



water·color®

community association

WaterColor Design Guideline Amendment #WC-3

- Bedroom Definition
 - Bedrooms must meet the current Florida Building Code.
 - In addition to these requirements, for a room or space to be considered a “Bedroom” in WaterColor it must include the following:
 - Access to a full bathroom on the same floor without going through another bedroom.
 - A minimum of 100 square feet of conditioned space. A minimum of 100 square feet must maintain a knee wall height of not less than 7’-0”, not including closet space.
 - A closet with a minimum clear space 2’-0” deep x 3’-0” wide and be accessible from inside the bedroom or on-suite bathroom.
 - An entry door installed with minimum dimensions of 2’-8” x 6’-8”.
 - A room may not be considered a bedroom if it is used to access another room except a bathroom or closet.
 - Any room that meets these requirements will be treated as a bedroom and shall be labeled as such in floor plans of all submittals.

- Roof Elements
 - In general, the ceiling height of the cupola should be less than any ceiling heights in the Main Body below.
 - The preferred roof design of the cupola is hip.
 - The single roof element, or combination of any two elements, may not exceed more than 25% of the footprint of the main body.

- Parking Guidelines

Required vehicle parking is as follows:

 - Minimum of 2 spaces.
 - 1 less parking space is required than the total number of bedrooms and bunkrooms depicted in the Design Review Board approved set of plans.
 - House composition design requirements for Park Row and Beach Lane residences may dictate the need for parking solutions that do not conform with the above parking requirements. Such instances will be evaluated on a case-by-case basis.

Vehicle parking space design parameters are:

 - Minimum size of a parking space is 8’-6” (width) / 9’-0” (width between columns) x 18’-0” (length).
 - Dimensioned rectangles for each Vehicle parking space are required in Site Plan of all submittals.
 - All Vehicle parking to occur inside property lines.
 - More than 3 vehicles in tandem is not permitted.

- Bunkroom Definition
 - Any room or area whose primary purpose is to provide for sleeping arrangements which are not approved by the DRB as a bedroom.