

The Woodlands South Homeowners Association  
Architectural Control Standards  
July 2020

INTRODUCTION

An Architectural Control Committee shall consist of no less than 3 Members and no more than 5 Members of The Woodlands South Homeowner's Association. The Architectural Control Committee shall not have Members who are also Association Board of Directors.

The following Architectural Control Standards (hereafter, "Standards") have been adopted by the Board of Directors (hereafter, "Board") in accordance with the Declaration of Covenants, Conditions and Restrictions (hereafter, "Declarations"). They are designed to protect the architectural integrity of the community, promote the safety and welfare of residents, uphold property values, and to promote harmony among neighbors.

The Architectural Control Committee (hereafter, "ACC") and these standards do not seek to restrict individual taste or preferences. This document is adopted as a guideline. The ACC will be fair and objective in the architectural review process. The approval by the ACC of plans or specifications submitted by a Lot Owner shall not be deemed to be a waiver by the ACC of the right to object to any feature or element if and when the same feature or element is included in any subsequent plan and specification submitted for approval for use by another Lot Owner.

In the event there exists any conflict among the terms and provisions contained within the Declarations and the Standards, the terms and provisions of the Declaration shall prevail. These Standards shall apply to all Lot Owners, their residents, family members, tenants, occupants, visitors and guests.

In establishing and maintaining these Standards, the Board shall make every effort not to infringe upon the right of Lot Owners to make reasonable and unrestricted use of their property.

## 1.0 REVIEW PROCEDURES

When reviewing an application, the ACC may view the site and talk to the applicant and/or neighbors.

A majority of the ACC shall review all applications and a majority of the ACC shall approve or disapprove all applications.

The ACC shall consider the application and any data or comments received from adjoining and other Lot Owners.

After review of the application as submitted, the ACC shall approve or disapprove the application as submitted. The ACC shall note in writing on each application the reason or reasons for approval or disapproval.

The ACC shall give each applicant written notice of its decision by writing its decision on the duplicate copy of the application or by a letter stating the decision.

The ACC shall record its action by placing copies of the executed application and/or letters in the records of the ACC. Copies shall be forwarded to the Board.

The ACC may inspect work in progress and/or completed work and request (either orally or in writing) the applicant correct any matter not in compliance with the approval.

Any Lot Owner adversely affected by a decision of the ACC may appeal the decision to the Board. If the decision of the ACC is not appealed within 30 days, said decision shall be final. The appeal shall be in writing and delivered or mailed to any member of the Board within 30 days from the date the ACC rendered its decision. The appeal shall be heard at the next regularly scheduled meeting of the Board which shall render its decision at said meeting unless all parties agree to continue the matter to a later date. The decision of the Board shall be entered in its minutes and shall be final.

All projects approved by the ACC must begin within 180 days of the ACC approval and the project must be completed within 365 days of the ACC approval.

## 2.0 GENERAL MAINTENANCE OF PREMISES and TREES

The Owner of each Lot shall keep all buildings and grounds in good condition and repair. The removal of trees located within a Lot shall not be permitted unless such tree removal is in compliance with the Township's Tree and Woodland Protection Ordinance and all other applicable municipal ordinances. No one shall remove any tree, plant or other such item (living or dead) from the common areas without the written approval from the ACC.

It shall be the responsibility of each Lot Owner to maintain and preserve all large trees on his Lot, which responsibility includes welling trees, if necessary. A Lot Owner acting on an approved request to remove any tree, plant or other such item (living or dead) must follow guidelines outlined in the Township's Tree and Woodland Protection Ordinance. Further, the Lot Owner is responsible for the financial and administrative aspects of said removal. In the event a tree near curb/street needs to be replaced, it should be replaced with "like" tree for uniformity of the street with a minimum 2.5 inch in diameter. Replacement needs to be implemented by the end of the summer of the same year that tree needs to be replaced. If owner fails to replace in a timely manner, within 45 days after being notified in writing, the Association may perform such work and the cost thereof shall become a lien upon the Lot involved until paid.

In the event that a tree, plant or other such item (living or dead) from the Commons area fall within the Owner's Lot, the Owner is responsible for the financial and administrative aspects of the removal.

## 3.0 BUILDING MATERIALS

Exterior building materials may be stone, brick, wood, siding or any other material blending with the architecture, color and natural landscape of the subdivision as approved by the ACC. Building exterior paint colors may be within the original Pulte palette designed to blend with the original earth tones of the subdivision.

#### 4.0 SATELLITE DISHES

Satellite dishes are permitted as long as they are in compliance with Township ordinances and Federal regulations. They must be less than 24" in diameter and can only be located on the rear of the structure.

#### 5.0 DRIVEWAYS

Driveways shall have a base of compacted sand, gravel, crushed stone or other approved base material and shall have a wearing surface of concrete. Plans for driveways, pavement edging or markers must be approved by the ACC.

Circular driveways shall not be permitted.

#### 6.0 DECKS

Any new deck or any modification to an existing deck (including skirting) requires the advance written approval of the ACC.

#### 7.0 HOME ADDITIONS

No building, fence, wall or other structure shall be commenced, erected or maintained and no addition, change or alteration therein shall be made, except for interior alterations, unless and until the construction plans and specifications therefore are submitted to and approved in writing by the ACC.

#### 8.0 SWIMMING POOLS, TENNIS COURTS AND OTHER STRUCTURES.

No above-ground swimming pools shall be allowed and no swimming pool any portion of which extends 36 inches above the finished grade of the Lot shall be allowed.

No swimming pool, tennis court or other similar recreational structure shall be constructed on any Lot unless approved in writing by the ACC.

Construction plans and specifications for the swimming pool or other recreational structure shall be submitted to the ACC and shall show the nature, kind, shape, height, materials, approximate cost, proposed drainage or surface water, location and grade of all buildings, structures and improvements, and landscaping.

Swimming pools and other similar recreational structures shall be screened from any street lying entirely within the Subdivision by wall, solid fence evergreen hedge or other visual barrier as approved by the ACC and in compliance with all laws and governmental regulations and ordinances pertaining thereto. Any fence or wall shall be at least 4 feet from the Lot line.

The owners of all Lots adjoining the Lot where the proposed swimming pool or other structure will be constructed shall approve the proposed plan in writing and shall be notified at least 30 days before the ACC takes action on the proposed plan and shall have the opportunity to be heard at any meeting of the ACC where the ACC considers the proposed plan.

#### 9.0 FENCES

No fences, walls or similar structures shall be erected on any Lot. In no event shall chain link fence or any garden type fence be permitted on any Lot.

The ACC may grant approval for enclosing approved swimming pools.

#### 10.0 HOME OCCUPATION

No home occupation, professional or commercial activity that requires members of the public to visit Owner's home or requires commercial vehicles to travel to and from Owner's home shall be conducted in any dwelling in the Subdivision.

#### 11.0 PETS

No animals or birds shall be maintained on any Lot except customary house pets for domestic purposes only. All animal life maintained on any Lot shall have such provisions and care so as not to become offensive to neighbors or to the community on account of noise, odor or unsightliness, and no household pets shall be bred, kept or maintained for any commercial purposes whatsoever. No animal may be permitted to run loose at any time within the Subdivision and any animal shall at all times be leashed and accompanied by a responsible person while in the Subdivision. No chickens or other fowl or livestock shall be kept or harbored on any Lot.

#### 12.0 BURNING AND TRASH

No burning of refuse shall be permitted outside the dwelling, except that the burning of leaves shall be permitted if allowed by ordinance of the Township, provided that it does not become offensive or a nuisance. No occupied or unoccupied Lot shall be used or maintained as a dumping ground for rubbish or trash.

#### 13. PLANT DISEASES or NOXIOUS INSECTS

No plants, seeds or other things or conditions harboring or breeding infectious plant diseases or noxious insects shall be introduced or maintained upon any Lot.

#### 14.0 TEMPORARY DWELLINGS

No trailer, mobile home, van, tent, shack, garage, barn, out-building or structure of a temporary character shall be used at any time as a temporary or permanent residence.

#### 15.0 MAINTENANCE OF SIDE STRIPS

Owners of Lots shall be responsible for the maintenance of parkways or public rights-of-way located between their Lot lines and edges of street pavements on which said Lots abut.

#### 16.0 VEHICULAR PARKING AND STORAGE

No trailer, mobile home, bus, boat trailer, boat, camping vehicle, motorcycle, recreational vehicle, commercial or inoperative vehicle of any description shall at any time be parked, stored or maintained on any Lot, unless stored fully enclosed within an attached garage. No commercial vehicle lawfully upon any Lot for business shall remain on such Lot except in the ordinary course of business and in conformity with all applicable laws and/or Township ordinances.

#### 17.0 GARBAGE AND REFUSE

Trash, garbage or other waste shall be kept only in closed, sanitary containers and shall be promptly disposed of so that it will not be objectionable to neighboring property owners. No outside storage for refuse or garbage shall be maintained or used. The burning or incineration of rubbish, trash, construction materials or other waste outside of any residential dwelling is strictly prohibited.

## 18.0 LANDSCAPING AND GRASS CUTTING

When weeds or grass located on a Lot exceed 6 inches in height, the Owner of said Lot shall mow or cut said weeds and grass over the entire Lot except in wooded areas and wetlands. If said Owner fails to mow or cut weeds or grass within 10 days after being notified in writing, the Association may perform such work and the cost thereof shall become a lien upon the Lot involved until paid.

## 19.0 MOTORIZED VEHICLES

No trail bikes, motorcycles, snowmobiles or other motorized recreational vehicles shall be operated on any Lot or in any drain easement, side strip, or common areas within the Subdivision.

## 20.0 SIGNS

No signs of any kind shall be placed upon any Lot or on any building or structure located on a Lot, or any portion thereof, unless the plans and specifications showing the design, size, materials, message and proposed location have been submitted to, and approved by the ACC, with the exception of:

- i. Non-illuminated signs which are not more than 4 feet square in area pertaining to the sale of the premises upon which it is maintained. No additional banners, streamers, ribbons, balloons, etc. shall be attached to the "For Sale" sign. For Sale signs shall be removed within five (5) days of the sale closing date; immediately upon the house's removal from the market; or after 120 days of display.
- ii. Non-illuminated "For Lease" signs shall be subject to the same rules as "For Sale" signs where the "Offered By" is replaced with "For Lease".
- iii. Non-illuminated signs which are not more than 4 square feet in area pertaining only to a garage sale. Garage sale signs may be placed on an Owner's Lot during the day before and day of the Garage Sale(s), for a maximum of 4 days. No Garage sale sign shall be placed on Common Property or at intersections. Community Wide Garage Sale signs will be posted by the HOA

- iv. Signs of tradesmen may be displayed during the duration of work being performed, or a maximum of seven (7) days, whichever is less.
- v. Political signs are allowed 7 days prior to an election day and must be removed the day after the election event.

#### 21.0 OBJECTIONABLE SIGHTS

The stockpiling and storage of building and landscape materials and/or equipment shall not be permitted on any Lot, except such materials and/or equipment as may be used within a reasonable length of time. In no event shall the storage of landscape materials extend for a period of more than 30 days. No laundry drying equipment shall be erected or used outdoors and no laundry shall be hung for drying outside of the dwelling. No television or radio antennae larger than 24" in diameter shall be constructed or erected on any Lot without written approval of the ACC.

All air conditioning units must be located at the rear of the dwelling on any Lot, unless otherwise approved by ACC.

Exterior fuel tanks shall not be permitted.

Fountains shall not be permitted.

Statues exceeding three feet shall not be permitted.

#### 22.0 FIREWORKS

Fireworks shall not be permitted within Subdivision Common Areas.

#### 23.0 FLAGPOLES

Any flagpoles must be attached to house or deck. No freestanding, permanent flagpole stands are allowed.

#### 24.0 SIDEWALKS

It shall, in all cases, be the responsibility of the owner of every lot in the Woodlands South, to keep the sidewalks adjacent to his or her lot in good repair. Sidewalks shall be repaired or replaced when the condition is detrimental to the safety of the general public. Included as conditions requiring repair but not limited to, are the following:



- i. A rise or drop of more than three-quarters ( $3/4$ ) of an inch between any two (2) sections of sidewalk at the connection joint.
- ii. More than two (2) cracks of one-quarter ( $1/4$ ) inch in width or more in any two (2) linear feet of sidewalk section.
- iii. Any section of sidewalk which is tilted in excess of one (1) inch per foot from inside to outside edge. (The outside edge being the edge of the sidewalk nearest the street line.)
- iv. If, in any five (5) foot lineal section of sidewalk more than fifty percent (50%) of the surface has scaled off to a depth of one-quarter ( $1/4$ ) inch or greater, that section of the sidewalks shall be replaced.
- v. The concrete has dipped to allow water to pond to a depth of three-quarters ( $3/4$ ) of an inch or more.

If owner fails to replace in a timely manner, within 45 days after being notified in writing, the Association may perform such work and the cost thereof shall become a lien upon the Lot involved until paid.

Woodlands South Architectural Control Committee Application Form  
(please submit in duplicate)

Name of Lot Owner

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(first and last name)

Address

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(number and street, include lot # if known)

Telephone number

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(easiest to reach, note if home, work or cell)

Date of request

---

(date submitted)

Method or request submitted

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(email, hand delivery, post office)

Description/reason for request (add additional pages if necessary)

Was the approval of adjoining lot owner sought in advance?  
(yes/no)

If yes, please list relevant neighbor names and addresses below: