zone (110 mph) and is not in a wind borne debris zone so shutters are not required however if hurricane shutters are desired they
are subject to review and approval of the ARC. Any supports or hardware that remains permanent elements shall be completed hidden from view and finished to match the adjacent architectural element (i.e. stucco, window frame, trim band, etc). Hurricane shutters are to be closed no earlier than the official hurricane watch and are to be taken down (or opened) 72 hours after the official watch has been lifted.
**Required Elements**
1. 5:12 or 6:12 gable front to back (clipped hip acceptable).
2. Front porch.
3. Column bases extend to ground.
4. Stucco or 6" lap siding finish.
5. Front facing gable with cross gable suggested.
6. 6" frieze minimum.
7. Minimum 16" overhang.
8. Simple 6" minimum window and door surround.
9. Multiple window units spaced by 6".
10. Multi-pane windows may be over clear sash.
11. Windows to be vertically oriented rectangles.
12. Transom windows above front door.

**Suggested Elements (select 4 items)**
- Tapered square or round columns.
- Sloping/battered pier.
- Decorative beams or triangular kneebrace brackets.
- Shed roof dormer or gable roof dormer.
- Brick accent/detail and/or brick or brick-like pier with or without column above.
- Wood shingle accents.
- Half-timber and stucco detail.
- Trellis porch or porte cochere.
- Gable end louvers or other decorative panels.
- Window boxes.
- Lattice at foundation at raised porches.
- Exposed rafter/unenclosed eave.
- Railings.
- Raised foundation.

*Standard garage doors to be solid raised panel. Garage doors may be optioned to raised panel with glass.
For front load garages, preferred placement is behind front plane of house.*
Required Elements
1. Overall asymmetrical massing with symmetrical components.
2. 16" minimum overhang.
3. Solid carved or multi-paneled wood doors with side lights or transom glass.
4. Multi-pane windows - window units to be vertical in nature (height exceeds width).
   Deeply recessed.
5. Low pitch roof 5:12 to 6:12 with barrel or "S" tile.
6. Textured stucco finish.
7. Frieze banding 6" minimum (often using cove/crown mould).
8. No roof/ceiling returns.
9. Dominant hips with limited accent gables.
10. Multiple window units with 6" minimum spacing.
11. Simple window and door surrounds.

Suggested Elements
- Quoin on corners.
- Feature towers.
- Multi-level roofs.
- Front doors emphasized by classical columns, typical corinthian columns.
- Triple, arched focal window.
- Arches above windows.
- Decorative/ornate grills/wrought iron common on windows.
- Tiled chimney tops.
- Arcades are prominent.
- Cast stone accents, decorative stucco, tile accents and/or quatrefoil shapes.
- Shed roof at boxed bay projections.
- Brackets under eaves.
- Exposed rafters.
- Heavy timber accents.

Mediterranean

Suggested garage door profile: 86 (see page 12)
- Standard garage doors to be solid raised panel. Garage doors may be optioned to raised panel with glass.
- For front load garages, preferred placement is behind front plane of house.
Colonial Revival

Required Elements
1. Front to back gables on main body of house with 6:12 minimum roof pitch.
2. 4 or 6 panel front door with or without glass.
3. Side lights and/or transoms.
4. Multi-pane windows, vertical rectangular in form. Paired windows with minimum of 6” spacing between.
5. Orderly window placement.
6. Straight window heads with selective use of half round windows.
7. 8:12 minimum pitch on gables and dormers facing street.
8. Box eaves with 6” minimum frieze board.
9. 18” overhang, shallower on gable ends (8” to 12”)
10. Simple window surrounds with or without shutters.
11. Orderly but not necessarily symmetrical massing.
12. Dormers.
14. Lap siding 6” or smooth sand finish stucco.

Suggested Elements (select 3 items)
- Pilaster trim at front door.
- Swans neck pediment.
- Bay Window.
- Front porch with gabled, shed roof or second story railing.
- Raised foundation.
- Shuttersed windows.
- Bay or Paladium windows.
- Metal roof at porches.
- Gable end windows.
- Columns and railing.
- At 2 story massing – 2 story entry porch.

Suggested garage door (palladian type) see pg. 23
- Standard garage doors to be solid raised panel. Garage doors may be optioned to raised panel with glass.
- For front load garages, preferred placement is behind front plane of house.
**French Country**

**Required Elements**
1. Asymmetrical massing.
2. Front facing gables or clipped gable with hip acceptable at main body.
3. 6:12 minimum roof pitch front to back, 8:12 minimum at front facing gables.
4. Front doors with multi-pane glass (French doors acceptable).
5. Transom glass above front door.
7. Minimal overhang (8" to 12") with boxed eaves.
8. Minimum 6" frieze band.
9. Window and door trim/banding at heads.
10. Window heads are flat or shallow arch.
11. Cove mold sills.
12. Stone detail for houses over 60' in width.

**Suggested Elements (select 4 items)**
- Decorative brackets.
- Window shutters.
- Wrought iron or cast stone balusters.
- Brick or stone accents.
- Pop-up dormers breaking eave line.
- Carvilinear sloping roof line (Bared upwards).
- Wrought iron balcony or balustraded balconies.
- 3 unit window with flat or one shallow arched head.
- Flat concrete tile roof.

- Standard garage doors to be solid raised panel. Garage doors may be optioned to raised panel with glass.
- For front load garages, preferred placement is behind front plane of house.
Country

Required Elements
1. Asymmetrical massing.
2. Deep single front porch.
3. Front door with multi-pane glass, side lights and/or transom.
4. Multi-pane windows (no arched windows) vertical orientation.
5. Minimal overhang (18") at gable ends minimum 1:12.
6. 6" minimum frieze board.
7. 6:12 minimum roof pitch on main body with porch roof minimum of 4:12.
8. Minimum 10" front porch columns.
9. Roofs to be primarily gable ended (all hips not acceptable).
10. Window and door trim boards minimum 6".
11. 4" or 6" lap siding or smooth stucco.
12. Single entry door.

Suggested Elements (select 3 items)
- Roof dormers.
- Brick or stone accents.
- Wood (or PVC) porch handrail, simple in design.
- Metal roof at porches.
- Small attic windows in gables.
- Board and batten pattern siding.
- Wrap around porch.
- Paired or triple windows with minimum 6" spacing (no shutters).
- Raised front porch.
- Window shutters.

Standard garage doors to be solid raised panel. Garage doors may be optioned to raised panel with glass.
For front load garages, preferred placement is behind front plane of house.
**Victorian**

**Required Elements**
1. 6:12 minimum front to back gable with minimum 8:12 front facing gables.
2. Cut wood or preformed gable end details.
3. 4" or 6" horizontal siding or 8" vertical board and batten or smooth stucco finish.
4. Windows to be vertical proportions.
5. Asymmetrical massing with multiple roof lines.
6. Turned type columns.
7. Decorative front porch.
8. Moderate window and door surrounds - minimum 6".
10. Railing to be scrolled, turned or square balustrade.
11. Door and window elements to be centered in their bays.
12. Minimal pane windows.
13. Single or double entry door with side light or transom.
14. Multiple window units to be spaced by 6".
15. 12" to 16" overhangs.

**Suggested Elements (select 3 items)**
- Shingle texture at gables.
- Dormers.
- Open eave or "shaped" rafter tail.
- Decorative eave brackets, lace-like brackets, corner brackets.
- Boxed bay, arched windows and double windows with 6" spacing.
- Decorative door surrounds.
- Gable dormers aligned with windows below.
- Brick or stucco foundation with lattice work.
- Palladian windows at gables.
- Cut-away bays at corners.
- Broken roof pitches.

- Standard garage doors to be solid raised panel. Garage doors may be optioned to raised panel with glass.
- For front load garages, preferred placement is behind front plane of house.
Folk Victorian

Required Elements
1. Porch.
2. Symmetrical facade (except front gable and wing).
3. Front facing gable.
4. Deep beam at porch.
5. Porch columns either square or Queen Anne type.
6. 4" or 6" horizontal, 8" vertical siding or Stucco finish (smooth or textured) with siding at front facing gables.
7. Simple window and door surrounds with simple pediment.
8. Flat bead windows, multi-pane or clear vertical proportions.
10. Minimum 6:12 front to back roof with minimum 8:12 front facing gables.
11. Entry door paneled with sidelites and transom.
12. Paired windows spaced 6" apart.

Suggested Elements (select 3 items)
- Porch spandrel or flat jigsaw cut trim
- Cornice lined brackets.
- Gable front wing.
- Turned balusters.
- Suspended gable end detail.
- Boxed bay windows.
- Boxed soffits with brackets.
- Shutters.
- Column/beam bracket.
- Window shed roof.
- Belt course/band.

Suggested garage door profile 2A (see page 11)
- Standard garage doors to be solid raised panel. Garage doors may be optioned to raised panel with glass.
- For front load garages, preferred placement is behind front plane of house.
**LANDSCAPING GUIDELINES**

**General:**

All developed home sites shall be landscaped according to plans approved by the ARC. All shrubs, trees, grass and plantings of every kind shall be kept well maintained, properly cultivated and free of trash and other unsightly material. Landscaping as approved by the ARC shall be complete at the time of submittal of the Builders' Construction Completion Transmittal to the ARC.

**Landscaping Plan:**

A basic landscaping plan for each home site must be designed by a Registered Landscape Architect or Landscape Designer and must be submitted to and approved by the ARC. The landscape plan shall indicate all plant types by botanical and common names, sizes, height, spread, caliper, and plant spacing. Additionally, the plants shall be identified on the plan as well as in the master plant listing.

**Trees:**

Four shade trees of a minimum 3" caliper, 10' overall height and 45 gallon size, two in front and two in back, constitute the required minimum number of trees. For the purpose of satisfying this requirement, a cluster of 3 palm trees will equal one shade tree; however, at least one actual shade tree must be placed in the front yard plus an additional minimum 30 gallon street shade tree (Live Oak).

**Shrubbery:**

There should be sufficient quantities of shrubbery to ensure a well-landscaped appearance consistent with a high quality community. Foundation shrubs shall be placed in key locations around the Dwelling taking into account doors, windows and other exterior features. In general, no hedge, shrubbery or vegetation of any kind shall be placed in the form of a fence on any lot across the front street line or on either of the side lot lines. The ARC may approve, on a case-by-case basis, hedges on rear side lot lines.

**Sod:**

All areas within each home site not covered with pavement, buildings, shrubs, or groundcover shall be completely sodded (St. Augustine grass Stenotaphrum Secundatum 'Floratam' is required) except Wetland buffer or Conservation Easements.
Mulch:

All planting areas within each home site shall be covered and maintained with three (3) inches or more of pine or cypress mulch. Gravel is only allowed under eaves. The type of mulch shall be identified on the landscape plan. Types of mulch prohibited are lava rock, rubber, brick chips or oyster shells.

Plant Materials:

Plant materials shall equal or exceed the standards for Florida No. 1, as given in "Grades and Standards for Nursery Plants" Part I and Part II State of Florida Department of Agriculture, and any amendments thereto. All plant materials are subject to the review and approval of the ARC. Use of non-indigenous plants is not encouraged. No artificial vegetation will be permitted on the exterior of any home. Attachment #5 lists specified plants.

Irrigation:

All landscaped areas shall be provided with an automatic underground irrigation system. Irrigation must be provided to the back of the curb of the adjacent street and to the shoreline of all portions of a lake, marsh or other watercourse within or adjacent to the home site. The use of rain switches shall be incorporated into the design. Irrigation systems shall not draw water from creeks, streams, rivers, lakes, ponds, wetlands, canals or other ground or surface waters.

Fertilizers and Pesticides:

Only biodegradable fertilizers and pesticides approved by the U.S. Environmental Protection Agency and the Florida Department of Environmental Regulation shall be used.
ATTACHMENT #1

VIOLATION FINE SCHEDULE

TYPICAL ASSOCIATION VIOLATIONS AND RESPECTIVE FINES

1. Starting construction before ARC Final Approval and specific authorization to proceed - $500 per week, irrespective of ARC meeting schedule.
2. Removing trees without ARC approval - $1000 per tree.
3. No portable toilet properly placed on site by the time lot clearing is complete - $25 per day.
4. Failure to install sand/silt fence on lots bordering lakes, buffer areas and wetland tracts by the time filling of lot is finished - $25 per day.
5. No dumpster properly placed on site by the time stem wall construction begins - $50 per day.
6. Failure to keep job site neat and clean - $100 per incident.
7. Failure to correct damage to adjoining lots - $25 per day.
8. Failure to correct damage to common property - $200 per incident.
9. Association cleaning street - $100 or actual cost, whichever is greater.
10. Signs not meeting guidelines - $25 per day.
11. Loud music, children, or pets on the job site - $40 per incident.
12. Failure to complete construction within 12 months, unless otherwise specified - $1000 per week.

The administrative costs associated with imposing these fines will also be passed on to the builder; this will be $50 per fine, more when circumstances warrant. When imposed, the above fines and administrative costs will be deducted from the construction deposit held by the ARC.
ATTACHMENT #2

TO: WATER RIDGE ARCHITECTURAL REVIEW COMMITTEE
c/o MAY MANAGEMENT SERVICES, INC.
5431 A1A SOUTH Suite 102, ST. AUGUSTINE, FLORIDA 32080
(904) 461-9708

ARCHITECTURAL REVIEW COMMITTEE TRANSMITTAL

DATE: __________________________
FROM: ____________________________________________________________

PHONE: _____________________________________________________________

FOR: PHASE _______ LOT _______
STREET ADDRESS _______________________
CUSTOMER NAME _______________________

TYPE: _______ STANDARD MODEL _______

________ CUSTOM HOME
________ POOL
________ SPA

PRELIMINARY REVIEW: (All items required for review)

_____ DESIGN REVIEW APPLICATION

_____ SURVEY

_____ TWO SITE PLANS

_____ TWO ARCHITECTURAL SETS OF FLOOR PLANS & ELEVATIONS

_____ TWO CONCEPTUAL LANDSCAPE PLANS

_____ FOUR SITE PHOTOS

_____ $500 REVIEW FEE

FINAL REVIEW (All items required for review)

_____ REVISED DESIGN APPLICATION (as needed)

_____ TWO FINAL SITE PLANS

_____ TWO SETS OF FINAL LANDSCAPE PLAN

_____ TWO ARCHITECTURAL SETS OF DRAWINGS (2 SEALED)

_____ FINAL COLOR SELECTIONS WITH COLOR SAMPLES

_____ $500 FINAL REVIEW FEE ($1000 TOTAL FEE)

_____ $5,000 CONSTRUCTION DEPOSIT AND ROAD BOND

OTHER:

_____ FOUNDATION SURVEY

_____ FINAL SURVEY

_____ COMPLETION TRANSMITTAL

_____ CERTIFICATE OF OCCUPANCY

_____ ARCHITECTURAL CHANGE(S)

_____ SITE CHANGE(S)
ATTACHMENT #3

WATER RIDGE ARC
DESIGN REVIEW APPLICATION

BUILDER: _________________________________________________________

CONTRACTOR LICENSE NO: ____________________________________________

SITE SUPERVISOR'S NAME: _____________________________________________

DAY TIME PHONE: ________________________ NIGHT TIME PHONE ____________

LEGAL DESCRIPTION OF LOT: __________________________________________

ADDRESS OF LOT: _____________________________________________________

DATE: ________________________________

APPLICATION TYPE (CHECK ONE) REVIEW FEES

A. Preliminary Review – New Home Construction ................................................ $500

B. Final Review - New Home Construction .......................................................... $500
   The original contemplated alteration of a home site
   From its natural state into a residential dwelling
   ____ SPECULATIVE
   ____ PRE-SOLD
   Total amount due ($1,000) ................................................................................ $1,000

C. Major Alteration or Addition ............................................................. $100
   A structural or site modification taking place after the
   original construction which is significant enough to
   warrant the issuance of a building permit by a
   governmental authority. This includes pools,
   spas and docks.

D. Minor Alteration or Addition ............................................................. $50
   Structural or site modifications of a relatively
   insignificant matter.

E. Changes to, or Resubmission of Plans .................................................. $100
   Whenever a submission for which the ARC previously
   granted Final Approval is resubmitted for Final Approval
   to the ARC due to a change in the originally approved
   plan, or whenever a submission whose approval was
   previously denied by the ARC is resubmitted by a
   Builder or Homeowner for Final Approval.
DESIGN REVIEW APPLICATION (continued)

NEW HOME CONSTRUCTION INFORMATION

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DESIGN REVIEW APPLICATION (continued)

NEW HOME CONSTRUCTION INFORMATION

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EXTERIOR COLORS AND MATERIALS:

NOTE: Samples and/or color chips of all exterior finishes and materials must accompany final review submittal.

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<th>E</th>
<th>GARAGE DOOR:</th>
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EXTERIOR COLORS AND MATERIALS:

NOTE: Samples and/or color chips of all exterior finishes and materials must accompany final review submittal.

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ATTACHMENT #4

WATER RIDGE
ARCHITECTURAL REVIEW COMMITTEE
BUILDER'S CONSTRUCTION COMPLETION TRANSMITTAL

RESIDENCE ADDRESS: ____________________________
OWNER'S NAME: __________________________________
BUILDER: _______________________________________
SITE SUPERVISORS NAME: _________________________
DAY TIME TELEPHONE: ____________ NIGHT TIME PHONE ___________

The Architectural Review Committee is requested to schedule a final inspection for the above referenced home site. Included is the Certificate of Occupancy and Final Survey.

All exterior finishes and site improvements as submitted and approved by the Architectural Review Committee have been completed.

All construction materials, debris and related items have been restored or removed as required. Also, any adjacent property or road right-of-way areas have been cleaned and restored.

NOTES OR COMMENTS:
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
NAME (PRINT): ____________________________
DATE: ____________________________
SIGNATURE: ____________________________
### Shade Trees

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Red Maple</td>
<td>Acer Rubrum</td>
</tr>
<tr>
<td>Sweet Gum</td>
<td>Liquidambar styraciflua</td>
</tr>
<tr>
<td>Rotundiloba Sweet Gum Tree (fruitless)</td>
<td>Liquidambar styraciflua “Rotundiloba”</td>
</tr>
<tr>
<td>Southern Magnolia</td>
<td>Magnolia grandiflora</td>
</tr>
<tr>
<td>Slash Pine</td>
<td>Pinus elliott</td>
</tr>
<tr>
<td>Longleaf Pine</td>
<td>Pinus palustris</td>
</tr>
<tr>
<td>Loblolly Pine</td>
<td>Pinus taeda</td>
</tr>
<tr>
<td>Sycamore</td>
<td>Plantanus occidentalis</td>
</tr>
<tr>
<td>Laurel Oak</td>
<td>Quercus laurifolia</td>
</tr>
<tr>
<td>Overcup Oak</td>
<td>Quercus lyrata</td>
</tr>
<tr>
<td>Nuttall Oak</td>
<td>Quercus nuttall</td>
</tr>
<tr>
<td>Shumardi Oak</td>
<td>Quercus shumardii</td>
</tr>
<tr>
<td>Live Oak</td>
<td>Quercus virginiana</td>
</tr>
<tr>
<td>Pond Cypress</td>
<td>Taxodium ascendens</td>
</tr>
<tr>
<td>Bald Cypress</td>
<td>Taxodium distichum</td>
</tr>
<tr>
<td>Chinese Elm; Drake, Allee</td>
<td>Ulmus parvifolia</td>
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### Accent Trees

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
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<tbody>
<tr>
<td>Heritage River Birch</td>
<td>Betula Nigra “Heritage” (multi-stem)</td>
</tr>
<tr>
<td>Erect Bottlebrush</td>
<td>Callistemon rigidus</td>
</tr>
<tr>
<td>Weeping Bottlebrush</td>
<td>Callistemon viminalis</td>
</tr>
<tr>
<td>Carolina Saphire Cypress</td>
<td>Cupressus glabra</td>
</tr>
<tr>
<td>Japanese Blueberry</td>
<td>Elaeocarpus Decipens</td>
</tr>
<tr>
<td>Loquat</td>
<td>Eriobotrya japonica</td>
</tr>
<tr>
<td>Dahoon Holly</td>
<td>Ilex cassine</td>
</tr>
<tr>
<td>Mary Nell Holly</td>
<td>Ilex “Mary Nell”</td>
</tr>
<tr>
<td>Nellie Stevens Holly</td>
<td>Ilex “Nellie Stevens”</td>
</tr>
<tr>
<td>East Palatka Holly</td>
<td>Ilex “East Palatka”</td>
</tr>
<tr>
<td>Yaupon Holly</td>
<td>Ilex vomitoria</td>
</tr>
<tr>
<td>Weeping Yaupon Holly</td>
<td>Ilex vomitoria “Weeping Yaupon”</td>
</tr>
<tr>
<td>Southern Red Cedar</td>
<td>Juniperus silicicola</td>
</tr>
<tr>
<td>Basham’s Crape myrtle – pink (multi-trunk)</td>
<td>Lagerstroemia indica “Basham”</td>
</tr>
<tr>
<td>Muskogee Crape myrtle – lavender (multi-trunk)</td>
<td>Lagerstroemia indica “Muskogee”</td>
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</tbody>
</table>
**Accent Trees (Continued)**

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
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<tbody>
<tr>
<td>Natchez Crape myrtle – white (multi-trunk)</td>
<td>Lagerstroemia indica “Natchez”</td>
</tr>
<tr>
<td>Tuscarora Crape myrtle – dark pink (multi-trunk)</td>
<td>Lagerstroemia indica “Tuscarora”</td>
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<tr>
<td>Tuskegee Crape myrtle – dark pink (multi-trunk)</td>
<td>Lagerstroemia indica “Tuskegee”</td>
</tr>
<tr>
<td>Tonto Crape myrtle – red (multi-trunk)</td>
<td>Lagerstroemia indica “Tonto”</td>
</tr>
<tr>
<td>Ligustrum (multi-trunk)</td>
<td>Ligustrum japonicum</td>
</tr>
<tr>
<td>Little Gem Magnolia</td>
<td>Magnolia gradiflora “Little Gem”</td>
</tr>
<tr>
<td>Compact Cherry Laurel</td>
<td>Prunus Caroliniana</td>
</tr>
<tr>
<td>Weeping Willow</td>
<td>Salix Babylonica</td>
</tr>
<tr>
<td>Citrus Tree; Orange, Grapefruit, Lemon, Tangerine</td>
<td>Citrus spp.</td>
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**Palm Trees**

<table>
<thead>
<tr>
<th>Common Name</th>
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<tbody>
<tr>
<td>Pindo Palm</td>
<td>Butia capitata</td>
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<tr>
<td>Canary Island Date Palm</td>
<td>Phoenix canariensis</td>
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<tr>
<td>Medjool Date Palm</td>
<td>Phoenix dactylifera “Medjool”</td>
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<tr>
<td>Silver Date Palm</td>
<td>Phoenix sylvestris</td>
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<tr>
<td>Cabbage Palm</td>
<td>Sabel palmetto</td>
</tr>
<tr>
<td>Washington Palm</td>
<td>Washingtonian robusta</td>
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<tr>
<td>Chinese Fan Palm</td>
<td>Livistonia chinensis</td>
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**Tall Shrubs**

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beautyberry</td>
<td>Callicarpa americana</td>
</tr>
<tr>
<td>Chinese Holly</td>
<td>Ilex comuta</td>
</tr>
<tr>
<td>Dwarf Burford Holly</td>
<td>Ilex cornuta “Burfordi”</td>
</tr>
<tr>
<td>Flora Anise</td>
<td>Illicium floridanum</td>
</tr>
<tr>
<td>Yellow Anise</td>
<td>Illicium paviflorum</td>
</tr>
<tr>
<td>Waxed Leaf Ligustrum</td>
<td>Ligustrum japonicum</td>
</tr>
<tr>
<td>Wax Myrtle</td>
<td>Myrica cerifera</td>
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<tr>
<td>Split Leaf Philodendron</td>
<td>Philodendron selloum</td>
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<tr>
<td>Yew Podocarpus</td>
<td>Podocarpus macrophylla</td>
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<tr>
<td>Sweet Viburnum</td>
<td>Viburnum odoratissimum</td>
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<tr>
<td>Formosa Azalea</td>
<td>Azala indica Formosa</td>
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<tr>
<td>Formosa Red Azalea</td>
<td>Azalea indica Formosa Red</td>
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**Tall Shrubs (Continued)**

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
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<tbody>
<tr>
<td>G.G. Gerbing Azalea</td>
<td>Azalea indica G.G. Gerbing</td>
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<td>George Taber Azalea</td>
<td>Azalea indica George Taber</td>
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**Medium Shrubs**

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<thead>
<tr>
<th>Common Name</th>
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<tr>
<td>Red Ruffle Dwarf Azalea</td>
<td>Azalea rutherfordiana “Red Ruffle”</td>
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<tr>
<td>Pink Ruffle Dwarf Azalea</td>
<td>Azalea rutherfordiana “Pink Ruffle”</td>
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<tr>
<td>Abelia</td>
<td>Abelia x grandiflora</td>
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<tr>
<td>Silverthorn</td>
<td>Eleagnus pungens</td>
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<td>Thyrrallis</td>
<td>Galphemta gracilis</td>
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<td>Hydrangea</td>
<td>Hydrangea macrophylla</td>
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<tr>
<td>Lorapetalum</td>
<td>Lorapetalum chinensis</td>
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<tr>
<td>Heavenly Bamboo</td>
<td>Nandina domestica</td>
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<tr>
<td>Paspalum Grass</td>
<td>Paspalum quadrifolium</td>
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<tr>
<td>Green Pittosporum</td>
<td>Pittosporum tobira</td>
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<tr>
<td>Plumbago</td>
<td>Plumbago auriculata</td>
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<tr>
<td>Japanese Cleyera</td>
<td>Ternstroemia gyntera</td>
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<tr>
<td>Fakahatchee or gamma grass</td>
<td>Tripsatum floridania capilleris</td>
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<td>Sand Cord Grass</td>
<td>Spartina bakeri</td>
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<tr>
<td>Saw Palmetto</td>
<td>Serenoa Repens</td>
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<td>Sandankwa Viburnum</td>
<td>Viburnum suspensum</td>
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**Low Shrubs & Ground Covers**

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<tbody>
<tr>
<td>Gumpo Pink Azalea</td>
<td>Azalea satsuki “Gumpo Pink”</td>
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<td>Gumpo White Azalea</td>
<td>Azalea satsuki “Gumpo White”</td>
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<tr>
<td>Wakaebisu Salmon Azalea</td>
<td>Azalea satsuki “Wakaebisu”</td>
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<tr>
<td>Glen Dale Fashion Azalea</td>
<td>Azalea Glen Dale “Fashion”</td>
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<td>Lily of the Nile</td>
<td>Agapanthus africanus</td>
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<td>Cast Iron Plant</td>
<td>Aspidistra elatior</td>
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<td>Japanese Boxwood</td>
<td>Buxus microphylla</td>
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<td>Holly Fern</td>
<td>Cyrtomium falcatum</td>
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<tr>
<td>African Bush Daisy</td>
<td>Gamolepis Chrysanthemoides</td>
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<tr>
<td>Algerian Ivy</td>
<td>Hedera canariensis</td>
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<tr>
<td>Orenata Holly</td>
<td>Ilex crenata</td>
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## Low Shrubs & Ground Covers (Continued)

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<tbody>
<tr>
<td>Yaupon Holly</td>
<td>Ilex vomitoria</td>
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<tr>
<td>Dwarf Shore Jumper</td>
<td>Juniperus canera “compacta”</td>
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<tr>
<td>Parsoni Juniper</td>
<td>Juniperus chinensis</td>
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<tr>
<td>Blue Pacific Juniper</td>
<td>Juniperus conferta</td>
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<td>Prince of Wales Juniper</td>
<td>Juniperus horizontalis</td>
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<td>Purple Lantana</td>
<td>Lantana montevdensis</td>
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<td>New Gold Lantana</td>
<td>Lantana camera “New Gold”</td>
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<td>Radiation Lantana</td>
<td>Lantana camera “Radiation”</td>
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<td>Rasberry Lantana</td>
<td>Lantana camera “Rasberry”</td>
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<tr>
<td>Tangerine Lantana</td>
<td>Lantana camera “Tangerine”</td>
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<tr>
<td>Big Blue Liriope</td>
<td>Liriope muscari “Big Blue”</td>
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<tr>
<td>Evergreen Giant Liriope</td>
<td>Liriope muscari “Evergreen Giant”</td>
</tr>
<tr>
<td>African Iris</td>
<td>Moeaea iridioides</td>
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<tr>
<td>Muhly Grass</td>
<td>Muhlenbergia capillaris</td>
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<tr>
<td>Red Fountain Grass</td>
<td>Pennisetum setaceum “Cupreum”</td>
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<tr>
<td>Xanadu Philodendron</td>
<td>Philodendron “Xanadu”</td>
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<tr>
<td>Compact Green Pittosporum</td>
<td>Pittosporum tobira compacta</td>
</tr>
<tr>
<td>Indian Hawthorn</td>
<td>Raphiolepis indica “Rosea”</td>
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<tr>
<td>Dwarf Asiatic Jasmine</td>
<td>Trachelospermum asiaticum</td>
</tr>
<tr>
<td>Dwarf Variegated Asiatic Jasmine</td>
<td>Trachelospermum asiaticum “variegatum”</td>
</tr>
<tr>
<td>Confederate Jasmine</td>
<td>Trachelospermum jasminoides</td>
</tr>
<tr>
<td>Society Garlic</td>
<td>Tulbagia violacea</td>
</tr>
<tr>
<td>Coontie Fern</td>
<td>Zamia floridana</td>
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## Accent Shrubs

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
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<tbody>
<tr>
<td>Crinum Lily</td>
<td>Crinum asiaticum</td>
</tr>
<tr>
<td>Chinese Fan Palm</td>
<td>Livistonia chinensis</td>
</tr>
<tr>
<td>Lady Palm</td>
<td>Rhapis excelsa</td>
</tr>
<tr>
<td>Saw Palmetto</td>
<td>Serenoa repens</td>
</tr>
<tr>
<td>Silver Saw Palmetto</td>
<td>Serenoa repens “Cinerea”</td>
</tr>
<tr>
<td>White Bird of Paradise</td>
<td>Streitizia nicolai</td>
</tr>
<tr>
<td>Bird of Paradise</td>
<td>Streitizia reginae</td>
</tr>
<tr>
<td>Paurotis Palm</td>
<td>Paurotis wrightii</td>
</tr>
<tr>
<td>Windmill Palm</td>
<td>Trachycarpus fortunei</td>
</tr>
<tr>
<td>Hollies-Festive, Robin, Little Red, Oakleaf</td>
<td>Ilex sp.</td>
</tr>
<tr>
<td>Rotunda Holly</td>
<td>Ilex cornuta rotunda</td>
</tr>
<tr>
<td>Cardboard Palm</td>
<td>Zamia furfuracea</td>
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</table>
Lawn Grasses

Solid sod only.

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Augustine Grass &quot;Floratam&quot;</td>
<td>Stenotaphrum secundatum</td>
</tr>
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Mulch

Pine Straw
Pine Bark Nuggets
Shredded Cypress