

ADDITIONAL RULES AND REGULATIONS RELATING TO PROPERTIES¹

ARC Rules and Regulations for Driveway, Walkway, and Entryway Modifications²



Approved on November 28, 2022

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 driveways for vehicular traffic, and walkways and entryways for pedestrian traffic.

It does not cover sidewalks, driveway aprons, or other pavement owned by the county.

See Landscaping Rules and Regulations for information about poured concrete curbing and minimum required land area with plant material in front of each residence.

Basic Information:

The Landscaping Rules and Regulations define the fraction of area in a front yard that must be planted with turf or other plant material. Rules for Modifications:

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 IX Section 1-O.
2. "Flag lots", "corner lots", "cul-de-sac lots", "interior lots", "key lots", and "T-intersection lots" are shown on an attached diagram.
3. All planned modifications should include consideration of all property lines and easements.

Driveway Modifications:

4. Acceptable driveway materials shall be poured concrete or pavers.
5. Concrete driveways may be stained with concrete stain but may not be painted. Paver driveways may be shades of red, brown, tan, or gray.
6. All driveway-widening modifications must attach to the original driveway.
7. If the original driveway is widened or replaced, the entire modified driveway must be of the same material.

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 Driveway, Walkway, and entryway Modifications were formerly reflected in "ARC Guidelines for Front Entry, Walkway, Modifications & Circular Driveway". The requirements are now contained in the present "ARC Rules and Regulations for Driveway, Walkway, and Entryway Modifications".

8. Pavers with open voids for grass are not permitted.
9. Impermeable surfaces may not occupy more than 50 percent of the area of the front yard.
10. Driveways for single-car garages may be widened to a maximum overall width of 18 feet.
11. Driveways for multiple-car garages may be widened to a maximum overall width of 24 feet.
12. Driveway modifications may not extend through county easement property such as a public sidewalk or driveway apron unless agreement has been reached between Orange County and the homeowner.
13. If the lot does not have a sidewalk, the homeowner should contact Orange County to inquire about paving into the county easement.
14. Driveways, but not sidewalks or driveway aprons, may be stamped or patterned. Stamps and patterns shall not include initials, trademarked logos, icons, or images, and shall be approved by the ARC before any work is to begin. Only one pattern shall be used throughout the entire project.
15. Circular driveways shall be restricted to corner lots and shall be attached to the original driveway.
16. Flag lot driveways over 50 feet in length may not be widened.

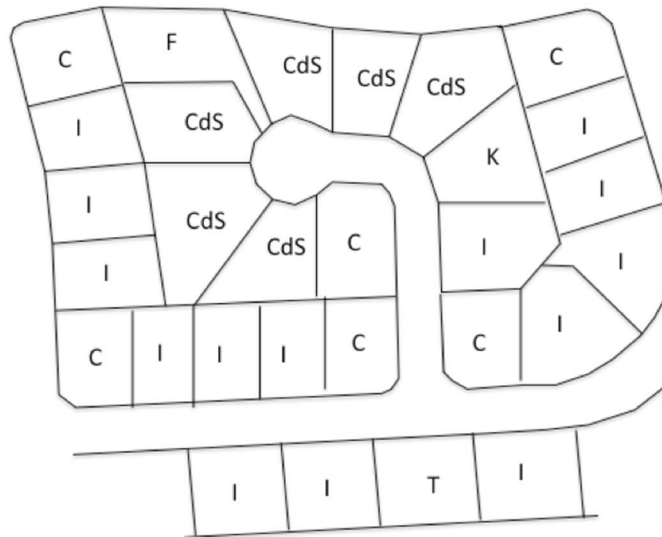
Entryways and Walkways:

17. Acceptable materials are hardscapes such as concrete, patio stones, flagstones, pavers, river rocks, tile, and gravel. Paver entryways and walkways may be shades of red, brown, tan, or gray.
18. ADA-compliant walkways and entryways are permitted.
19. For a walkway that is parallel and adjacent to a driveway, the combined width of the driveway plus walkway shall not exceed the allowable width listed under Driveway Modifications.

What Is Needed for the Architectural Review Application:

20. The Application shall include:
 - a. Completed application form.
 - b. If the application is for a driveway modification, include a description of existing driveway material and finish and description of modification.
 - c. If the application is for a walkway or entryway modification or replacement, specify the material.
 - d. Location and dimensions of the modification shown on a current Plat or Survey Plan.
 - e. Sample or color picture if finish is other than plain concrete, such as concrete stain, concrete coating, or paver color. Concrete stain shall be selected from the WLCA or Neighborhood Concrete Stain Color Chart.
 - f. Sample or color picture of the stamp or pattern if a stamp or pattern is used.

Types of Lots



Lot Types: F = Flag Lot, C = Corner Lot, CdS = Cul-de-sac Lot, I = Interior Lot, K = Key Lot, T = T-Intersection Lot