



WaterColor Design Guideline

Amendment #WC-4

Effective April 1, 2026

- Dormers
 - In addition to the design principles stated in Amendment #WC-2
 - Minimum offset from ridge of roof 6"
 - Minimum 3/12 roof pitch
 - No more than 3 on any elevation of each volume.

- Roof overhangs/cantilevered projections
 - Roof overhangs may encroach the platted building setbacks by no more than 30".
 - Cantilevered projections may not encroach platted building setbacks other than setbacks in case of required carriage house balconies.

- Porch Railings
 - New railings must match existing railing (if any).
 - gates may be added to porches if they match existing railings and are hidden when open.

- Outdoor kitchens
 - Cabinetry to be spec built wood or clad in full dimension brick (thin set not permitted) or Hardi Board to match home.
 - NatureKast may be used for outdoor kitchen/cabinet use. Cabinet design and color(s) will be approved on a case-by-case basis.
 - Counter tops to be stone, stainless steel, or wood.

- Turtle Ridge Building Setbacks.
 - Side street 10'-0"
 - Sides Based on Turtle Ridge Plat
 - Rear 10'-0"
 - Front (facing park) 10'-0" or "in line with front of adjacent homes"

- Drives
 - Rear loaded Lots:
 - May only encroach property lines on one side of the lot
 - Front loaded Lots:
 - May only have a single curb cut.

- Carriage Houses/Garages:
 - Carriage houses located in the Front Façade Zone and side street Façade Zones must have an enclosed garage below. Walls/siding to match body of primary residence.
 - No more than one garage/carriage house is permitted per lot.

- Porch Screening
 - Mesh should be centered above the top rail and on any subsequent horizontal or vertical members and should occur behind pickets below the top rail. The intent is that screening be framed between columns, railing, and other vertical and horizontal members. Screening divisions should be vertical in proportion.

- Bicycle Parking
 - One bicycle rack of standard design is Required for all residences.
 - Location must be depicted in the site plan and landscape plan of all submittals.
 - Use of bicycle racks of non-standard design may be considered on a case-by-case basis.

- Pool Walls
 - Exterior finish of all pool walls to match existing finish of piers and/or fireplace.

- Retaining Walls
 - Finish and height of all retaining walls are subject to Design Review Board approval.

- Porch enclosures
 - No more than 1/3 or 2/5 of a required porch may be enclosed (either by heated/cooled space or by shutters/louvered panels).
 - heated/cooled porch enclosures above or under open porch bays are discouraged.

- Hardscapes
 - Hardscape is only permitted for on-grade use. All exterior above grade flooring (decks, porches, towers, above grade pool surrounds, etc.) and all steps and stairs are to be of wood construction.

- Parking Structures
 - Conditioned space is not permitted over attached carports

- Doors and Windows
 - False doors/windows are not permitted