



WATERGRASS

*Residential
Design Guidelines*

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Sections will be added and updated as needed. WaterGrass reserves the right to revise and update the Design Guidelines at any time. Contact the DRC to make sure that you have the most current version.

WATERGRASS COMMUNITY OVERVIEW

WaterGrass is a family oriented residential community offering a wide selection of housing types and price categories ranging from townhomes to large custom homes. *WaterGrass* offers a variety of amenities including the multi-million dollar community center with athletic courts, resort-style pool, water park, junior Olympic pool and a convenient park and bicycle path system. In addition to its residential neighborhoods, the *WaterGrass* master plan may also contain areas devoted to retail, office and governmental uses. *WaterGrass* is located in eastern Pasco County in Wesley Chapel.

THE MASTER DEVELOPER

The Master Developer of *WaterGrass*. is CKB Development, LLC and Crown Community Development is the development manager. Other Crown Community Development master planned communities include Thornwood, Stonebridge Country Club, Oakhurst, Oakhurst North and the Villages at Meadow Lakes in west suburban Chicago, Illinois as well as Seven Oaks in Wesley Chapel and The Bayou Club in Largo, Florida.

RESPONSIBILITIES OF THE MASTER DEVELOPER

The Master Developer provides design and construction of the infrastructure network necessary to proceed with home construction. The infrastructure includes the following:

1. Installation of public roadways with streetlights.
2. Installation of domestic and fire water lines, sanitary sewers and common stormwater management flood control systems.
3. A distribution system for telephone, CATV, and electric service.
4. Approval of the installation of parkway street trees in front of each residence.
5. Development of common spaces such as project entrances and landscape easements, recreational features and road rights-of-way.
6. Establishment of a Property Owners' Association. During the initial development, the Association will be managed by the Master Developer.
7. Creation of a Community Development District to finance, construct and maintain common areas, parks and recreational facilities.

DESIGN GUIDELINES OVERVIEW

All homes proposed for construction in WaterGrass are subject to the review and approval of the WaterGrass Design Review Committee (DRC). The committee will review and approve all aspects of new construction (and later modifications) of the home including landscaping, patios and decks, swimming pools, whirlpools or spas, screened enclosures, shutters, awnings, fences, accessory buildings, play structures, painting or other alteration of a dwelling including doors, windows and roof, and other exterior construction or outdoor ornamentation.

Design Guidelines are established to ensure and implement consistent and high-quality design standards. They will serve as a framework for design concepts, and provide performance and quality standards that will guide the design and construction of the variety of housing types in WaterGrass. The developer reserves the right to establish more restrictive Design Guidelines for individual neighborhoods within WaterGrass.

No home may be started without the DRC's final approval of the building plans and specifications. The plans and specifications must meet the minimum Design Review Submittal Requirements outlined on page four.

CKB Development, LLC, the Master Developer, reserves the right to revise and update the design criteria as well as the performance and quality standards at any time in order to respond to future community requirements as well as to new product development and innovations within the home building industry.

SECTION ONE: REVIEW PROCESS

DESIGN REVIEW COMMITTEE

The Design Review Committee (DRC) shall consist of the Master Developer until all new homes within the project have been completed or the Master Developer elects to assign its DRC responsibilities to others.

FUNCTIONS OF THE COMMITTEE

1. The DRC will evaluate each of the housing units proposed for construction to assure conformity with the design criteria, performance and quality standards set forth in the Design Guidelines as well as compatibility with the adjoining sites and common spaces.
2. If conflicts arise between the submitted application and the Design Guidelines, the DRC shall have the sole discretion to interpret the standards and render a decision.
3. The DRC has the right to grant variances from the Design Guidelines in accordance with the Declaration of Covenants, Conditions and Restrictions (CCR's).
4. The DRC has the right to monitor and oversee the design and construction process in order to ensure conformance with the approved plans and the standards set forth in the Design Guidelines.
5. The DRC shall review and respond to each submittal in writing. Unapproved submissions shall be returned to submitter for revision and re-submittal.

SECTION ONE: REVIEW PROCESS

DESIGN REVIEW SUBMITTAL REQUIREMENTS

A complete design submittal to the Design Review Committee shall include the following:

1. Two copies of a scalable survey/site plan of the lot at a minimum scale of 1"= 20'. Base data to be shown on survey/site plan includes lot lines and dimensions, easements, location of lot corners, topography, existing and proposed grades, existing significant vegetation, etc., including all existing trees over 4 inches in diameter to remain or be removed. Plan should include exact location of all structures, driveways, swimming pools, walls, mailboxes, garbage can pads, air-conditioning units, walks, patios, screened enclosures and decks. Faxed or emailed copies are not acceptable.
2. Building floor plans, sections and all elevations at a scale not less than 1/8" = 1'. Faxed or emailed copies are not acceptable.
3. Exterior building materials and color scheme including any exterior stone, brick or siding type and color; roof type and color; front door color, trim color(s) and accent colors.
4. Two copies of a landscape plan showing existing and proposed grading contours and landscape concept, decks, patios, walkways and lighting. Irrigation System plans are required on all lots in all neighborhoods. Landscape plan must show all new planting and any existing trees. The quantities and sizes and installed unit prices of plant materials must be noted. Common names of all plant material must be indicated on the plans.
5. A builder's initial submission of models and elevations to be offered for sale within a neighborhood shall be reviewed by the DRC at no cost. Review of each individual home within a neighborhood shall be at a cost of \$100.00. Should, however, a submission be rejected by the DRC because the builder failed to meet the Guidelines' minimum standards and a subsequent review is required, the DRC reserves the right to charge the builder a \$200.00 Design Review Fee for the subsequent review.
6. A builder's or owner's submission for the addition of a pool and/or screened enclosure at any time after the home's initial submittal shall require a review fee of \$25.00.
7. A builder's or owner's submission for the addition of a fence will require a review fee of \$25.00.
8. All fees for design review are payable at the time of submittal to WaterGrass Property Owners' Association Inc.

The appropriate page(s) of the "Design Review Committee Submittal Form" must accompany all submissions. (Sample form found in EXHIBIT A). The committee reserves the right to take as many as fourteen (14) working days to approve or disapprove any submissions.

SECTION ONE: REVIEW PROCESS

MODIFICATIONS

The Design Review Committee (DRC) shall have exclusive jurisdiction over modifications, additions, or alterations made on or to existing structures in accordance with the CCR's, Master Design Guidelines and individual neighborhood design guidelines. All modification requests must be submitted using the "Modifications Submittal Form" found in Exhibit D.

ORDINANCE AND STANDARDS COMPLIANCE

All homes constructed in WaterGrass are designed, built and sold by independent homebuilders who are not employees or agents of Crown Community Development. As such, Design Review Committee approval does not substitute for, or ensure, compliance with the requirements of all public agencies having jurisdiction over the project, including but not limited to Pasco County. Each builder and homeowner must comply with all zoning and building regulations, agreements and ordinances established by Pasco County and applicable at the time of purchase and development.

Any changes required to comply with applicable municipal codes that are subsequent to the DRC's final approval must be resubmitted to the DRC for its approval. The committee may request a meeting to discuss modifications of the drawings or the specifications.

SECTION TWO: SITE STANDARDS

The information provided in Section Two covers standards for all neighborhoods in WaterGrass. For additional information concerning specific neighborhood standards, please consult Section Six.

SITE STANDARDS

The Master Developer has provided a master neighborhood-grading plan in addition to other planning and implementation guidelines and procedures, in an effort to minimize alteration to the land and impact to the ecosystem. Care shall be taken to preserve vegetation, topography and the natural grades and drainage systems. This philosophy must be followed at all levels of development.

All lot grading and top of foundation elevations must be planned and constructed in accordance with the WaterGrass master grading plan and the Pasco County lot grading ordinances. Any deviations from the master grading plans, for any lot, must be approved in writing, in advance.

Prior to commencing clearing and construction, a silt fence must be installed on both sides of lot and at rear of lot.

BUFFER AREAS - SCREEN PLANTING EASEMENTS

Easements have been provided to buffer some adjacent roadways. No buildings, fences, driveways or permanent structures shall be constructed within screen planting easements.

TREE PRESERVATION

No trees greater than 4 inches in diameter at breast height may be removed without the express written approval of the Design Review Committee. Locations, sizes, and species of all existing trees must be shown on lot surveys and building site plans submitted for design review. Pasco County's tree preservation ordinance must also be followed.

SECTION THREE: HOME CONSTRUCTION STANDARDS

The information provided in Section Three covers standards for all neighborhoods in WaterGrass. For additional information concerning specific neighborhood standards, please consult Section Six.

MONOTONY CONTROLS

Housing types or styles should not be repetitive from lot to lot along the neighborhood street. Rather, a variety of houses are encouraged. The monotony controls exist to prevent duplicate houses from being built in close proximity to each other. Houses shall be required to have sufficient differences in both front elevation and color schemes which, in the opinion of the DRC, make them significantly different from each other. They are not designed to preclude all similarities between Properties.

The following situations are subject to the monotony code:

1. Two houses on each side of a proposed home that all face the same street.
2. The house directly across the street from a proposed home.
3. One house on each side of the house directly across the street from the proposed home.
4. On small, tight cul-de-sac circles, any house that faces or is diagonally across the cul-de-sac from a proposed home.

BUILDING LAYOUT AND WIDTHS

Housing units shall be sited and oriented to best take advantage of views and open space. View orientation towards other units shall be avoided wherever possible.

Staggering building setbacks from road R.O.W.'s should be utilized to provide variety and eliminate a regimented and monotonous streetscape. Staggering portions of the facades of individual units is also encouraged to achieve a similar effect.

The maximum widths of single-family detached residences and villas are determined by the side setback requirements that appear in Section Six: WaterGrass neighborhoods.

NOTE: In the *Bradbury, Graybrook, Silvercreek, Summerglade* and *Willow Point* neighborhoods, it is recommended that homes of at least sixty feet in width be constructed. In no event, shall any *Bradbury, Graybrook, Silvercreek, Summerglade* or *Willow Point* home be approved that is less than fifty feet in width. Homes falling between fifty and sixty feet in width will be considered on a case-by-case basis and are subject to additional architectural and landscaping requirements as follows:

1. In addition to banding on the windows on the front of the structure, windows on both side elevations must be banded. Scoring will not be approved.
2. Additional landscaping is required at the front corners of the structure to visually expand the front elevation.
3. Additional landscaping is required along both sides of the structure.
4. Homes that are less than fifty-five feet (55') in width are required to have a side-load garage.

SECTION THREE: HOME CONSTRUCTION STANDARDS

BUILDING HEIGHTS

The height of single-family detached residences shall be a maximum of thirty-five (35) feet. Residences shall not be more than two-stories. Trees of suitable height shall be planted near the building to help provide the proper vertical scale relationship.

NOTE: In *The Gardens* on Lot 13 Block 31C, only a one-story home may be constructed.

BUILDING MATERIALS AND COLOR

Exterior surfaces will be generally of natural materials that blend and are compatible with the natural Central Florida landscape. Wood or masonry such as brick, stone, wood, split rock, or stucco may be used but are subject to approval by the DRC. The DRC may require a sample of any exterior materials. Prior to ordering and/or installing any materials, please consult the DRC to determine if a sample will be required for DRC review. No plywood, vinyl, T-111, aluminum siding or hardboard composition material will be approved on any area of the residence, however the DRC will consider new construction materials and technologies.

The color of exterior materials must be generally subdued to enhance the colors of the natural landscape. Earth tones, generally muted, are recommended, although occasionally accent colors used with restraint may be approved by the DRC.

A color sample must be submitted for all exterior colors proposed for the residence including roof, exterior walls, trims, doors, enclosures and structures for review and approval by the DRC prior to construction. Samples must be identified by the manufacturer's code. All gable ends shall be constructed of materials compatible to the house.

BUILDING ELEVATIONS

The front elevation of all homes shall have banding or detailing around exterior windows. Side and/or rear elevations of houses on lots adjoining parks, common areas, right-of-ways and open space shall have banding or detailing around exterior windows similar to the front elevation. The side elevation of houses on corner lots shall have banding or detailing around exterior windows on the side facing the roadway.

Major roof ridgelines that terminate in a gable end condition on the rear elevation of the home are not permitted adjacent to WaterGrass' collector roadways.

NOTE: Homes in *Bradbury*, *Graybrook*, *Silvercreek*, *Summerglade* and *Willow Point* of less than fifty-five feet (55') in width must have banding or detailing around exterior windows on both side elevations.

SECTION THREE: HOME CONSTRUCTION STANDARDS

BUILDING AND STRUCTURE PROJECTIONS

All projections from a residence or structure including, but not limited to, vents, chimney flues, gutters, downspouts, fences, utility boxes, porches, railings, and exterior stairways shall match the color of the surface from which they project, or shall be of a compatible color subject to approval of the Design Review Committee.

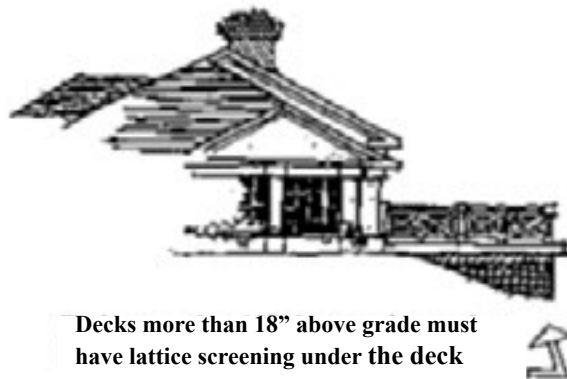
DECK/PATIO INSTALLATION SPECIFICATIONS

All proposed deck/patio installations must be submitted to and approved by the WaterGrass Design Review Committee prior to installation. (Sample form found in Exhibit A).

The following information must be included with each submittal:

1. Two copies of a final survey with the house footprint indicating the exact location, size, and distance from side and rear property lines of the proposed deck/patio installation. Hand drawn sketches of lot boundaries are not acceptable.
2. The complete dimensioned construction details of the deck/patio including: size, type of lumber and other materials, finish, style, height from ground to baseboard, and vertical elevation details of all railings, seats, privacy walls and stairs.
3. If relevant for patio enclosures, see also Screened Enclosures on Page 11.

Material Requirements: Approved deck materials are pressure-treated pine, redwood, cypress and Ultra-violet Resistant PVC. Patios must be of concrete, brick or interlocking paver materials.



Color Requirements: Wooden decks must be left natural or stained in clear or wood tone colors only. Painted decks must match the main exterior color of the house or be painted white. Submit a color sample for PVC decks. Patio concrete, paver or brick material colors should complement the house's main exterior color.

No deck/patio construction is allowed to extend into a screen planting easement or required side setback. No deck shall be constructed within five (5) feet of a rear lot line. Decks more than 18" above grade must have lattice screening under the deck.

SECTION THREE: HOME CONSTRUCTION STANDARDS

GARAGES AND PARKING

Driveways - Driveway width shall be no more than width of garage door(s) plus two (2) feet [one foot maximum on each side of door(s)] as measured at the house.

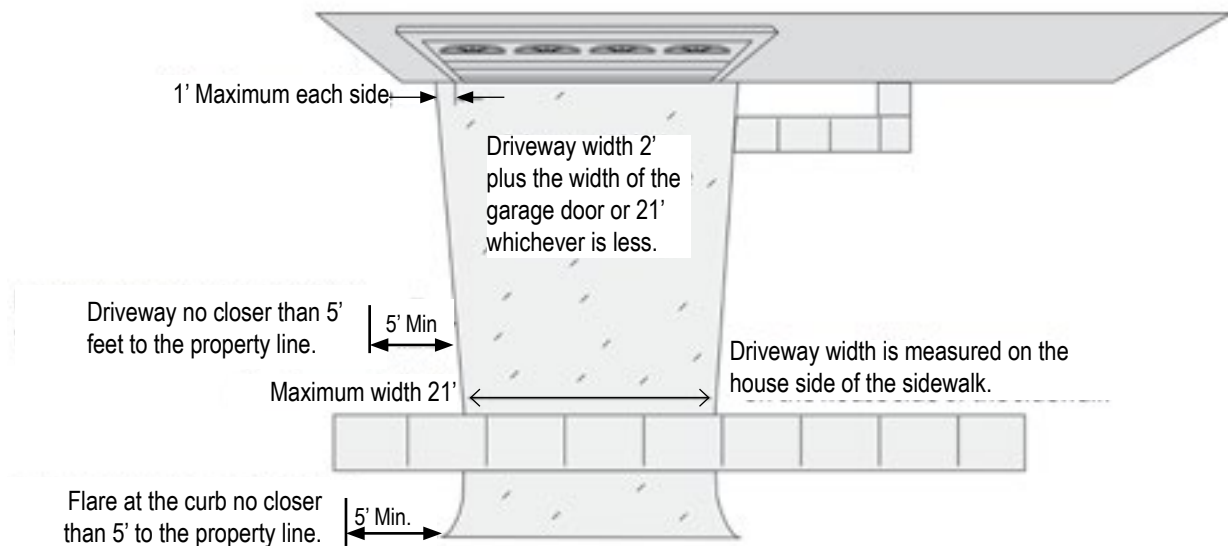
Homes constructed with three-car garages shall have driveway widths of no more than twenty-one (21) feet as measured on the house side of the sidewalk. The intent of this provision is to provide a “tapered” edge leading to the three-car garage to minimize driveway pavement adjacent to the sidewalk. Any proposed side-load or carriage-load garages and driveways will be subject to the review and approval of the DRC.

A minimum five (5) foot buffer between the edge of pavement and the property line must be provided. Flares at curb are required for ease of driver when entering driveway. Edge of driveway pavement or flares at curb shall be at no time closer than five (5) feet to the property line.

All driveway surfaces may be broom-finished concrete, interlocking brick pavers, or stamped concrete. No mulch or blacktop asphalt driveways will be allowed. Approval of brick paver or stamped concrete driveway is contingent upon execution of Agreement with WaterGrass Community Development District (contact DRC for Agreement) as well as design and material approval.

Garage Doors - Garage doors shall be equipped with automatic garage door openers. All garage doors must be paneled and/or provide window relief.

Parking - No overnight, on-street parking will be allowed and no boats, trailers, or recreational vehicles of any kind shall be allowed to be stored outside the residence. Exterior parking pads constructed of any material, whether in front yards, side yards or rear yards are strictly prohibited throughout WaterGrass.



SECTION THREE: HOME CONSTRUCTION STANDARDS

MAILBOXES

Mailboxes within WaterGrass are of two types:

- a. Dual boxes on a single post serving two residences **and**
- b. Mail kiosks for entire neighborhoods.

Dual Mailboxes

Resident (or resident's builder) is responsible for purchasing and installing mailbox. Only one style, shape and color of dual mailbox is permitted in WaterGrass. A drawing detailing the required mailbox design is located in EXHIBIT B. The bottom of the mailboxes shall be installed 41" to 45" above the road surface. The post shall be installed so that the fronts of the boxes are 6" to 8" from the front face of the curb. Mailbox locations are subject to United States postal requirements. The address number will be placed on the mailboxes as shown in EXHIBIT B. Homeowners are responsible for the maintenance and replacement of mailboxes.

Mail Kiosks

Mail kiosks are located within the following **single family neighborhoods** and are only for the residents of each neighborhood:

Ashcroft · Astoria · Bradbury · Radley Way · Stonebrook · Talamore

Mail kiosks in the above neighborhoods are maintained by the WaterGrass Community Development District II (CDDII).

Mail kiosks are located in the **villa neighborhoods** of *Stonebrook Villas* and *Villas at Windchase* and are maintained by the homeowners' associations of each villa neighborhood.

NOTE: The postal service will not deliver to a curbside mailbox in any neighborhood where there is a mail kiosk.

HOUSE NUMBERS

House numbers will be located on each home as directed by Pasco County,

POOLS, SPAS AND ENCLOSURES

Pools and spas shall be located with respect to the main structure and shall not extend beyond the side walls of the home as measured at the rear of the home. Features such as existing trees, noise from pool equipment and views from adjacent properties can seriously impact the usage and enjoyment of pools and spas and should be carefully considered.

Swimming pools shall not be above ground. Swimming pools shall be designed to connect visually to the residence through landscaping and/or courtyard paving. Swimming pools shall not be permitted on the street side of the residence.

All pool and spa equipment shall be screened so that it is not visible from any street, common area or adjacent property. Screening or buffering providing 100% opacity may be accomplished by the use of walls or PVC fencing along with landscape materials. Landscape materials alone may be utilized as long as there is 100% opacity.

Pools shall be enclosed by a screened enclosure or may be fenced with PVC fencing material. Fences must meet local ordinances and the design guideline requirements enumerated in Section Four.

The installation of pools at homes on corner lots is not prohibited. However, installation of pools on corner lots will be considered by the DRC on a case-by-case basis.

Screened Enclosures

All screened enclosures shall be constructed with charcoal screen material and bronze frames. Mill-finish aluminum, white frames and black frames are not permitted. No aluminum roofing or sheet metal panels will be permitted. Flat roofs will not be allowed. Pitch of screen roof shall be shown on preliminary plans and shall be subject to approval of the DRC. Mansard-style roofs are most frequently utilized.

Pool enclosures cannot exceed one story without prior DRC approval. Pool screened enclosures may not extend beyond the side planes of the home as measured at the rear of the home.

Landscaping must be incorporated to help modulate and soften the overall appearance of the screened enclosure

SECTION THREE: HOME CONSTRUCTION STANDARDS

ROOFS

All front elevations shall have a minimum of two roof breaks.

Homes with mansard and flat roofs will not be allowed. Pitch of roof shall be shown on preliminary plans and shall be subject to approval of the DRC. All required roof breaks and major roof ridgelines shall be a minimum pitch of 5:12. The major roof ridgeline shall be defined as the overall ridgeline as viewed from the front and both sides of the residence in elevation view. Minor roof pitches less than 5:12 may be considered by the DRC provided:

- a.) The reduced roof slope encompasses not more than a maximum of 20% of the total roof area **and**
- b.) The reduced slope does not encompass any of the required roof breaks and major roof ridgelines as described above.

Major roof ridgelines that terminate in a gable end condition at the rear of the home are not permitted adjacent to WaterGrass' collector roadways and secondary roadways. Variations on specific designs may be used with DRC approval. The minimum soffit depth of twelve (12) inches is required with a minimum of a 6-inch fascia trim. Appropriate roof materials include cement tile, asphalt shingles and fiberglass shingles.

All roofs shall be of a material, color and texture approved by the Design Review Committee. Standing-seam metal roofs with baked-on color finish may be used sparingly for architectural accent. Red and blue asphalt or fiberglass roofs are prohibited. Green asphalt or fiberglass roofs shall only be constructed with DRC approval. All roof vents, plumbing stacks, flashings and metal chimney caps shall be painted to match the approved roof colors. Efforts should be made to place all vents and plumbing stacks on rear slopes of the roofs whenever possible.

SIDEWALKS

Entry walks to home must commence at the driveway and terminate at the front door/porch and not terminate at a neighborhood sidewalk. It shall be the responsibility of the homeowner to properly maintain sidewalks located within their property lines.

SECTION FOUR: LANDSCAPE STANDARDS

LANDSCAPING

Landscape Architecture of each home site is extremely important for the maintenance of a visually attractive community and investment protection of the homeowners. To ensure the overall beauty of the community, the Design Review Committee (DRC) has the authority to approve or disapprove landscape plans for the single-family residential home sites.

It is the intent of the DRC to promote the use of mature landscape materials in sufficient abundance to establish aesthetically pleasing neighborhoods. The use of such materials provides WaterGrass with the appearance of an established, enduring community. In addition, Pasco County and the Southwest Florida Water Management District promote the use of Xeriscape-type or "Florida Friendly Landscapes." These are "quality landscapes that conserve water, protect the environment, are adaptable to local conditions and are drought tolerant."

Guidelines:

A landscape plan and irrigation plan shall be prepared at a minimum scale of 1" = 20' and will be based upon the final site plan and architectural elevations of the residence. The landscape plan and irrigation plan shall be submitted to the DRC with Final Plans (when feasible) prior to construction activities on-site. All landscaping and irrigation shall be designed and installed in accordance with the "Pasco County Landscaping and Irrigation Ordinance" and "DRC Landscape Guidelines."

Minimum requirements for landscaping are as follows:

1. The initial landscaping expenditure on each single family detached residential unit shall, at a minimum, be an amount equal to one and a half per cent (1.5%) of the total selling amount of the dwelling unit including lot price. For example, if the selling price of a home (including lot price) is \$200,000.00, then the landscape amount shall be \$3,000.00 for that dwelling unit. The foregoing sum is hereafter called the "Landscape Amount." The Landscape Amount for each lot shall include the expenditures for trees, shrubs, live plant material, including sod and street trees. The Landscape Amount does not include any expenditures on other hard-scape items or required irrigation system.

The DRC reserves the right to review all landscape plans, unit prices and quantities to verify compliance with the intent of this provision.

LANDSCAPING (continued on next page)

SECTION FOUR: LANDSCAPE STANDARDS

LANDSCAPING (continued)

2. **Tree Requirements** - The quantities of canopy trees and under-story trees are based upon the standard lot size within a neighborhood and are located within SECTION SIX: WATERGRASS NEIGHBORHOODS.

Trees shall be nursery grown and not field collected. Winter-dug, balled and burlap wrapped trees or containerized trees will be acceptable. No grow bag or bare root trees will be accepted. All trees and shrubs shall be Florida grade No.1, or better, according to the "Grades and Standards for Nursery Plants," Parts I and II, State of Florida, Department of Agriculture and shall conform to American Association of Nurserymen standards for nursery stock.

Minimum size for canopy trees is 4-inch caliper, 14-foot to 16-foot height (minimum) by 6-foot to 7-foot spread (minimum) with a full canopy and straight trunk. Understory trees shall be 10 feet to 12 feet in height by 5-foot to 6-foot spread typical, however smaller accent trees may be approved by the DRC upon review of the Landscape Plan. Trees shall be measured for caliper size six inches (6") above finished grade.

3. **Street trees** - Street trees are required in all WaterGrass neighborhoods. All neighborhoods may use either live oak trees or East Palatka holly trees for street trees. Street trees shall be planted in accordance with standards outlined in Item 5. Tree Planting. Street trees shall be a minimum size of 3-inch caliper, 14-foot height (minimum) and 6-foot spread (minimum) with a full canopy and straight trunk. No low forks will be accepted on street trees. There shall be no tolerance with regard to under sizing street trees. Undersized trees shall be removed and replaced as required by the DRC. Trees shall be measured for caliper size six inches (6") above finished grade. Street trees shall be planted every forty linear feet (40') of roadway frontage or as mandated by current Pasco County Ordinance.
4. **Tree Removal** - No existing trees greater than four (4) inches in diameter at breast height shall be removed or cut without the approval of the DRC. Tree removal permits must be obtained in accordance with Pasco County regulations. Builders and homeowners shall comply with the "Pasco County Tree Protection and Restoration Ordinance."

NOTE: In no case, shall trees adjacent to *The Gardens* Lot 13 Block 31C be cut or removed.

LANDSCAPING - Tree Standards (continued on next page)

SECTION FOUR: LANDSCAPE STANDARDS

LANDSCAPING (continued)

5. **Tree Planting:** Installation of all trees including street trees) shall be in accordance with the following International Society of Arboriculture Tree Planting Detail:

TREE PLANTING DETAIL - B&B TREES IN ALL SOIL TYPES

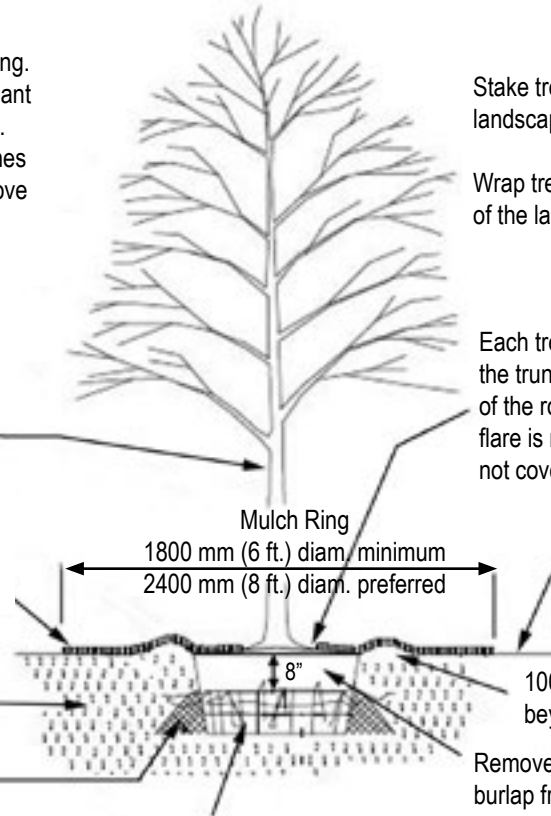
Do not heavily prune the tree at planting. Prune only crossover limbs, co-dominant leaders and broken or dead branches. Some interior twigs and lateral branches may be pruned; however, do not remove the terminal buds of branches that extend to the edge of the crown.

Mark the north side of the tree in the nursery, and rotate tree to face north at the site whenever possible.

50 mm (2 in.) mulch. Do not place mulch in contact with the tree trunk. Maintain the mulch weed-free for a minimum of three years after planting.

Place root ball on unexcavated or tamped soil.

Tamp soil around root ball base firmly with foot pressure so that root ball does not shift.



Stake trees only upon the approval of the landscape architect.

Wrap tree trunks only upon the approval of the landscape architect.

Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the root ball with soil.

Set top of root ball flush to grade or 25-50 mm (1-2 in.) higher in slowly draining soils.

100 mm (4 in.) high earth saucer beyond edge of root ball.

Remove all twine, rope, wire, and burlap from top half of root ball.

If plant is shipped with a wire basket around the root ball, cut the wire basket in four places and fold down 200 mm (8 in.) into planting hole.

NOTE: This detail assumes that the planting space is larger than 2400 mm (8 feet) square, open to the sky, and not covered by any paving or grating.

6. **Shrubs and Groundcovering** - Although the majority of the landscaping will be placed in the front of the residence, the DRC will be looking for moderate landscaping in all rear yards, on the street side of corner lots, and along the sides of the home as well as any screened enclosures. Minimum size for shrubs shall be 3-gallon container size with a height of 24". Accent shrubs are recommended to be 7-gallon to 15-gallon container size. Minimum size for groundcover is a 1-gallon container and the minimum is a 4-inch pot for annuals.

LANDSCAPING (continued on next page)

SECTION FOUR: LANDSCAPE STANDARDS

LANDSCAPING (continued)

7. **Spacing** - Spacing of trees and shrubs shall be based on good horticultural practice and industry standards allowing for future growth of the plant materials with the maximum spacing for most shrubs being 30 inches to 36 inches on center. Spacing for hedges and screens may be 24 inches to 30 inches on center. Typical spacing for groundcovering is 18 inches on center with 24 inches maximum.
8. **Sod Requirements** - The front and sides of lot shall be sodded with St. Augustine "Floratom." Corner lots must always have St. Augustine "Floratom" sod installed along the street sides of the lot. Argentine Bahia sod is recommended for use in swales and low areas retaining water in order to provide turf areas that are more drought tolerant and require less irrigation. Argentine Bahia sod is acceptable in rear yards. Only solid sod shall be installed and no seeding, plugging or sprigging will be allowed.
9. **Mulch** - Pine bark mulch or pine straw is recommended. Mulch should be installed at a minimum of a 3" layer. Dyed or artificially-colored wood or rubber mulch will be considered on a case-by-case basis. Rocks or stones of natural colors (earth tones) are allowed but will be reviewed on a case-by-case basis.
10. **Lots on Secondary Roadways** - The DRC requires additional landscaping along the borders of lots along secondary roadways and neighborhood entry roads.
11. **Prohibited Plant Material** - The following trees and shrubs are prohibited in WaterGrass:

PROHIBITED PLANT MATERIAL

<u>Botanical Name</u>	<u>Common Name</u>
Casuarina equisetifolia	Australian Pine
Melaleuca leucadendron	Punk Tree
Schinus terebinthifolius	Brazilian Pepper
Melia azedarach	Chinaberry
Dalbergia sissoo	Rosewood
Fruit Trees	Bamboo (all species)

The use of citrus trees is discouraged and will be considered by the DRC on a case-by-case basis and only for installation in rear yards. A detailed plan must be submitted showing location, species and size of citrus tree.

Other prohibited species: Any exotic flowering tree or exotic palm that is not cold tolerant. Such species may be allowed if it is placed in a portable container to be transported indoors by the homeowner during inclement weather.

12. A list of trees, shrubs and groundcovering with their respective drought tolerance is available from the Crown Community Development office upon request.
13. Information regarding Pasco County Ordinances may be obtained on-line at <http://gov.pascocounty.com/ordinances.html>.

SECTION FOUR: LANDSCAPE STANDARDS

IRRIGATION

All residential homesite lots shall have installed an underground, fully automatic, 100% coverage irrigation system utilizing micro-irrigation for 50% of the on-site green-space.

1. The "Florida Irrigation Society" (FIS) Standards (3rd Edition, February 1996, as amended), which is incorporated herein by reference, should be used for all irrigation design and installation procedures, except where the requirements of the Pasco County Ordinances supercede the FIS standards.
2. An irrigation plan at a scale of 1" = 20' must be submitted to the DRC for review.
3. Irrigation of landscaping shall be accomplished through a master well system or a reclaimed wastewater system when it becomes available. Strict adherence to WaterGrass irrigation guidelines and Pasco County rules regarding usage is required. Check proposed plant materials for compatibility when reclaimed water is being used for irrigation.
4. In accordance with the Pasco County Ordinances, a maximum of fifty percent (50%) of the on-site green-space (landscaping and turf grass areas) shall be allowed to utilize irrigation techniques other than micro-irrigation. The irrigation system shall be designed to accommodate separate landscape plant zones based on differing water requirements. Sprays and rotors shall not be combined on the same irrigation zone. Turf areas shall be on separate irrigation zones from other landscape plant zones.
5. To prevent staining from irrigation water, all systems shall be designed to avoid overspray, runoff, or other similar conditions where water flows onto or over adjacent property, non-irrigated areas, walkways, roadways, structures, or water features. Narrow areas such as planting beds along the sides or rear of the home shall not be irrigated unless micro-irrigation is utilized. It is recommended that street trees and canopy trees be provided with micro-irrigation coverage on a separate zone for optimum controlled watering time.
6. Irrigation control equipment shall include an operable and functioning automatic irrigation controller (time-clock) having program flexibility such as repeat cycles and multiple program capabilities. Automatic irrigation controller(s) shall have battery back-up to retain the time and irrigation program(s). Automatic irrigation control systems shall be equipped with an operable and functioning rain sensor device with automatic shut-off capability. The rain sensor device shall be placed where it is exposed to unobstructed natural rainfall.

SECTION FOUR: LANDSCAPE STANDARDS

LANDSCAPE & IRRIGATION MAINTENANCE

1. It shall be the responsibility of the homeowner to properly maintain all trees including street trees, shrubs, Groundcovering, turf and irrigation. The landscape and irrigation system shall be maintained and managed to ensure efficient water use and to prevent wasteful practices. No over spray of walks, streets or adjacent property is allowed. Homeowners shall comply with watering times as mandated by WaterGrass, the South-west Florida Water Management District and Pasco County.
2. In the event that any tree, shrub, groundcover or turf area exhibits signs of decline or pest infestation, the homeowner shall take immediate action to remedy the problem. If the trees, plant materials or turf dies, then the homeowner shall immediately remove the dead material and replace with new material to meet the specifications of the original landscape plan. The homeowner may propose a substitute to the DRC for the material being replaced.
3. Homeowners are responsible for regular maintenance of the irrigation system on their lots. Irrigation maintenance includes, but is not limited to: resetting the automatic controller according to the season; cleaning irrigation filters; testing and calibrating the rain sensor device; monitoring, adjusting and repairing irrigation equipment to ensure that the efficiency of the system is maintained. Grass should be cut away from spray and rotor heads (re-setting as necessary) for optimum spray pattern and trajectory.
4. Landscape Maintenance includes, but is not limited to:
 - a. Removing guy-wires and supports from trees and palms after establishment of the root zone.
 - b. Replenishing mulch in order to maintain a 3" depth after compaction.
 - c. Fertilization and soil amendments for landscaping and turf according to industry standard practices for optimum growth and longevity.
 - d. Pruning of plant material on a monthly basis and cutting of turf grasses on a weekly basis at a height recommended by landscape professionals.
 - e. Homeowners on ponds must mow to the top of pond banks. Homeowners may NOT mow in wetland, conservation or preservation areas per requirements of local, state and federal permits.

EXTERIOR LIGHTING

Any exterior house lighting for aesthetic purposes shall be kept close to the exterior wall of the house. Lighting fixtures shall be carefully oriented to avoid directing light towards adjacent property and the street. No light trespass will be permitted onto adjacent properties. No colored light sources shall be allowed unless seasonal or temporary in nature.

SECTION FOUR: LANDSCAPE STANDARDS

FENCING

The design criteria for fencing has been established to allow a more pleasing look throughout the neighborhoods. In order to preserve the views of neighboring homes, fence styles and heights are restricted.

All proposed fence installations must be submitted to and approved by the DRC prior to installation. (Forms for DRC submittals are found in EXHIBITS A and D.) Fence location shall be submitted along with the Site Plan and will be reviewed with the Site Plan. The Site Plan will not be approved without the fence location.

The following are guidelines for fences within WaterGrass neighborhoods:

FENCE SPECIFICATIONS

PVC/Vinyl Fencing

1. Fencing shall be solid-wall 100% virgin white PVC/vinyl fence that is constructed from high-quality materials, stabilizers and modifiers throughout the entire extruded profile.
2. Six (6) foot "privacy" fencing with twelve (12) inch lattice panels shall be as shown in EXHIBIT E. All post caps are to be "traditional" style caps.
3. Four (4) foot "containment" fencing shall be straight picket design with three (3) inch wide pickets and two (2) to three (3) inch spacing between pickets. Traditional-style post caps are required. (See EXHIBIT E for example.)

Aluminum Fencing

1. Fencing shall be four (4) or five (5) feet high and constructed of black powder-coated aluminum
2. Fence shall have 3/4" by 3/4" by .05" pickets with 3 7/8" spacing between pickets. Fence shall have cross members located at top and bottom of pickets as well as a cross member located 5 1/8" below the top piece. (See Exhibit E for example.)
3. Black powder-coated aluminum fencing is allowed in specific neighborhoods. (See Exhibit E for locations)

LOCATIONS FOR PVC/VINYL PRIVACY FENCING

1. Privacy fencing allowed as side and rear yard fencing:
 - a. Rear yard privacy fences are permitted primarily where one home site adjoins another home site back-to-back or a home site is located along the outer perimeter of WaterGrass. Privacy fencing must be used on back-to-back lots where there is no retaining wall. See chart in Exhibit E for type of fence allowed on each lot.
 - b. All home sites may have privacy fences as side yard fencing except where there is a retaining wall with aluminum fencing. All side yard fences shall start fifteen (15) feet behind the front plane of the house. If the home site is not eligible for rear yard privacy fencing, the privacy fence shall transition to containment-style fencing at the rear plane of the house. See Exhibit E.

FENCING (continued on next page)

SECTION FOUR: LANDSCAPE STANDARDS

FENCING - LOCATIONS FOR PVC/VINYL PRIVACY FENCING *(continued)*

2. Fence locations on corner lots may be further restricted due to side yard visibility constraints, side yard setback restrictions, and the location of homes on adjoining property. Corner lots will be handled on a case-by-case basis.
3. If the fence is visible to other WaterGrass' homesites, roadways, or common areas, landscape buffering will be required per DRC guidelines.

LOCATIONS FOR PVC/VINYL CONTAINMENT FENCING

1. Containment fencing is permitted on any home site.
2. Side yard containment fencing shall begin fifteen (15) feet behind the front plane of the home.

LOCATIONS OF PVC PRIVACY, PVC CONTAINMENT AND ALUMINUM FENCING

1. No fences will be permitted in the front yard.
2. Fences may extend into landscape or drainage easements at the owner's risk.
3. Fences may extend into utility easements at the owner's risk.
4. No fence may be installed where there is a retaining wall with aluminum fencing. Privacy may be achieved by landscaping with approved trees and shrubs.
5. Side yard fences may not be installed in such a way as to damage retaining walls or prohibit maintenance of retaining walls.
6. Fence requirements in WaterGrass may be more restrictive than those contained in Pasco County's fence ordinance. The WaterGrass fencing design guidelines will prevail in this instance.

The DRC reserves the right to modify fencing requirements within each neighborhood.

SCREENING AND BUFFERING

Water softeners, sprinkler controls, trash containers and other similar utilitarian devices must be fully screened from view and not visible from roadways, adjoining property and common areas. Screening or buffering may be accomplished through the use of walls along with landscape materials or landscape materials alone may be utilized as long as there is 100% opacity. Air conditioning units shall be shielded and hidden so that they are not readily visible from the common areas or adjacent parcels. No window or through-wall air conditioning units shall be installed in any residential unit.

WALLS

Walls will be under scrutiny of the Design Review Committee to comply with design compatibility and shall be in keeping with the architectural style and materials used in the neighborhood. Approval of walls by the DRC will be on a case-by-case basis.

Retaining walls will be faced with the same material as the structure it is in contact with or shall be made of compatible materials if it is a freestanding retaining wall. It is recommended that walls be constructed of solid masonry.

No walls will be permitted in the front yard.

ACCESSORY BUILDINGS

Playhouses and other freestanding structures must be approved in writing by the DRC prior to construction. No storage sheds or greenhouses are permitted.

The following items must be supplied for submittal to the DRC:

1. Two copies of a final survey indicating the location of the house on the lot with the proposed accessory building in relationship to the existing house and all adjacent property lines. The survey must be drawn to scale and be fully dimensioned.
2. A color photo, brochure or scaled drawing depicting the new facility.
3. A description of the exterior of the building specifying roofing, siding and trim materials and colors.
4. Two copies of a landscaping plan indicating the specific plants proposed as landscape screening, including height and spacing at installation, height at maturity, quantity and species. Also, plant locations must be indicated on the final survey.

ANTENNAS & SATELLITE DISHES

All exterior antennas and all satellite dishes in excess of one meter in diameter are prohibited in WaterGrass. For satellite dishes less than one meter in diameter, prior to installation homeowners shall submit detailed plans for review and approval. Plans of all proposed installations shall be properly scaled and dimensioned. The DRC approval shall be consistent with FCC rules implementing Section 207 of the Telecommunications Act. The requirements in EXHIBIT C will guide the DRC and homeowners in planning and reviewing the siting of all satellite dish and microwave antenna installations, and are established to assure the safest possible location and operation of satellite dishes while preserving and enhancing reasonable and consistent aesthetic standards.

CLOTHESLINES

The placement and type of clotheslines and clothes poles for the outdoor drying of clothes is subject to review by the DRC.

FLAGS

Freestanding flagpoles are not allowed. The American flag may be displayed on a pole mounted on the front of a house. It is recommended that the flag be no larger than 3 feet by 5 feet. Flag must be neat, tidy and not frayed or faded. On Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, a flag representing either the United States Army, Navy, Air Force, Marine Corps or Coast Guard may be flown.

SECTION FIVE: OTHER STANDARDS

GARBAGE CONTAINERS

Garbage containers shall be stored inside the garage or shall be fully screened from view. Containers are only permitted in the front yard on collection day.

PREPARATIONS FOR INCLEMENT WEATHER

At times, the National Weather Service will issue alerts and warnings for our area regarding tropical storms or hurricanes. Residents are urged to take all possible precautions to secure homes and property. Many local publications are available providing checklists and information for hurricane preparedness.

Storm shutters, plywood or tape to protect windows and sliding glass doors, may be installed two (2) days before an impending storm. The timing is based upon the National Weather Service or Hurricane Center's projected time of arrival of a storm. Protective devices should be removed within five (5) days after a storm has passed through the area.

PROPANE TANKS

The installation of propane tanks is subject to approval of the DRC.

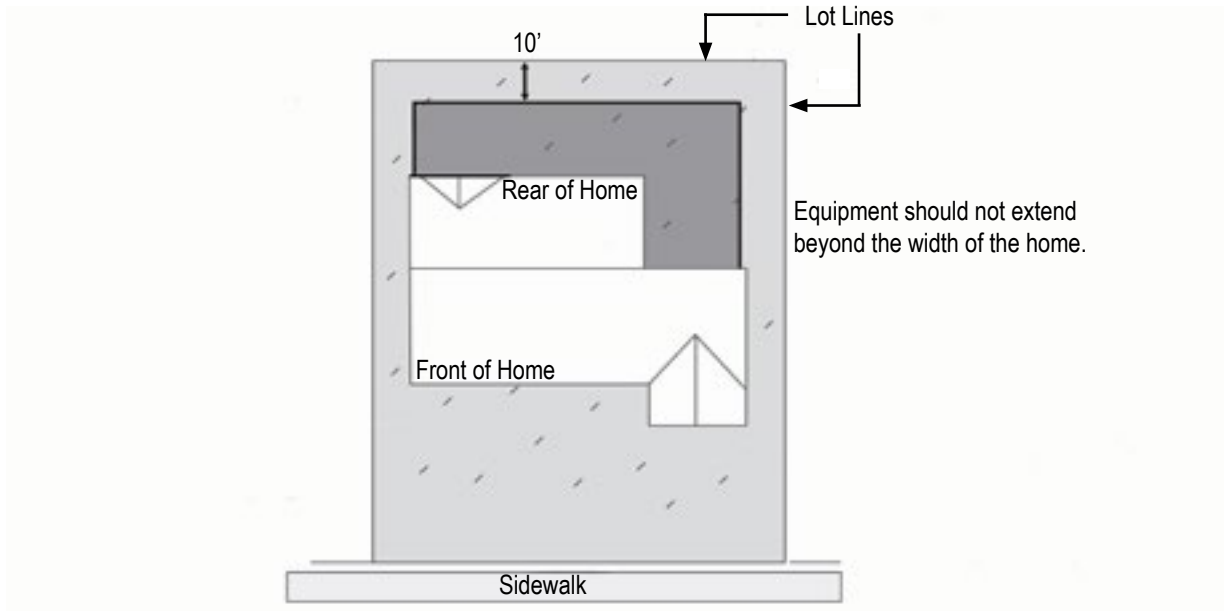
It is recommended that all propane tanks be buried in front yards. The builder is responsible for contacting the utility-locating service prior to digging. Tanks must be located outside of easements and any gauges or other devices appearing aboveground must be screened in the front and on the sides by landscaping. The builder and/or homeowner shall be responsible for any damage to streets, sidewalks, landscaping or irrigation systems, and underground utilities, i.e. electric lines, telephone lines, cable television lines, potable water lines, reclaimed water lines, sanitary sewer lines, storm sewer lines and inlets during installation of tanks or during gas delivery or servicing of tanks.

The builder and/or homeowner shall be responsible for any surcharges imposed by any utility company due to the installation of propane gas service to the home. The builder and/or homeowner are responsible for contracting with reputable, insured propane gas companies.

SECTION FIVE: OTHER STANDARDS

RECREATIONAL ITEMS

Play equipment shall be allowed but will be considered on a case-by-case basis. All play equipment must be submitted and be approved by the DRC prior to installation. Play equipment shall be located in rear yards only and must not be visible from the street. Equipment should not extend beyond the width of the home. Equipment must be located at least ten feet (10') from the rear property line. Care must be taken in placement of equipment so that the views of neighboring residents are not affected. Screening with an approved fence or landscaping is required.



Basketball Standard Installation Specifications

All proposed basketball standard installations must be submitted to and approved by the WaterGrass Design Review Committee prior to installation. (See submittal form in [EXHIBIT D](#)).

The only type of basketball standard approved for WaterGrass includes a backboard made of clear acrylic in a rectangular or fan shape. Only black metal poles are allowed and must be installed in a location based on one of the following: 1) at a minimum of 15 feet from the lot side of the public sidewalk and along the outside edge of your driveway or 2) rear yard installations may be approved on a case-by-case basis. The backboard may be installed directly on the face of the garage above the garage door on side-load garages only. No other front yard and no side yard locations will be allowed. Portable basketball standards are allowed but must meet the same color and location standards as permanently installed standards.

NOTE: Clear backboards and black poles tend to blend into their surroundings and are less noticeable, providing a neat, uniform appearance throughout the entire community.

RECREATIONAL ITEMS (continued on next page)

SECTION FIVE: OTHER STANDARDS

RECREATIONAL ITEMS (continued)

Information Needed with Submittals

Two copies of a final survey must be submitted with your house footprint indicating the exact location of the proposed play equipment or basketball standard on your lot. Also identify any nearby flowers or bushes on neighboring lots which could be impacted by your installation and identify how you will protect them.

Submit the complete details of your proposed basketball standard including photographs or catalog cut sheets of the exact make and model you propose to install. Please use submittal form found in EXHIBIT D.

TEMPORARY STORAGE CONTAINERS

PODS and other temporary storage containers are allowed subject to the following conditions:

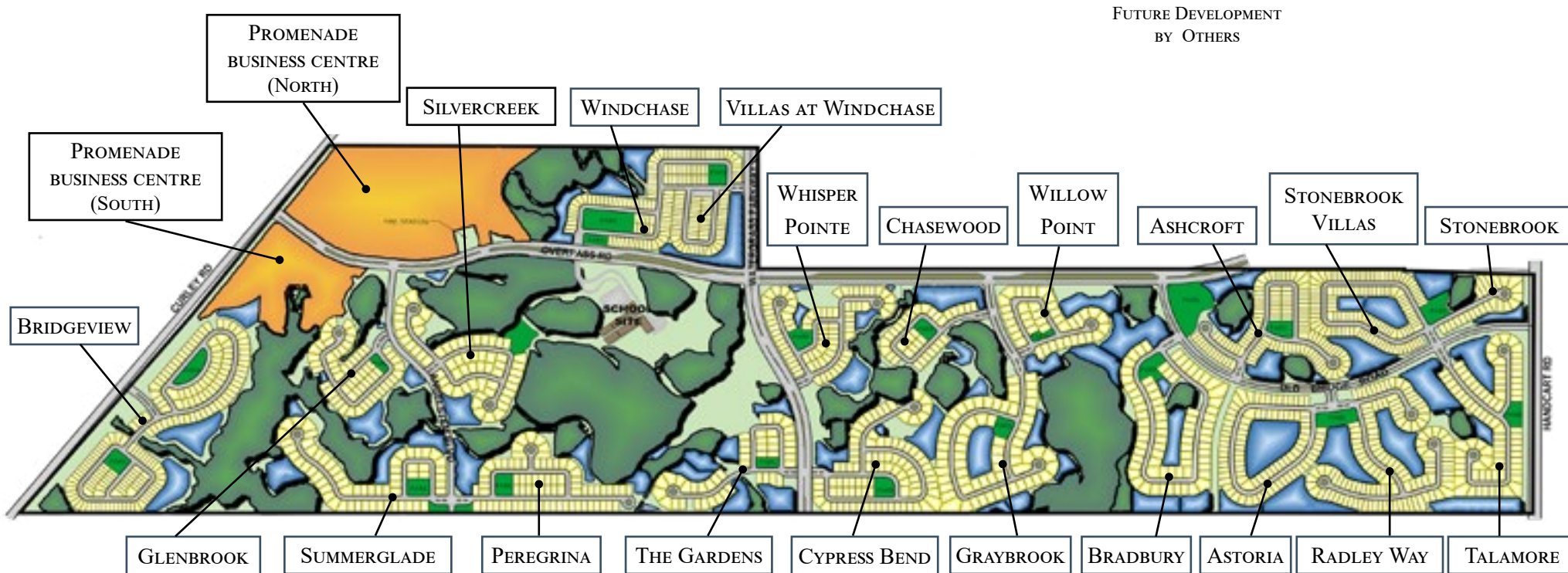
- a.) there must be only one storage container at a residence at any time
- b.) the storage container must not be placed on the sidewalk or on any roadway
- c.) containers may not remain at a residence longer than ten days.

TENNIS COURTS

Tennis courts are not allowed.

SECTION SIX: WATERGRASS NEIGHBORHOODS

WATERGRASS NEIGHBORHOOD MAP



FUTURE DEVELOPMENT BY OTHERS

Maps are artist's renderings and are not to scale. The information contained herein is subject to change without notice. Future development of WaterGrass may or may not occur as shown on illustrations, depictions, or maps. changes during actual construction or subsequent activities may render information on this site plan inaccurate. Homes within WaterGrass are constructed and sold by builders who are not affiliated with Crown Community Development. Prices and availability are subject to change without notice. This is not an offer to buy or to sell.

SECTION SIX: WATERGRASS NEIGHBORHOODS

LOT LAYOUT & SETBACK REQUIREMENTS

STRUCTURE MINIMUM SETBACKS

NEIGHBORHOOD	FRONT SETBACK	SIDE SETBACKS	SIDE YARD SETBACK FOR CORNER LOT	REAR SETBACK
Ashcroft	20'	7.5**	15'	15'
Astoria	20'	7.5**	15'	15'
Bradbury	25'*	7.5'***	15'	15'
Bridgeview I	20'	7.5'	20'	15'
Bridgeview II	20'	7.5'***	20'	15'
Chasewood	20'	7.5'	20'	15'
Cypress Bend	20'	7.5'	20'	15'
Glenbrook	20'	7.5'	20'	15'
Graybrook	25'*	7.5'	20'	15'
Peregrina	20'	7.5'	20'	15'
Radley Way	20'	7.5'	**15'	15'
Silvercreek	25'*	7.5'	20'	15'
Stonebrook	20'	7.5'***	15'	15'
Stonebrook Villas	20'	15'***	15'	15'
Summerglade	25'*	7.5'	20'	15'
Talamore	20'	7.5'***	15'	15'
The Gardens	20'	7.5'	20'	15'
Villas at Windchase	20'	15'***	20'	15'
Whisper Pointe	20'	7.5'	20'	15'
Willow Point	25'*	7.5'	20'	15'
Windchase	20'	7.5'***	20'	15'

Front setbacks from road R.O.W.'s should be staggered to provide variety and create a less regimented and monotonous streetscape.

- * In the *Bradbury*, *Graybrook*, *Silvercreek*, *Summerglade* and *Willow Point* neighborhoods, a variance from front setback requirements will be considered on a case-by-case basis.
- ** Side yard setbacks may be reduced to 5 feet subject to compliance with Pasco County LDC section 902.2.K.2.b
- *** A distance of 15 feet is required between villa buildings.

SECTION SIX: WATERGRASS NEIGHBORHOODS

LOT LAYOUT & SETBACK REQUIREMENTS *(continued)*

POOL/ENCLOSURE SETBACKS

NEIGHBORHOOD	SIDE SETBACK	REAR SETBACK
All single-family home neighborhoods	Must match the structure	5'
Villa neighborhoods	Must match the structure	5'

MINIMUM SQUARE FOOTAGE - SINGLE FAMILY HOMES

Square footage is limited to heated and air-conditioned space, exclusive of porches, garages and decks. Single family homes shall have the following minimum square footage requirements:

NEIGHBORHOOD	MINIMUM SQUARE FOOTAGE
Ashcroft	1,200 square feet
Astoria	1,500 square feet
Bradbury	2,075 square feet
Bridgeview I	1,500 square feet
Bridgeview II	1,200 square feet
Chasewood	1,900 square feet
Cypress Bend	1,900 square feet
Glenbrook	1,700 square feet
Graybrook	2,500 square feet
Peregrina	1,850 square feet
Radley Way	1,500 square feet
Silvercreek	2,075 square feet
Stonebrook	1,500 square feet
Summerglade	2,075 square feet
Talamore	1,850 square feet
The Gardens	2,200 square feet
Whisper Pointe	1,400 square feet*
Willow Point	2,075 square feet
Windchase	1,150 square feet**

*Maximum square footage for homes in *Whisper Pointe* is 2,300 square feet.

**Maximum square footage for homes in *Windchase* is 2,800 square feet.

SECTION SIX: WATERGRASS NEIGHBORHOODS

MINIMUM SQUARE FOOTAGE - VILLAS

Square footage is limited to heated and air-conditioned space, exclusive of porches, garages and decks. Villa units shall have the following minimum square footage requirements:

NEIGHBORHOOD	MINIMUM SQUARE FOOTAGE
Stonebrook Villas	1,500 square feet
Villas at Windchase	1,500 square feet

MAXIMUM BUILDING COVERAGE

Maximum building coverage shall be no greater than 65% of total lot area for single-family residences.

SECTION SIX: WATERGRASS NEIGHBORHOODS

TREE REQUIREMENTS

Street Trees - Street trees are required in all neighborhoods. Please contact the DRC for information on the appropriate species for each neighborhood. See **SECTION FOUR: LANDSCAPE STANDARDS**, Page 14 for additional requirements and specifications for street trees.

Canopy Trees and Understory Trees - Within the WaterGrass neighborhoods, there are minimum requirements for canopy trees and under-story trees on each lot.

NEIGHBORHOOD	CANOPY TREE REQUIREMENT	UNDERSTORY TREE REQUIREMENT
Ashcroft	Two	One
Astoria	Two	One
Bradbury	Three	One
Bridgeview	Two	One
Chasewood	Three	One
Cypress Bend	Three	One
Glenbrook	Two	One
Graybrook	Four	One
Peregrina	Three	One
Radley Way	Two	One
Silvercreek	Three	One
Stonebrook	Two	One
Stonebrook Villas	One	See NOTE
Summerglade	Three	One
Talamore	Three	One
The Gardens	Three	One
Villas at Windchase	One	See NOTE
Whisper Pointe	Two	One
Willow Point	Three	One
Windchase	Two	One

1. As an option, one canopy tree may be replaced by a grouping of palms at the ratio of three (3) palms (10' clear trunk) equaling one (1) canopy tree. Additional palms may be planted on-site, however, they will not count towards meeting the canopy tree requirement.
2. Existing trees may count toward meeting the minimum requirements.
3. Street trees along roadway DO NOT count toward meeting the minimum requirements.
4. Minimum size for canopy trees is 4-inch caliper, 14-foot to 16-foot height (minimum) by 6-foot to 7-foot spread (minimum) with a full canopy and straight trunk. Under-story trees shall be 10 feet to 12 feet in height by 5-foot to 6-foot spread typical, however smaller accent trees may be approved by the DRC upon review of the Landscape Plan. Trees shall be measured for caliper size six inches (6") above finished grade.

NOTE: Villas have one canopy tree in the backyard and a single palm tree per lot in the front yard.

EXHIBIT A

WATERGRASS PROPERTY OWNERS' ASSOCIATION DESIGN REVIEW COMMITTEE SUBMITTAL FORM

Date of Submittal

Submitted By: _____

Mailing Address: _____ Home Phone: _____

_____ Cell Phone or Email Address: _____

Neighborhood: _____ Lot #: _____ Block #: _____

Lot Address: _____ Fee Submitted: _____

(The top section of each page must be filled out for every submittal.)

TO BE COMPLETED BY BUILDERS ONLY

Model Name: _____ Elevation Name: _____

Buyer's Name: _____ Lot & Home Package Price: _____

Home Square Footage: _____ Lot Area: _____ sq.ft

. (Dwelling Only: Excludes driveway, pool, etc.)

% Building coverage: _____

All four packages may be submitted singly or batched together but each package must include all items listed. Incomplete packages will be returned without review. All four packages must be received before final Design Review approval can be granted.

1.) PLANS PACKAGE: Faxed or emailed plans are not acceptable. *(Check items being submitted.)*

- Survey/Site Plan - 2 copies (Must be scalable, fully dimensioned and include all front, rear and side yard setbacks and the proposed driveway location.)
- Elevations - 2 copies (All four elevations must be represented.)
- Floor Plans - 2 copies

2.) LANDSCAPING PACKAGE: Faxed or emailed plans are not acceptable. *(Check items being submitted.)*

- Landscaping Plan - 2 copies (scalable plans provided by Pasco County approved professionals.)
- Plant/Cost Listing - 2 copies (Must include size, quantity, unit cost and quantity of sod.)

3.) FENCE, PATIO, POOL OR SCREENED ENCLOSURE PACKAGE:

Type of Submittal

- Fence: Privacy: _____ Containment: _____ Aluminum: _____
- Deck or Patio: Type of Material _____ Finish/Color _____
- Pool Screened Enclosure: Bronze frames with charcoal screen.

Submission: Faxed or emailed plans are not acceptable. *(Check items being submitted.)*

- Site Plan - 2 copies *(Must be scalable and fully dimensioned. Should accurately depict proposed locations in relationship to house, easements and lot lines.)*
- Detailed Construction Drawings - 2 copies

[Please submit 4.) COLOR SELECTION PACKAGE on second page of this form.]

EXHIBIT A

WATERGRASS PROPERTY OWNERS' ASSOCIATION DESIGN REVIEW COMMITTEE SUBMITTAL FORM

Date of Submittal

Submitted By: _____ Neighborhood: _____

Lot Address: _____ Lot # _____ Block # _____

Model Name: _____ Package Name/#: _____

4.) COLOR SELECTION PACKAGE

Item Being Submitted	Material	Manufacturer's Color Name	Manufacturer's Color Number	Manufacturer
Roofing				
Building Body				
Fascia				
Trim				
Soffit				
Stone				
Brick				
Entry Door				
Garage Door				
Shutters				
Driveway				
Entry Walk				
Stoop				
Window Frame		White or Bronze*		
Gutters				
Chimney				
Screen Enclosure	Bronze Frames	Charcoal Screen		
Exterior Lighting				
Fence				
*Circle One				

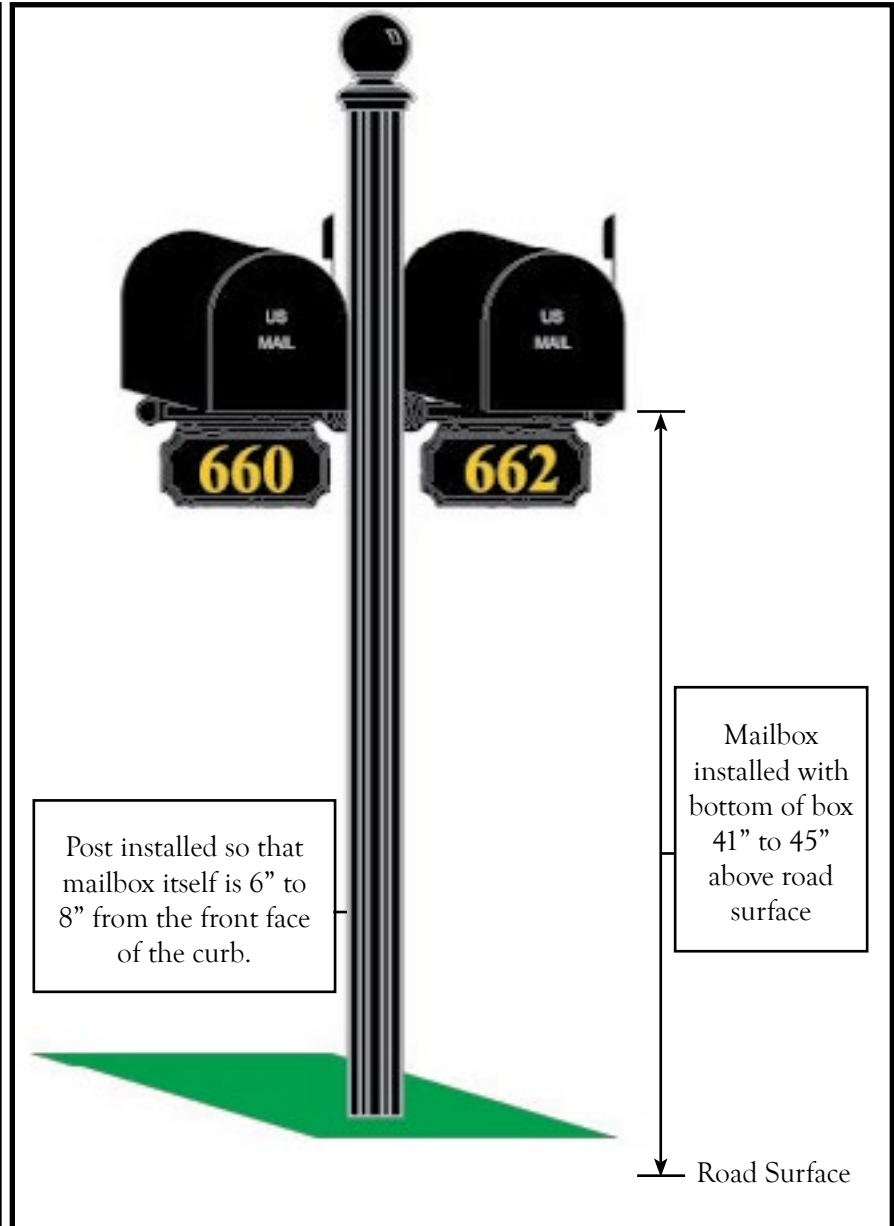
NOTE: COLOR SELECTION PACKAGE cannot be accepted prior to submittal of the **PLANS PACKAGE**. Builder will be notified if color samples are required for the review. If color package is indicated, any items that are not a part of the package still need to be itemized.

EXHIBIT B

MAILBOX SPECIFICATIONS FOR DUAL MAILBOXES

WATERGRASS DUAL MAILBOX STANDARDS

1. 3" x 6' extruded aluminum pole in black
2. Cast aluminum finial and bracket in black.
3. #1 Aluminum Mailbox in black.
4. 2 1/2" vinyl numbers in reflective gold.
5. Aluminum flag in black.
6. Bottom of box installed 41" - 45" above road surface.
7. Post installed so that box is 6" - 8" from front face of curb.



Builders are responsibility for initial installation of mailboxes. Replacement mailboxes may be obtained from the following vendor:

Creative Mailbox & Sign Designs
Phone: (813) 818-7100

If purchasing from another vendor, please follow specifications exactly.

NOTE: Dual mailboxes are in all neighborhoods except the following: *Ashcroft, Astoria, Bradbury, Radley Way, Stonebrook, Stonebrook Villas, Talamore and Villas at Windchase.* The postal service will not deliver to curbside mailboxes in the above neighborhoods. Mail will only be delivered to mail kiosks within those neighborhoods..

EXHIBIT C

ANTENNA & SATELLITE DISH SPECIFICATIONS

The following guidelines are being promulgated by the WaterGrass Design Review Committee pursuant to ARTICLE VIII-Section 1-Item M of the WaterGrass Property Owners' Association's Declaration of Covenants, Conditions and Restrictions with respect to the installation of satellite and microwave dish antennas ("dishes") in WaterGrass.

The following provisions will control the installation of all satellite dish and microwave antennas in WaterGrass. To avoid confusion, homeowners shall submit plans for all proposed satellite dish installations to the WaterGrass Design Review Committee for review, prior to installation. All other exterior radio and television antennas are prohibited.

SITING:

1. It is strongly recommended that no more than one dish shall be installed on any Lot.
2. The maximum dish diameter shall be one meter or less with 18" being the preferred size.
3. If a home is situated so that signals cannot be received by a dish placed in one of the preferred locations described below, the Association will consider suggestions from the homeowner for alternate locations.
4. Preferred Installation Locations:
 - 4.1. Dishes shall be installed only in rear or side yard areas.
 - 4.2. Dishes shall not be located within a front yard on any Lot, nor mounted to the front wall of any home, nor located within screen planting easements on any Lot.
 - 4.3. Dishes shall not be mounted on the roof or second story of any home unless in the written opinion of the satellite dish installing company, the resident may not receive the desired reception in any other first floor location.
 - 4.4. Dishes shall be located so as not to be visible from the front street and, on corner lots, the side street.
 - 4.5. Dishes shall be mounted only as follows:
 - 4.5.1. On the rear wall of the house at or below the top line of the tallest first floor window but in no event more than ten feet above grade, measured from the top of the dish (dishes over 18" must be no more than 4' above grade) or
 - 4.5.2. On the side of the house, no more than 4' above grade as measured from top of dish to grade, no more than 2' from the house and be screened from all adjacent properties and streets **or**

(ANTENNA & SATELLITE DISH SPECIFICATIONS continued on next page)

EXHIBIT C

ANTENNA & SATELLITE DISH SPECIFICATIONS (continued)

- 4.5.3. On a deck or a patio located in a rear or side yard not more than four feet above the deck or patio floor but in no event more than 10' above grade (measured from the top of the dish).
- 4.6. Dishes may be freestanding in the side or rear yard but shall not be more than four feet above grade (measured from top of dish to grade). Side yard dishes shall be adequately screened from the front street, side street and neighboring houses.
5. Color: To minimize visibility, dishes shall be a color that closely matches the field color of the residence located on the lot. Neutral colors such as gray, beige or off-white are preferred.

SUBMISSION PACKAGES SHOULD INCLUDE:

1. If possible, please submit a fully-dimensioned and drawn-to-scale layout of the contemplated installation on a final survey of the Lot which also shows:
 - 1.1. Distances between the dish and all property lines.
 - 1.2. If mounted on a deck or patio, dimensions of the deck or patio indicating the exact dish location, height above grade and distances to the edge of deck or patio.
 - 1.3. If freestanding, the location of the dish and screening specifying the total height of the installation from grade to top of dish and distance to the residence and any other structures located on the Lot.
2. Elevation drawings for the dish as it will be installed showing the diameter and total maximum height of the proposed dish and its mounting standard on home, on deck or patio, or if freestanding, its distance above grade.
3. If mounted on rear or side of the residence, the elevation of residence should be shown indicating the location of the dish installation including the height above grade and distances to the corners of the house.
4. Submittal should be accompanied by the completed Modifications Submittal Form (EXHIBIT D). You will receive a written notification of the Committee's review comments.

NOTE: The foregoing requirements are established to assure the safest possible location and operation of satellite dishes within WaterGrass while preserving and enhancing reasonable and consistent aesthetic standards. To the extent that any of the foregoing requirements and guidelines are found to be invalid or unenforceable, pursuant to current or future Federal Communications Commission (FCC) laws or regulations, such finding shall not affect the other provisions hereof and these regulations and guidelines shall be construed as if such invalid or unenforceable provisions had never been contained herein.

EXHIBIT D

**WATERGRASS PROPERTY OWNERS' ASSOCIATION
MODIFICATIONS SUBMITTAL FORM**

Date of Submittal

Name: (Please Print) _____

WaterGrass Address: _____

WaterGrass Neighborhood: _____ Lot _____ Block _____

Current Mailing Address: _____
(if different from above)

Phone: Home # _____ Cell # _____

Email Address: _____

Design Review Fee: _____ Date Paid: _____ Check #: _____

Modification(s) Requested: To Exterior of Home or Lot

(1) _____

(2) _____

(3) _____

Additional Comments or Information: _____

All modifications or additions to the exterior of a home or lot in WaterGrass must be reviewed and approved by the Design Review Committee prior to construction. Please include all information needed to fully describe the type of modification you are requesting. (Examples: Most submittals will require two copies of a final survey of your home and lot indicating the location of the addition or modification and the distances to all property lines. Complete construction details are required for decks, patios, gazebos, fences, room additions, etc. Landscaping modifications should indicate location and type of plants. Changes of exterior colors will require a color sample.)

Some types of additions or modifications may require a building permit from Pasco County. Please check with them before beginning your installation.

For further information, call the Association at (813) 994-2277. Written specifications and/or special instructions for the type of modification you are requesting will be provided to assist you with your submittal. Design Review Committee meetings are held on a regular basis and a written report of review results will be mailed to you.

Modifications or additions may not be started without prior Committee approval.

EXHIBIT E

FENCE SPECIFICATIONS

The approved PVC standard is solid-wall 100% virgin PVC/vinyl fence that is constructed from high-quality materials, stabilizers and modifiers throughout the entire extruded profile.

All fences must be approved by the WaterGrass Design Review Committee.

WHITE PVC/VINYL PRIVACY FENCE



At Left:
Six-foot PVC privacy fence with twelve-inch lattice panel and traditional-style post caps.



At Right:
Traditional-style PVC post cap.

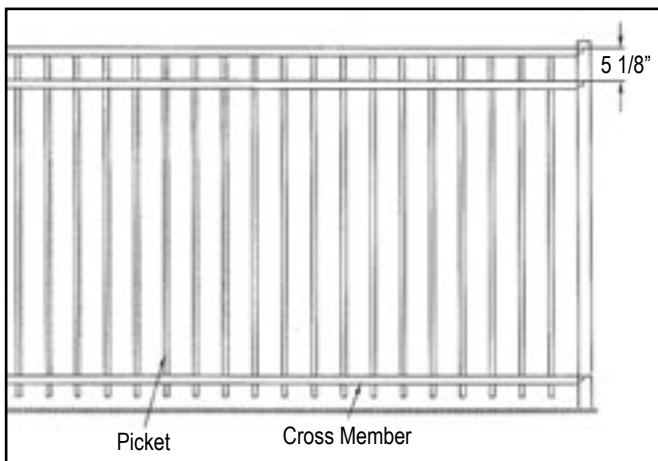
The above fence is the permitted six foot (6') privacy fence. Privacy fencing is permitted only in certain areas. Please refer to charts on pages 37 to 41 for appropriate fence locations.

WHITE PVC/VINYL CONTAINMENT FENCE

The fence at right is the approved forty-eight inch (48") containment fence. This style has straight pickets with traditional-style post caps.

- a. Pickets shall be three inches (3") wide.
- b. Spacing between pickets must be a minimum of two inches (2") or a maximum of three inches (3").

Please refer to the charts on pages 37 to 41 for appropriate fence locations.



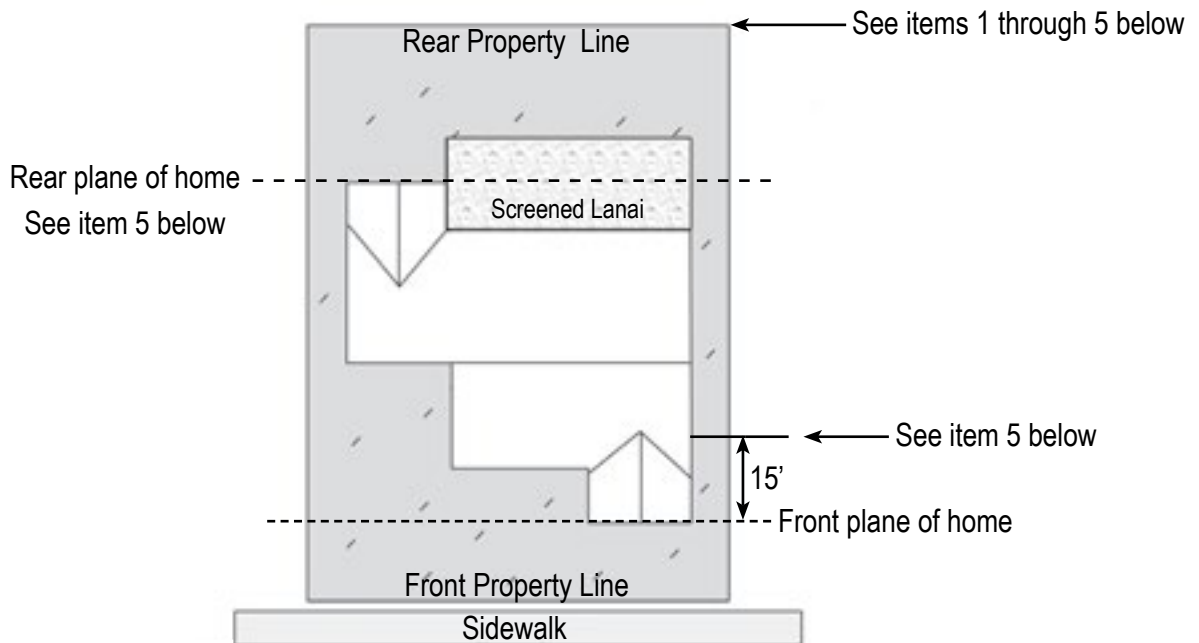
BLACK POWDER-COATED ALUMINUM FENCE

At left is approved aluminum fence.

1. Fences may be 4' or 5' high.
2. Pickets shall be 3/4" wide
3. Pickets shall be spaced 3 7/8" apart.
4. Cross-members shall be 1.25" wide.
5. Distance from top cross-member to second cross member shall be 5 1/8"
6. Posts shall be 2" wide.
7. Aluminum fencing is permitted in all neighborhoods. Please see pages 37 to 41 for further information.

EXHIBIT E

FENCE SPECIFICATIONS *(continued)*



1. Privacy fencing is not allowed in rear yards where home sites abut wetlands, ponds, conservation or selected common areas. This is to protect the view corridor of the neighboring homes.
2. Wherever there is a retaining wall with aluminum fencing adjacent to a home site, PVC fencing may not be installed. Approved trees and shrubs may be installed to provide privacy.
3. Fences may not be installed in such a way as to damage retaining walls or prohibit maintenance of retaining walls.
4. Where back-to-back lots occur and there is no retaining wall with aluminum fencing at the rear property lines, only six-foot (6') white PVC fencing may be installed.
5. All home sites may have privacy fencing as side-yard fencing except where there is a retaining wall with aluminum fencing. All side yard fences shall start fifteen (15) feet behind the front plane of the home. If the home site is not eligible for rear yard privacy fencing, the privacy fence shall transition to containment-style fencing at the rear plane of the home.
6. Fences installed in landscape easements, drainage easements or utility easements are installed at the owner's risk.
7. Fences are not permitted in the front yard.
8. Fencing on corner lots or abutting common areas will be handled on a case-by-case basis.

DESIGN REVIEW SUBMITTAL REQUIREMENTS:

- a. All proposed fence installations must be submitted to and approved by the DRC prior to installation. Forms for DRC submittals are found in Exhibits A and D. A site plan/survey of the home site showing location of the home and location of the fence must be included in submittal.
- b. The fee for the review of a fence installation is \$25.00 payable to the WaterGrass Property Owners' Association, Inc. (WPOA). The DRC may take up to fourteen days to review the submittal.

EXHIBIT E

LOCATIONS AND TYPES OF REAR YARD FENCING

AL = Black Aluminum 4' or 5' Fence
 CON = White 4' PVC Containment Fence

All Types = White PVC 6' Privacy Fence or
 Black 4' or 5' Aluminum Fence or
 White PVC 4' Containment Fence

NEIGHBORHOOD	BLOCK	LOTS	TYPE OF FENCING
Ashcroft	Block 53	1 to 6	AL or CON
		7 & 8	All types
		9 to 27	AL or CON
		28 to 52	All types
		53 to 62	AL or CON
		63 to 65	All types
		66 to 81	AL or CON
		82 & 83	All types
	84 to 89	AL or CON	
	Block 54	All Lots	Al types
Block 63	All Lots	All types	

NEIGHBORHOOD	BLOCK	LOTS	TYPE OF FENCING
Bridgeview	Block 1	1 to 4	All types
		5 to 19	All types
		Lot 20	AL or CON
	Block 2	All Lots	AL or CON
	Block 3	All Lots	All types
	Block 4	All Lots	All types
	Block 5	1 to 3	AL or CON
		4 to 24	All types
		25 to 37	All types*
		38 to 56	AL or CON
Block 6	All Lots	All types	
Block 7	All Lots	All types	

Astoria	Block 61	1 to 28	All types
		29 to 43	AL or CON
		44 to 46	All types
		47 to 52	AL or CON
	Block 62	1 to 37	All types
38 & 39		All types	

*NOTE: Fence must be placed inside common area buffer.

Chasewood	Block 43	1 to 5	AL or CON
		Lot 6	All types
		7 to 20	AL or CON
	Block 44	All Lots	AL or CON
	Block 45	All Lots	All types

Bradbury	Block 50	1 to 20	All types
		21 to 47	AL or CON
	Block 51	All lots	AL or CON
	Block 52	All Lots	AL or CON

Cypress Bend	Block 32	1 to 25	All types
		26 to 34	AL or CON
		35 & 36	All types
	Block 33	All Lots	AL or CON
	Block 34	1 & 2	AL or CON
		3 & 4	All types
		5 to 16	AL or CON
	Block 35	All Lots	All types
Block 36	All Lots	All types	

LOCATIONS AND TYPES OF REAR YARD FENCING continued on next page

EXHIBIT E

LOCATIONS AND TYPES OF REAR YARD FENCING *(continued)*

AL = Black Aluminum 4' or 5' Fence
 CON = White 4' PVC Containment Fence

All Types = White PVC 6' Privacy Fence or
 Black 4' or 5' Aluminum Fence or
 White PVC 4' Containment Fence

NEIGHBORHOOD	BLOCK	LOTS	TYPE OF FENCING	NEIGHBORHOOD	BLOCK	LOTS	TYPE OF FENCING
Glenbrook	Block 8	All Lots	All types	Radley Way	Block 60	1 to 9	All types
	Block 9	1 to 6	AL or CON			10 to 18	AL or CON
		7 and 8	All types			19 & 20	All types
		9 to 16	AL or CON			21 to 25	AL or CON
	Block 9A	1 to 4	All types			26 & 27	All types
	Block 9A	5 to 21	AL or CON			28 to 30	AL or CON
	Block 10	All Lots	AL or CON			31 & 32	All types
Graybrook	Block 46	1 to 3	AL or CON			33 to 47	AL or CON
		4 & 5	All types			48 & 49	All types
		6 to 17	AL or CON			50 & 51	AL or CON
		18 to 22	All types			52	All types
		23 to 37	AL or CON			53 to 58	AL or CON
		38 & 39	All types			59 & 60	All types
		40 to 49	AL or CON			61 to 63	AL or CON
	Block 47	1 to 10	AL or CON			64 to 73	All types
		Lot 11	All types			74 & 75	AL or CON
		12 to 14	AL or CON			76 to 89	All types
		Lot 15	All types			90 to 99	AL or CON
		16 to 19	AL or CON			100 to 102	All types
		103 to 113	AL or CON			114 to 118	All types
		119 to 130	AL or CON				
Peregrina	Block 17	All Lots	All types	Silvercreek	Block 11	1 to 9	All types
	Block 18	All Lots	All types			10 to 14	AL or CON
	Block 19	1	AL or CON		Block 12	All Lots	AL or CON
		2 & 3	All types		Block 13	All Lots	All types
		4 to 8	AL or CON		Block 14	1 & 2	All types
		9 to 11	All types			3 to 6	AL or CON
		12 to 18	AL or CON			7 to 9	All types
		19 & 20	All types			10 to 22	AL or CON
		21 to 26	AL or CON				
		27 & 28	All types				
29 to 36	AL or CON						

LOCATIONS AND TYPES OF REAR YARD FENCING continued on next page

EXHIBIT E

LOCATIONS AND TYPES OF REAR YARD FENCING *(continued)*

AL = Black Aluminum 4' or 5' Fence
 CON = White 4' PVC Containment Fence

All Types = White PVC 6' Privacy Fence or
 Black 4' or 5' Aluminum Fence or
 White PVC 4' Containment Fence

NEIGHBORHOOD	BLOCK	LOTS	TYPE OF FENCING	NEIGHBORHOOD	BLOCK	LOTS	TYPE OF FENCING	
Stonebrook	Block 57	1 to 6	All types	Talamore	Block 58	1 to 7	AL or CON	
		7 to 14	AL or CON			8 to 11	All types	
		15 to 21	All types			12 to 18	AL or CON	
		22 & 23	AL or CON			19 to 30	All types	
Stonebrook Villas	Block 55	1 to 8	All types		Block 59	1 to 15	AL or CON	
		9 to 26	AL or CON			16 to 27	All types	
		27 to 64	All types			28 & 29	AL or CON	
		65 to 72	AL or CON			30 to 36	All types	
	Block 56	1 to 20	AL or CON			37 to 42	AL or CON	
		21 & 22	All types			43 to 52	All types	
		23 to 26	AL or CON					
		27 & 28	All types					
		29 to 52	AL or CON					
		53 & 54	All types					
Summerglade	Block 15	1 to 5	All types	The Gardens	Block 29	1 to 6	All types	
		6 to 13	AL or CON			7 to 10	AL or CON	
		14 & 15	All types		Block 30	All Lots	All types	
		16 to 45	AL or CON		Block 31	All Lots	AL or CON	
		46 to 57	All types		Block 31A	All Lots	AL or CON	
	All Lots	All types	Block 31B		All Lots	AL or CON		
Block 16	All Lots	All types	Block 31C	All Lots	AL or CON			
Villas at Windchase	Block 25	1 to 26	All types	Block 26	All Lots	All types		
		27 to 38	CON		Block 27	1 to 26	CON	
	Block 26	All Lots	All types			27 to 40	All types	
		Block 27	1 to 26		CON	Block 28	All Lots	All types
			27 to 40		All types			
Block 28	All Lots	All types						

LOCATIONS AND TYPES OF REAR YARD FENCING continued on next page

EXHIBIT E

LOCATIONS AND TYPES OF REAR YARD FENCING *(continued)*

AL = Black Aluminum 4' or 5' Fence
 CON = White 4' PVC Containment Fence

All Types = White PVC 6' Privacy Fence or
 Black 4' or 5' Aluminum Fence or
 White PVC 4' Containment Fence

NEIGHBORHOOD	BLOCK	LOTS	TYPE OF FENCING	NEIGHBORHOOD	BLOCK	LOTS	TYPE OF FENCING
Whisper Point	Block 37	All Lots	AL or CON	Willow Point	Block 48	1 to 12	All types
	Block 38	1 to 5	AL or CON			13 to 32	AL or CON
		6 & 7	All types		Block 49	All Lots	All types
	Block 39	8 & 9	AL or CON	Windchase		Block 22	1 to 11
		1 to 3	AL or CON		12 to 14		AL or CON
	4 to 12	All types	15 to 26		All types		
	Block 40	All Lots	AL or CON		Block 23	1 to 24	AL or CON
	Block 41	1 to 19	All types			25 to 27	All types
20 to 25		AL or CON	Block 24		All Lots	All types	
Block 42	All Lots	All types					