

Design Guidelines

Watersound® Gallery

**Design Guidelines
Watersound® Gallery**

Table of Contents

Introduction	2
House Size / Stories	2
Building Site Setback Lines	3
Vertical Lot Development	3
Automotive Parking and Drives	4
House Composition	4
Secondary Elements, Accessory Structures	5
Carriage Houses and Garages	5
Porches, Decks, Verandas and Balconies	6
Windows, Doors and Shading Devices	6
Roofs	7
Fireplaces and Chimneys	7
Mechanical Screens	8
Exterior Lighting	8
Exterior Fans	9
House Identification	9
Fences	9
Landscape/Hardscape	9
Approved Plant List	10
Additional Guidelines Applicable to Lots 73 through 81	12
Submittal Requirements	13

Design Guidelines Watersound® Gallery

Introduction

Watersound® Gallery (“The Gallery”) is a distinguished residential neighborhood, thoughtfully planned pursuant to a Community-Wide Standard to celebrate exceptional architecture, enduring craftsmanship, and the natural beauty of Northwest Florida. Located in a beautiful enclave, The Gallery offers a unique opportunity to create homes that reflect individual expression while contributing to a cohesive and timeless community.

Rather than prescribing a specific architectural style, The Gallery encourages a diversity of architectural expression grounded in quality design, appropriate scale, authentic materials, and thoughtful detailing. Each home should respond to its homesite, complement the surrounding streetscape, and reinforce the character of the neighborhood through careful site planning and enduring architectural principles.

The purpose of these Design Guidelines is to provide Owners, architects, designers, and builders with a clear framework for the planning, design, and construction of homes within The Gallery. The Guidelines establish minimum standards for building placement, architectural composition, exterior materials, landscape design, and other site improvements while encouraging creativity and innovation in residential design.

All new construction and exterior improvements are subject to review and approval by the Declarant or the Design Review Board (“DRB”) as provided in the Declaration prior to the commencement of construction. The purpose of the Design Review by the Declarant or the Design Review Board when created is to preserve the design vision of the community, promote architectural excellence, and ensure that each home contributes positively to the long-term character and value of The Gallery.

The Gallery has been planned as a neighborhood of primary and secondary residences designed for long-term ownership and enjoyment.

House Size/Stories

The following minimum heated living area requirements shall apply:

- **One-story residences:** 3,200 square feet minimum
- **Two-story residences:** 3,600 square foot minimum

Heated living area shall include air-conditioned interior space within the principal residence only. Garages, porches, verandas, covered outdoor living areas, unfinished storage and accessory structures including carriage houses, guest suites, and pool houses shall not be included in the minimum heated living area calculation.

Design Guidelines Watersound® Gallery

Building Site Setback Lines

Building Site Setback Lines define the area in which construction is permitted on each Lot. The Building Site Setback Lines and accompanying numerical notation, as well as any easements, shall be provided in a current boundary and topographic survey depicting the proposed location of all improvements, including the home and all other structures, driveways, walkways, pools, pool decking, fences, utilities and landscape improvements (the "Site Plan"). Some encroachments are permitted into the Building Site Setback Lines. These limited permitted encroachments include steps, roof overhangs less than 30 inches, roof gutters, chimneys, parking, drives and walks, landscaping and mechanical equipment may encroach upon the Building Site Setback Lines. Some Lots may have portions of wetland buffers located on the Lot. No clearing, landscaping or other construction activity can occur in the wetland buffers, regardless of the Building Site Setback Lines.

Front Building Site Setback (excluding drive)	15'0"
Side Building Site Setback	5'0"
Rear Building Site Setback	10'0"
Minimum distance between primary residence any other structure	5'0"
Free standing garage	5'0"
Fences, walls	0'0"
Pools, pool decks, patios, decks	6'0"
*Minimum distance from Lot boundary for any permitted encroachments in the Building Site Setback	2'6"

*Only for drives, walks, steps, chimneys, mechanical equipment. Landscape installation is allowed to the Lot boundary.

Vertical Lot Development

No temporary or permanent structure shall be placed in or encroach upon any Common Areas

Design Guidelines

Watersound® Gallery

or adjacent Lot or property.

The minimum finished floor elevation of the first floor shall be consistent with the information provided in the recorded final plat of the development and as reviewed and approved by Walton County Planning & Zoning in accordance with the building permit application and review process.

Automotive Parking and Drives

Vehicle parking areas, including trellis screens, driveways, carports, porte-cochère, carriage houses and garages, shall be designed to complement the home.

All parking for the home shall be provided within the boundary of the Lot. On-street parking is not permitted. A minimum of two (2) onsite parking spaces is required.

The minimum size of a parking space is 8'6" (width) / 9'0" (width between columns) x 18'0" (length). Dimensioned rectangles for each automotive parking space are required to be provided in the Site Plan of all submittals.

With the size of larger trucks and SUVs, garage bays should be 24' in depth with 9'0" bay doors.

Automotive drives and curb cuts are to be clearly defined and dimensioned in the Site Plan of all submittals with the following design parameters applicable:

- Minimum 2'6" from side Lot boundary line.
- May only widen between the front Lot boundary line and the front Building Site Setback Line via a 5'0" radius (one side only). Said radius will connect directly to the front Building Site Setback Line.
- Maximum driveway width at intersection of the curb will not exceed 18' and maximum driveway width shall not exceed 15'.
- The driveway to the back of curb shall be shown on the landscape/hardscape plan.
- Acceptable materials include cobble stone, cut stone, concrete, pavers, compacted gravel, brick or a mix of no more than three (3) materials.

House Composition

The Gallery homes are to be architecturally designed, custom residences, which are planned to take advantage of site-specific features such as existing vegetation and view of natural features such as ponds or preserve. There is not one particular architectural style that must be followed when designing The Gallery homes. Rather, each home should express individual style in design in a manner that complements the natural surroundings. Homes may have two fronts – one

Design Guidelines

Watersound® Gallery

facing the street and the other facing adjacent ponds, parks or preserves. These fronts should incorporate sufficient vegetation to soften the façades, providing view corridors to the natural features while providing some privacy for the residents.

Outdoor living features should be considered when designing a home in The Gallery. Lattice may be used over siding as an accent.

Acceptable exterior materials for the home include the following: hardwood siding, wood shingles, wood shakes, hardboard or cementitious siding, brick, stone, stucco or concrete.

A mix of materials is encouraged but should be limited to no more than three (3).

Colors should be limited to a wall color, trim color, and accent color. Color selections should complement the surrounding area. Permitted colors include:

- Whites and off-whites
- Warm grays and greiges
- Soft taupes and earth tones
- Muted sage greens
- Soft blue-gray coastal tones
- Natural wood accents and stains

The finished floor elevation shall match that established by the engineer of record.

Secondary Elements, Accessory Structures

Towers, cupolas, light monitors and widow walks are permitted on all Lots in The Gallery.

Pools, cabanas, patios, and decks are permitted.

Accessory Structures may be distinct from the home or may be attached to the home by a separate connection. Examples of Accessory Structures include outbuildings, storage structures, attached garage, detached garage with upstairs residence, guesthouse, pool house, cabana, greenhouse, gazebo, trellis, arbor.

Carriage Houses and Garages

Carriage houses or garages are permitted on all Lots and are subject to the following design parameters:

- Garage doors are to be for single bays only.
- Carports below carriage houses must be screened to reduce the impact of

Design Guidelines

Watersound® Gallery

automobiles on the Lot and the community.

- Connecting volumes between the primary residence and a carriage house should have a lower roof line.
- Garage doors should be 9'0" wide and bays should be 24' deep.
- Garages may incorporate one-half (½) bay for golf cart parking, charging and storage.
- The exterior finish of the garage shall complement the primary residence.
- Free standing garages may be located on the 5' setback.
- Covered walkways between the free-standing garages and the primary residence are allowed.
- Attached garages shall be considered part of the primary residence and must follow the setbacks established for the home.

Porches, Decks, Verandas and Balconies

Porches should adhere to the following design parameters:

- All houses should have at least one furnishable porch.
- Minimum depth of all porches is 8'0" measured from inside of column to the wall.
- Conditioned enclosure of porches should have the appearance of a porch bay(s) infill with columns remaining visible.
- Porches and verandas may be screened.
- Screens shall not run in front of the porch structure.
- Railings should meet all local building codes.
- Porch decking may be wood, wood substitute, or brick.

Windows, Doors and Shading Devices

Windows, doors, and shutters should adhere to the following design parameters:

- Windows should be proportioned and placed to enhance the appearance of the exterior.
- Windows should be placed to enhance interior light quality.
- Windows may be wood frame, aluminum clad, aluminum or vinyl. Highly reflective material, including foil, is not allowed.
- Doors should be at least 7' in height.
- Windows should be vertical in proportion. Circular, elliptical, octagonal, or diamond-shaped windows may be used as accents only.
- Bay windows may be orthogonal, segmented or curved in plan.
- Window lights should be large and simple ranging from 1 over 1 to 6 over 6 for double hung windows.
-

Design Guidelines

Watersound® Gallery

- Doors may be solid or include glazing and side lights.
- Shading devices include awnings, shutters, Bermuda shutters, or lattice overhangs.
- Shutters should be operable and sized appropriately to fully close over the window opening.
- Shading device materials include fabric, wood, fiberglass, and aluminum. Unless fabric, the shading devices must be painted, stained or powder coated. Shutters to be wood, aluminum or fiberglass (if manufactured).

Roofs

Roofs should adhere to the following design parameters:

- Metal, Galvalume 5V crimp, corrugated, low-profile standing seam, wood shakes, wood shingles, or architectural shingles.
- The main house roof to be built of the same material. Accent roofs may be but are not required to be a different material.
- Gutters to be 6" half-round galvalume or copper with minimal splicing and circular downspouts of the same material or drip chains terminating in a decorative rain barrel or planter.
- Roof attachments such as ornament ridge caps or weathervanes are permitted.
- Roof elements such as dormers, monitors, cupolas, widow walks, decks, and terraces are permitted. Roof-level decks and terraces are limited to 225 square feet of floor area.
- Flat or bubble skylights are not allowed. Light monitors, clerestory windows, and dormer windows are to be used for overhead light.
- Roof overhangs to be 12" minimum.
- Solar energy devices will be allowed on the roof of any structure.
- Ground-based solar arrays will not be allowed.

Fireplaces and Chimneys

Fireplace and Chimney design parameters are as follows:

- Traditional wood stove, zero-clearance insert, authentic masonry construction or an Isokern or Superior Clay Rumford unit.
- Masonry, Isokern, and Superior chimneys shall be constructed from brick or stucco veneer on reinforced masonry or concrete.
- Wood stoves and zero-clearance inserts may have galvanized pipe flues braced to meet coastal wind load criteria.
- Chimneys shall be faced with tabby stucco, brick, stone, concrete or the same material as the home.

Design Guidelines

Watersound® Gallery

- Chimney dimensions shall be compatible in scale to the structure.
- Terra Cotta chimney caps or simple metal shrouds are required and should be scaled to fit the chimney.
- Roof penetrations greater than 7" will be contained within chimneys. Roof penetrations less than 7" shall be painted to match the roof and need not be contained in chimneys.

Mechanical Screens

Mechanical screen design parameters are as follows:

- Permanent screening required around all exposed sides of mechanical units.
- Mechanical units shall be grouped to minimize their impact.
- Exposed vents, grilles, and other MEP components shall be coordinated with building elements.
- Screening may be fencing or landscaping.
- Terra cotta chimney caps or simple metal shrouds are required.

Exterior Lighting

Exterior lighting shall be limited to porches, courtyards and to mark paths where necessary. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars.

The light source shall be shielded from view to the greatest extent possible. Spotlights and floodlights shall only be used where needed for safety and security and shall not shine light on any part of neighboring property.

Recessed fixtures shall be closed with a Fresnel lens or other appropriate glass diffuser.

Globes shall be either uniformly opaque (i.e., frosted, acid etched etc.) or be hand blown with sufficient colonial era bubbles or a significant cage to obscure the lamp.

All fixtures with an exposed bulb must use half mirrored lamps with a blacked out bottom or other deflecting and diffusing lamp types and techniques to shield the source of the light.

The brightness of any single exterior house light fixture is not to exceed the lumen value of a 30W A-shape bulb. The brightness of any single exterior sight light fixture is not to exceed a 20W A-shape bulb. These values shall be reduced if multiple closely spaced fixtures are installed.

All metals of exterior light fixtures shall be corrosion resistant.

Design Guidelines Watersound® Gallery

Specification sheets for all exterior light fixtures shall be shown and included in the permit set.

Exterior Fans

All exterior fans are to be UL listed for **WET** locations. Those fixtures rated for **DAMP** locations are not permitted.

Light kits are not permitted for exterior fans. Exterior fans should not be white in color.

All exterior fan housings and blades are to be manufactured from non-corrosive galvanized or brushed nickel materials.

House Identification

Front address identification is required for all houses. All temporary house numbers shall be removed when construction is complete.

Fences

The outside face of the fence post shall be located on the property line. Front yard fences shall be limited to 3'0" and shall be a wooden picket fence design. Rear yard fences may be up to 6'0" in height. Side yard fences shall match the front yard fence design forward of the front façade of the house and shall match the rear yard fence along the house. Fences may be 100% opaque to a maximum height of 4'0" and 50% opaque above 4'0" high.

Each home may include a trash enclosure designed similar to the fence design.

Landscape/Hardscape

When designing the landscape and irrigation plan for the Lot, the design shall include the property between the street and the Lot boundary. This area is commonly known as street frontage. The Owner will be required to install and irrigate this landscape at the time of the landscape construction on the Lot. On the street frontage, landscape planting shall include beds of trees, shrubs, and ground cover plants. The Owner shall be responsible for irrigation of this area.

Fountains, fire pits, yard decoration, and playground equipment must be included in the landscape plans.

All planting areas, sidewalks, paths, and trails must be included on the landscape plan. Sidewalks shall be located 7' from the back of curb, shall be continuous at the length of the street frontage and shall be broom finished concrete. Paths and trails on the Lot may be granite

Design Guidelines

Watersound® Gallery

screenings, mulch, sand, pine straw, pavers, stone, eco pavers, or concrete with exposed shell or aggregated, stained concrete, the color shall be integrated into the mix and not just a surface color.

Gardens and site structures are encouraged. Gardens may include cutting gardens, kitchen gardens, herb gardens, butterfly gardens, and may include site structures such as arbors, trellises, lattices, gazebos, and pavilions. In addition, bird baths, fountains, basins, and other water features may be incorporated into the landscape design.

No new paths or trails outside of the Lot boundaries will be permitted.

A vacant lot shall be deemed inadequately maintained if existing native plant material or grasses exceed 5 inches in height. Vacant lots shall be mowed a minimum of once every two weeks during the growing season and as necessary during dormant periods to remain consistent with the Community Standards.

See the following Approved Plant List for approved plant materials. Landscape requirements shall be administered in a manner consistent with applicable Florida-Friendly Landscaping laws.

Approved Plant List

Trees

Fringe Tree	Red Bay	Sand Live Oak	Big Flowered
Swamp Bay	Turkey Oak	Silverbell	Sand Pine
Myrtle Oak	Dahoon Holly	Slash Pine	Pond Cypress
Yaupon Holly	Longleaf Pine	Bald Cypress	Southern Red Cedar
Winged Elm	Southern Magnolia	Chickasaw Plum	Chaste Tree
Sweetbay Magnolia	Chapman's Oak	Yellow Haw	

Shrubs

Red Buckeye	Gallberry	Winged Sumac	Salt Bush
Dwarf Yaupon Holly	Culinary Rosemary	Groundsel Bush	Florida Anise
Saw Palmetto	American	Rusty Lyonia	Silver Saw Palmetto
Beautyberry	Fetterbush	Sparkleberry	Florida Rosemary
Wax Myrtle	Shiny Blueberry	Woody Goldenrod	Wild Olive
Sweet Viburnum	Summersweet	Firebush	Walter's Viburnum
Conradina	Florida Azalea	Deerberry	St. John's Wort
Sweet Azalea	Beargrass	Hybrid Lantana	Swamp Azalea

Design Guidelines Watersound® Gallery

Ground Covers and Perennials

Butterfly Weed	Coral Bean	Garden Phlox	Sea Oxeye
Swamp Hibiscus Prairie	Coneflower Blanket	Red Calamint	Flower
Seaside Goldenrod	Vanilla Plant	Gaura	Black Eyed Susan
Wooly Golden Aster	Beach Sunflower	Jointweed	Lanceleaf Tickseed
Scarlet Hibiscus	Blue Eyed Grass	String Lily	Rose Mallow
Spiderwort	Twin Flower	Swamp Mallow	Ironweed
Purple Coneflower	Standing Cypress	Coontie	Coreopsis
Blazing Star	Stoke's Aster	Rattlesnake Master	Gopher Apple
Stalked Bulbine	Seaside Elder	Cardinal Flower	Lantana (non-invasive)
Loriope	Wand Goldenrod		

Vines

Railroad Vine	Yello Jessamine	Climbing Rose	Crossvine
Virginia Creeper	Greenbrier	Trumpet Creeper	Coral Honeysuckle
Muscadine Grape	Wisteria		

Grasses

Splitbeard Bluestem	Silver Lovegrass	Silk Grass	Chalky Bluestem
Elliott's Lovegrass	Little Bluestem	Wiregrass	Field Lovegrass
Sand Cordgrass	Purple Lovegrass	Gulf Muhly Grass	Purple Top
Fakahatchee Grass	Dwarf Fakahatchee Grass	Dune Panic Grass	Switch

Ferns and Non-Native Perennials

Cinnamon Fern	Apple Blossom	Rose Moss	Royal Fern
Love-Lies-Bleeding	Yellow Coneflower	Southern Shield Fern	White Doll's Daisy
Mealy Cup Sage	Russian Sage	Mock Vervain	

Aquatic Plants

Golden Canna Lily	Sawgrass	Waterlily	Blue Flag Iris
Soft Rush	Pickerel Weed	Arrowhead	Soft-Stem Bulrush

Any plants not listed on this Approved Plant list may be submitted for landscape plan approval but must be planted in pots.

Design Guidelines Watersound® Gallery

Additional Guidelines Applicable to Lots 73 through 81

Lots 73 through 81 are uniquely configured as deep, double frontage Lots with frontage along both Winding Path North and Winding Path South. The depth and configuration of these Lots provide opportunities for a variety of building compositions, including principal residences, detached garages, carriage houses, courtyards, pools, and other accessory structures.

The intent of these additional Guidelines applicable to the subject Lots is to preserve this design flexibility while ensuring that both street frontages contribute positively to the character and streetscape of The Gallery. These standards are not intended to prescribe the location or orientation of the principal residence, require a primary entrance to face a particular street, or dictate a specific architectural composition.

Building Orientation

The orientation and placement of the principal residence and permitted accessory structures may vary based upon the overall design of the Lot. Either Winding Path North or Winding Path south may serve as the primary orientation of the home.

Architectural elevations facing either street shall be thoughtfully composed and treated as prominent elevations. Building massing, fenestration, materials, landscaping, and architectural detailing should create an attractive and intentional relationship with both streets.

Garages and Vehicular Access

Garage structures may be located toward either Winding Path North or Winding Path South, subject to applicable setbacks and Design Review Board approval. However, garage doors shall not directly face either street frontage.

Garages shall instead utilize a courtyard, side-entry, or similar configuration that positions garage doors generally perpendicular to or otherwise screened from direct view from Winding Path North and Winding Path South.

Detached garages and carriage houses may be incorporated along with either street frontage provided the design, orientation, massing, and architectural treatment of such accessory structures are compatible with the principal residence and contribute positively to the streetscape.

Private Outdoor Areas

Pools, courtyards, terraces, covered outdoor living areas, and similar amenities may be located based

Design Guidelines

Watersound® Gallery

upon the overall site and architectural design. The placement of these elements should consider privacy between adjoining properties and should use the principal residence, accessory structures, walls, fencing and landscaping where appropriate to create well-defined private outdoor spaces.

Design Intent

These additional guidelines are intended to encourage architectural variety and allow each Owner to respond creatively to the double frontage condition of each Lot while avoiding repetitive or visually dominant garage-door conditions along Winding Path North and Winding Path South. The overall Site Plan for each Lot should demonstrate a cohesive relationship among the principal residence, accessory structures, vehicular access and parking areas, private outdoor spaces, landscaping, and both street frontages.

Submittal Requirements

Questions regarding submittals and requirements should be made to DesignReview@joe.com.