



**WaterColor Design Guideline
Amendment #WC-2 (FINAL)
November 30, 2023**

- Lighting
 - Clear glass is not permitted for use on exterior electric light fixtures. The fixture's glass is to be uniformly opaque (i.e. ribbed, prismatic, etc.) or be hand blown with sufficient colonial era bubbles or a significant cage to obscure the lamp.
 - Up lighting is not permitted.
 - Brightness of any single exterior house light fixture is not to exceed the lumen value of a 30W A or equal bulb.
 - Brightness of any single exterior site light fixture is not to exceed the lumen value of a 20W A or equal bulb.
- Exterior Ceiling Fans
 - UL listed for WET locations. Those fixtures rated for DAMP locations are not permitted.
 - Light kits are not permitted.
 - Approved colors are black, brown, copper, stainless steel bronze, galvanized metal, and nickel silver (white not permitted).
 - All housings are to be manufactured from non-corrosive galvanized or brushed nickel materials.
- Lot Coverage
 - Phases II, IIB & III
 - No more than 70% of the area inside the Building Site Setback Lines may be developed vertically.
 - Percentage includes any vertical development inside the property lines.
 - The area includes all vertical development such as house, garage, carport, porch, raised decks, raised pools, raised spas, outdoor kitchens, staircases, stoops, landings, pergolas, arbors, etc.
 - Turtle Ridge
 - No more than 85% of the area inside the Building Site Setback Lines may be developed vertically.
 - Percentage includes any vertical development inside the property lines.
 - The area includes all vertical development such as house, garage, carport, porch, raised decks, raised pools, raised spas, outdoor kitchens, staircases, stoops, landings, pergolas, arbors, etc.
- Secondary Structures (carriage house, ADUs, pavilion, garage)
 - Secondary structures must complement primary residence in design, materials and colors; height must be lower than primary structure.
 - Neither length nor width of Carriage houses (ADUs) may exceed 25 feet.
 - Secondary structures must maintain a 5 foot separation from the primary structure.
 - Connecting volume between Main Body and a carriage house or garage should have a lower roof line.
 - Enclosed connecting volumes should be offset a minimum 2'-6" from corners of house and carriage house.
- House Composition Design Parameters
 - Half stories shall be constructed with dormers, cupolas, monitors etc. within attic area. A maximum 1'-6" knee wall or truss heel is permitted.



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- Dormers and cupolas are considered accent elements of the roof whose primary function is the introduction of light into the attic and whose height and width is a function of glazing area. Consideration should be given to their massing being that of a roof element and not that of an additional full floor. Therefore, dormer roofs should not engage the ridge of the roof upon which they exist, and their outside face should be recessed by a minimum of 1 ft. from the outside face of the house wall below.
 - Porches and stoops should be a step or less below the first-floor finish floor. Decks, pools, and pool surrounds, even when above grade, should be two or more steps below the adjacent porch or stoop. All hardscape should be at grade. The intent of the design parameter is to provide a distinction between all three levels.
 - Consider drive through garages to be reviewed on individual bases.
 - Foundation and chimney finish materials must match.
 - Vertical boards with 2x battens or painted shingles may be used in a limited capacity for accent volumes for siding.
 - Motorized screening may be approved on a case-by-case basis. Mechanism must be screened from view.
 - Wings:
 - Wings are to be a minimum 2'-6" from any corner of the Main Body.
 - Wings are distinct simple volumes with smaller massing than the Main Body that are set back from the Front Facade Zone. Wings should not engage other wings. Only porches or enclosed porches may engage Wings.
 - The roof bearing plate line of Wings and side walls of Wings and cantilevered projections should not be higher than the roof bearing plate line of the Main Body.
 - The ridge of Wings should be proportionately lower than the ridge of the Main Body.
 - Smooth Trowel Stucco is not permitted as an exterior finish.
- Hardscapes
 - For rear alley locations the width should not exceed that required for access to a 2-car garage. As such, vegetation breaks (2' -6" min. width) are required between additional rear alley drives. Width of drive behind garage should not exceed garage width.
 - Any paved areas should be limited to walk, path, patio, driveway, pool decks, or parking area.
 - Paved areas should be kept to a minimum.
 - Wherever possible paved areas should be a minimum of 2'6" away from the walls of any structure.
 - Pools
 - Any pool "feature" wall shall be intended as an accent wall, shall not carry the entire length of the pool and shall be limited to a maximum 2'-6" height above coping.
 - Pools and formal outdoor gathering areas are not permitted in the Front or Side Street Facade Zones.
 - Fencing Guidelines
 - Fencing is permitted in the rear of the property when there is not a pool.
 - All fencing is required to utilize the standard WaterColor fence detail.
 - Fencing is not permitted within the Front Facade Zone. Fencing may be located within a Side Street Facade Zone only when containing a pool area, in which case it cannot encroach the side building setback.
 - Fences for homes with the rear or sides of their lot adjacent to the Camp WaterColor Soccer Field may not encroach the building setback adjacent to the field.