

ADDITIONAL RULES AND REGULATIONS RELATING TO PROPERTIES¹

ARC Rules and Regulations for House Colors²

Approved on August 24, 2020



ARAs are available from the WLCA website www.mywaterfordlakes.org or from the WLCA office. External property improvement may not be started until the (1) homeowner submits Architectural Review Application (ARA), (2) the local Neighborhood Architectural Review Committee (ARC), if applicable, and the WLCA ARC approve the ARA, and (3) the homeowner receives a letter of approval from WLCA. If no response is received from WLCA after 30 days have elapsed from the receipt date stamped by WLCA, the ARA application is considered approved.

What These Rules and Regulations Cover:

These rules and regulations cover exterior paint and colors for house body and trim, front and side doors, garage doors, drip edges, gutters, and downspouts. The body of the house may be covered in stone, brick, painted stucco or painted siding.

Basic Information:

1. Applicants must comply with the present Rules and Regulations as well as any neighborhood HOA rules and regulations or guidelines that apply to their project. If there are no neighborhood guidelines, WLCA guidelines shall apply. For additional information, please see the WLCA Amended Declaration, Article VIII Section 4.
2. The WLCA Paint Color Book contains many suggested Paint Schemes. These standard palettes of color combinations make the process of choosing colors and gaining approval easier for homeowners.
3. A number of the Neighborhood Associations have adopted their own Paint Color Books. In these cases, the color choices for body, trim, front door, other exterior doors, and garage doors shall be directed by the Paint Guidelines adopted by those Neighborhoods.
4. The gable is the part of a wall that encloses the end of a pitched roof.

Rules for Modifications:

5. The WLCA Paint Color Book contains all acceptable paint schemes.
6. Neighborhood paint color books, when adopted by the neighborhoods, also contain acceptable paint color schemes or individual paint colors. If your neighborhood does not have its own paint color book, use the WLCA paint color book
7. A scheme comprises a body (base) color, a trim color, an accent color and a front door color.
8. House colors from one scheme may not be combined with or substituted for colors from another scheme.

¹ The WLCA declaration, as amended from time to time (the current version of which will be referred to as the "WLCA Declaration"), contains certain rules and regulations relating to properties that are subject to the WLCA Declaration. The WLCA Declaration permits the board of directors to adopt additional rules and regulations relating to properties that are subject to the WLCA Declaration. The present document reflects some of those additional rules and regulations.

² The requirements for House Colors were formerly reflected in "ARC Guidelines for Exterior Paint & Siding". The requirements are now contained in the present "ARC Rules and Regulations for House Colors".

9. All body and trim colors shall be flat, satin, or semi-gloss finish paint.
10. Colors of brick or stone must be shades of red, brown, tan, or grey. Brick, stone sidings, or veneers must not be painted.

Siding:

11. Acceptable siding materials are wood, vinyl, Hardie board, brick veneers and stone veneers.
12. The final color of wood, vinyl, or Hardie board siding must match the body color of the home, with the exception of end gables.
13. Siding product installed in gables may be painted either the body or trim color.

Front and Other Exterior Doors:

14. Front and other exterior doors may be painted with flat, satin, semi-gloss or gloss finish paint.
15. Wood front doors may be painted an approved color, a clear finish or a natural wood color stain.
16. Other exterior doors may be painted body color, a trim color, or the same color as the front door.

Garage Doors:

17. The garage door may be painted, at the homeowners option, either the body or trim color.
18. All garage door window inserts must be painted the same color as the garage door.
19. Garage doors should be painted with flat, satin, or semi-gloss finish paint.

Drip Edges, Gutters, Downspouts and Roofs:

20. Drip edges and gutters shall either be white or match the parts of the house to which they are attached.
21. Downspouts shall either be white or match the parts of the house to which they are attached.
22. Painted roofs are not allowed.

What Is Needed for the Architectural Review Application:

23. Completed Paint Application
24. State whether the WLCA paint color book or your approved neighborhood paint color book applies to the application.
25. WLCA Paint Color Books and approved neighborhood paint color books are located in lobby of the WLCA Community Building - 453 Mark Twain Blvd., Orlando, FL 32828
26. The WLCA Paint Color Book may be checked out for a maximum of 15 days and a \$100.00 returnable deposit will be collected at the time of the checkout. (The Paint Color Book must be returned in good condition within 15 days to receive a returned deposit.)
27. Approved paint colors may be color matched by a homeowner's preferred vendor.
28. A scheme number must be selected as presented in the Paint Color Book; colors from one scheme may not be combined with colors from another scheme.
29. Choose only 1 body color, 1 door color, and either 1 or 2 trim colors from the desired scheme while also considering the roof color. Indicate page numbers and identity of Paint Color Book (WLCA or neighborhood) on the ARA at the time of submittal. Attach paint color chips for colors from vendors other than those in the Paint Color Book.
30. Only one color scheme number may be specified for each ARA³.

Siding:

31. Include information about type of material and final color of siding.
32. Include a sample of the siding material.
33. Include a Plat/Survey plan and pictures of home showing locations of siding.

Front Doors:

34. Colors for front doors may be selected from the preferred scheme door color/s or from the additional door color list located in the back of the Paint Color Book.

³ Separate ARAs for alternate color schemes will be evaluated separately.