

















## Welcome Packet Contents Waterside II

Thank you for your decision to build in Waterside II subdivision. We have put together a package for you that we believe will make home selection, design, and submittal process, go as smoothly as possible. This checklist shows what items have been included in your packet. Please go through your packet and ensure all of the following items are present.

If you find any items are missing, if you have any questions about items in the packet; or the submittal process, please feel free to contact Russell Tauzin, with PCR DEVELOPERS, LLC at (337) 437-4000, Fax (337) 436-3620 or email at [rjt@rsource.net](mailto:rjt@rsource.net).

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# **WATERSIDE II SUBDIVISION at MORGANFIELD**

## **DESIGN CODES**

### **General Instructions**

This is the Design Codes provided for Waterside II Subdivision. It summarizes many (but not all) of the requirements for construction in Waterside II. The Design Codes supersede and control over any conflict between the Design Codes and the Covenants, Conditions and Restrictions for MorganField and the Design Codes should be read along with the CCR's of MorganField to determine the requirements for building in the Subdivision. These Design Codes may be revised from time to time and any Lot owner, builder, or designer should check with the Community Management, LLC prior to application for any new changes.

### **Submittal Process**

The submittal process is the same for individuals desiring to have their home custom built by a competent professional and for builders whose intent is to provide speculative housing. Once a lot reservation or purchase agreement has been accepted and the appropriate deposit paid, it is the responsibility of the buyer to select and submit plans and possibly, (if requested by the Design Review Board) samples of materials to be used in the construction of the home to the Design Review Board for approval. The Design Review Board, at its sole discretion, reserves the right to assign the responsibility of reviewing such plans and samples to a competent and qualified third party professional. Approvals and denials will be based on how well the individual plan supports the overall mission of the development.

### **Summary of Requirements**

#### **Plan Submission**

Any plans or other items required to be submitted to the Design Review Board for Waterside II or to the Waterside II Homeowners Association shall be delivered or mailed to:

PCR Developers, LLC  
131 State Street  
Lake Charles, LA 70605  
Email: [rjt@rsource.net](mailto:rjt@rsource.net)  
Phone: 337-437-4000

#### **Preliminary Plans**

Two (2) copies of Preliminary Plans (1/4" scale, 24"x36" sheet) or by electronic media format such as a PDF, should be submitted to the Design Review Board for review prior to work on Final Plans accompanied by the attached **Form A - Initial Plan Review Application**. The purpose is to obtain the Design Review Board's prior approval of the general home design, architectural style and site requirements before final plans are drawn.

Also, the Design Review Board will not approve a plan that is too similar (In the sole opinion of the Committee) to other homes previously approved in the same vicinity.

The Submittal must include a Site Plan with location of improvements, driveway location, any proposed off-street parking, building setbacks and servitudes.

Submittal must include Floorplan and at least a front elevation with as much detail as possible, including notes for operable hardware, shutters, gas lamps, courtyard walls, wooden windows, stucco bands, dormers, lintels, etc.

The Design Review Board will attempt to comment on any submissions within ten (10) working days of submittal, however, due to fluctuations in submissions it may require a longer period of time to accept or reject any submittal. If fifteen (15) working days has passed without comment from the committee please contact Community Management, LLC, Tanya Trefts, at [tanyatrefts@cmgt.org](mailto:tanyatrefts@cmgt.org), for an update and /or explanation of what point your submission is in the approval process.

**Final Plans**

Two (2) 1/4" scale 24"x36 "copies of Final Plans shall be submitted for final approval prior to the commencement of any construction. Submit using the attached **Form B – Final Plan and Land Application**.

These Plans must include a Plat Plan on a 1:20 scale showing location of all improvements on Lot, drainage plan for Lot, build setbacks, servitudes, guest parking and driveway location.

All exterior elevations must be shown. These shall include specific window, door, shutter, hardware, and exterior lighting details.

Interior floor plans, ceiling heights and floor finishes must be shown.

All exterior colors are subject to review and approval by the Design Review Board.

Incomplete submissions will not be considered.

The Design Review Board has thirty (30) days to review complete submissions. Failure to review incomplete plans in no way shall be misconstrued as approval by Owner or Contractor.

**Building Square Footage Requirements**

<b>Internal Lots</b>	<b>Min Living SF</b>	<b>Max Living SF</b>
<b>1 - 24</b>	<b>2000</b>	<b>5000</b>
<b>Lake Front Lots</b>		
<b>25 - 37</b>	<b>2500</b>	<b>6000</b>

Any variances to minimums/maximums are subject to approval by the Design Review Board.

**Architectural Typology** – French Country / Coastal / Low Country

**Building Use** – All structures shall be permitted for residential use only in Waterside II.

**Construction Phase** – Contractors/Owners are required to keep a clean and attractive jobsite until final inspection of the lot has been approved. Silt fences are required, trash should be picked up at all times and jobsite should be clean and orderly. The intention of these Design Codes is to provide a harmonious jobsite so that potential buyers are more conducive to purchasing in the subdivision which ultimately protects property values.

**Outbuilding** – A maximum footprint of 700 square feet is allowed for outbuildings. The structure should be consistent in material selection and detailing as the main house. It is hoped that the structure will be aesthetically pleasing and harmonious with the main structure and not look like “a tool shed.” A structure with no windows will not be acceptable. All outbuildings will require a design and siting review by the Design Review Board prior to construction.

**Boat House, Pier** – The improvements to be constructed upon or near any water body in the subdivision shall be approved in advance by the Design Review Board. No such structures, including docks, wharfs, piers, boat houses, or the like, shall extend further than fifteen (15') feet into the water body in question. No bulkhead or retaining walls will be permitted on lakefront lots.

**Garbage** – Garbage containers shall be completely concealed by a structure defined as a fence or building materials. Landscaping shall not be used to conceal garbage containers. This structure should be included into the original home plans submitted to the Design Review Board.

**Parking** – Automobile storage of adequate size and access shall be provided within the lot at the minimum ratio of 1.5 places per dwelling but not more than 3 covered spaces. Parking is NOT allowed on the walk path.

**Sewer Systems** - Sewage disposal systems shall be approved prior to installation by the Louisiana State Health Department. Such systems may be required to include discharge of effluent through a sprinkler system, approved field lines or drained into wetlands in such a manner as is approved by the Design Review Board. In the event a community sewer disposal system or a public system is made available, every lot having access to the system shall provide a sewer disposal system, which ties into the system. In the event a system is provided for the homeowner, the homeowner must tie in to the system within a 24-month period from the date the service begins. Homeowner must show proof of annual Mechanical System Inspection.

**Water wells** – Water well systems shall be approved prior to installation by the Louisiana State Health Department. Such systems may be required to be approved by the Design Review Board. In the event a community or a public water system is made available, every lot having access to the system shall provide a plumbing system, which ties into the water system. In the event a system is provided for the homeowner, the homeowner must tie in to the system within a 24-month period from the date the service begins. Water well equipment shall be completely contained within the foot print of the home or an outbuilding structure further described herein. The aesthetics of acceptable outbuilding structures shall be consistent in design and detailing as the main house, however brick cladding of the structure will not be required. The overall intent of this clause is to 100% conceal the water well from any view.

**Fees** – Fees for review of the above referenced plans/materials shall be as follows:

1. Initial plan review fee--\$150
2. Final plan and Landscape plan review fee --\$350
3. Construction Damage and Landscape Compliance Deposit--\$1000 but may be increased for Builders that have not shown a history of similar construction and adherence to the Builder Guidelines in Waterside II.

The Construction Damage and Landscape Compliance deposit is fully refundable provided the owner of the lot shall both fully comply with the landscape code, cause no damage to common areas or areas provided for the use of the entire community or the Association or related entity has not found it necessary to pay out of pocket for such repairs, in an effort to protect the integrity and best interest of the development, in the event they did occur. The review fees outlined above total \$500 and are under no circumstances refundable.

**Repairs to Development Provided Infrastructure**—Repair of sidewalks, curbs, streets etc. due to damage by builder/owner must be to new condition with proper joints, etc. to match existing improvements. If repair is unsatisfactory to the HOA and or committee, then such repairs must be removed and replaced at the sole cost of the lot owner/builder. Owners/builders who fail to do so will have the cost of such repairs deducted from their construction deposit and corrections completed by an assignee of the HOA or Design Review Board. Developer of HOA reserves the right to pursue all legal remedies to recoup out of pocket expenses plus reasonable attorney’s fees and reasonable overhead. It is the responsibility of the owner/builder to protect the property, streets and sidewalks of the HOA, development, neighbors, etc.

**Horizontal Placement Instructions**

**Setbacks** –

	<b>Front-Edge of Road</b>	<b>Side</b>	<b>Back</b>
<b>All Lots</b>	<b>100’ exact</b>	<b>30’ min</b>	<b>50’ min</b>

**Façade** – The placement of the façade at the front setback shall be mandatory unless otherwise approved by the Design Review Board. Buildings should show no more than four (4) corners to the frontage. Buildings on corner lots shall present primary façades to both streets.

**Fences and Garden Walls** – Fences, garden walls and gates shall not be built on the frontage line, but may be built on the front setback line. Buildings on corner lots may have a garden wall and gate at only one of its frontage lines and must be approved by the Design Review Board in advance.

It is the intent of the Design Review Board that views across neighboring yards will not be blocked by “opaque” fencing. A fence with less than 75% visibility of its total area open will be considered “opaque.” Most wrought iron or similar aluminum fencing will meet this standard. Chain link fence is not acceptable. A maximum height of 48” will be allowed. Consider using a powder coated aluminum fence similar to wrought iron. **All fence types and locations must be approved by the Design Review Board.** Wood fences are not allowed but the homeowner can apply for a variance that can only be approved by the Design Review Board.

**Corner Lots** – Buildings and Landscaping on corner lots shall hold clear a view triangle defined by two points 30 feet from the intersection of the curbs extension. Only a single driveway shall be permitted unless otherwise approve by the Design Review Board.

Garages shall not be front loaded, except where the garage may be placed behind the house, or at least 30’ beyond the façade.

### **Vertical Placement Instructions**

**Main Floor** – The first floor level shall be elevated above the leading edge of the sidewalk grade at the r/w a minimum of 2’6”.

**Main Floor Heights** – The first story interior clear height shall be no less than 10’ nor more than 12’.

**Maximum Bldg. Height** – 2 ½ stories

## **FRENCH, COASTAL OR LOW COUNTRY DESIGN CODES**

### **I. BUILDING WALLS**

#### **I. a Materials**

**Types** - Vinyl and metal siding, prefabricated or modular construction and exterior insulation finish systems are prohibited.

#### **Type I: Wood**

Exterior wood, including, but not limited to, siding, trim, columns, balustrades, porch decks, decks, fascia, and shutters must be capable of withstanding the elements and be resistant to rot such as cedar, redwood, mahogany, cement board, wood clapboard, or board and batten, then sealed with paint or stain.

Horizontally applied boards (beveled or drop siding) and wooden shingles are permitted. Plywood and diagonal siding are not permitted except by approval by the Design Review Board.

#### **Type II: Stucco**

Stucco is allowed over wood frame or masonry construction. Stucco must have a smooth, trowel applied and sand finish. Sprayed applications and swirl or other heavily textured patterns are **prohibited**.

#### **Type III: Brick**

Foundation walls and piers shall be parged block, brick, smooth-finished poured concrete or stucco. Retaining walls shall be masonry or masonry finished in stucco. Building walls shall be finished in stucco with a smooth sand finish, brick from pre-approved palette.

#### **I. b Configuration & Techniques**

Building walls may be built of no more than two materials and shall only change material along a horizontal line, i.e., brick may be combined with wood siding when the material change occurs horizontally (typically at a floor line), with the heavier material below the light. Walls of a single building must be built in a consistent configuration. Wood clapboard shall be horizontal.

Undercrofts may be skirted. Horizontal wood boards or framed wood may be installed with spaces between members not larger than 1.5” or smaller than 0.75”. Lattice (horizontal and vertical only)

may be installed between wood pier and pilings, and brick screens may be installed between concrete piers and pilings.

Garden walls shall generally be constructed of the same material as the first floor of the primary building. Masonry piers with wood pickets may replace solid masonry walls. Wood may replace masonry at the rear property line. Masonry walls shall be made of stucco concrete while gates shall be wood or steel. Walls may be perforated.

Siding shall be horizontal, maximum 4" to 6" to the weather.

Stucco or plaster coating may be applied to concrete block or poured concrete. Stucco shall be steel troweled.

Trim shall not exceed 6" in width at corners and 4" in width around openings, except at the front door.

### **I. c Amenities**

Variations to the architectural regulations may be granted on the basis of architectural merit.

Building walls shall be one color per material used. Colors of stucco shall be warm in tone, subject to approval from the Design Review Board. Paints for masonry applications shall have a flat finish. All exterior wood siding shall be painted or stained, preferably on both sides. Trim (balcony and porch posts, rails, window trim, rafter tails etc.) shall be painted to complement the columns and overall value of the building. An accent color, for items such as the front door, pickets, trim, and shutters, may be used subject to approval from Design Review Board. Walls and fences shall be in a range of colors approved for their respective materials. All colors shall be submitted with the final plans and is subject to approval by the Design Review Board.

### **I. d Notes**

Variations to the architectural regulations may be granted on the basis of architectural merit.

These regulations will be updated periodically, and all subsequent changes will apply to all buildings, which have yet to complete the schematic design phase and have received approval of the Design Review Board.

## **II. BUILDING ELEMENTS**

### **II. a Materials**

Chimneys shall be finished with stucco, brick or wood.

Piers and arches shall be stucco or brick.

Porch railings shall be made of wood while porch floors and posts may be wood or masonry all other materials must be approved by the Design Review Board. Porches may be enclosed with glass or screens; however, glass enclosures are not permitted at frontages. Porch ceilings may be enclosed with painted wood; exposed joists shall be painted or stained.

Stoops shall be made of wood, brick or concrete. If concrete, a stoop shall have brick, tile, stucco walls, or parged concrete.

Decks shall be located only in rear yards and where not easily visible from streets or paths, elevated a max. of 18" above grade and painted or stained.

Metal elements shall be natural-colored galvanized steel, anodized or ESP aluminum, or marine-grade aluminum.

Driveways shall be of concrete, pre-approved palette of brick or concrete pavers. Driveways shall be at least 12' wide.

## II. b Configuration & Techniques

Chimneys shall be a minimum of 1:1 proportion in plan and capped to conceal spark arresters. Flues shall be no taller than required by the building code. Fireplace enclosures and chimneys shall extend to the ground.

Piers shall be no less than 12" x 12".

Arcades and breeze-ways should have vertically proportioned openings.

Posts shall be no less than 6" by 6".

Railings shall have top and bottom rails. Wood top rails shall be eased and bottom rails shall have a vertical section. Top and bottom rails shall be centered on the boards or pickets. The openings between the members shall be a minimum of 1" and a maximum of 4".

Balconies shall be structurally supported by brackets, tapered beams, or columns.

Driveways shall allow the public concrete sidewalk to run continuously without disruption through this area of the driveway. Vehicles will not be allowed to park at any time on the public walk path.

Fences on adjacent lots shall have different designs, subject to the approval of the Design Review Board. Where a fence on one property meets taller or shorter fence on another property, it is the responsibility of the latter designer to transition their fence to the height of the former.

## II. c Amenities

Trim (balcony and porch posts, rails, window trim, rafter tails, etc.) shall be painted or stained to complement the columns and overall value of the building. An accent color for items such as the front door, pickets trim, and shutters may be used subject to approval from the Design Review Board.

Garage aprons shall be of square or rectangular pervious concrete pavers, brick or concrete. Pavers must not contrast drastically with the street surface color.

The Design Review Board has selected a range of acceptable mailboxes at Joseph's Electric or they can be purchased from other vendors subject to approval of the Design Review Board. Only the color black shall be used. **All mailboxes shall be approved by the Design Review Board.** Prefabricated plastic mailboxes are not acceptable. You may put up a temporary box for a period of 30 days until you purchase or order your mail box. It is recommended that you include the mailbox area in your landscape plans.

The following shall be subject to approval from the Design Review Board: brick, mortar colors, colors and patterns, fence designs and exterior light fixtures.

The following shall be permitted only in rear yards where not easily visible from street or paths: utility meters, satellite dishes, permanent grills, permanent play equipment (wooden only), hot tubs (those at ground level must be covered), and garbage collection equipment. HVAC units ("silent" models preferred), may be placed on the side of the house and must be completely screened from view using landscaping or structure (no wooden fencing allowed). **Location of the HVAC must be marked on the site plan and screening plans must be submitted to the Design Review Board for approval.**

In-ground swimming pool will be permitted. **Location of the pool must be marked on site plan and submitted for approval by the Design Review Board.**

## II. d Notes

The following shall not be permitted: panelized wall materials, quoins, stucco covered, foam moldings, curved windows, window air-conditioning units, exterior fluorescent lights, exterior

flood lights, above-ground pools (except those of the inflatable variety), antennas, flags and flagpoles (except official flags of countries, states, parishes, cities or other association sanctioned flags flown from 6' poles mounted at 45 degree angle to building walls. All flags are to be approved by Design Review Board), signs (on private property except a "For Sale" may be placed on property and should not exceed five (5) square feet), direct vent fireplaces, external alarm systems, and skylights

Carports are allowed and porte-cochère but shall be subject to the Design Review Board approval.

### **III. ROOFS**

#### **III. a Materials**

Roofs shall be clad in one of the following materials: in its natural color, wood shingles, dark gray shingles, in either slate or synthetic slate, asphalt, or concrete.

Gutters and downspouts, when used, shall be made of galvanized steel, copper (not copper-coated), anodized or ESP aluminum. Downspouts shall be placed at the corner of the building least visible from nearby streets. Splash blocks shall be made of concrete, brick or gravel.

Copper roofs, flashing, gutters and downspouts shall be allowed to age naturally (not painted or sealed).

#### **III. b Configuration & Techniques**

Principal roof on all freestanding buildings shall be a symmetrical, hip or gable with a slope of 8:12 to 10:12 or as approved by the Design Review Board. Also allowed are gabled hips, hiped gables, and flared hips. Where garages meet in a party wall condition, gabled ends are allowed.

Ancillary roofs (attached to walls or roofs) may be sheds sloped no less than 3:12.

Eaves shall be continuous, unless overhanging a balcony or porch. Eaves shall have an overhang from 16" to 32". Overhanging eaves may have exposed rafters.

No through roof penetration for mechanical or electrical devices shall be allowed to penetrate the roof at the building's frontage(s). Penetrations of these devices at approved locations must be of color to match the roof.

#### **III. c Amenities**

The following shall not be permitted: metal finishes in any color other than those indicated in this document.

#### **III. d Notes**

### **IV. WINDOWS AND DOORS**

#### **IV. a Materials**

Windows and doors shall be vinyl, wood, or clad wood. Garage doors shall be wood or aluminum. Doors shall be painted or stained to match the color palette of the home.

Shutters shall be wood and must be operable.

Security doors and window grilles must be approved.

Windows not visible from the street may be of other material and configuration.

#### **IV. b Configuration & Techniques**

Windows shall be rectangular and vertically proportioned. Transoms may be oriented horizontally with panes which match other configurations. Multiple windows in the same rough opening shall be separated by a 4" minimum post. The window sash shall be located interior to



the centerline of the wall. Window sills in masonry construction shall project a minimum of 1 inch from the face of the building.

All vertically superimposed openings shall be centered along the vertical axis.

When window muntins are used they shall be divided light or fixed on the interior and exterior surfaces, and shall create panels of square or vertical proportion.

Garage doors shall be painted, stained or aluminum clad unless otherwise approved by the Design Review Board.

Shutters, when used, shall be operable, sized and shaped to match the openings. Shutters in accordance with specific architectural topologies are encouraged.

Driveway gates shall be in-swinging and have a maximum opening of width of 12'.

## **V. Hardscape Code & Landscape Code**

The following provides a guide to the required Hardscape and Landscape for the Subdivision. A landscape and irrigation plan and specifications showing the name, species and placement of plant material, as well as quantity and size shall be submitted to the committee for approval.

### **a. Hardscape Code**

Owners of lots 6-12 shall build a complete sidewalk according to the criteria outlined in the sidewalk guidelines at the time of driveway construction.

Sidewalk Guidelines - Location of walk will be per Development Plans.

- 6 feet wide
- Layout sidewalks to be parallel to the road and the entire width of the lot from lot line to lot line
- Minimum 4000 psi concrete
- Minimum 4" thick, with thickened edges
- Set sidewalk 1.5" inches above grade or in a manner that maintains existing drainage patterns
- Reinforce continuously with welded wire mesh
- Expansion joints at lot lines and a maximum of 100' on center
- Medium broom finish perpendicular to pedestrian traffic
- Score/cut control joints at 6' on center 3/4" deep
- Remove and dispose of all forming materials, concrete washout and waste
- Neatly grade or dispose of any excess soil
- Exact location of the sidewalks shall be determined and approved by the Design Review Board

### **b. Landscape Code**

Landscape plans should be submitted with house plans, but in any event, no later than black-in stage of home construction. The entire front yard of the home must be landscaped prior to occupancy by owner with the remainder completed within sixty (60) days of occupancy. Specific landscape requirements for each home site shall be determined by the lot location. The following chart shows the minimum requirements for landscape design materials for all lots.

#### **LAKE FRONT LOTS**

##### **Lots 25-37**

Large Trees	Medium Trees	Small Trees	Shrubs
3	4	4	125

#### **NON LAKE FRONT LOTS**

##### **Lots 1-24**

Large Trees	Medium Trees	Small Trees	Shrubs
2	3	2	100

Calipers (trunk size) are measured at forty-eight (48") inches above the ground. Sixty (60) percent of trees and shrubs required for the lot as set forth by the chart above shall be planted in the front yard. The remaining are to be planted elsewhere on the lot. Corner lots are considered to have two front yards for landscaping purposes, two thirds of the required plant materials are to be planted in this area. One third of the required plantings are to be planted in the rear of the yard.

Sod or hydro seed shall be installed on the entire front yard of interior lots and sod or hydro seed shall be installed on the entire yard on all lake front homes prior to occupancy of home. In addition to the front yard, the lot owner shall sod the area between the curb and sidewalk. A piped automatic irrigation system with rain bird style sprinkler heads is required in the front yard for all new construction and on lake lots both front and rear yard. The design for this system is to be included on the landscape plan.

All air conditioning compressors, utility boxes, pedestals, gas/electric meters, pool equipment, pet housing, compost areas, and additional parking must be visually screened from the street, lake, park areas, and side yard view by appropriate fencing or landscaping. Details must be submitted with the landscaping plan to the committee for approval. If landscaping is to be used for such screening, plant materials shall be at least as high as the items being screened. All such screening shall be complete prior to occupancy of home.

If weather conditions prohibit completion of sod and or landscaping prior to occupancy then the committee may direct owner to escrow \$4000 with the association. Such escrowed funds shall only be released to the owner upon completion of all of the landscaping on the lot according to the approved landscape plan for the lot. Any owner who does not complete landscape and hardscape requirements within the approved timeframe, as set forth above, shall be subject to a fine of \$500 per month each month the landscape or hardscape is delayed beyond the timeframe set above.

### **Recommended Planting List**

The following plant materials were selected for their compatibility with both the Lake Charles climate and the overall design theme of Waterside II. Other trees and shrubs may be used with the approval of the Design Review Board. Plans including only trees and plants from the following list are still subject to plan approval by the Design Review Board.

#### **TREES**

##### **Large (minimum caliper size 3.5" as measured at 48" above ground)**

Live Oak	(red oaks have been eliminated from list)
Willow Oak	Palm trees can be substituted 2 for 1
Cherry Bark Oak	
White Oak	
Bald Cypress	
Drake Elm (1max of total trees)	

##### **Medium (minimum caliper size 2.5" as measured at 48" above ground, 45 gallon min.)**

River Birch	Savannah Holly	Crepe Myrtle
Swamp Red Maple	American Holly	
Bradford Pear	Weeping Willow	
Silver Maple	Little Gem Magnolia	
Drake Elm	Bracken Magnolia	

##### **Small (minimum size 30 gallons)**

Crepe Myrtle	Oriental Magnolia	Sweet Bay Magnolia
Cherry Laurel	Chinese Fringe	
Sweet Olive	Wax Myrtle	
Parasol Tree	Southern Crabapple	
Windmill Palm	Purple Leaf Plum	
Japanese Maple	Teddy Bear Magnolia	

#### **SHRUBS (minimum size 3 gallons)**

Boxwood	Hollies	Nadina
Eleagnus	Red Tip Photinia	Spirea
Pittosporum	Indian Hawthorn	Mahonia
Philodendron	Pyracantha	Banana
Hydrangea	Dwarf Azalea	Azalea
Camellia	Gardenia	Sago Palm
Ligustrum	Abelia	Fatsia
Agapanthas	Yupon Holly	

### VINES

Carolina Yellow Jasmine  
 Confederate Jasmine  
 Wisteria  
 Fig Vine  
 English Ivy

### GROUND COVER

Liriope	Asian Jasmine	Ajuga
Monkey Grass	Blue Pacific Juniper	Aspidistra
Louisiana Iris	Wood Fern	Ardisia
Asparagus Fern	Daylillies	Indigo

### GRASSES

Centipede (certified centipede recommended)  
 Bermuda  
 St. Augustine

The Developer reserves the right to approve alternative plans where there is a well-planned coordinated concept and design (such as palm trees which shall require a minimum caliper of six inches and have two trees for each one standard tree required). All plans must be submitted to the Design Review Board or the Developer prior to startup of any work. Plan must be designed by a professional Licensed Landscape Architect and must include two sets of Cad designed plans on 11"x17" paper or by electronic media format such as PDF. The submittal must include the license and contact information of the designer. The plans shall include a complete plant list with legends of symbols, sizes, descriptions and count of all plants, as well as the underground irrigation and sprinkler plan with specific information as to manufacturer. All front, rear and side yards facing the streets shall include an underground automatic watering system.

No hand written plans shall be accepted or approved. No work shall start without a written or email approval from the Developer or the Design Review Board, and no Landscape subcontractor may perform work without prior written approval. All landscape subcontractors desiring to perform work in Waterside II must submit an application with copy of license and list of past work and clientele. The Developer or Design Review Board reserves the right to deny approval of any Landscape subcontractor for any reason.

Landscaping borders are limited to green or black metal unless a variance is approved by the Developer or Design Review Board in writing.

Plans for landscaping and irrigation shall be submitted no later than thirty (30) days prior to the installation and occupancy of the house.

Failure of the Developer or Design Review Board to notice or correct any one lot or instance whereby someone fails to comply to these requirements does not void the requirement or ability to enforce these restrictions on any other lot or in any other situation. It is the responsibility of the Lot Owner to oversee and enforce these restrictions on their Builder, or be held responsible for fines and the late fees.

**Form A - Initial Plan & Land Application**

Block: \_\_\_\_\_

Lot: \_\_\_\_\_

Building Type: \_\_\_\_\_

**Owner**

Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Fax: \_\_\_\_\_

**Architect**

Architect/Designer: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

**Landscape**

Landscape Architect: (If selected) \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

**Builder**

Builder: (If selected) \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

**TWO** SETS OF SITE PLANS, FLOOR PLANS, AND ELEVATIONS ARE TO BE SUBMITTED.

1/4" SCALE, 24"X36" SHEET

Date Submitted: \_\_\_\_\_

Signature: \_\_\_\_\_

**Form B -Final Plan & Land Application**

Block: \_\_\_\_\_

Lot: \_\_\_\_\_

Building Type: \_\_\_\_\_

**Owner**

Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Fax: \_\_\_\_\_

**Architect**

Architect/Designer: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

**Landscape**

Landscape Architect: (If selected) \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

**Builder**

Builder: (If selected) \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

\* BE SURE TO SUBMIT CONSTRUCTION DOCUMENT REVIEW PAPERWORK BEFORE SENDING PROJECT OUT TO BID.

**TWO SETS** OF THE FOLLOWING DOCUMENTS ARE TO BE SUBMITTED:

- FORM A
- FORM B

**TWO SETS** OF THE FOLLOWING DRAWINGS ARE TO BE SUBMITTED:

- |                          |             |                          |                 |
|--------------------------|-------------|--------------------------|-----------------|
| <input type="checkbox"/> | SITE PLAN   | <input type="checkbox"/> | DETAILS         |
| <input type="checkbox"/> | FLOOR PLANS | <input type="checkbox"/> | LANDSCAPE PLANS |
| <input type="checkbox"/> | ELEVATIONS  |                          |                 |

Date Submitted: \_\_\_\_\_

Signature: \_\_\_\_\_