

Prepared by and return to:  
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Shuffield, Loman & Wilson, P.A.  
1000 Legion Place, Suite 1700  
Orlando, FL 32801  
07750-0004

## WLCA'S SECOND RECORDED ADDITIONAL RULES AND REGULATIONS RELATING TO PROPERTIES

THIS document is made this 25<sup>th</sup> day of April, 2022, by WATERFORD LAKES COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation (the "Community Association").

WHEREAS, the Community Association is the homeowners' association for all properties within the Waterford Lakes Development in Orange County, Florida (the "Waterford Lakes Development"); and

WHEREAS, all properties within the Waterford Lakes Development are subject to the recorded declarations and amendments to declarations of the Community Association and its predecessor, the Huckleberry Community Association, Inc., including but not limited to, the following declarations and amendments thereto:

1. The "Declaration of Covenants and Restrictions of Huckleberry", recorded on April 4, 1985, at O.R. Book 3625, pages 2075, *et seq.*, of the Public Records of Orange County, Florida (the "1985 Declaration");
2. The "Amendment to Declaration of Covenants and Restrictions Huckleberry", recorded on October 21, 1986, at O.R. Book 3829, page 4121, of the Public Records of Orange County, Florida (the "October 1986 Amendment")<sup>1</sup>;
3. The "Amendment to Declaration of Covenants and Restrictions Huckleberry", recorded on December 4, 1986, at O.R. Book 3841, pages 2994, *et seq.*, of the Public Records of Orange County, Florida (the "First Amendment");
4. The "Second Amendment to Declaration of Covenants and Restrictions Huckleberry", recorded on December 30, 1986, at O.R. Book 3848, pages 376, *et seq.*, of the Public Records of Orange County, Florida (the "Second Amendment")<sup>2</sup>;
5. The "Amendment to Declaration of Covenants and Restrictions Huckleberry", recorded on February 4, 1987, at O.R. Book 3859, pages 1028, *et seq.*, of the Public Records of Orange County, Florida (the "Third Amendment");

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<sup>1</sup> The October 1986 Amendment was the first amendment to the 1985 Declaration. However, subsequent amendments to the 1985 Declaration incorrectly identified the second amendment as the first amendment to that declaration. Thus, the present Amendment will maintain that same identification and will list the second amendment as the first amendment, the third amendment as the second amendment, etc.

<sup>2</sup> As explained in footnote 1, the initial amendment to the 1985 Declaration, which is identified herein as the "October 1986 Amendment", was apparently overlooked by the drafter of the "Second Amendment" as the "Second Amendment" was, in actuality, the third amendment to the 1985 Declaration.

6. The “Fourth Amendment to Declaration of Covenants and Restrictions Huckleberry”, recorded on March 11, 1987, at O.R. Book 3867, pages 3353, *et seq.*, of the Public Records of Orange County, Florida (the “Fourth Amendment”);
7. The “Fifth Amendment to Declaration of Covenants and Restrictions Huckleberry”, recorded on March 11, 1987, at O.R. Book 3896, pages 2333, *et seq.*, of the Public Records of Orange County, Florida (the “Fifth Amendment”);
8. The “Sixth Amendment to Declaration of Covenants and Restrictions Huckleberry”, recorded on August 19, 1987, at O.R. Book 3913, pages 978, *et seq.*, of the Public Records of Orange County, Florida (the “Sixth Amendment”);
9. The “Seventh Amendment to Declaration of Covenants and Restrictions Huckleberry”, recorded on August 23, 1988, at O.R. Book 4007, page 3313, of the Public Records of Orange County, Florida (the “Seventh Amendment”);
10. The “Eighth Amendment to Declaration of Covenants and Restrictions Huckleberry”, recorded on December 9, 1988, at O.R. Book 4038, page 2832, of the Public Records of Orange County, Florida (the “Eighth Amendment”);
11. The “Eighth Amendment to Declaration of Covenants and Restrictions Huckleberry”, recorded on January 13, 1989, at O.R. Book 4047, page 4592, *et seq.*, of the Public Records of Orange County, Florida (the “Ninth Amendment”)<sup>3</sup>;
12. The “Amendment to the Declaration of Covenants and Restrictions of Huckleberry, Originally Recorded in Official Records Book 3625, Public Records of Orange County, Florida”, recorded on November 17, 1989, at O.R. Book 4133, pages 2122, *et seq.*, of the Public Records of Orange County, Florida (the “Tenth Amendment”);
13. The “Amendment to Declaration of Covenants and Restrictions Huckleberry”, recorded on November 17, 1989, at O.R. Book 4133, pages 2132, *et seq.*, of the Public Records of Orange County, Florida (the “Eleventh Amendment”);
14. The “Amendment to Declaration of Covenants and Restrictions of Huckleberry”, recorded on November 2, 1990, at O.R. Book 4233, pages 1467, *et seq.*, of the Public Records of Orange County, Florida (the “Twelfth Amendment”);
15. The “Amended and Restated Declaration of Master Covenants, Conditions and Restrictions of Waterford Lakes”, recorded on September 19, 1991, at O.R. Book 4327, pages 3881, *et seq.* of the Public Records of Orange County, Florida (the “Restated Declaration”);
16. The “Amendment to Amended and Restated Declaration of Master Covenants, Conditions and Restrictions of Waterford Lakes Recorded in Official Record Book 4327, Page 3881”, recorded on February 24, 2000, at O.R. Book 5948, Pages 1323, *et seq.* of the Public Records of Orange County, Florida (the “First Amendment to the Restated Declaration”);

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<sup>3</sup> The drafter of this document mistakenly labeled it as the “Eight Amendment” although there was already a recorded document with that label. Thus, said amendment will be defined as the “Ninth Amendment”.

17. The “Second Amendment to Amended and Restated Declaration of Master Covenants, Conditions and Restrictions of Waterford Lakes” recorded on June 14, 2016, as document no. 20160304282 of the Public Records of Orange County, Florida (the “Second Amendment to the Restated Declaration”);
18. The “Third Amendment to Amended and Restated Declaration of Master Covenants, Conditions and Restrictions of Waterford Lakes” recorded on October 9, 2018, as document no. 20180594815 of the Public Records of Orange County, Florida (the “Third Amendment to the Restated Declaration”); and
19. The “Fourth Amendment to Amended and Restated Declaration of Master Covenants, Conditions and Restrictions of Waterford Lakes” recorded on February 25, 2020, as document no. 20200121738 of the Public Records of Orange County, Florida (the “Fourth Amendment to the Restated Declaration”); and
20. The “Fifth Amendment to Amended and Restated Declaration of Master Covenants, Conditions and Restrictions of Waterford Lakes” recorded on September 23, 2020, as document no. 20200497324 of the Public Records of Orange County, Florida (the “Fifth Amendment to the Restated Declaration”); and
21. The “Sixth Amendment to Amended and Restated Declaration of Master Covenants, Conditions and Restrictions of Waterford Lakes” recorded on June 9, 2021, as document no. 20210345261 of the Public Records of Orange County, Florida (the “Sixth Amendment to the Restated Declaration” (these documents will collectively be referred to as the “Current WLCA Declaration”); and

WHEREAS, all properties within the Waterford Lakes Development are also subject to certain “Guidelines” and “Rules and Regulations”; and

WHEREAS, there are certain Rules and Regulations contained in the Current WLCA Declaration relating to improvements and other changes to be made to properties that are within the Waterford Lakes Development; and

WHEREAS, the Association has previously adopted “Guidelines” relating to improvements and other changes to be made to properties that are within the Waterford Lakes Development; and

WHEREAS, the Association has previously adopted certain amended “Guidelines” which have resulted in certain changes to the text and which have resulted in the renaming of the “Guidelines” to “Additional Rules and Regulations Relating to Properties”; and

WHEREAS, the Association recorded said “Additional Rules and Regulations Relating to Properties” in the Public Records of Orange County, Florida on September 9, 2020, as document no. 20200487325 of the Public Records of Orange County, Florida,

as an attachment to a document entitled "WLCA's First Recorded Additional Rules and Regulations Relating to Properties"; and

WHEREAS, the Association is now recording further "Additional Rules and Regulations Relating to Properties" which are being attached to the present document entitled "WLCA's Second Recorded Additional Rules and Regulations Relating to Properties".

NOW, THEREFORE, the Association has attached to the present document ("WLCA's Second Recorded Additional Rules and Regulations Relating to Properties"), as Exhibits 1- 9, inclusive, copies of further "Additional Rules and Regulations Relating to Properties".

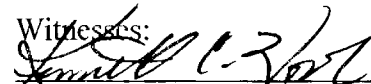
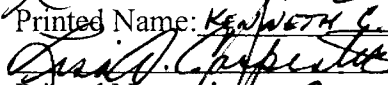
Further "Additional Rules and Regulations Relating to Properties" may be attached to subsequent recorded documents which will also bear a heading that will refer to them as "WLCA's Additional Recorded Rules and Regulations Relating to Properties", with the next set of recorded documents to be entitled "WLCA's Third Recorded Additional Rules and Regulations Relating to Properties".

CERTIFICATION

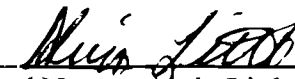
By executing the present document, we hereby affirm that the attached "Additional Rules and Regulations Relating to Properties" were adopted by a majority of the Board of Directors of the Association at an open meeting of the board conducted on April 25, 2022. Unless indicated to the contrary, the attached "Additional Rules and Regulations Relating to Properties" are intended to supplement, and not replace or amend, any previous "Additional Rules and Regulations Relating to Properties" attached to any other set of documents previously recorded by the Community Association.

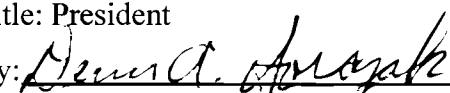
IN WITNESS WHEREOF, this instrument has been executed as of the date first above written.

Witnesses:

  
Printed Name: Kenneth G. Zook  
  
Printed Name: Lisa Carpenter

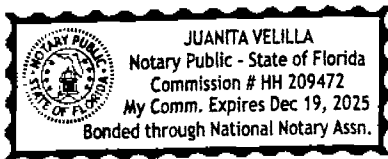
WATERFORD LAKES COMMUNITY ASSOCIATION, INC.

By:   
Printed Name: Alvin Little  
Title: President

By:   
Printed Name: Dennis Horazak  
Title: Secretary

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27 day of April, 2022 by Alvin Little and Dennis Horazak, as President, and Secretary, respectively, of WATERFORD LAKES COMMUNITY ASSOCIATION, INC., a Florida corporation, on behalf of the corporation, who are  personally known to me or  who have produced \_\_\_\_\_ as identification.



Juanita Velilla  
Notary Public (signature)

Juanita Velilla  
Typed/Printed name of Notary Public

Commission No. HH209472

My Commission Expires: Dec 19, 2025

# ADDITIONAL RULES AND REGULATIONS RELATING TO PROPERTIES<sup>1</sup>



## ARC Rules and Regulations for Aerials and Antennas<sup>2</sup>

Approved on April 25, 2022

ARAs are available from the WLCA website [www.mywaterfordlakes.org](http://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 cover exterior antennas

### Basic Information:

1. Applicants must comply with the present Rules and Regulations as well as any applicable provisions contained in the governing documents of the neighborhood HOA for the subject property. For additional information which may impact the type of improvements described herein, please see the WLCA Amended Declaration, Article IX.

### Rules for Modifications:

2. Exterior radio, television, dish antennas or other devices for sending or receiving electromagnetic signals shall be no larger than 1 meter (39.37 inches) in diameter, height, or width.
3. Masts may not be higher than 12 feet above the roofline.
4. Antenna auxiliary components shall not be installed on the front of the house. Auxiliary components installed on the fascia or side of the house shall be painted to match the surface(s) of the house over which they are installed.

### What Is Needed for the Architectural Review Application:

1. Completed General Application including the type and dimensions of the antenna.
2. Provide a Plat/Survey Plan showing location of the antenna.

<sup>1</sup> 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.

<sup>2</sup> The requirements for Aerials and Antennas were formerly reflected in "ARC Guidelines for Hurricane Shutters, Aerials and Antennas". The requirements are now contained in the present "ARC Rules and Regulations for Aerials and Antennas".

# ADDITIONAL RULES AND REGULATIONS RELATING TO PROPERTIES<sup>1</sup>



## ARC Rules and Regulations for Awnings<sup>2</sup>

Approved on April 25, 2022

ARAs are available from the WLCA website [www.mywaterfordlakes.org](http://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 Cover:

This guideline covers awnings over windows and doors.

Also see:

1. Rules and Regulations for Windows for information about decorative shutters and hurricane shutters.
2. Rules and Regulations for Backyard Structures for information about shade sails (also called sun sails).

### Basic Information:

1. Applicants must comply with the present Rules and Regulations as well as any applicable provisions contained in the governing documents of the neighborhood HOA for the subject property. For additional information which may impact the type of improvements described herein, please see the WLCA Amended Declaration, Article IX.
2. Definitions
  - a. Awning: a permanent cloth or metal cover fastened to a house extending over a window or door to protect against the sun and rain.
  - b. Awning length: the dimension from the house wall to the end of the awning farthest from the wall.

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<sup>1</sup> 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.

<sup>2</sup> The requirements for Awnings were formerly reflected in "ARC Guidelines for Windows, Window Security Bars, Window Films, Window Decorative Shutters, Front Doors/Screen Doors, Awnings, Screening for Garage Doors". The requirements are now contained in the present "ARC Rules and Regulations for Awnings".

- c. Awning width: the dimension along the house wall from one end of the awning to the other end of the awning.
3. Awnings must be maintained free of mold, mildew, and holes; and replaced when faded.

**Rules for Modifications:**

4. Awning material shall be durable cloth or metal.
5. Awnings must have a single, solid color, and all awnings on a house must be uniform in color and appearance. The awning color shall match either the body, trim, or accent color of the house.
6. Awnings are not permitted on the front of the house.
7. Awnings are not permitted on the side of a house if the side of the house is less than 5 feet from the property line.
8. Awnings on the side of the house shall be at least 10 feet from the front of the house.
9. The awning length shall not exceed the height of the window or door it covers and shall not cross the property line.
10. The awning width on the side of the house shall not exceed the width of the window or door it covers.
11. The awning width on the rear of the house shall not exceed the width of the house.

**What is Needed for the Architectural Review Application:**

12. Completed General Application including the locations, sizes, materials, and colors of the awnings.
13. Plat/Survey Plan showing location of awning.



# ADDITIONAL RULES AND REGULATIONS RELATING TO PROPERTIES<sup>1</sup>



## ARC Rules and Regulations for Disaster Recovery<sup>2</sup>

Approved on April 25, 2022

ARAs are available from the WLCA website [www.mywaterfordlakes.org](http://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 recommended actions following a disaster.

### Basic Information:

The procedures described below were developed by, and are maintained by, the Waterford Lakes Architectural Review Committee.

1. Definition - Disaster: an occurrence of a natural catastrophe, technological accident, or human-caused event that has resulted in severe property damage, deaths, and/or multiple injuries.

### Rules:

In the event of a disaster as defined above involving Waterford Lakes that has damaging effects, the following procedures shall be followed during the recovery effort:

2. Immediate temporary repairs to stop further damage to a homeowner's property may be done without an ARA form being submitted. However, such form must be submitted within one month of the completion of the work, failing which the work may be considered to be in violation of the WLCA Declaration and/or in violation of or more of the WLCA ARC Rules and Regulations.
3. Replacement of fences, roof, pool enclosures, and windows, may be done without an ARA form as long as the replacement is of same exact color, style, and size. Roofing must follow WLCA ARC Rules and Regulations for Roofs.

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<sup>1</sup> 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.

<sup>2</sup> The requirements for post-disaster recovery were formerly reflected in "Appendix F - WLCA ARC Disaster Plan," in the WLCA Disaster Plan. The requirements are now contained in the present "ARC Rules and Regulations for Disaster Recovery."

4. Homeowners wishing to make improvements other than repairs that would change the property appearance must submit an ARA form and wait for approval from both the neighborhood association and WLCA before proceeding.
5. All repairs shall be done no later than one year from the date of the qualifying event unless materials, equipment, or labor are not available within that timeframe. In the event of multiple disasters within a 60-day period, repairs shall be completed no later than one year from date of the last disaster. In the event these deadlines are not met, the work may be considered to be in violation of the WLCA Declaration and/or in violation of or more of the WLCA ARC Rules and Regulations.
6. Homeowners should direct all questions to the WLCA office in writing along with their names, emails, and contact numbers.

# ADDITIONAL RULES AND REGULATIONS RELATING TO PROPERTIES<sup>1</sup>



## ARC Rules and Regulations for Firepits, Fireplaces, Permanent Barbecue Grills, and Outdoor Kitchens

Approved on April 25, 2022

ARAs are available from the WLCA website [www.mywaterfordlakes.org](http://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 cover outdoor fireplaces, fire pits including portable fire pits, permanent barbecue grills, and backyard kitchens with open flames.

Also see:

- Orange County Burning Regulations for information about prohibited burning, open burning, and required burning authorization.
- Rules and Regulations for Fences – for permanent or excavated fireplaces or fire pits.

### Basic Information:

1. Applicants must comply with the present Rules and Regulations as well as any applicable provisions contained in the governing documents of the neighborhood HOA for the subject property. For additional information which may impact the type of improvements described herein, please see the WLCA Amended Declaration, Article IX. For additional information, please see the WLCA Amended Declaration, Article V, Section 7 (Right of entry).
2. The Orange County Fire Department recommends that any outdoor fireplace, barbecue, or grill is located at least 25 feet from any building, wooded area, or combustible structure.
3. Orange County Municipal Code Section 15 Article III Division 3 (Open Burning) prohibits the following types of open burning.
  - a. Burning to reduce yard waste and tree cutting debris
  - b. Burning biological, hazardous, industrial, or demolition waste
  - c. Burning pesticide containers, garbage, trash, or household paper products

<sup>1</sup> 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.

- d. Burning vegetative debris or untreated wood
- 4. Orange County fire code permits may be required.
- 5. Call 811 to have utilities marked before digging.
- 6. Firepits and outdoor fireplaces may be subject to Orange County Building Codes and may require an Orange County Building Permit.

**Rules for Modifications:**

- 7. All modifications covered by these Rules and Regulations must be located in the rear (backyard) of the property.
- 8. Open burning in a fire pit, outdoor fireplace, or other contained outdoor heating or cooking device is allowed provided the total fuel area does not exceed 3 feet in diameter and 2 feet in height unless it is contained in an outdoor fireplace, barbecue, or grill.
- 9. An outdoor fireplace is restricted to a maximum height of 8 feet not including a chimney.

**What Is Needed for the Architectural Review Application:**

- 10. Completed General Application including the dimensions of the fire feature.
- 11. Provide a Plat or Survey Plan showing the planned location for the fire feature.

# ADDITIONAL RULES AND REGULATIONS RELATING TO PROPERTIES<sup>1</sup>



## ARC Rules and Regulations for Flags, Banners, and Flagpoles<sup>2</sup>

Approved on April 25, 2022

ARAs are available from the WLCA website [www.mywaterfordlakes.org](http://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 cover official and casual flags.

Also see the WLCA Amended Declaration, Article IX Section 1-X prohibiting signs.

### Basic Information:

1. Applicants must comply with the present Rules and Regulations as well as any applicable provisions contained in the governing documents of the neighborhood HOA for the subject property. For additional information which may impact the type of improvements described herein, please see the WLCA Amended Declaration, Article IX. For additional information, please see the WLCA Amended Declaration, Article IX Section 1-Y (Lighting).
2. Definitions:
  - a. Banner: a long strip of fabric bearing a name, slogan, or design, hung in a public place or carried in a demonstration or procession.
  - b. Flag: a piece of fabric attachable by one edge to a pole or rope and used as the symbol or emblem of a country or institution or as a decoration during public festivities.
3. Orange County Signage Code Chapter 31-5 Article IV restricts political sign displays to 90 days before an election or referendum and 10 days after the election or referendum.
4. An association such as WLCA is private and not actually a "government entity," which means federal protections pertaining to free speech may not necessarily apply within the boundaries of an HOA. When an owner purchases a home inside of an HOA, the owner agrees to the association's governing documents in the same manner as when the owner executes a contract.

<sup>1</sup> 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.

<sup>2</sup> The requirements for Flags, Banners, and Flagpoles were formerly reflected in "ARC Guidelines for Flags, Banners, and Flagpoles". The requirements are now contained in the present "ARC Rules and Regulations for Flags, Banners, and Flagpoles".

**Rules for Modifications:**

5. No more than a total of four (4) flags and banners may be displayed at any one time.
6. One permanent free-standing flagpole, no more than 20 feet high, may be installed on each property. No more than 3 additional flagpoles may be mounted on the house.
7. The flagpole must be within the property and not in an easement such as the land between the sidewalk and the curb.
8. Flagpoles and displays of a banner are subject to all building codes, zoning setbacks and other applicable government regulations; including, but not limited to noise and lighting ordinances in Orange County. Flags and banners must be kept in good, clean condition and not be torn or faded. Please see [www.usflag.org](http://www.usflag.org) for US National Flag guidelines.
9. All official flags shall be displayed in the prescribed manner.
  - a. One official United States flag, not larger than 4 ½ feet by 6 feet, may be displayed on a flagpole.
  - b. In addition, one official flag such as a flag of the State of Florida, the United States Army, Navy, Air Force, Marines, Coast Guard, or Space Force, or a POW-MIA flag may be displayed below the United States flag. Such additional flags must be equal or smaller in size than the United States flag.
  - c. The United States flag may be displayed 24 hours a day if properly illuminated during the hours of darkness. "Proper illumination" is a light specifically placed to illuminate the flag (preferred) or having a light source sufficient to illuminate the flag so it is recognizable as such by the casual observer.
  - d. Official flags of other countries must be displayed on separate flagpoles of the same type, at the same height, and of the same size as the United States flag. If two or three national flags are displayed, they shall be displayed on house-mounted flagpoles.
10. Unofficial and casual flags and banners shall be displayed in accordance with Rules 5, 6, 7, and 8, and
  - a. shall be no larger than 4 feet by 6 feet, and
  - b. shall not contain expressions, implications, or depictions of profanity, curse words, or vulgar or obscene expressions or graphics.
11. No more than 2 banners may be hung on a house for no more than 100 days.
12. Banners shall be no larger than 15 square feet in area.

**What Is Needed for the Architectural Review Application:**

13. Completed General Application.
14. Plat or Survey Plan showing location. Homeowner shall call 811 before digging and installing a free-standing flagpole.

# ADDITIONAL RULES AND REGULATIONS RELATING TO PROPERTIES<sup>1</sup>



## ARC Rules and Regulations for Pools<sup>2</sup>

Approved on April 25, 2022

ARAs are available from the WLCA website [www.mywaterfordlakes.org](http://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 Cover:

This guideline covers in-ground and above-ground pools. Pool decks and pool walkways are not covered because only the homeowner can see them.

Also see:

- Rules and Regulations for Fences for information about perimeter fences and decorative fences.
- Rules and Regulations for Screens and Screen Enclosures for information about screen enclosures.
- Rules and Regulations for Backyard Structures for information about pergolas, shade sails (also called sun sails), and other pool-associated shade structures.
- Rules and Regulations for Screens and Screen Enclosures.
- Rules and Regulations for Solar Panels for information about solar panels for water heating.

### Basic Information:

1. Applicants must comply with the present Rules and Regulations as well as any applicable provisions contained in the governing documents of the neighborhood HOA for the subject property. For additional information which may impact the type of improvements described herein, please see the WLCA Amended Declaration, Article IX. For additional information, please see the WLCA Amended Declaration, Article IX, Section 1-AA (Swimming Pools and Tennis Courts).
2. Pools and pool area modifications including fences must conform to Florida Building Codes and require Orange County building permits.
3. Call 811 and have utilities marked before digging in your yard; this is required by law.

<sup>1</sup> 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.

<sup>2</sup> The requirements for Pools were formerly reflected in "ARC Guidelines for Pool". The requirements are now contained in the present "ARC Rules and Regulations for Pools".

4. For corner lots, the front yard is defined as the portion of property in front of the front door. The back yard is defined as the side of the property opposite the front yard.

**Rules for Modifications:**

5. Pools are only permitted in the back yard. If there is no screen enclosure around the pool, refer to county code fencing requirements.
6. Fuel storage tanks shall either be buried or hidden from view at ground level by a decorative fence or landscape material(s).
7. Pool mechanical equipment shall be shielded from view at ground level by landscaping or decorative fences.

**What Is Needed for the Architectural Review Application:**

8. Completed Application.
9. Plat/Survey Plan showing location and dimensions of pool, pool equipment, solar panels, fuel storage tank, and the deck or walkway to or around the pool.
10. The size of the pool, and the deck or walkway to, or around, the pool. Provide dimensions of these improvements and describe, or provide, samples of their finishes.
11. If a new fence or screen enclosure is planned, a completed Fence Application or Screen Enclosure Application shall accompany the Pool Application.
12. If new solar heating is planned, excluding solar pool covers, a completed Solar Panel Application shall accompany the Pool Application.
13. A completed and signed Access Agreement or Easement Agreement is required if it is necessary to use a neighbor's property to access the construction site.



# ADDITIONAL RULES AND REGULATIONS RELATING TO PROPERTIES<sup>1</sup>



## ARC Rules and Regulations for Room Additions<sup>2</sup>

Approved on April 25, 2022

ARAs are available from the WLCA website [www.mywaterfordlakes.org](http://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 Cover:

This guideline covers additions to single-family houses.

Also see Rules and Regulations for Roofs.

### Basic Information:

1. Applicants must comply with the present Rules and Regulations as well as any applicable provisions contained in the governing documents of the neighborhood HOA for the subject property. For additional information which may impact the type of improvements described herein, please see the WLCA Amended Declaration, Article IX. For additional information, please see the WLCA Amended Declaration, Article I, Paragraph MM ("Unit").
2. A garage shall not be converted into livable space.
3. Rooms and room additions may not be rented separately from the rest of the house. See the WLCA Amended Declaration, Article IX, Section 1-BB ("Time Shares and Rental Restrictions")

### Rules for Modifications:

4. Room Additions must be designed and constructed to be a complimentary extension of the existing structure. Exterior wall finishes and trim must match the existing structure and be painted the same color scheme as the house.
5. The roof on the addition must be made from the same material and must match the style and color of the existing roof. Alternatively, a new roof may be installed on the entire house.

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<sup>1</sup> 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.

<sup>2</sup> The requirements for Windows were formerly reflected in "ARC Guidelines for Room Additions". The requirements are now contained in the present "ARC Rules and Regulations for Room Additions".

6. All room addition construction work requires an Orange County Building Permit and must conform to Orange County Building Codes. The permit is not required at the time of the Architectural Review Application.

**What Is Needed for the Architectural Review Application:**

7. Completed General Application.
8. A Plat or Survey Plan showing the location of room addition
9. The following drawings: site plan, floor plan, roof plan and all elevations. Specify all dimensions and exterior finishes. Hand-drawn sketches are not acceptable.
10. Pictures showing the front, sides and rear views of the existing house.
11. Samples of new roof material or the manufacturer's product name, number, and color.
12. Completed and signed Access Agreement or Easement Agreement if it is necessary to use neighbor's property to access the construction site.

# ADDITIONAL RULES AND REGULATIONS RELATING TO PROPERTIES<sup>1</sup>



## ARC Rules and Regulations for Screens and Screen Enclosures<sup>2</sup>

Approved on April 25, 2022

ARAs are available from the WLCA website [www.mywaterfordlakes.org](http://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 cover front door screen doors, pool screen enclosures, roofs for screen enclosures, screen room enclosures, screen rooms, and screening for garage doors.

Also see:

- Rules and Regulations for Backyard Structures
- Rules and Regulations for Pools

### Basic Information:

1. Applicants must comply with the present Rules and Regulations as well as any applicable provisions contained in the governing documents of the neighborhood HOA for the subject property. For additional information which may impact the type of improvements described herein, please see the WLCA Amended Declaration, Article IX. For additional information, please see the WLCA Amended Declaration, Article IX Section 1-AA, Swimming Pools and Tennis Courts.
2. Definition: A screen room is a framed living space attached to the house or deck. A screen room has walls made of screen, a roof made of insulated panels, and optional screen doors.

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<sup>2</sup> The requirements for Screens and Screen Enclosures were formerly reflected in "ARC Guidelines for Solar Panels, Roof, Insulated Aluminum Elite Roof," "ARC Guidelines for Pool Deck Modifications, Pool Screen Enclosure Replacement or Modification and Screen Room Enclosure," and "ARC Guidelines for Windows, Window Security Bars, Window Films, Window Decorative Shutters, Front Doors/Screen Doors, Awnings, Screening for Garage Doors". The requirements are now contained in the present "ARC Rules and Regulations for Screens and Screen Enclosures".

**Rules for Modifications:**

Screen Room, Pool Enclosure, and Screened Porch

3. Screen enclosures are not allowed in the front yard.
4. Screen rooms and pool enclosures must be located in backyards only and shall be no taller than the house.
5. Screen enclosures are allowed on side porches and shall be no taller than 10 feet.
6. Frames for Screen Enclosures shall be either white, black, or bronze.
7. Screen fabric shall be either white, black, gray, or bronze.
8. Aluminum insulated roofs are permitted for screen enclosures.
9. The enclosure must be a commercial product professionally installed.

Front Door Screen Doors

10. Screen Doors shall be permitted on front doorways. Screen door shall be either white, black, gray, bronze, silver, or the color of the front door.
11. No security bars or decoration shall be permitted on screen doors.

Screening for Garage Doors:

12. Screen fabric must be black, gray, or bronze color. No paint(s) or prints are permitted on the screen fabric.
13. Screen frame shall be painted to match the base or trim color of the house.

**What Is Needed for the Architectural Review Application:**

Screen Room and Pool Enclosures

14. Completed General Application including screen enclosure type, frame color, screen color, and flat, dome, or gable style roof.
15. Provide a Plat/Survey Plan showing the location of the enclosure and of the pool if applicable.
16. Screen enclosure: Provide plan and elevation drawings of the enclosure.
17. Complete an Access Agreement form if it is necessary to use a neighbor's property to access the construction site.

Front Door or Garage Door Screening:

18. Completed General Application including screen color.
19. Photo or a catalog image of screen door.
20. Color of screen frame for garage door.

# ADDITIONAL RULES AND REGULATIONS RELATING TO PROPERTIES<sup>1</sup>



## ARC Rules and Regulations for Windows<sup>2</sup>

Approved on April 25, 2022

ARAs are available from the WLCA website [www.mywaterfordlakes.org](http://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 Cover:

This guideline covers windows, window security bars, window films, window decorative shutters, and hurricane shutters.

Also see:

- Rules and Regulations for Screens and Screen Enclosures
- Rules and Regulations for Awnings
- Rules and Regulations for Disaster Recovery

### 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 Rules and Regulations shall apply. For additional information, please see the WLCA Amended Declaration, Article IX Section 1-J (Shutters) and Article IX Section 1-W (Air Conditioners)
2. Definitions
  - a. Accordion shutters: a metal track containing a series of narrow, linked panels that unfolds accordion style, across a window or door to protect it.

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<sup>1</sup> 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.

<sup>2</sup> The requirements for Windows were formerly reflected in "ARC Guidelines for Windows, Security Bars, Films, Decorative Shutters, Front Doors/Screen Doors, Awnings, Garage Doors & Screening for Garage Doors;" and "ARC Guidelines for Hurricane Shutters, Aerials & Antennas". The requirements are now contained in the present "ARC Rules and Regulations for Windows".

- b. Bahama shutters: Louvered shutters on hinges along the top of windows that can be lowered to cover the window during storms and act as a canopy over the window at other times.
- c. Colonial shutters: Pairs of door-like panels hinged along the sides of a window that can be closed during storms and opened to become decorative shutters at other times.
- d. DIY shutters: Roughly sized sheets of unfinished plywood or other materials that are fastened to house over windows during storms and completely removed at other times.
- e. Roll-down shutters: a series of linked horizontal slats that can be pulled down over windows for protection during storms and rolled up into a case installed above the window at other times.
- f. Shutter Body: A shutter body is the portion of a shutter that, when closed, would protect the window.
- g. Storm panel shutters: a commercial set of metal or polycarbonate corrugated panels that are either individually bolted to the house over windows or inserted into tracks that are permanently mounted above and below windows.

### **Rules for Modifications:**

#### Windows:

1. All windows must be transparent except bathroom windows and sidelight windows beside doors.
2. Security bars are not allowed on windows.

#### Tinted Windows and Window Films:

3. With the exception of doors and sidelight windows directly adjacent to doors, tinted windows and window films shall be in shades of gray or brown and shall not have any visible patterns.
4. Decorative and privacy films on doors and sidelight windows directly adjacent to doors may have patterns and other colors.

#### Windows Decorative Shutters:

5. Shutters must be uniform in color and appearance. Permissible colors are black, white, the color of the house body, accent, or trim, or the color of the door.
6. The height of the shutter body shall be the same as the height of the window opening.

#### Hurricane Shutters:

7. Hurricane Shutters are permitted by WLCA. They are used to provide protection during official Hurricane Watches and Warnings.
  - a. Accordion shutters and any shutter enclosures must be the same color as the part of the house to which it is attached. For accordion shutters in recessed windows, shutters shall be secured in the retracted positions. For windows that are flush with the outside of the house, accordion pleats shall be retracted and secured in a protective enclosure. Accordion shutters may be extended during official Hurricane Watches and Warnings but must be removed within one week after the storm event is over.
  - b. Roll-down shutters may be installed on the sides and rear of the house but shall not be installed on the front of the house. Roll-down shutter enclosures must be the same color as the part of the house to which they are attached. Roll-down shutters may be rolled down during official Hurricane Watches and Warnings and must be removed or retracted within one week after the storm event is over.
  - c. Bahama shutters may be on the sides and rear of the house but shall not be installed on the front of the house. The color of Bahama shutters must be a color in the paint scheme of the house.
  - d. Colonial shutters are convertible to decorative shutters and are not removable. Permissible colors are black, white, the color of the house body, accent, or trim, or the color of the door.

- e. DIY shutters are used to provide protection during official Hurricane Watches and Warnings and must be removed or retracted within one week after the storm event is over.
  - f. For commercial storm panel shutters Individual panels are removable but tracks and mounting bolts are permanently attached to the house. If tracks are used, they must be the same color as the part of the house to which they are attached. Panels may be installed during official Hurricane Watches and Warnings but must be removed within one week after the storm event is over.
- 8. Shutters may not be used as security devices.
  - 9. Florida Statute 718.113 addresses hurricane shutters in condominiums. The rules about hurricane shutters in these WLCA Rules and Regulations also apply to condominiums.

**What Is Needed for the Architectural Review Application:**

- 10. Completed Application.
- 11. For windows, completed application indicating size and type of new/replacement windows
- 12. For decorative shutters, completed application indicating color, dimensions, and description of shutters.
- 13. For hurricane shutters, completed application including the location, type, material, and color of each shutter and shutter enclosure if applicable.