

Woods Walk Architectural Review Board (ARB) Development Guidelines

- All exterior improvements, including landscaping require ARB approval, and any local agency permitting as applicable. ARB approvals are valid for 6 months and all work must be completed prior to ARB approval expiration.
- ARB requests are to be made thru the Property Manager, and shall include the appropriate Woods Walk ARB applications, sketch, when applicable, on a survey of the property, and documents to illustrate the requested approvals (item cut sheets). Survey must include any existing easements, all existing improvements, and a sketch of the proposed improvements. Applications shall be provided via email in pdf format. The application must be a single document with a max size of 10MB.
- All requests, except when approved as a waiver on a case by case basis, must follow the requirements of the recorded Declaration of Covenants and Restrictions, or subsequent amendments.
- House Painting – all exterior painting or repainting requests require ARB approval using the ARB Painting application.
 - Pre-approved colors are provided for use.
 - Alternate colors may be considered on a case by case basis.
 - Repainting same colors is acceptable, but still requires ARB approval.
 - No more than three houses in a row may have the same or similar house body color.
 - No more than 5 houses per 10 houses may have the same or similar house body color. This is determined by the two houses to the left and two houses to the right of the applicant and the 5 corresponding houses across the street.
- Any architectural changes to structures, such as brick facades, require ARB approval and will be considered on a case by case basis.
- License and Insurance information must be included with applications for any work utilizing a contractor to perform the work. Contractor shall provide copy of Insurance and list Woods Walk Homeowners' Association, Inc.
- Work within easements
 - No permanent structures or concrete paving will be permitted within Drainage or Lake Maintenance Easements.
 - Improvements, such as fencing or brick paver walkways, proposed within easements must include a removal agreement to be recorded with the County.
- Driveways:
 - No driveways shall be wider than 24' except for properties constructed with a three-car garage. Driveways for houses with 3-car garages shall not be more than 2' wider on each side of garage doors.
 - Driveways must be concrete or paver brick construction.
 - Stamped concrete patterns are prohibited.
 - Painting, staining, or other coloring of driveways is prohibited. Exception, Existing driveways that are painted will be permitted to be repainted in light-gray color only.
 - NOTE: improvements in right-of-way are subject to County approval.
- Fencing/Hedges/Walls
 - Fence, hedges, and walls height limits as establish thru amendment shall be 6'.

- PVC fencing is permitted that meet the requirements of the ARB Fence Guidelines.
- Fencing on lakefront properties shall be aluminum open picket fences except where solid fencing is permitted for privacy and equipment screening along side property lines of said lots as detailed in the ARB Fence Guidelines, including PVC fence color options.
- Solid privacy fencing is prohibited parallel to Lake Maintenance Easements.
- Open aluminum picket fencing is permitted parallel to Lake Maintenance Easements
- Max encroachment into Lake Maintenance Easements shall be 14 feet.
- Encroachment of fencing into any easement will require Recorded Removal Agreements.
- Hedges and walls in easements are prohibited.
- Fencing, hedges, walls are prohibited to extend past the front of the house. Note the front of the house is determined by the corner of the house on the side of the property where a fence is proposed. Both sides are considered independently.
- Fencing, hedges, walls are prohibited in front of the house
 - Exceptions: hedges for foundation plantings, landscape walls built as part of the house.
- Playgrounds, Swings, Climbing Obstacles, etc.
 - All outdoor recreational items such as, but not limited to, playgrounds, swings, climbing obstacles, etc. will be reviewed and approved on a case by case basis.
 - No items shall be more than 12.5' in height.
 - Playground, etc. items shall only be approved with fenced in yards.
 - Playgrounds, etc. must be a min of 7.5' from adjacent property lines.
 - Playgrounds, etc. are prohibited from installation within easements.
 - Playgrounds, etc. are to be maintained or subject to HOA violation with requirement to repair or remove.
- Landscaping
 - All proposed landscaping changes other than trimming and pruning require ARB approval.
 - Trees
 - Tree removal requires replacement, regardless of reason. Exceptions for replacement will be permitted on a case by case basis when trees part of a larger cluster of trees.
 - Trees are not permitted in easements.
 - Position of trees shall be considered as to not create a nuisance for neighboring properties.
 - Season changes of flowering plants and ground cover can be made without ARB approval provided the limits of the plantings are not reduced or increased.
 - Sculptures, fountains, etc. will be considered on a case by case basis.
 - Sculptures, fountains, etc. over 3' in height are prohibited.
 - Sculptures, fountains, etc. are prohibited from easements.
 - Approved sculptures, fountains, etc. shall be maintained or subject to HOA violation with requirement to repair or remove.
- Roofs
 - Shingle Roofs shall use 3-dimensional shingles only. Colors limited to tan, brown, black, or gray.
 - Metal roofs shall include hidden fasteners. Colors limited to bare metal, tan, brown,

black or gray and shall include a matte, anti-glare finish.

- Tile roofs shall be limited to gray in color.
- All doors, including garage doors, require ARB approval and shall be considered on a case by case basis.
- Screened enclosures are permitted in white or bronze only. Any changes, including removal, require ARB approval, and will be considered on a case by case basis. Note, screen replacement for maintenance that does not change the appearance of the enclosure can be made without ARB approval.

NOTE: These rules may change from time to time as amended by the ARB.

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