

WATERSTONE HOMEOWNERS ASSOCIATION OF ST. LUCIE, INC.

Architectural and Aesthetic Requirements

Architectural Review Committee - Consists of three members. Appointed at the Organizational Meeting following the Annual Meeting

Construction Plan Review

Charge of a non-refundable administrative fee in the amount of \$50 made payable to Waterstone Homeowners Association.

Two (2) sets of construction plans and specifications are required including but not limited to site plan, tree survey, landscape plan, sidewalk construction, exterior elevations, paint colors, shingle samples, exterior materials samples and other descriptions necessary to describe project.

Construction must be completed in eight (8) months. The Committee may grant a greater period of time to complete or grant an extension of said eight (8) month period.

Dwelling Restrictions

1. Any home built on Lots 29 and 30 Block 3, must be a one-story home.
2. All overhead garage doors shall be decorative in design and should complement exterior elevation of residence.
3. No two (2) adjoining homes shall have the same front architectural elevation.

Landscaping

4. Each Lot shall be entirely sodded including easements and rights-of-way directly in front, rear and sides of all Lots with floritam sod. Each residence shall have an automatic sprinkler irrigation system with automatic timers for the proper maintenance and watering of all shrub and landscaping on Lot.
5. A minimum of four (4) trees are required to be planted in the yard of each residence: at least two (2) of these required trees must be Live Oak trees in 30 gallon

containers or equivalent, not less than 10' to 12' in height with 4' to 5' of spread and 2" caliper at breast height; and the other two (2) required trees may be any of the following type trees in not less than 15 gallon containers or equivalent, 7' to 9' feet in height with 3' to 4' of spread and 1" in caliper at breast height: Live Oak, Laurel Oak, Magnolia, Maple, Elm, East Palatka Holly, Tabebuia, Crape Myrtle, Bauhinia and others approved by the ARC. Two (2) palms trees with a minimum of 4' clear trunk; Sable, Foxtail, Majesty, Royal, double/triple trunk Alexander, triple trunk Adonidia, Medjool, Sylvestris, Coconut and any other as approved by the ARC may be substituted for any two (2) of the trees listed, except for the required two (2) thirty (30) gallon Live Oak trees. These four (4) required trees shall remain perpetually on each lot. If any of the four (4) required trees die either by disease or neglect, shall be replanted with the same or approved type of tree within these requirements. Homeowner has 30 days to replace.

6. Lots 1-15 of Phase Two are required to install a Mirror Leaf Viburnum hedge along the rear lot line adjacent to Waterstone Blvd to create a visual screen. Install with 3 gallon containers allowing the hedge to get to a maximum of six (6') feet.

Fencing

1. No fence on any Lot may be constructed of wire, chain link or cyclone style of fencing.