

THE WOODLAKE ARC QUICK GUIDE

The Architectural Review Committee exists for the benefits all Woodlake homeowners. The purpose of the ARC is to maintain the harmony and attractiveness of our community, protecting property values and desirability. To ensure that this is done, certain changes, additions, and improvements require the permission of the ARC prior to being implemented. We all enjoy our community and want others to, as well. The ARC protects our interests as homeowners.

(Please note that this guide is meant to provide a quick look at ARC policy and is in no way meant to replace the handbook. For more detailed information see the handbook or go to the ARC page on the website. www.woodlakecommunity.com.)

The following DO NOT require ARC approval:

- Installing a storm door does not require ARC approval.
- Maintenance projects that leave the visual appearance of the home unaltered in style, size or color do not require approval. This includes replacing Masonite with Hardiplank of the same color.
- Can't decide on a color for your home? If a final decision has not been made, applications may contain up to three color combinations.
- Use of natural color stains on back decks do not require ARC approval.

Thinking of removing a tree? Here's what you need to know.

Tree Removal:

ARC approval **IS** required if:

- The tree is either a native or ornamental tree **and** is more than 10 feet from the main house **and** that is more than 3 inches in diameter.
- You are removing any other tree with a diameter of more than 6 inches at a point of 2 inches above the ground that is more than 10 feet from the main house.

ARC approval **IS NOT** required if:

- You are removing a tree that is located within 10 feet of your house (sheds and decks don't count).
- You are removing a dead or significantly damaged tree due to natural causes.

WAIT!!
Know the
rules



If in doubt, ask first. Contact the ARC.
arc@woodlakecommunity.com



Exterior Painting:

Thinking of painting your house? You do not need ARC approval if you are re-painting the house and shutters the original color. Changing the color or the outside looks of the house (roofing material, doors, shutters, windows) does require approval **BEFORE** you begin the work.

Changing the color, but can't decide what color you want. To make it easier for you, the ARC will accept up to three color swatches. You can get approval and then pick from the acceptable colors when you are ready to begin.

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Fences:

The addition of a fence requires ARC approval. A fence greatly changes how a property looks and therefore must be approved before building. Visit the website or see the handbook for specific guidelines.



Planning on painting your fence. Remember if you are changing the appearance in any way - different color, or paint versus stain - you must get ARC approval **BEFORE** you begin.

WAIT!!

Building or changing the appearance of any fence requires ARC approval BEFORE you begin.

Other Major Additions or Changes:

The following are included in major additions and always require ARC approval before beginning:

Decks or Additions to existing decks

Awnings

Storage buildings/sheds

Swimming pools

Gazebos/Pergolas

Hot tubs

Driveway changes

Playhouses

Pet houses/kennels

Retaining walls

Railings



Did you know prefabricated metal sheds are prohibited? And that all sheds need ARC approval before building?

This list may not be complete. Doing something not on the list? Not sure if you need approval? Ask first to be sure!



Gardens and Landscaping:

Most landscaping does not need approval from the ARC. A pretty yard and gardens are enjoyed by all and enhance the community. But if you are planning on putting up a visible structure, planting a hedge, building a retaining wall, you may need approval from the ARC. **When in doubt, ask first.**

Remember...

The HOA is allowed to fine a homeowner who does not comply with the ARC rules and regulations. In addition to a fine, a homeowner may be required to **UNDO** the work that was done, if the work is not acceptable to ARC. The WHOA can also fine a homeowner for a procedural violation for not properly applying for permission. No one likes implementing or paying fines. **BEFORE** you begin a project, ask yourself this. Does what I am planning change the appearance of my house/property? And always - when in doubt - whether you think the work is minor or major, find out first. A simple email to arc@woodlakecommunity.com could save you from doing something you shouldn't.