

THE SHORES AT WATERLEFE GOLF and RIVER CLUB UNIT 3A

TO WHOM IT MAY CONCERN:

Attached are the following:

1. Street names with addresses.
2. PI #'s for permit.
3. Location of utility hook-ups.
4. The Shores at Waterlefe design guidelines.
5. Time Warner layout.
6. F.P.L. layout.
7. Drainage plan page B-4A and B-4B from Kimley-Horn.
8. Minimum Finished Floor Elevations.

WATERLEFE

Unit 3A

LOT	ADDRESS
312	10510 Riverbank Terrace
313	10506 Riverbank Terrace
314	10416 Riverbank Terrace
315	10410 Riverbank Terrace
316	10406 Riverbank Terrace
317	10402 Riverbank Terrace
318	10314 Riverbank Terrace
319	10310 Riverbank Terrace
320	10305 Riverbank Terrace
321	10309 Riverbank Terrace
322	10315 Riverbank Terrace
323	10403 Riverbank Terrace
324	10407 Riverbank Terrace
325	10411 Riverbank Terrace
326	10415 Riverbank Terrace
327	10507 Riverbank Terrace
328	10511 Riverbank Terrace
329	10603 Riverbank Terrace
330	10607 Riverbank Terrace
331	10611 Riverbank Terrace
332	10705 Riverbank Terrace
333	10709 Riverbank Terrace
334	10715 Riverbank Terrace
335	10803 Riverbank Terrace
336	10807 Riverbank Terrace
337	10811 Riverbank Terrace
338	10808 Riverbank Terrace
339	10804 Riverbank Terrace
340	10708 Riverbank Terrace
341	10704 Riverbank Terrace
342	10610 Riverbank Terrace
343	10606 Riverbank Terrace
344	10602 Riverbank Terrace

Gazebo	10515	Riverbank Terrace
E Water Meter	10810	Riverbank Terrace
W Water Meter	10306	Riverbank Terrace
E Entrance Sign	929	Maritime court
W Entrance Sign	928	Maritime court
Well	938	Maritime court
	932	Maritime court
	933	Maritime court
	942	Maritime court
	943	Maritime court

WATERLEFE GOLF & RIVER CLUB, UNIT 3
FINAL PLAT FROM PLANNING

Sec 18 Twn 34 Rng 19 (Map# 593 4D/17, 18)

READER# 5460.0900/9

TOTAL VALU 35

BLK= none FIRST #= 312 LAST #= 344

TRACT= Tract 202 (Riverbank Terrace & Maritime Court)

TRACT= Tract 709 (Conservation Easement)

ALL 33	PI#	LOTS AT 1	BLK= none	LOT=	VALUE =	
	PI#	5460.0905/9	BLK= none	LOT= 312	VALUE =	1
	PI#	5460.0910/9	BLK= none	LOT= 313	VALUE =	1
	PI#	5460.0915/9	BLK= none	LOT= 314	VALUE =	1
	PI#	5460.0920/9	BLK= none	LOT= 315	VALUE =	1
	PI#	5460.0925/9	BLK= none	LOT= 316	VALUE =	1
	PI#	5460.0930/9	BLK= none	LOT= 317	VALUE =	1
	PI#	5460.0935/9	BLK= none	LOT= 318	VALUE =	1
	PI#	5460.0940/9	BLK= none	LOT= 319	VALUE =	1
	PI#	5460.0945/9	BLK= none	LOT= 320	VALUE =	1
	PI#	5460.0950/9	BLK= none	LOT= 321	VALUE =	1
	PI#	5460.0955/9	BLK= none	LOT= 322	VALUE =	1
	PI#	5460.0960/9	BLK= none	LOT= 323	VALUE =	1
	PI#	5460.0965/9	BLK= none	LOT= 324	VALUE =	1
	PI#	5460.0970/9	BLK= none	LOT= 325	VALUE =	1
	PI#	5460.0975/9	BLK= none	LOT= 326	VALUE =	1
	PI#	5460.0980/9	BLK= none	LOT= 327	VALUE =	1
	PI#	5460.0985/9	BLK= none	LOT= 328	VALUE =	1
	PI#	5460.0990/9	BLK= none	LOT= 329	VALUE =	1
	PI#	5460.0995/9	BLK= none	LOT= 330	VALUE =	1
	PI#	5460.1000/9	BLK= none	LOT= 331	VALUE =	1
	PI#	5460.1005/9	BLK= none	LOT= 332	VALUE =	1
	PI#	5460.1010/9	BLK= none	LOT= 333	VALUE =	1

PI#	5460.1015/9	BLK= none	LOT= 334	VALUE =	1
PI#	5460.1020/9	BLK= none	LOT= 335	VALUE =	1
PI#	5460.1025/9	BLK= none	LOT= 336	VALUE =	1
PI#	5460.1030/9	BLK= none	LOT= 337	VALUE =	1
PI#	5460.1035/9	BLK= none	LOT= 338	VALUE =	1
PI#	5460.1040/9	BLK= none	LOT= 339	VALUE =	1
PI#	5460.1045/9	BLK= none	LOT= 340	VALUE =	1
PI#	5460.1050/9	BLK= none	LOT= 341	VALUE =	1
PI#	5460.1055/9	BLK= none	LOT= 342	VALUE =	1
PI#	5460.1060/9	BLK= none	LOT= 343	VALUE =	1
PI#	5460.1065/9	BLK= none	LOT= 344	VALUE =	1
PI#	5460.1070/9	TRACT=	Tract 202	(Riverbank Terrace & Maritime Court)	
PI#	5460.1075/9	TRACT=	Tract 709	(Conservation Easement)	

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WATERLEFE

Unit 3A

ADDRESSES AND UTILITY HOOKUPS

3/28/01

LOT	ADDRESS	WATER	SEWER	ELECTRICAL	FINISHED
					FLOOR
312	10510 Riverbank Terrace	L.F.	R.F.	R.F.	12.5
313	10508 Riverbank Terrace	R.F.	L.F.	L.F.	12.0
314	10416 Riverbank Terrace	L.F.	R.F.	R.F.	11.8
315	10410 Riverbank Terrace	R.F.	L.F.	L.F.	11.8
316	10406 Riverbank Terrace	R.F.	L.F.	R.F.	11.8
317	10402 Riverbank Terrace	L.F.	R.F.	L.F.	12.1
318	10314 Riverbank Terrace	R.F.	L.F.	R.F.	12.1
319	10310 Riverbank Terrace	L.F.	R.F.	L.F.	11.8
320	10305 Riverbank Terrace	L.F.	R.F.	R.F.	11.8
321	10309 Riverbank Terrace	R.F.	L.F.	R.F.	11.8
322	10315 Riverbank Terrace	L.F.	R.F.	R.F.	12.1
323	10403 Riverbank Terrace	R.F.	L.F.	L.F.	12.1
324	10407 Riverbank Terrace	L.F.	R.F.	L.F.	11.8
325	10411 Riverbank Terrace	L.F.	R.F.	R.F.	11.8
326	10415 Riverbank Terrace	R.F.	L.F.	R.F.	11.8
327	10507 Riverbank Terrace	L.F.	R.F.	L.F.	11.9
328	10511 Riverbank Terrace	R.F.	L.F.	L.F.	12.3
329	10603 Riverbank Terrace	L.F.	R.F.	R.F.	12.3
330	10607 Riverbank Terrace	R.F.	L.F.	R.F.	12.1
331	10611 Riverbank Terrace	L.F.	R.F.	L.F.	12.1
332	10705 Riverbank Terrace	R.F.	L.F.	L.F.	12.4
333	10709 Riverbank Terrace	L.F.	R.F.	R.F.	12.4
334	10715 Riverbank Terrace	R.F.	L.F.	R.F.	12.2
335	10803 Riverbank Terrace	L.F.	R.F.	R.F.	12.0
336	10807 Riverbank Terrace	L.F.	L.F.	L.F.	12.2
337	10811 Riverbank Terrace	R.F.	L.F.	L.F.	12.4
338	10808 Riverbank Terrace	R.F.	R.F.	R.F.	12.4
339	10804 Riverbank Terrace	R.F.	L.F.	L.F.	12.2
340	10708 Riverbank Terrace	L.F.	R.F.	L.F.	12.3
341	10704 Riverbank Terrace	L.F.	R.F.	R.F.	12.3
342	10610 Riverbank Terrace	R.F.	L.F.	L.F.	12.3
343	10606 Riverbank Terrace	L.F.	R.F.	R.F.	12.3
344	10602 Riverbank Terrace	R.F.	L.F.	L.F.	12.5

- * L.F. & R.F. based on standing on the roadway facing the lot.
- * Natural gas/Teco in front of all lots.

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*The Shores at Waterlefe Design Guidelines
(Including Architectural Site and Landscape Standards)
and Design Review Procedures for All Single Family
Construction in The Shores at Waterlefe*

I. Introduction

The Shores at Waterlefe Design Guidelines and Design Review Procedures ("Design Guidelines") are part of the restrictions governing the development of The Shores at Waterlefe. These Design Guidelines will serve as the framework of design concepts, with the flexibility to guide the designs for a wide-range of architectural styles. These Design Guidelines also set forth procedures to insure performance and implement quality standards. Re-evaluation and updating of the criteria will occur as deemed necessary.

These Design Guidelines deal with both site and development concepts. As necessary, certain details of construction are discussed to enhance the architectural quality and aesthetic value of The Shores at Waterlefe. To insure compliance with the concepts and standards outlined in these Design Guidelines, a review process has been formulated and included to guide the development of The Shores at Waterlefe.

These Design Guidelines do not create rights in any third party or bind Florida Coast Development Corporation, (the "Developer"), or The Shores at Waterlefe Homeowners Association, Inc., (the "Homeowners Association"). The Developer and the Homeowners Association expressly reserve the right to modify or amend these Design Guidelines or to waive the application of any particular provision of them.

In the event of any conflict between the terms of these Design Guidelines and the terms of the Master Declaration of Protective Covenants, Conditions and Restrictions for Waterlefe Golf and River Club and The Shores at Waterlefe as amended or supplemented from time to time (the "Declaration"), the terms of the Declaration shall control.

II. Design Review Procedure

A. Design Review Board. The Design Review Board ("DRB") has been formed to promulgate these Design Guidelines and the application and review procedures for new construction and to maintain the approved list of Builders allowed to build in the The Shores at Waterlefe project. The DRB shall consist of three (3) members appointed by Developer. Members will be selected to create a balance of lay people and professionals with experience in architecture, construction and landscaping. Each member of the DRB shall have an equal vote, and the majority of all members of the DRB shall constitute a decision for approval or denial of an application. The DRB shall meet to review applications at least once a month, or more often as needed. The DRB will be controlled by the Developer until the Developer turns over control of the DRB to the Homeowners Association.

B. Purpose of the DRB. The purpose of the DRB is to assure the protection of the covenants, the environment, and individual property values through the establishment of high standards of architectural review. In order to accomplish this objective, the DRB reviews applications for all new construction including landscaping and maintains the list of Approved Builders allowed to build in The Shores at Waterlefe. Each application is evaluated on its own merits. The DRB will use published standards and guidelines for purposes of review, but may individually consider the merits of any design due to special conditions, that in the opinion of the DRB, provide benefits to the adjacent lots, the specific lot, or to the community as a whole. The DRB may also consider the lack of conformity of a design as objectionable to the The Shores at Waterlefe community as a whole. The DRB does not seek to restrict individual creativity or preferences, but rather to maintain within the overall The Shores at Waterlefe, the aesthetic relationship between homes and natural amenities.

C. The Modification Committee. The Board of Directors of the Association may appoint a Modifications Committee ("MC"). The MC, if appointed, shall have jurisdiction over modifications, additions or alterations made on existing residential improvements. The MC may establish rules, procedures and standards to govern its area of responsibility and practice. Until such time as the MC is appointed, the DRB shall have jurisdiction over any modifications, additions or alterations made on existing residential improvements. Until such time as the MC or the DRB establishes different standards, rules and procedures to govern such areas, the standards, rules and procedures in these Design Guidelines governing new construction shall except to the extent waived by the DRB or the MC, be applied to govern modifications.

D. Approved Builders. The DRB shall maintain a list of Approved Builders, only Builders on the approved list will be allowed to construct new homes in The Shores at Waterlefe.

E. Design Review Process. The following is an outline of the design review process, its conferences, approvals and submittal requirements. The sequence of submittals may be altered subject to approval by the DRB or the MC. If necessary, intermediate reviews and meetings may be requested at the discretion of the DRB or the MC. All conferences, approvals and submittal requirements set out below are requirements to be complied with before any clearing, grading, cutting, landscaping, or cutting of trees, underbrush or understory takes place, unless waived by the DRB or the MC, as the case may be, in its sole discretion. The DRB or the MC will, at the request of the owner, meet with the owner and/or his representative to discuss the schedule and design review process.

1. Application For Homesite Construction. Each lot owner desiring to build a new single family residence on a lot within The Shores at Waterlefe must submit to the DRB, through one of the Approved Builders, a fully completed Application for Homesite Construction (Attachment A), together with the applicable application fee. Additionally, a complete application for homesite construction (Attachment A), shall be submitted to the DRB of the Waterlefe Master Property Owners' Associations, Inc., in accordance with the Declaration of Covenants, Restrictions and Easements of Waterlefe Golf and River Club Community.

2. Application for Additions, Improvements, Alterations or Modifications. Each owner of a unit or lot who plans to add to or modify in any manner or respect any structure, the exterior of any structure or the grading, excavating, tree removal, landscaping or other change to the property must first submit an Application for Addition, Improvement, Alteration or Modification (Attachment B) to the DRB or the MC, as the case may be prior to making any such addition or change. The primary goal of this design review procedure is to determine whether the proposed addition or modification conforms to the development standards and architectural criteria adopted by the DRB or the MC, as the case may be, and is in harmony with the overall design of the The Shores at Waterlefe community.

3. Commencement of Construction. An approved Builder must begin construction within six months after the date of the approval of the Builder's application or forfeit all approvals, in which event, a new application must be submitted and approval obtained before commencement of construction. For purposes hereof, the phrase "commencement of construction" shall mean the pouring of the footers, or in the event of an addition, improvement, alteration or modification such event as may be determined by the DRB or the MC. In addition, construction must be completed and a Certificate of Occupancy obtained within 360 days of commencement of construction as defined above.

4. Variances. All variance requests shall be made in writing. Any variance granted shall be considered unique and will not set any precedent for future decisions.

5. Construction Reviews. The DRB or the MC, as the case may be, shall have the right to review the construction process in order to insure to conformance with the approved application and the standards set forth in these design guidelines.

6. Fees. All applicants for homesite construction or an addition, improvement or modification will be charged an application fee at the time of application in accordance with the fee and deposit schedule attached as Attachment C, as the same may be amended from time to time.

III. Development And Construction Standards And Guidelines.

The following standards and guidelines shall apply to any and all construction, improvement, or alteration of any structure, to any change to the exterior of any structure, and to grading, excavating, tree removal, landscaping or any other change to the grounds of a single-family homesite (lot) within the The Shores at Waterlefe community.

A. Start of Construction. No lot clearing or placement of portable toilets will be permitted until all required governmental permits are obtained and formal written approval of the DRB or the MC has been granted.

B. Portable Toilets. Prior to commencing work, a portable toilet must be placed on the job site with the door

facing away from the street and in a manner so as to least disturb other residents and other construction.

C. Construction Hours. Construction working hours shall be from 6:30 am to 6:00 p.m., Monday through Saturday, except on certain holidays. Additional hours may be provided upon approval of the DRB or the MC.

D. Site Clean-Up. All construction sites must be maintained in a neat and orderly fashion. Trash from construction work will be contained in a trash dumpster or suitable method that will assure constant containment and stockpiling of the trash until removal from the site. The Builder is responsible for trash that blows off the site and shall retrieve such trash immediately. There will be no stockpiling or dumping on adjacent lots or on streets. Trash not removed will be removed by the Developer and billed to the responsible contractor or sub-contractor. Contractors will use only the utilities provided on the immediate site on which they are working.

E. Clearing of Site. All vegetation on the site shall be preserved where at all possible. Plants, vegetation and trees directly within the planned structure, roof overhangs, or driveway shall be removed only after prior written approval of the DRB or the MC. Any plants, vegetation or trees uprooted or cut down on the job site shall be removed from the job site and from the The Shores at Waterlefe community as soon as is practicable but not later than five working days.

F. Builder's Signage. During construction, one standard sign approved by the Developer shall be allowed within the front set-back of the lot to help sub-contractors and others locate the particular lot within the development. This sign must be removed upon issuance of the Certificate of Occupancy unless the home was built for sale.

G. Construction Damage. Any damage to streets and curbs, drainage inlets, sidewalks, street lights, street markers, mailboxes, walls, etc., may, at the Developer's election, be repaired by the Developer and billed to the responsible contractor.

H. Construction Spillages. Operators of vehicles are required to see that they do not spill any damaging material while within the The Shores at Waterlefe community. If spillage of a load occurs, operators are responsible for cleaning up. Clean-ups done by the Developer will be billed to the responsible party. Please report any spills as soon as possible.

I. Telephone/Cable TV Lines. If any telephone, cable television, electrical, water, etc. lines are cut, it is the contractor's responsibility to report the accident to the appropriate utility and Developer within 30 minutes.

J. Construction Site Appearance. All personnel working in the The Shores at Waterlefe community are to keep all areas in which they work free of discarded materials such as lunch bags and odd materials. Objects should not be thrown out of cars and trucks.

K. Loud Noises Levels. Loud radios or noise will not be allowed within the The Shores at Waterlefe community. This is distracting and discomforting to property owners. Normal radio levels are acceptable. Do not mount speakers on vehicles or outside of homes under construction.

L. Personnel. No children will be permitted on the property unless they are bona fide workers. No alcoholic beverages are permitted on the property. Contractor personnel will not be permitted to bring pets on the property.

IV. Design And Development Guidelines.

The following guidelines shall apply to any and all single family construction, improvement, or alteration of any structure, to any change to the exterior of any structure, and to grading, excavating, tree removal, landscaping or any other change to the grounds of a lot within the The Shores at Waterlefe community. These Design Guidelines are minimum allowable requirements and are in addition to any contractual obligations contained in the agreement for purchase at the The Shores at Waterlefe community.

A. Architectural Design. Each architectural design shall be considered on an individual basis with specific emphasis on impact and harmony with surrounding homes and styles. No one particular architectural design is mandated. All designs, however, must be traditional in style and executed with emphasis on authentic materials.

B. Elevations. All elevation treatments shall follow the common architectural design of the residence as nearly as possible. The elevation treatment of each residence will be considered on an individual basis as to conformity with surrounding homes and styles. Elevation approval shall consist of review of front, side and rear elevations.

C. Exterior Material and Colors. Artificial, simulated, or imitation materials (e.g. aluminum siding, simulated brick, etc.) are not permitted on the exteriors of a residence. The following exterior materials, in most cases, are acceptable and appropriate; provided, however, they are consistent with the architectural design:

1. Stucco - smooth or textured finish; or
2. Masonry - stone, brick, split rock, and ceramic; or
3. Metals - factory finished durable anodized or baked on enamel, wrought iron, or copper; or
4. Wood - timbers, boards, board and batten, tongue and groove, solid wood siding, and rough sawn lumber.

Exterior colors and textures which in the opinion of the DRB or the MC would be inharmonious, discordant or incongruous shall not be permitted. The color of roofs, exterior walls, doors and trims shall be integral to, and harmonious with, the exterior color scheme of the residence. Bright colors, other than white, are prohibited at the discretion of the DRB or the MC as a dominant color of the residence.

The DRB shall have final approval of all exterior color plans and each owner must submit to the DRB prior to initial construction and development on any lot, a color plan and a materials sample board to include stucco, fascia, soffit, decking, pavers, roof tile, and any building highlights, etc. If a color board is not available at that time, the minimum requirement is submission within 30 days after permitting; provided, however, in no event may any colors be applied permitting; prior to approval by the DRB.

D. Roofs. Tile or cement tile are the required roof materials on all roofs. Roof color shall be an integral part of the exterior color scheme of the residence.

No home shall have less than four (4) ridge lines perpendicular to the street. The DRB may, however, allow three (3) ridge lines in some instances depending upon the overall appearance. Significant architectural features are required on the front elevation such as stucco bands, tile, brick, arches, columns, etc.

The proportions of roofs shall be consistent with the architectural style of the residence. A minimum of 5-3/4 /12 is required. All roof stacks, vents, flashings and chimney caps shall be painted to match the approved roof colors. Roof stacks and vents shall be placed on rear slopes of the roofs and shall not be placed on the roof which is least visible from adjoining property. Roof stacks and vents shall not extend above the ridge line of pitched roofs or above the parapet on a flat roof. A parapet roof may be allowed if it is not a dominant feature of the building and it is consistent with the architectural style of the residence.

The fascia and roof overhangs must be in proportion and blend with the rest of the residence.

E. Gutters and Downspouts. Gutters and downspouts shall be painted to match the color of the surface to which they are attached. Storm water flow must be directed to, and conform with, the approved drainage plan and requirements so as not to affect adjacent property.

F. Skylights and Solar Collectors. Skylights should have a low profile, preferably be flat or with a slight curve and should be installed so they are parallel with the roof ridge and edges. The skylight frame should be painted to match the color of the roof.

Solar collectors on pitched roofs must lie flat on the roof and be placed so that the edges are parallel with and perpendicular to the roof ridge and edges. No part of the installation may be visible above the ridge line. Support brackets, collector frames, and exposed pipes should be painted the roof color and any pipes, wires and control devices should be concealed. Collectors located on the side of a building or on the ground must be harmoniously integrated with the building or the topography. Collectors

placed on roofs shall be located so they cannot be seen from nearby properties.

Large solar arrays designed to provide the primary heating source for a building should appear to be integral with the building.

G. Windows, Doors, Awnings and Shutters. Unfinished aluminum, bright finished, or bright plated metal on exterior doors, windows, frames, screens, louvers, exterior trim or structural members shall not be permitted. Metal frames shall be either anodized or electrostatically painted, and be in harmony with the exterior color and texture of the residence. Wood frames must be painted, sealed or stained.

Screen doors should not detract from or alter the appearance of the entryways. The screen door should be painted to match the color of the door it fronts or, in some situations, painted to match the color of substantial door trim.

The use of reflective tinting or mirror finishes on windows is prohibited. Jalousie windows and doors shall not be permitted.

Awnings, canopies, and shutters shall not be permitted or affixed to the exterior of the residence without prior approval of the DRB or the MC.

Awnings, canopies must have straight forward design and be consistent with the architectural style and scale of the residence to which they will be attached. The color of the fabric must be compatible with the existing building colors, and any exposed frames must be painted to match the trim or the dominant color of the building. If the awning is removed, any and all exposed frames supporting the awning must be removed as well. Metal, vinyl or other plastic fabric shade material will not be permitted.

Shutters that are functional and operational will be allowed on an individual basis as approved by the DRB or the MC. The style of the house must be appropriate for shutters. The shutters should be properly proportioned and sized to match the windows or doors and shall be installed in pairs. The color of the shutters should be coordinated with the colors of the house.

H. Screened Porches, Enclosures and Patios. If pool areas are to be enclosed, screened cages are encouraged but green colored screens are prohibited. No screening of pool areas may extend beyond a line extended and aligned with the side walls of the dwelling unless approved by the DRB or the MC, and the screened cage must not exceed a height of the ridgeline of the roof. Pool screening shall not be visible from the street in front of the residence. All screen framing, doors, door frames, and structural portions of enclosures shall be anodized or electrostatically painted in black or bronze.

Patios must be located within a fully enclosed area or at the rear of the building, although front and side yard locations will be allowed on an individual basis as approved by the DRB or the MC. Patios must be constructed with natural colored concrete, slate, flagstone, brick or wood, "cool deck", tile, river gravel, poly pebble or stamped concrete.

I. Decks. A deck has a significant impact on the appearance of a house. Decks may also affect the privacy and right of enjoyment of adjacent residents. These two factors are weighted heavily in the review of decks. The deck must be located at the rear of the house. The configuration, detail and railing design of a deck should relate harmoniously with the architectural style of the house.

Wood decks must be constructed with rot-resistant wood and, in many cases, may be left to weather naturally. In some instances, the DRB or the MC, as the case may be, will require that the decks be stained to coordinate with the neighborhood design or to help integrate the deck with the house. If decks are stained, the color must relate to the colors of the house.

A skirt board must be constructed and landscape planting should be provided to screen structural elements and to soften the structure visually.

J. Garages, Driveways and Walkways. Each single family detached residence must have a private, fully enclosed garage for not less than two (2) cars. Conversion of any garage to living area shall be prohibited. Garages shall be in keeping with the architectural style of the residence. Carports are not permitted. All garages shall be located so that the garage doors face the side of the lot and not the front of the lot. This shall include both garages that face the side of the lot that the garage is located and courtyard style garages.

All garage doors must be in keeping with the architectural style and material used on the residence.

Automatic garage door openers are required on all overhead doors.

All single family residences shall have a driveway of pattern concrete, bominite, pavers, or impregnated stone finishes. Other driveways may also be constructed of brick or interlocking pavers but must be of a stable and permanent construction. Asphalt, blacktop, stained concrete and epoxy bonded aggregate are prohibited.

Circular driveways shall be permitted on a lot by lot basis only when the two access points occur on the same street. Curb side parking is not permitted, with the exception of formal gatherings which may occur on an occasional basis. No campers, commercial vehicles, trailers, boats, or recreational vehicles are permitted to be parked overnight unless they are fully enclosed within the garage.

A sidewalk must be constructed by the owners to be completed prior to receipt of the certificate of occupancy on the lots that are shown on the construction plans approved by Manatee County, lots 321 through 336. Specifications for the sidewalk are as follows: Located 4 feet from the back of the curb, 5 feet in width, 4 inches thickness, 2500 PSI, broom finished concrete, 5 inch slope, saw-cut every 10 feet.

K. Walls and Fencing. Walls and fencing can be an intrusion on the open character of the The Shores at Waterlefe community and may have both a visual and physical impact on adjoining property. Therefore, any fencing is discouraged. However, privacy walls and fences attached to the house as well as other fencing will be considered on an individual basis.

The location of all fences and walls must be approved by the DRB or the MC prior to installation. Decorative entry walls, entry gates, courtyard walls, and privacy walls surrounding and abutting pool decks are considered structures appurtenant to the residence and may be allowed within the building set-back.

Any and all walls may not exceed an average height of five (5) feet exclusive of pillars or ornaments and shall in no instance exceed six (6) feet in height measured from the first floor finished floor elevation. The walls shall be designed and constructed of material identical or compatible with the materials, colors, finishes, textures and architectural style of the principal structure and shall be approved by the DRB or the MC prior to construction.

Only on-site custom built fencing will be permitted and the fencing contractor and fencing material must be approved by the DRB or the MC prior to construction and installation.

Fencing should relate to materials, colors, and architectural style of the building. Gates must match the fencing in design, material, height, and color. Fencing finished only on one side must be constructed with the finished side facing out. The top of all fences must be maintained level. If the ground slopes, the fences must be stepped. If there is a horizontal trim piece at the bottom of the fence, it too must be maintained level. Vertical members must be plumb and, generally, the tops of the posts and boards must be in line.

Landscaping must be provided along the outside of all walls and fences that occur within the buildable set-back line to soften the visual impact of the wall and/or fence. Whenever possible, fences should be located so that trees do not have to be removed.

All electrical and mechanical equipment and other utilitarian devices must be fenced, walled or screened. They may not extend into set-back unless approved by the DRB or the MC.

L. Swimming Pools, Spas, and Hot Tubs. Swimming pool design and construction details must be submitted for review and approved by the DRB or the MC. Details pertaining to privacy or visual separation must be included in the submittal.

Mechanical equipment should be concealed and located so as not to have an adverse effect on the use of adjacent property.

Spas/hot tubs shall be located in the rear yard away from adjacent property so that their use, presence, and noise of the mechanical equipment do not adversely affect the use of the adjacent property. They should be an integral part of a deck, patio, or landscaping. Mechanical equipment, pipes, and wiring must be concealed. Spas/hot tubs must be screened from adjacent

property and all of the understructure of spas/hot tubs which are set into above ground decks must be screened.

M. Exterior Lighting. All single family homes must install an approved direct wired post light with a photo cell or a natural gas post light. All exterior lighting must be approved by the DRB or the MC prior to any and all installation of said lighting. Exterior fixtures with sodium vapor bulbs shall be encouraged. Proposed exterior lighting shall be detailed on an electrical plan and/or landscaping plan identifying wattage, aiming angle and osofoot candle curves. Exterior lighting, which in the opinion of the DRB would create a nuisance to the adjoining property owners, will not be permitted. All exterior lighting shall be buffered from surrounding residences and shall not be directed to any streets or roadways. Colored lighting is prohibited.

The lighting fixture design must be compatible with the architectural design and appropriately located. The lights must be directed downwards, diffused, shielded, or of low wattage.

N. Mail Boxes and House Numbers. No mailbox, newspaper box or other receptacle of any kind for use in the delivery of mail, newspapers, magazines or similar material shall be of a type other than that which will be designed by the Developer.

The location of the mailbox must be shown on the site plan when submitted and approved by the DRB.

House numbers must be legible and six (6) inches high, simply designed in an appropriate scale and of "professional quality."

They should be placed to be read left to right with Arabic numerals. The material and color shall be compatible with the architectural style of the residence to which they will be attached and must be submitted with the site plan.

No house numbers shall be affixed to the exterior of the residence without the prior approval of the DRB or the MC.

O. Docks. Following are the minimum construction requirements for any docks to be constructed on the internal lakes of Waterlefe (Lots 312 - 319 & 338 - 344). Additionally, these requirements shall apply to any docks to be constructed on the Manatee River (Lots 320 - 337) with the exception that the design may be customized (with Architectural Review Board's approval) for the docks on the Manatee River.

- Handrails to be provided per County and State Requirements.
- A 42" rail (no slats) will be required on any part of the dock not over water.
- No decking shall be constructed out of manmade materials.
- Only clear, or wood colored stains and preservatives may be used.
- Choices of decks shall be, #2 PTP, #1 PTP, UltraWood or equivalent, or other natural woods such as Pao Lope.
- All docks are to be designed so that boats park parallel to the end.
- All deck and construction screws shall be non-magnetic stainless steel.
- All other hardware will be a minimum of Low Carbon Steel, Grade A per ASTM A307 and shall be galvanized.
- Unless otherwise required by code, the private docks will be designed for the following minimum conditions:

Live Load	40psf
Dead Load	10psf
Hurricane Uplift	30psf

Deflection Limits Span/360 for live loading

- All lumber for headers, joists, and stringers shall be pressure treated to 0.25 CCA or greater. Piles shall be treated to 2.25 CCA.
- All dimensional lumber shall be a minimum #2 grade with 19% maximum moisture content at time of installation.
- Wood Piles shall be minimum 8" diameter driven to a minimum 5 foot embedded.
- All connectors shall be Strong-Tie Connectors or equal. Connector finish shall be "Z-Max" (G185), Triple zinc Coating or equal. Install per manufacturers specifications.
- Install Simpson TS, or equal at joist to header connections.
- All accessory support materials (water pipes, electric wires, etc.) must be affixed to and supported by the dock structure.
- Flat washers are required to be installed at the head and nut of all bolted connections. Counter sink should be used at the bolt head or nut when either may protrude into traversed areas.
- No boat or boat dock may extend more than 25% of the lake width and no dock may extend out past designed grade break. See attached drawings for more information.
- 10' setback from side property line for all lots less than 100', and 25' for all lots 100' and greater.
- No canopies or other overhead structures on any private docks.
- Translucent stains or treatments must be used and no opaque paints will be allowed on docks.
- Construction of docks shall also conform to the attached drawings, labeled Attachment D.

V. Site Standards And Criteria

The following site standards and criteria shall apply to any and all lots within the The Shores at Waterlefe community. To ensure preservation of the natural character of the site and to maintain and enhance the open character of the lots, no construction or alteration of the site shall commence in any manner or respect until the DRB or the MC has approved the site plan.

A. Site Plan. A site plan shall be submitted to the DRB or the MC prior to any construction or alteration to the homesite for approval.

B. Grading and Drainage. No grading or clearing of trees shall be commenced until the site plan showing the nature and location of the work has been submitted to and approved by the DRB or the MC. Fill shall not be deposited at any location without the prior written approval of the DRB or the MC.

The flow of water shall be directed to existing drainage structures in such a manner as not to allow run-off onto adjacent property. Existing drainage structure shall not be altered or affected in any way.

Paved areas shall be designed so that surface waters shall be collected at intervals in a manner that will not obstruct the movement of vehicular or pedestrian traffic and will not create puddles or ponding in paved or swale areas.

C. Minimum Building Set-Back Requirements. With the exception of driveways, walks, and mailboxes, no structures shall be allowed on any lot outside the building set-back lines. Minimum building set-back requirements are as

follows:

Minimum Front Set-Backs: The minimum per Manatee County requirements is 25 feet. Depending on the design of the home, and how far back any other homes have been built on the same side of the road, a greater front set-back is not only encouraged but may be required. Please contact the DRB in advance of a formal submittal to discuss the front set-back for each individual lot.

Minimum Rear Set-Backs: Lots 320-337, 15 feet from the wetland buffer line; Lots 312 - 319 and 338 - 344, 15 feet from rear property line or 30 feet from normal water level of any lake.

Minimum Side Set-Backs: 8 feet provided the total side yard setback for each lot is at least 20 feet.

D. *Size of Residence.* The living area of each residence shall contain a minimum of 3000 square feet. Living area is defined as Heated and/or Air Conditioned areas and exclusive of garages, porches, patios and terraces.

E. *Maximum Height.* The maximum height of a residence shall be thirty-five (35) feet (measured per Manatee County code) with no more than three stories.

F. *Foundation and Fill.* All structures shall utilize stem wall construction to bring the finished floor to the established elevation except where trees are not affected, monolithic slabs will be approved.

VI. *Landscaping Standards and Criteria*

The following landscape standards shall apply to any and all lots within the The Shores at Waterlefe community. The DRB has adopted the landscaping standards as an integral part of the The Shores at Waterlefe community's standards and architectural criteria. No landscaping shall commence in any manner or respect until the DRB or the MC has approved the landscaping plan thereof.

A. *Definitions.* The following terms shall have the meanings ascribed to them hereunder:

1. Caliper - Trunk diameter measured six (6) inches above the ground.
2. Canopy - The horizontal measurement of a tree crown.
3. Drip Line - Vertical line extending from outermost branches to the ground.
4. Ground Cover - Low growing woody or herbaceous other than turf not over two (2) feet.
5. Hedge - Landscape barrier consisting of continuous dense planting of shrubs.
6. Irrigation System - Permanent artificial water system designed to transport water to plants and turf.
7. Landscaping - Combination of plants (turf, ground cover, shrubs, vines, hedges, trees) and non-living material (rocks, pebbles, sand, mulch, walls, fences).
8. Mulch - Mulch to be cypress bark (grade A) with less than 10% wood fiber or chips; spread evenly in plant beds at 3" in thickness.
9. Plant Material - All existing growing plants plus ones to be added to site.
10. Screening - Hedge, wall, fence thicket that occludes views or structures.
11. Shrub - Self-supporting plant with multiple stems and branches growing to a mature height of two (2) feet to twelve (12) feet.

12. Tree - Self-Supporting woody plant with single or multiple trunks growing to a mature height of over twelve (12) feet.

B. Landscape Plan. A landscape plan shall be submitted to the DRB or the MC prior to any and all installation of plant material, irrigation system, sod and any other improvement that shall alter or modify the landscape of the homesite. Landscape designs to be professionally drawn at 1"-10" scale on a standard 24" X 35" print. The landscape design to reflect order and harmony, aesthetically consistent with the adjacent houses and the surrounding common area. Landscape plan to show all plant/tree/palm sizes. Sizes shall be shown as to height/width/caliper and container size. An itemized list on the plans to show all plant sizes, quantities, spacing and dollar values. Contractor to submit three sets of plans for approval.

C. Existing Vegetation. All lots must be carefully planned to minimize any destruction of existing trees and vegetation. All existing tree locations are required as part of the site plan criteria, therefore, caution is advised in the placement of buildings and paved areas. The DRB and the MC encourages the utilization of existing vegetation whenever possible to preserve the natural character of the lot. With the exception of the driveways and building pad, natural vegetation should be left undisturbed.

D. Sod. All lots shall be completely sodded with St. Augustine (Bitter Blue, Floratam, Sevelle or Floratine) so that the only areas not sodded will be areas receiving other landscaping, areas receiving constructed improvements and areas that the DRB deems unnecessary for sod due to its existing natural character (e.g., heavily wooded areas and environmentally sensitive areas). The limits of sodding must be shown on the landscape plan for the DRB's approval. No gravel lawns shall be permitted.

Lake banks will be sodded with Argentina Bahia by the Developer during the development to maintain slopes. Owners will be required to replace Bahia sod with St. Augustine (Bitter Blue, Floratam, Sevelle or Floratine) sod. Owners will be required to maintain the yard to the water's edge.

The DRB must approve finish grading before the irrigation system and sod are installed. After the finish grading, but before the irrigation system and the sod are installed, the DRB must be notified so that an inspection can be made and an approval letter sent. No installation of the irrigation system may be begun until the approval letter is received.

E. Irrigation System. No sprinkler or irrigation systems of any type which draw upon water from creeks, streams, rivers, lakes, ponds, wetlands, canals or other ground or surface waters within the The Shores at Waterlefe community shall be installed, constructed or operated by any person, other than the Homeowners Association except in accordance with the Declaration.

All sprinkler and irrigation systems shall be subject to approval in accordance with Article 6 of the Declaration.

All units must have an underground irrigation system which provides irrigation spray coverage so as to cover 100% of the lot, overlap with adjoining property, and extend to the edge of street pavement.

The system shall be designed so that no spray pattern shall extend within the sidewalk or excessive extension in to the street. Irrigation pipe extensions must be painted black, brown, or dark green.

F. Planting Requirements. A condition of the landscape plan will be a tree and shrub planting program. This program has been developed to enhance the character and image that the DRB has committed to provide to the residents of the The Shores at Waterlefe community.

Landscaping should be consistent with adjacent landscape areas and complimentary to the architecture and site. The DRB reserves the right to deny any landscape plan and/or require revisions to any landscape plan that the DRB considers to be inconsistent with the design and quality of the overall Shores neighborhood.

All planting beds will be maintained so as to be free of all weed and unsightly materials. The ground cover of the planting bed must be that of grade A cypress bark mulch (3" minimum). The DRB must approve the groundcover material as part of the landscape plan review. Pine needles as groundcover shall be prohibited except in areas left natural around pine trees and/or groups of palmettos.

No artificial vegetation shall be permitted on the exterior of any portion of the property. Exterior decorations, including without limitation, sculptures, fountains, flags and similar items must be approved in accordance with Article 6 of the Declaration.

Australian Pine, Maleluca, Brazilian Pepper, Queen Palms, and Ear Trees shall be prohibited.

Landscape requirements (excluding sod, irrigation and well) shall cost a minimum of \$20,000 using market rates (as determined by the DRB). The DRB may require more than the minimum \$20,000 if the DRB determines that due to the size or design of the house, or for other reasons such as the configuration of the lot.

All front yards shall include aesthetic mounds worked subtly into the landscape plan.

Included in the landscape plan, there shall be one LARGE PRIMARY SPECIMEN from the list below:

LARGE PRIMARY SPECIMENS

Ligustrum Patio Tree	10'-12' HX12'-15W
Live Oak Tree	18'X10',6"cal.300 gal.,
Phoenix Canary Island or Sylvestris Date Palm	4'X6'wd., 18'WX15'H
Holly Tree	12'X14"X8", 6"cal., 300 gal.
Phoenix Reclinata Palm	3 stems, stems 8' wd.
Paurotis Palm	5 stems, 8'wd.
Cabbage Palms	12'-20'o.a., groups of 8 palms, 6' o.c., staggered hts. to create hammock effect

Additionally, 3 live oak trees, 14' tall with a 4" caliper shall be required on each home.

All plants/trees/palms shall be unmistakably Florida Grade #1 or better. Planting procedures to be consistent with accepted good nursery practices.

G. Maintenance. Owners of single family lots in the The Shores at Waterlefe community shall maintain the landscaping on their property in a clean and attractive manner so that they will in no way detract from the appearance of the neighborhood.

Landscape maintenance shall include, but not be limited to, the mowing and edging of all lawn areas, the pruning and cutting of all trees and shrubbery; the weeding of all planting beds and the fertilizing and watering of all plant materials and lawns. All dead or dying plants to be replaced immediately to keep the highest standards of living in The Shores at Waterlefe. All landscape maintenance shall be executed in a manner and with such frequency as is consistent with good property management.

VII. Federal, State and Local Ordinances and Standards

All applicable requirements for federal, state and local governments, statutes, laws, ordinances, codes and regulations ("Code Requirements") must be complied with in the development in each parcel. Each owner must verify such Code Requirements and neither the DRB nor the MC shall have responsibility to insure compliance with Code Requirements.

Approval of designs or construction by the DRB or the MC does not relieve or supersede approval requirements of other authorities having jurisdiction. Where Code Requirements overlap or appear to be in conflict with the requirements of these Design Guidelines, the more stringent provisions shall govern.

VIII. Eagle Secondary Zone

The Shores at Waterlefe is located in an Eagle Protection Secondary Zone. The following requirements and restrictions apply:

1. Eagle Nesting - The eagle nesting season will generally be assumed to occur from 1 October to 15 May unless specifically determined through observations of eagle courtship, nesting behavior, and fledging.

2. Construction Restrictions - Exterior construction activities will be prohibited in the secondary zone during the bald eagle nesting season. For the purposes of this management plan, exterior construction activities shall include horizontal and vertical construction likely to generate excessive visual or noise disturbances. Such activities would include logging, land clearing, excavation, grading, road and infrastructure construction, and exterior construction of buildings and attendant features (e.g., framing and roofing). Exterior construction in the secondary zone will be completed outside of the eagle nesting season. Work inside of structures will be allowed during the nesting season if all windows and doors have been installed and are kept closed. Other outdoor work not requiring loud equipment or power tools will also be permissible in the secondary zone during the nesting season.

Review Procedure For Homesite Construction

1. Phase One: Preliminary Review

The purpose of the Preliminary Review phase is to determine if the proposed structure meets the general criteria of acceptable design, size, setback, placement, and elevation. Approval by the DRB indicates acceptance of the preliminary plans and design, and allows the Builder to proceed to Phase Two where more specific information, final plans, material specifications, and colors are required. It does not, however, allow the Builder to commence construction.

The following must be submitted for this phase:

- (a) Application for Homesite Construction with the appropriate application fee.
- (b) Site Plan (1/8" = 1') showing property lines, easements, setbacks, placement of structure including driveways, sidewalks, patios, docks, pool, walls appurtenant to the structure, existing grade, fill, finished elevation, and proposed drainage.
- (c) Floor Plans, Elevations, and Building Sections (1/4" = 1') showing elevations (all sides), detail wall sections, detail roof sections, pitch, material type, minimum first floor elevation.

Three sets of the above materials must be submitted to the DRB. The DRB will review the application and return one set of plans to the Builder with the appropriate comments within ten (10) business days.

2. Phase Two: Pre-Construction Review

The following must be submitted for this phase:

- (a) Final construction plans (three sets).
- (b) Material specification and sample board, for all exterior surfaces, showing type and sample of roofs, walls, facia and trim, windows, doors and garage doors, patios, decks, enclosures and driveways.
- (c) Exterior color plan, showing color samples and textures of all exterior surfaces. If a color board is not available at the time of submission, the minimum requirement is submission within 30 days after permitting; provided, however, in no event may any colors be applied prior to approval by the DRB.
- (d) Mechanical equipment, solar panels, trash containers, etc. location and screening details.
- (e) Final landscape plan, final irrigation plan showing source of water supply and tree survey. If these items are not available at the time of submission, the minimum requirement is submission within 30 days after permitting; provided, however, in no event may any irrigation system be installed or landscaping be done prior to approval by the DRB.
- (f) Exterior lighting plan.

*Builder may, if he desires, submit all of the materials required for Phase I and Phase II simultaneously.

The DRB will review all above materials and return one set of plans to the Builder with the appropriate comments within thirty (30) business days. The official date of receipt of all necessary submittals will be determined by the date entered

on the "Receipt for Required Submittals" form. The DRB may require other materials in addition to the above and may also require a rough stake-out of the residence prior to granting approval. Approval by the DRB of the pre-construction phase submittal will allow the Builder to apply for the necessary permits and commence construction.

3. Phase Three: In-Process Review

Once construction has commenced, the DRB will require the following materials to be submitted:

(a) Spot survey, showing actual first floor elevation within 10 days.

(b) Any changes that would effect previously submitted materials.

(c) Notification to the DRB that grading has been completed for inspection by the DRB prior to start of installation of the irrigation system.

(d) Final Survey including location of driveways, sidewalks.

The DRB will review all design documents and make field inspections, as needed, to determine compliance with all prior submittals, as well as, compliance with rules regarding job site conditions.

4. Phase Four: Final Inspection

Immediately upon completion of construction, the Builder will provide the DRB with a copy of the Certificate of Occupancy. Upon receipt of the Certificate of Occupancy and compliance with all standards, criteria, policies and procedures, the DRB will grant final approval.

The approved application form to be used for the Application for Homesite Construction is attached.

APPLICATION FOR HOMESITE CONSTRUCTION

TO: Chairman, Design Review Board
The Shores at Waterlefe

As required by the Declaration of Restrictions for The Shores at Waterlefe, this application and required fees for homesite construction are hereby submitted for review by the Design Review Board.

I understand that no construction shall commence in any manner or respect until approval by the Design Review Board has been granted.

Applicant-(Approved Builder)

Date _____

Signature

Lot _____
Owner _____
Address _____

Phone _____

Builder _____
Address _____

Phone _____

Architect _____
Address _____

Phone _____

Landscape Des. _____
Address _____

Phone _____

This residence is being constructed (Check One):

As a Model _____ Spec Home _____ On Contract _____
Anticipated Start Date _____ Projected Completion Date _____

Required Submittals

Required for Application Review Phase (Check all items submitted):

Application Fee (\$300)

Site Plan (1/8 in).- 3 sets showing:

- a. Property lines, easements, and setbacks
- b. Placement of structure, including driveways, sidewalks, docks, patios, pool, and walls appurtenant to the structure.
- c. Existing grade, fill, finished elevation, and proposed drainage.

Floor Plans (1/4 in) - 3 sets showing:

- a. Elevations, all sides
- b. Detail wall sections, detail roof sections, pitch, material type
- c. Minimum first floor elevation (provided by developer)

Required for Pre-Construction Review (Check all items submitted):

Final Plans on all the above - 3 sets

Exterior Material Specification and Sample Board

Type and sample of roofs, walls, fascia and trim: windows, doors, and garage doors, patios, decks, enclosures and driveways

Exterior Color Plan

Showing color samples and textures of all exterior surfaces

Final Landscape and Irrigation Plan

Showing source and location of water supply, and tree survey

Exterior Lighting Plan

Required for Final Inspection:

Spot Survey

Showing actual locations, finished floor elevation, and sidewalk installation, if required

Copy of Certificate of Occupancy

Final Survey

GENERAL INFORMATION

of Stories: _____ # of Bedrooms: _____
 # of Baths: _____ Garage Cap.: _____
 Has this floor plan been previously approved for another lot? _____
 If yes, which lot(s)? _____
 Is the elevation substantially different in appearance? _____

SQUARE FOOTAGE:

Air Conditioned: 1st Floor _____
 2nd Floor _____
 Total _____
 Other: Entry _____
 Lanai _____
 Garage _____
 Total Gross Sq. Footage _____

SETBACKS:

Minimum Front Set-Backs: The minimum per Manatee County requirements is 25 feet. Depending on the design of the home, and how far back any other homes have been built on the same side of the road, a greater front set-back may be required.

Minimum Rear Set-Backs: Lots 320-337, 15 feet from the wetland buffer line; Lots 312 - 319 and 338 - 344, 15 feet from rear property line or 30 feet from normal water level of any lake.

Minimum Side Set-Backs: 8 feet provided the total side yard setback for each lot is at least 20 feet.

EXTERIOR FEATURES (Note: include color chips, materials, samples of product, photos, etc. with application)

	COLOR/FINISH	DESCRIPTION
Wood Siding	_____	_____
Stone	_____	_____
Brick	_____	_____
Stucco	_____	_____
Roofing	_____	_____
Facia	_____	_____
Soffit	_____	_____
Gutters	_____	_____
Chimney	_____	_____
Windows	_____	_____
Trim & Raised Bands	_____	_____
Entry Door	_____	_____
Patio Doors	_____	_____
Garage Door	_____	_____
Shutters, Awnings	_____	_____
Porch/Patio Floor	_____	_____
Pool Deck	_____	_____
Cage/Screening	_____	_____
Driveway	_____	_____
Entry Walk/Stoop	_____	_____
Planters	_____	_____

**Design Review Procedure For An Addition,
Improvement Or Modification**

Application by a property owner for an addition, improvement, alteration, modification, or change to the existing property is a two-phase process as follows:

Phase One: Application and Review
Phase Two: Final Inspection

1. Phase One: Application and Review. The purpose of this phase is to determine if the proposed alteration conforms to the development standards and architectural criteria established by the DRB or the MC and that there will be no adverse effect to neighboring properties.

The applicant will be required to submit the following:

1. Application letter with application fee.
2. Detailed, thorough explanation of the proposed change, including plans, drawings, and any other pertinent information helpful to the DRB or the MC in its review.

Depending on the nature of the proposal, the DRB or the MC may also require specifications, material samples, color charts, spot surveys, or any other information deemed necessary for its review process, including approvals in writing from abutting property owners.

Once all required materials and information have been submitted, the DRB or the MC will review the application and forward a decision to the Applicant within ten (10) working days.

2. Phase Two: Final Inspection. Immediately upon completion of the alteration, the Applicant shall notify the DRB or the MC who shall conduct a final inspection. Upon receipt of all required materials, and compliance with prior submittals, the DRB or the MC will grant final approval and return any deposits within thirty (30) days.

APPLICATION FOR AN ADDITION, IMPROVEMENT OR MODIFICATION

TO: Chairman, Design Review Board/Modification Committee
The Shores at Waterlefe

As required by the Declaration of Restrictions for The Shores at Waterlefe, this application and required fees for an addition, improvement or modification are hereby submitted for review by the Design Review Board ("DRB") or the Modification Committee ("MC"), as the case may be.

I understand that no construction shall commence in any manner or respect until approval by the Design Review or has been granted.

Applicant _____

Date _____

Signature _____

Lot _____

Address _____

Owner _____

Builder _____

Address _____

Address _____

Phone _____

Phone _____

Architect _____

Landscape Des. _____

Address _____

Address _____

Phone _____

Phone _____

Anticipated Start Date _____

Projected Completion Date _____

Schedule Of Fees And Deposits

The following is the current schedule of application fees and compliance deposits as adopted by the Design Review Board ("DRB") of The Shores at Waterlefe Homeowners Association, Inc.

Homesite Construction Fee of \$300.

Additions, Improvements, etc. \$100 Fee.

All checks shall be made payable to: The Shores at Waterlefe Homeowners Association, Inc.

Approvals

Lot Number _____ Builder _____

Date Application Received _____

Date Application Returned _____

The Design Review Board has reviewed the foregoing application and renders the following decisions:

CONSTRUCTION REVIEW (Approval allows Builder to apply for necessary permits and commence construction):

SITE PLAN AND HOUSE PLANS: _____ Approved _____ Denied (*see comments*)
_____ Approved with limiting conditions (*see comments*)

EXTERIOR COLORS: _____ Approved _____ Denied (*see comments*)
_____ Approved with limiting conditions (*see comments*)

LANDSCAPE PLAN: _____ Approved _____ Denied (*see comments*)
_____ Approved with limiting conditions (*see comments*)

COMMENTS:

Site Plan & House Plan: _____

Exterior Colors: _____

Landscape Plan: _____

Chairman, Design Review Board / Date

The Shores at Waterlefe

*DESIGN REVIEW BOARD
RECEIPT FOR PLANS*

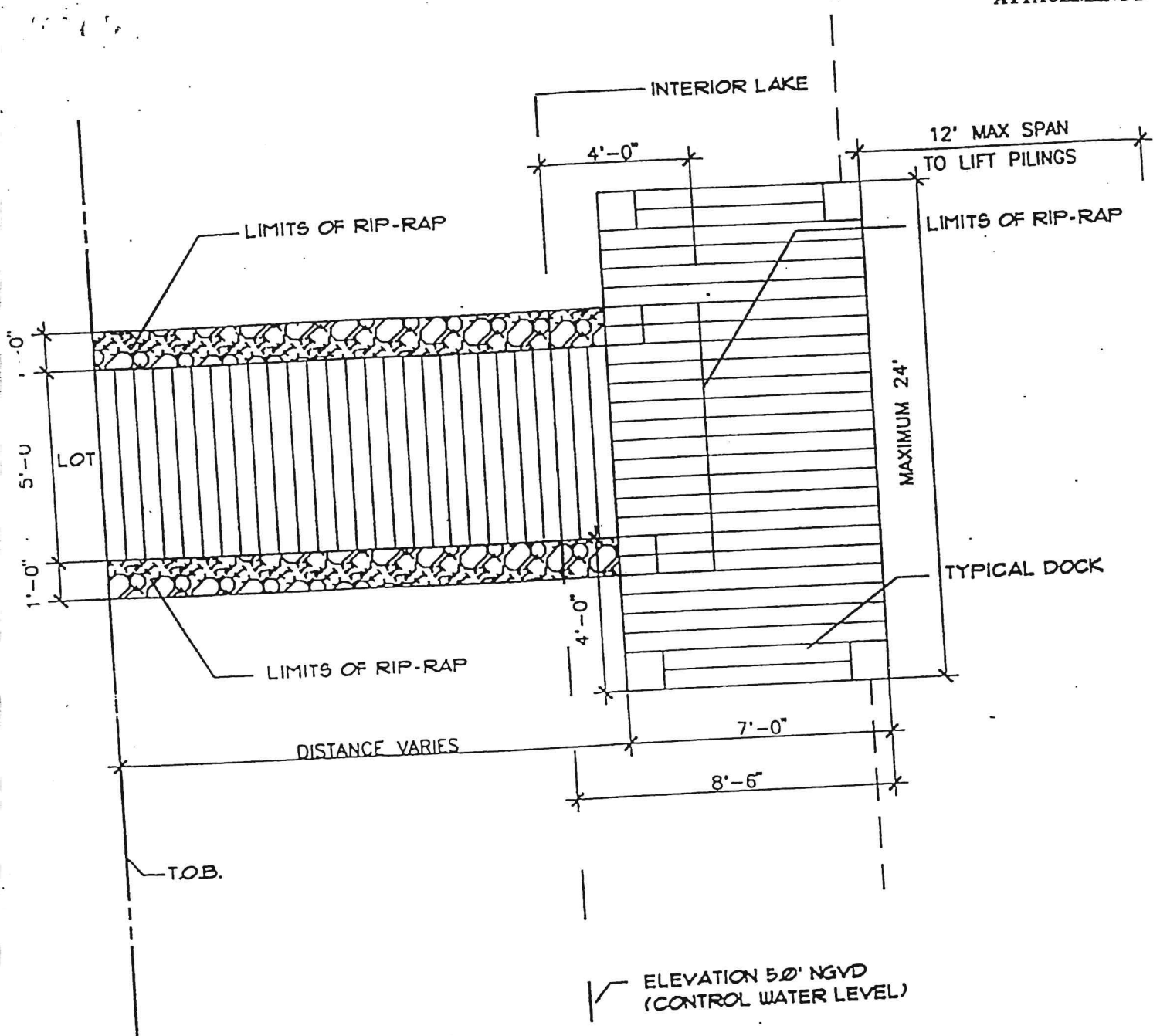
The Design Review Board hereby acknowledges receipt of all items required for (check one) Preliminary Review Phase (),
Pre-Construction Review Phase () submitted by _____ for _____ on
_____ (Lot)

(Date)

The Shores at Waterlefe

DESIGN REVIEW BOARD

By : _____

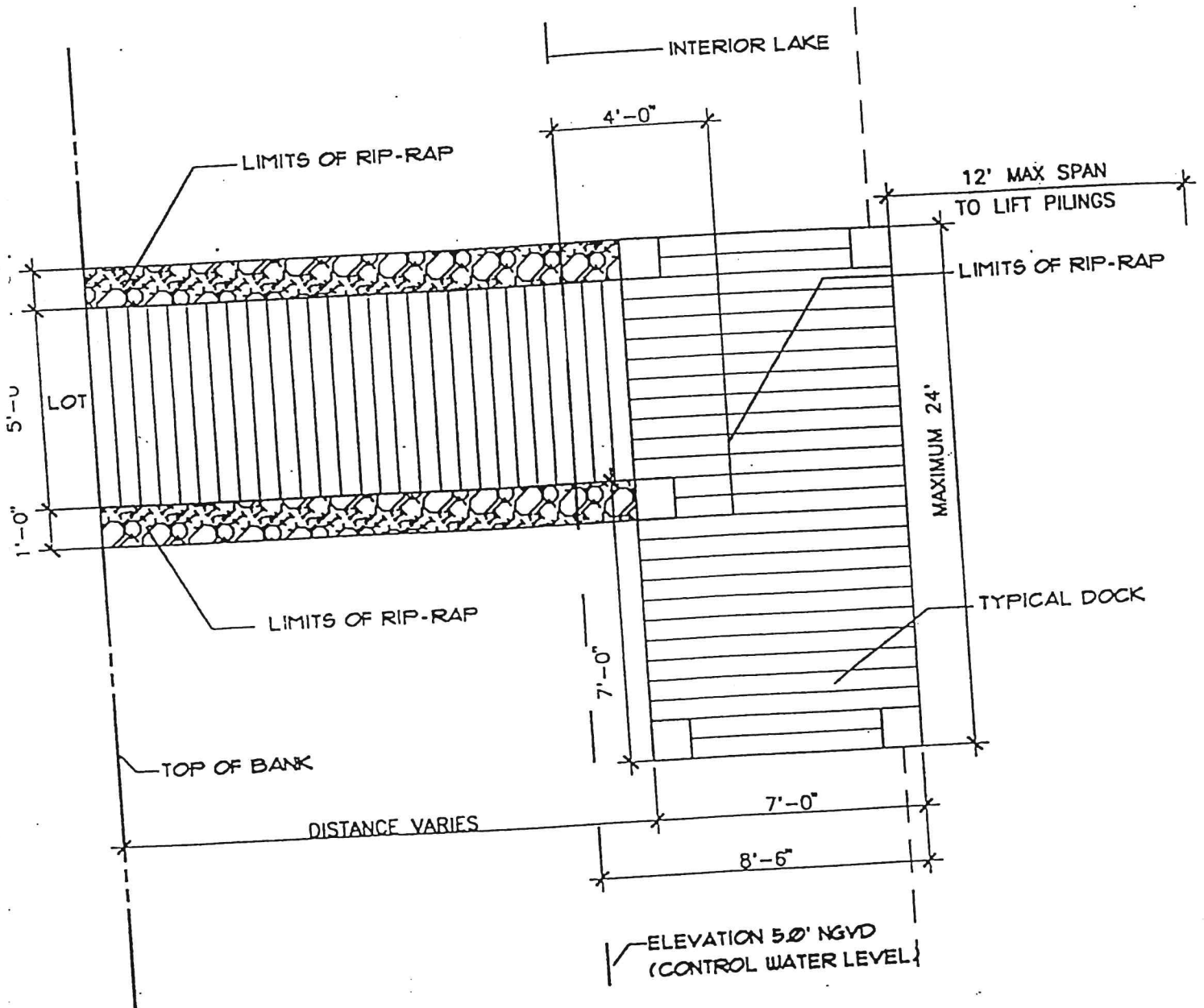


TYPICAL T-BOAT DOCK
AT INTERIOR LAKE

A

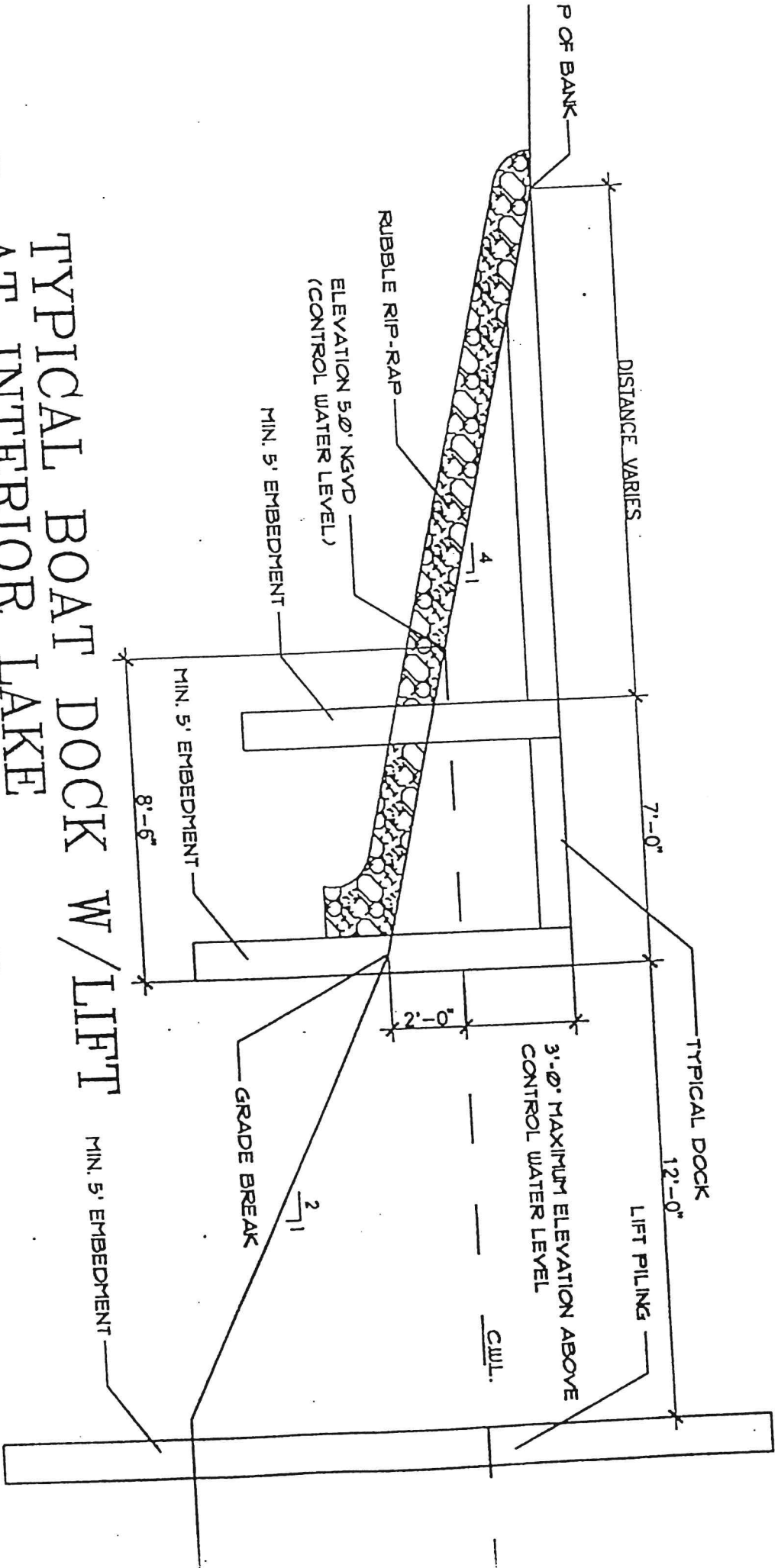
PLAN

$1/4" = 1'-0"$



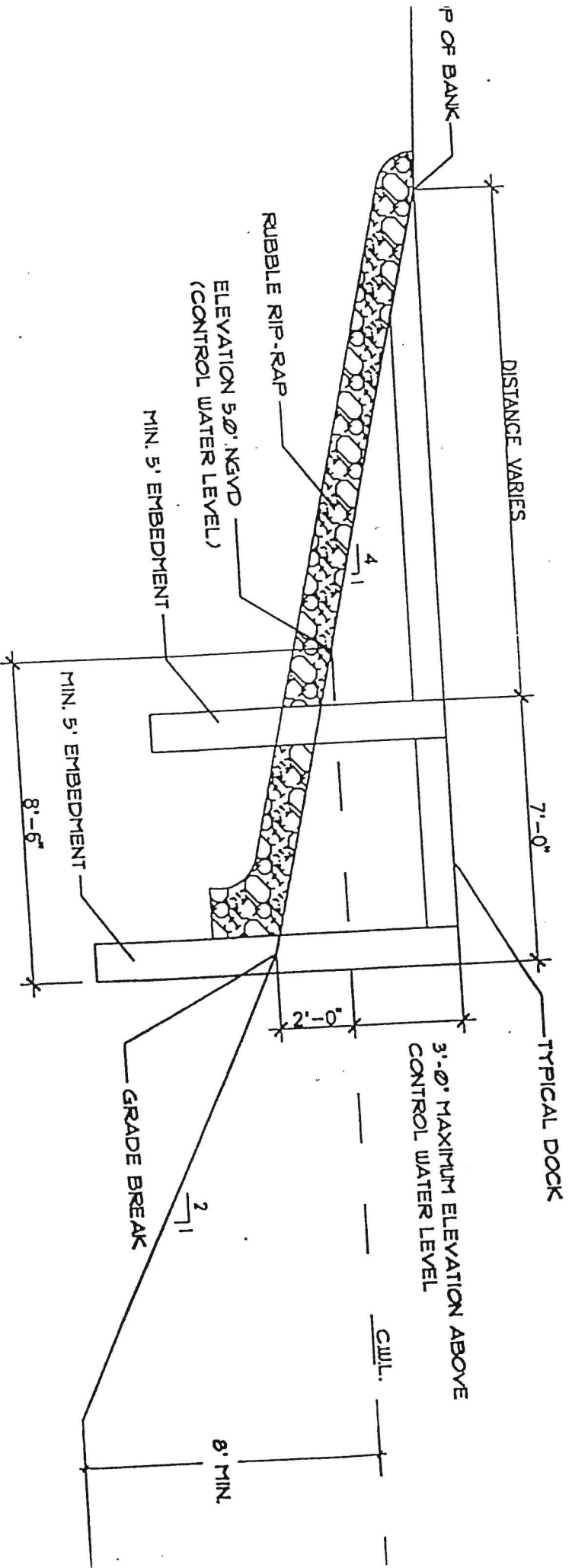
B TYPICAL L-BOAT DOCK
AT INTERIOR LAKE
PLAN

$1/4" = 1'-0"$



C
 TYPICAL BOAT DOCK W/ LIFT
 AT INTERIOR LAKE
 SECTION

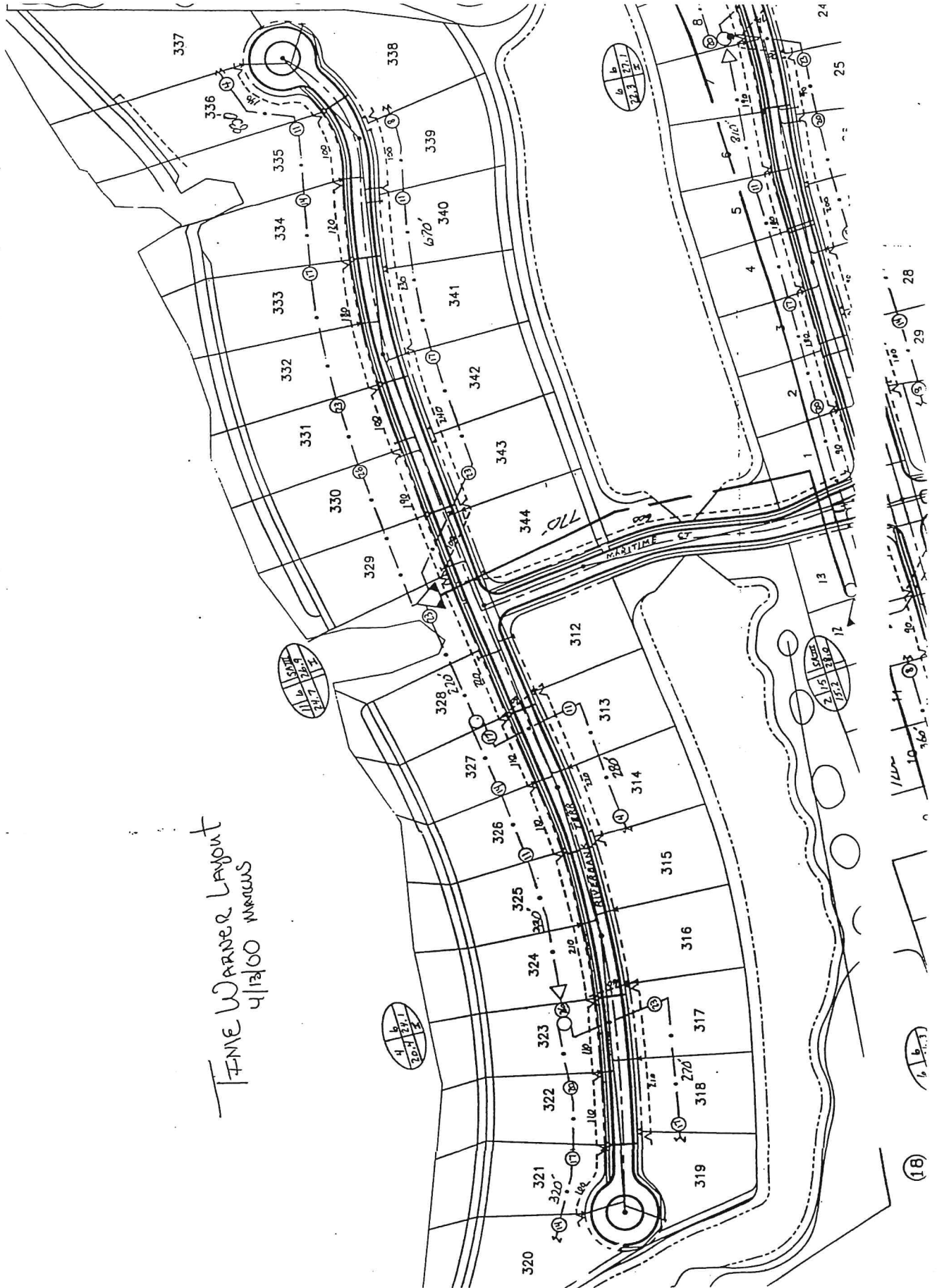
1/4" = 1'-0"

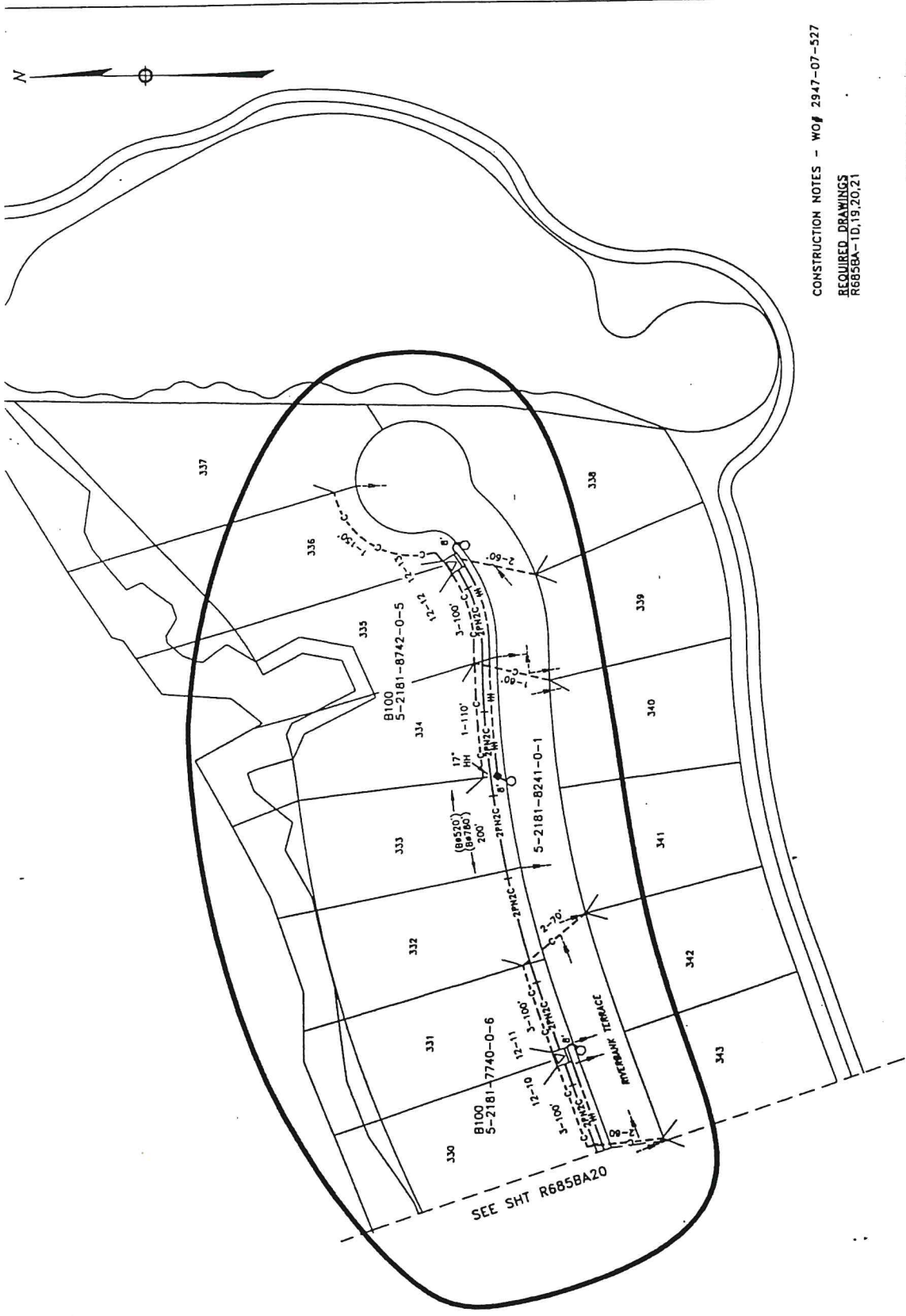


D
 TYPICAL BOAT DOCK
 AT INTERIOR LAKE
 SECTION

1" = 4'-0"

TENIE WARNER LAYOUT
4/13/00 MARCUS





CONSTRUCTION NOTES - WOF 2947-07-527
 REQUIRED DRAWINGS
 R685BA-10,19,20,21

AS-BUILT COPY		AS-BUILT CREW PRINT		AS-BUILT		AS-BUILT		AS-BUILT		AS-BUILT		AS-BUILT		AS-BUILT		AS-BUILT		AS-BUILT	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Element		Tree Work		Map Posting		Survey/Station		Design/Station		Erect/Station		Work with BOI		C/Special Plot		Back Sht. Feet		State SB	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CITY		COUNTY		STATE		AIR		DIST.		COUNTY		AIR		STATE		SB		FAA	

REVISIONS BY: [Signature]
 DATE: 03/20/00
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: WATERLEFFE GOLF & COUNTRY CLUB
 8600 UPPER MANATEE RIVER RD.

