HOME MODIFICATION GUIDELINES

FOR THE RESIDENTS OF THE WATERS EDGE COMMUNITY

All Exterior Modifications must be approved by the Residential Modification Committee (RMC) using the application form found at www.watersedge-hoa.com in “Community Forms” under Resources.

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SHEDS

Article IX  Section 1 : Dwelling and Setback Requirements

1. Applicants must obtain city permit and follow city requirements.

2. Sheds must be behind a 6’ solid white vinyl privacy fence.

3. When there is no fence, the shed must be behind the footprint of the house and not visible from the street.

4. Maximum size allowed is 12’ x 12’ and no higher than 8’ above ground surface.

5. With the RMC application, provide a photo of intended shed and survey with location clearly marked.

6. **Lake-Front Lots**: No sheds permitted.
**DRIVEWAYS**

Article IX  Section  6: Driveways

**PAINTING/STAINING/PAVERS**

1. Applicants must obtain city permit and follow city requirements.

2. Driveways may be painted or stained with color name “Custom Gray,” available **only** at the Sherwin-Williams store on Reed Canal Road in South Daytona. The sample is located in the back of the approved color pallet at the store. Shark Grip should be added to prevent a slippery surface.

3. Paint/stain or pavers can be used only on the driveway & walkway to front door. Apron of Driveway is part of the City right-of-way. Altering the apron and/or sidewalks in any way is a violation of city code and not recommended.

4. A picture of the pavers must be submitted with RMC application.

**DRIVEWAY WIDENING**

1. Driveway may be widened a maximum of up to 30” on each side of original driveway, but must not extend more than the corner of the garage.

2. Only poured concrete or pavers are acceptable.

3. RMC application must include picture of pavers, lot survey with requested location clearly marked.

4. Apron of Driveway and/or sidewalk should not be altered in any way (City Right-of-Way)
PAINTING (EXTERIOR)

Article IX  Section 3: Exterior Trim and Color Plan

1. Houses are to be painted with colors from the approved color palette. (The approved palette for Waters Edge is located at the Sherwin-Williams Store on Reed Canal Rd in South Daytona)

2. Trim colors may be any color from the approved pallet in the same family as the body color or any shade of white.

3. Front door color chips must be submitted but are not confined to the approved pallet colors.

4. Garage doors are to be painted the same color as the body of the house or the trim.

5. There shall be a maximum of three (3) colors used on exterior of home, not including the soffits or fascia.

6. Fascia and soffits are to remain the original color as installed by the builder.

7. All exterior walls must be painted the same color.

8. Body, trim and door paint color swatches must be provided with the RMC application, regardless of what is being painted. (Ex. – request to paint front door only, applicant must provide colors of body and trim.)

9. Paint chips (or the approved code number if Sherwin-Williams brand is used) must be included with the RMC application, even if the homeowner is requesting to use the same color as presently on home.
ROOFS

Article IX  Section 4: Roofs

1. Applicant must obtain city permit and follow city requirements.

2. Only approved colors are to be used based on chart, found on HOA Website under Resources/Useful Links.

3. Drip Edge may be black, brown or white.

4. Only Asphalt roofs are permitted in Waters Edge.

5. Tile roofs are permitted in Covendale, but color must be approved.

GUTTERS

1. Must match color of soffits.

2. Downspouts may be color of soffit or body of house.
1. Applicants must obtain a city permit and follow city requirements regarding tree removal/replacement.

2. Trees that measure over 6” in diameter at 2’ above the ground level require an RMC application.

3. Any major change to landscaping must be approved; i.e. curbing, shrub replacement, construction of new beds or islands, major sod removal and replacement etc. A survey must be submitted with location of changes clearly marked.

4. Landscaping plans must include shrubbery along front elevations of house.

5. It is recommended that before digging, the Sunshine State One Call of Florida be contacted at 1-800-432-4770 or 811 to ensure no underground wiring is disturbed.
PROPANE TANKS
Article IX Section 35: Utility Connections

1. Applicants must obtain a city permit and follow city requirements.
2. Propane tanks can be “in-ground” or above ground.
3. If above ground, they must be placed on a concrete pad or pavers.
4. Tanks must be shielded with shrubbery or fencing so they are not visible from the street or to neighbors.
5. Above-ground tanks must be located at least 20’ back from front corner of house.

GENERATORS

1. Applicant must obtain a city permit and follow city requirements.
2. The generator must be placed on a concrete pad or pavers
3. It must be concealed from street and neighbors with fence or shrubbery
4. It must be at least 20’ back from front corner of the house and within 5’ of house.
STORM SHUTTERS

Article IX  Section 38: Storm Shutters

1. Shutters must be roll down, accordion or separate panels.

2. Permanent headings external to the window recess must be body color. Permanent recessed headings must be body color or match window frame.

3. Reminder that there is a 72-hour restriction for storm shutters.

SEAWALLS

1. Applicant must obtain permit from St. John’s Water Authority and follow requirements.

2. Applicant must supply an architectural rendering, a lot survey, and photos of shoreline.

3. Applicant must also supply description and picture of material to be used.

4. $500 deposit required.

RETAINING WALLS (on land to prevent erosion)

1. Applicant must obtain a city permit and follow city regulations.

2. Wall must be constructed of interlocking concrete block/stone. Wood is not acceptable. A picture of material used must be provided with application.

3. Wall must not be higher than the lay of the land, and not to exceed 30" in height. A survey must be included with dimensions and location clearly marked.

4. Wall must be a minimum of 5 feet away from any side property line (to prevent runoff onto neighbor’s property.)

5. Wall must be at least 20 feet from the rear property line as evidenced by survey.
PLAY EQUIPMENT

Article IX  Section 34: Games and Play Structures

1. No permanent structures allowed.

2. If not behind a privacy fence, Play Structures, such as trampolines, swing sets, playhouses, jungle gyms, etc., must be behind the footprint of the house. No trampolines on lake lots.

3. No Play Structures shall exceed 12' from ground up.

4. Basketball Goals can be placed in or near the driveway. They are considered temporary under the following conditions:

   a. They are portable and can be moved.
   b. The pole is not directly set into a concrete pad.
   c. The pole must be removable through a quick release mechanism (i.e., from an in-ground sleeve or a nut and bolt attachment point).
   d. If the apparatus is attached to a concrete pad, the pad must conform to driveway widening restrictions, found in Article IX, Section 6.
ANTENNAS / DISH
Article IX Section 27: Antennas/Dish

1. A Dish must be no larger than 39” in Diameter.

2. Antennas must be no larger than 50” in any dimension.

3. Antennas/Dish on roof must be located as far to the rear of the house as possible, at least 20’ back from the front corner, and never on the front-facing section of the roof.

4. Antennas/Dish may be placed on a ground pole at least 20’ from front corner of house and within 5’ of house or lanai and may not exceed 6’ in height.

5. Lake-Front Lots: Pole must be no further waterward than back corner of house.

FLAGPOLES

1. Only one ground-mounted flag pole per house

2. A maximum of 2 flags permitted on pole with American flag always on top

3. Political flags must adhere to HOA Rules,
**FENCES**

Article IX  Section 8: Fences, Walls, Gates and Hedges

1. Applicant must obtain city permit and follow city requirements.

2. Photos of fence and all property lines must be submitted with RMC application, along with a lot survey with fence location clearly marked.

3. Three-rail fences may not be altered or removed.

4. Fences must be a minimum of 4’ away from any 3-rail fence that would be visible from the street.

5. Ideally, there will be one shared fence between properties. If this is not possible and the adjacent property has a fence, the applicant’s fence must be placed directly against the adjacent fence.

6. Repair or replacement of wooden fences with wood will not be allowed.

7. All fences must be set back at least 20’ from front corner of house. Hedges must observe same 20” setback rule.

8. All fences will have a maximum height of 6’.

9. Acceptable materials are white PVC, or black or bronze aluminum. If aluminum is used, it must be open picket style. If picket style is used, whether aluminum or PVC, a minimum of 2” between pickets is required.

10. **Lake-Front Lots**: White PVC privacy fence may be installed on side 20’ from front corner of house to no further waterward than the back corner of the house or pool deck.

11. **Lake-Front Lots**: Fencing from back corner of house aft must be a maximum of 4’ high and picket style. All fencing material on a lake lot must be consistent.

12. **Lake-Front Lots**: Fencing must be at least 20’ from rear property line.

13. Fences must not be erected over a swale.

14. Special circumstances may require a personal visit by RMC Committee members before a decision is made (i.e., unique lot shapes, waterfront next to major road, ICI installed fences.)

15. It is recommended that before digging, the Sunshine State One Call of Florida be contacted at 1-800-432-4770 or 811 to ensure no underground wiring is disturbed.

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POOLS/IN-GROUND SPAS (hot tubs)

Article IX Section 7: Swimming Pools

1. Applicant must obtain a city permit and follow city requirements.
2. Edge of pool or Spa must not be closer than 8’ from rear or side property line.
3. Must be directly behind the footprint of the house.
4. $500 deposit required.
5. Must provide survey of location in relation to the house with location clearly defined.
6. No above ground pools.
7. **Lake-Front Lots:** Pools must be no closer than 20’ from rear property line.

POOL CAGES/CAGES

Article IX Section 7: Swimming Pools

1. Applicant must obtain city permit and follow city requirements.
2. Resident must supply survey with location of cage noted.
3. Must not be closer than 5’ to rear or side property line.
4. Must be white for Water’s Edge; white or bronze for Covendale depending on original window frame color
5. **Lake--Front Lots:** Cages must be no closer than 20’ from rear property line.
SOLAR PANELS
Article IX  Section 3: Exterior Trim and Color Plan

1. Must not be located on front-facing roof.

GARAGE SCREENS
Article IX  Section 5: Garages

1. Motorized roll-down screen only.

2. Header must be color of body of house or trim.
PATIOS: CONCRETE OR PAVERS

1. Applicant must obtain a city permit and follow city requirements.

2. Photo and size of paver must be included with application.

3. A survey with the location of patio clearly marked must be included.

4. $500 deposit required.

5. Must not be closer than 5’ to rear or side property line.

6. Patio is to be located behind the footprint of the house.

HOUSE ADDITIONS/LANAI ENCLOSURES/ADORNMENTS

1. Applicant must obtain a city permit and follow city requirements.

2. Applicant must provide an architectural rendering of addition.

3. $500 deposit is required for house additions.

4. Applicant must provide a survey with addition location clearly marked.

5. For Screened-In Lanai enclosures, applicant must obtain a city permit and follow city requirements.

6. Aluminum used on enclosures must match the original soffit and window casings of the house (white in Water’s Edge – bronze or white in Covendale).

7. If adding decorative stone to stucco, a picture of stone with color specified must be included with application as well as the defined area of the house on which the stone will be installed.