

WOODVALE

**COMMUNITY APPEARANCE AND
DESIGN STANDARDS**

January 1, 2025

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Introduction

Covenant Rules and Regulations

In addition to the rules and regulations stated in the Declaration of Covenants, Restrictions and Easements for Woodvale, the Board of Directors of Woodvale Community Association, Inc. (hereinafter referred to as “Board”) may, from time to time, without consent of the homeowners, promulgate, modify, or delete rules and regulations applicable to Woodvale. The Rules and Regulations herein are adopted and created in accordance with Article VI, Section 3, Guidelines and Procedures, of the Declaration of Covenants, Restrictions and Easements for Woodvale. This document, including the adopted rules and regulations, is hereby distributed to owners as notification of the rules and regulations. These Rules and Regulations shall be binding on all Owners and occupants, and shall become effective on January 1, 2025. This document refers to anything visible on any lot from the street. Other regulations may be required to be met depending on the specific lot (i.e., Pond lots, etc.)

This document is provided to amplify and supplement our community’s covenants. The Board has adopted the rules and regulations as stated in this document. Homeowners are encouraged to study these rules and regulations and design guidelines as well as the covenants. Note that in the event of a conflict, the Declaration of Covenants, Restrictions and Easements for Woodvale (hereinafter referred to as “Covenants”) will prevail.

Woodvale Homeowners Association – Article VI, Section 4, Specific Guidelines and Restrictions

The Board may from time to time promulgate use restrictions applicable to Woodvale. Applicant should review any such use restrictions to ensure that lot improvements are in compliance with such use restrictions. Restrictions shall not be retroactive so as to require removal of any previously approved improvements; the use restrictions in place at the time of the application shall govern.

The Architectural Review Board’s Role

The Covenants provide for a design review process through which property improvements must be approved by an Architectural Review Board (hereinafter referred to as “ARB”). This provision applies to modifications, additions, or alterations made on or to existing structures in Woodvale. Additionally, all new structures to be erected, installed or constructed on properties with existing structures must be approved by the ARB.

As an administrative arm of the Board of Directors, the ARB’s role is to preserve, protect and enhance the value of the properties in Woodvale by enforcing the existent and recorded declaration of covenants, conditions, restrictions, by-laws, rules and regulations as adopted by the Board and design guidelines as adopted by the ARB. The covenants specify that the ARB can adopt, promulgate, amend, revoke and enforce Design Guidelines. These revisions, additions and/or clarifications of the existent Design Guidelines are made to meet a need in the community and supplement all covenants, conditions, restrictions, and by-laws. The Design

Guidelines are not the exclusive basis for decisions of the ARB and compliance with the Design Guidelines does not guarantee approval of any Application.

Non-Liability of the ARB

The content of these Design Guidelines, and any actions of the ARB or its designees, are not intended to be and should not be construed to be, an approval of the adequacy, reasonableness, safety, structural integrity, or fitness for intended use of submitted plans, materials, or construction nor ensuring compliance with building codes, zoning regulations or other governmental requirements. Neither the Woodvale Community Association, Inc., the Board of Directors, the Architectural Review Board, nor their respective members or representatives shall be liable for damages or otherwise to anyone submitting plans to it for approval, or to any Applicant by reason of mistake in judgment, negligence or non-feasance, arising out of any action of the ARB with respect to any submission, or for failure to follow the Guidelines. The role of the ARB is directed toward review and approval of site planning, appearance, architectural vocabulary and aesthetics. The ARB assumes no responsibility with regard to design or construction, including, without limitation, the civil, structural, mechanical, plumbing or electrical design, methods of construction, technical suitability of materials, or resulting erosion or damage from alteration of grading or drainage. Notwithstanding any approval by the ARB hereunder, owners may be required to correct erosion or other drainage conditions created by improvements approved by the ARB.

As a final introductory comment, please remember – **REQUEST APPROVAL BEFORE BEGINNING ANY IMPROVEMENTS OR MODIFICATIONS! The vast majority of problems occur when a homeowner begins a project without written approval from the ARB. Please be mindful of the fact that the ARB has up to forty-five (45) days to review and approve/deny applications. Please allow for the maximum approval/denial time frame when planning a project.**

Each request for project approval is unique to the lot to which it pertains. Each request will be evaluated on the individual and unique elements of the project. Unauthorized actions by a homeowner and/or prior ARB action on requests of a similar nature will not serve as a precedent for any subsequent request for project approval.

Published/Enforcement Date:

These amended Rules and Regulations and Design Guidelines are hereby revised and published and enforced on January 1, 2025 by the order of the Board. They supersede and replace any other Rules and Regulations and Design Guidelines previously published or amended.

APPLICATION INFORMATION

An *Application for Architectural Review Board (“ARB”) Approval for Change/Modification* (hereinafter called “Application”), is provided for use in requesting review/approval of an exterior modification. This form should be submitted to the ARB *at least forty-five (45) days* prior to the anticipated time that you intend to begin work. Modification requests must be approved, in writing, before any work begins.

The verbal approval of any sales agent, developer, builder, or association representative does not constitute approval of an application. All modification approvals must be in writing.

APPLICATION FOR MODIFICATION PROCESS

General Information

All changes, modifications, alteration, revisions or additions must be submitted to the Architectural Review Board and *approved by the ARB in writing before any work may commence*. Failure to obtain written approval for a modification or addition can result in stoppage of any construction or structure in violation of this restriction and a monetary fine for not filing the required Application for approval. An Application for Modification or “Application” is included herein as Exhibit A of these Design Guidelines. Each proposed project is unique to the lot and no precedent shall be set by ARB action, past or present, or unauthorized action taken by other Owners. The ARB may withhold approval for any reason including purely aesthetic considerations. Any and all approvals granted by the ARB shall be valid for six (6) months from the date of the ARB’s approval. Any and all changes, modifications, alterations, revisions, or additions that are not completed within those six (6) months require a new Application.

Application Submission and ARB Review Process:

1. An Owner but must email a completed and signed Application, along with any additional information/documents required by the appropriate section of the Community Appearance and Design Standards, to the Property Management Company listed on the Application. Once a completed Application and plans are submitted to the Property Management Company, the application will be stamped with the date of its receipt. This date will become the “Submission Date” of the Application.
2. The ARB will review the Application and any required plans in order to render a decision. The ARB reserves the right to request additional information as needed to render an informed decision. A decision by the ARB is defined as:
 - a. Approved – allowing the commencement of the proposed project,
 - b. Contingent Approval with Conditions – allowing the commencement of the proposed project with conditions, as long as the homeowner accepts the condition(s), or

- c. Denied – which means the applicant cannot construct or install the proposed project. A denial may also indicate the Application is incomplete, which is grounds for an automatic denial.
3. The ARB will render a decision in writing within forty-five (45) calendar days of the submission date stamped on the form by the management company. The homeowner should confirm that the management company received the application. If the ARB does not issue a decision within forty-five (45) calendar days of the submission, the Application shall be deemed approved. However, no approval, whether expressly granted or deemed granted pursuant to the foregoing, shall be inconsistent with the Community Appearance and Design Standards unless a variance has been granted in writing by the ARB.
 4. The Applicant will be notified of the ARB's decision in writing within forty-five (45) calendar days of the receipt of the Application. Any member of the ARB or its designee has the right, upon reasonable notice, to use the signed modification form for permission to enter property to inspect an installation to ascertain whether these restrictive covenants have been or are being complied with. Such person/s shall not be deemed guilty of trespass by reason of such entry.
 5. Within forty-five (45) calendar days of completion of an Approved project, please notify the ARB or its designee of the completion and request an inspection to confirm compliance with the approved request. If the project was not built in compliance with the approved plans, the Owner may be required to take appropriate and immediate action to bring the project into compliance or risk receiving a Notice of Violation from the Board
 6. The Applicant, within fifteen (15) calendar days of receipt of the ARB Decision which the Applicant deems as unsatisfactory, may file a written Appeal of denied application to have the matter reviewed by the Board.

DESIGN GUIDELINE #1: Exterior Building Maintenance & Alterations

General Guidelines

An Application must be submitted for all exterior building alterations if such alterations are visible from the street. Building alterations include, but are not limited to, storm doors and windows, awnings, construction of driveways, garages, porches, roofs, and room additions to the home.

If County authorities make changes to the plans as approved by the ARB, the owner must submit such changes for approval prior to commencing construction.

All exterior building maintenance and repairs must follow the specific guidelines below. If the homeowner foregoes the application approval process because the replacement/repair materials are an exact match to previously approved materials, the homeowner must maintain proof of the previously approved materials on file and provide proof to the ARB if requested. Before and after color photographs are recommended.

Painting

Repainting requires prior written approval only if the color is changed. A paint color change requires the following information:

1. Paint sample;
2. Description of area of home to be repainted; and
3. Photograph of the home plus homes on either side (in most cases adjacent homes cannot be painted the same colors).

Awnings

An Application must be submitted for all awnings. Awnings or coverings must be either canvas or a structural extension of the home's existing roof. Colors or finish must be compatible with the home's primary and trim colors. Addition of awnings or coverings requires the following information:

1. Picture or drawing of all windows/doors on which awnings will be installed and their location (back or side – generally, awnings are not allowed on the front of the home);
2. Picture depicting style of awning to be installed; and
3. Color samples and materials list.

Detached Buildings

An Application must be submitted for all detached buildings that are visible from the street. In general, detached buildings are discouraged but will be considered subject to the following guidelines:

1. Size shall be limited to 150 square feet;
2. The building should be located in the rear of the primary home with primary emphasis being that placement on the lot minimizes visual impact on adjacent properties or from the street;
3. Building may not be used for any purpose that may be deemed by the ARB to cause disorderly, unsightly, or unkempt conditions;
4. Detached building exterior materials must match the exterior materials and colors used on the original home; and
5. No buildings shall be placed within the building setback lines established by the County and/or the Declaration.

Detached buildings being used as a primary garage are an exception to the above general guidelines, however an Application is required for any alterations or modifications to detached garages.

Building Additions

An Application must be submitted, along with detailed floor plans, elevations, site plan, landscape plans, and foundation plan. Plans and specifications are not approved for engineering or structural design or quality. The ARB assumes no liability or responsibility for defect in any structure constructed from such plan specifications.

The following items must be addressed when proposing a room addition:

1. The room addition design and construction should closely match the theme and character of the existing home design and the exterior materials should match the existing materials used;
2. A clear start date and completion date must be on the Application;
3. During construction, the owner is responsible for an orderly construction site at all time; and
4. The room addition must be built in conformance with the submitted approved plans. Changes to the design documents required by any jurisdictional agency must be approved by the ARB before the installation, if these revisions affect the exterior of the addition.

Energy Conservation Equipment

An Application must be submitted for solar energy collector panels or attendant hardware or other energy conservation equipment. They must be an integral and harmonious part of the architectural design of a structure, as determined in the sole discretion of the ARB.

Window Treatments

No foil or other reflective materials shall be used on any windows for sun screens, blinds, shades or for any other purposes. Further, appropriate window treatments require the following:

1. Windows must be in good repair. No broken out, cracked or broken window panes are acceptable. Screens must be in good repair, free of stains or discoloration and free of holes or tears. If damage does occur, the Owner has thirty (30) calendar days to make the necessary repairs.
2. Garage and door windows must adhere to the same above guidelines including side entrance garages with windows visible to the street.

Roofs

Roof shingles must be kept in good repair. Any torn or missing shingles must be replaced. Stained shingles should be cleaned, if cleaning does not eliminate the stains you may be required to replace your shingles. When repairing or replacing roofing shingles, a repair must match the existing shingles and must blend with the existing shingles. If the same shingle is not available, you may be required to replace all shingles. Partial roof replacements may be approved by the ARB. Any change to the existing shingle must be approved. A sample piece of the materials used for repair or installation may be required for approval.

Windows, Doors, Etc.

Repairing and painting doors and windows and other appropriate external care of all structures are required year-round on all structures on your lot. This includes but is not limited to:

1. The paint and/or stain on all window frames and sashes, shutters, exterior doors, garage door trim, and any structure on the property must be kept in good condition. Peeling, faded or discolored paint or wood will not be acceptable. An ARB Application is not needed if you are using the same paint/stain color to maintain door and window trim previously approved. All other color changes must be approved by the ARB.
2. If a replacement door, window, window screen or shutter is an exact match to that previously approved, ARB approval is not required. ARB approval is required for any exterior door, window, window screen or shutter replacement if it is different than the door, window or shutter previously approved. Operable hinged exterior shutters with decorative shutter dogs should be maintained on all homes.
3. The installation of any door, storm door or window with, including but not limited to stained glass, leaded glass, block replacement window glass must have ARB approval. All doors, storm doors and windows, must be kept in good condition. Doors with broken glass, torn screens, dented/blemished doors or windows must be repaired or replaced.

Siding, Brick, Cement, Etc.

Siding, stucco, stacked stone, brick, and cement including driveways, retention walls, steps/stairs, porches, and approaches are to be kept free of mold, dirt, grease, stains and any discoloration.

Dog Houses

An Application must be submitted for all doghouses. All doghouses must be located where they will have minimum visual impact on adjacent properties, the street and Common Areas. Construction type, size, and exterior colors/materials will be the specific criteria governing approval and must match the exterior color and materials used in the original home.

Dog runs and wire pens are prohibited unless they are not visible from the street and are located in the backyard.

DESIGN GUIDELINE #2: Decks and Retaining Walls

An Application must be submitted for all decks, deck extensions and retaining walls, if visible from the street. The following, without limitation, will be reviewed: location, size, conformity with design of the house, relationship to neighboring dwellings, and proposed use. The following information is required:

1. A survey and site plan denoting location, dimensions, materials and color; and
2. Picture or drawing of deck.

The following guidelines have been adopted for decks in the community:

1. Unless it is a replacement deck and duplicates the original deck built with the home, the deck may not extend past the sides of the home;
2. Materials must be cedar, redwood or pressured treated wood; or otherwise approved by the ARB;
3. Color must be natural or complimentary stain finished to coordinate with the exterior color of home; and
4. Vertical support for wood decks must meet minimum county standards for wood post or painted (black) metal poles, preferably boxed in as to appear to be wood posts – brick or stucco columns matching the home are also acceptable.

The following guidelines have been adopted for retaining walls in the community:

1. All exposed concrete block or poured concrete foundations and/or retaining walls must be veneered with natural stone, brick or stucco to compliment the existing structure; and
2. Retaining walls constructed of landscape timbers or crossties, if visible from the street, must be shielded or softened by an approved vegetative landscape method.

Storage on Decks and Patios

Any outdoor equipment (i.e., gas or charcoal grills, smokers, storage containers) located on a rear deck must be located within the extended sidelines of the house and therefore not visible from the street.

DESIGN GUIDELINE #3: Patios/Walkways

Patios/Walkways

An Application must be submitted for patio covers, trellises, permanent seating, railing and other items.

The Application must include the following:

1. Lot survey denoting location;
2. List of materials to be used.

DESIGN GUIDELINE #4: Exterior Decorative Objects

Decorative Objects:

The following guidelines apply:

1. Bird feeders, natural and constructed, including but not limited to, hummingbird feeders, butterfly houses, and bird houses are to be in the rear yard screened from view of the front of the lot. They are to be maintained and kept free of debris to discourage rodent activity.
2. Plastic or silk flowers are not permitted on the exterior of any property, including, but not limited to planters, beds or window boxes.
3. Holiday decorations should be removed within fourteen (14) calendar days following the holiday.
4. Plastic animal decorations such as pink flamingos are prohibited.

Exterior Landscape and Security Lighting

An Application must be submitted for all exterior lighting alterations or modifications. The following guidelines apply:

1. All outside landscape light bulbs shall not be any color other than white or yellow.
2. Lighting should be located to cause minimum visual impact to adjacent properties and streets.
3. Exterior spotlights or floodlights must be hooded to eliminate glare onto adjacent properties.

Flags, banners and Flag Poles

An Application is not required to be submitted for a single flag pole staff attached to the front portion of a house.

American flags (4' x 6' or smaller) may be hung in the front or rear of a house and may be displayed year round.

Seasonal, holiday and sports banners may be displayed for limited periods. Banners should be 4x6 or smaller.

Front Porch and Entry Areas

Front doors and entry area decorations must be tasteful and in keeping with the style and colors of the house. Plants and flowerpots must always be neat and healthy. Furniture on front porches and in entry areas should be wood, wrought iron, wicker or wicker-like. Plastic or folding lawn furniture is prohibited. Outdoor lawn furniture with canopies/awnings are prohibited on front porches. Appliances, including but not limited to refrigerators and televisions, on front porches are prohibited. Exterior furniture should be confined to the front porch. Any other requested placement of furniture outdoors in the front or side yards must be submitted on an Application for approval.

DESIGN GUIDELINE #5: Exterior Landscaping and Maintenance

General Guidelines

Landscaping should relate to the existing terrain and natural features of the lot. ARB approval of a landscaping project is required when the activity will result in changes to existing landscaping or when grading or contour modifications are required.

The general appearance of each lot and the residence thereon, including landscaping, must conform to the level of upkeep that is accepted as community standard. Failure to maintain property to this standard will subject the owner to the imposition of fines and/or liens on the property. This standard includes, but is not limited to:

1. Over seeding and restoring lawn grasses;
2. Watering, fertilizing, mowing and edging lawn grasses;
3. Pruning and trimming trees and shrubbery, hedges and other vegetation so that the yard presents a manicured appearance and the visibility of motorists and pedestrians is not obstructed;
4. Removal of all “volunteer” or “wild” growth of weeds or non-landscape quality vegetation;
5. Prompt repair of any barren lawn areas to reduce erosion potential;
6. Renewal of pine straw or bark mulch used in islands or naturalized areas at least annually; and
7. Sod that goes dormant is the selected turf grass for the front yard.

Trees and Shrubbery

The planting of seasonal flowers in existing beds does not require an application. An Application and landscape plan must be submitted for all other landscape changes. An Application is required for the replacement of ornamental shrubbery and trees greater than six inches (6”) in diameter. The Application and Plan must include a description of the size and type

of trees or shrubs to be planted and the Plan must show the relationship of plantings to the house and adjacent dwellings.

Drainage Easements

All drainage easements, whether fenced or not, must be maintained by the owner. Weeds, non-landscape quality vegetation must be removed on a regular basis. Renewal of pine straw or bark mulch is required as needed.

Fencing in/along the drainage easement must not interrupt the natural flow of water.

Tree Removal

Removal of trees and other natural resources without the prior written consent of the ARB is prohibited.

Borders

Landscape borders should be kept manicured. Any natural or manmade borders (i.e., bricks, rock edging) must match existing materials on the home and be approved by the ARB.

Street Trees

Street trees are the responsibility of the homeowner and should be properly pruned for pedestrian and street traffic on an annual basis. In the event a street tree dies, the homeowner is responsible for replacing with the same species during the next planting season. The size of the replacement tree should have a minimum trunk diameter of 3 inches. Pin Oak is the predominant street tree throughout the neighborhood but is not recommended as the replacement tree. Moore's Walk and Chinese Elm or Betula Dura Heat River Birch are acceptable substitutes.

Vegetable Garden Plots

No vegetable garden shall be constructed, erected or maintained upon any lot that is visible from the street. The following guidelines apply:

1. All gardens must be located within the extended sidelines of the house and in the rear yard.
2. The garden should be screened so as to be concealed from view of neighboring lots, streets and adjacent property. Screen must be living plant material or appropriate fencing conforming to the community fencing guidelines.
3. All garden plots must be cleared at the completion of the growing season.

Firewood

The following guidelines apply to the storage of firewood:

1. Firewood piles are to be maintained in good order and must be located within the extended sidelines of the house and in the rear yard.
2. Stored wood should be screened from view of neighboring properties and streets. Screening should be done with an approved fence or by using live plant materials.
3. Woodpile coverings are allowed only if the cover is an earth-tone color and the woodpile is screened from the view of the street. For example, a tarp-covered woodpile may be located under a deck with shrubs planted around it.

Clotheslines

Clotheslines are not allowed in the subdivision.

DESIGN GUIDELINE #6: Play Equipment

General Guidelines

An Application must be submitted for all play equipment (i.e., swing sets, play houses and trampolines). The following guidelines apply:

1. If a yard is fenced; the play equipment shall be located within the fenced area of the rear of the house.
2. Landscape screening may be required.
3. All canopies on structures must be clean. If weathered, faded or torn, etc. the canopy must be replaced.
4. All details including accessories (awning, canopy, slides, etc) and their color must be approved by the ARB.

Play equipment (except basketball goals) are strongly suggested to be of wood construction; environmentally and aesthetically compatible.

Note: Playhouses and tree houses, once approved must be maintained to preserve the approved décor.

DESIGN GUIDELINE #7: Private Pools

Children's Portable Wading Pools

Portable wading pools shall not be used in the front yard. Portable wading pools must be stored where they are not visible from the street and neighboring residences when not in use.

Above-ground Pools

Above-ground pools are prohibited.

In-Ground Pools

The following guidelines apply:

1. Appearance, height, and detailing of all retaining walls must be consistent with the architectural character of the house – some terracing may be acceptable.
2. Fencing must meet fence guidelines.
3. Maximum pool area is 1,000 square feet.
4. Glaring light sources which impact neighboring lots may not be used.
5. Landscaping enhancement of the pool area and screening with landscaping may be required.

Hot Tubs

Hot tubs should not be visible from the street. Hot tubs must be screened from adjacent properties and streets. All pumps, filters, and equipment must be located where it will not cause a nuisance to neighbors and must be screened from view.

Landscape Pools/Fountains/Waterfalls

In no event shall pools/fountains/waterfalls/ponds be located so as to be visible from the front of any lot or any adjoining street. Ponds shall not be located in the front or side yards. All ponds shall include the oxygenation of water and water movement to prevent the growth of mosquitoes. Ponds shall be maintained and shall not consist of any areas of stagnant water.

DESIGN GUIDELINE #8: Fences

The original design concept of Woodvale promotes a feeling of open space; therefore, fencing is not generally encouraged. However, should an owner desire to erect a fence, an Architectural Change Application must be submitted to the ARB for approval. A request for fencing must include the following information:

1. Type of fence requested (Black Aluminum/Iron, Picket or Privacy Only);
2. Dimensions including height with a maximum height of six (6) feet. If a fence exceeds the six (6) feet height at any measured point the homeowner will be required to lower the fence to the height of six (6) feet at their own expense;
3. A site plan denoting the location of the fence together with information as to existing fences erected on adjacent properties; and
4. On corner lot, fence may not be closer to side street than building line of the house.

The following guidelines have been adopted for fences in Woodvale:

1. Dog pens and dog runs are not allowed unless they are not visible from the street.
2. Invisible fencing (in-ground electric fence) for pets is allowed. The invisible fence must be located between the residence and the sidewalk. An ARB Request must be made prior to installation.

3. Gates must be constructed with material that matches fencing material. Appropriate hardware for gates must be used and maintained in like-new condition.
4. Decorative gates and arbors must be submitted with a landscape plan or drawing for approval by the ARB and alternative materials may be approved for these items. All arbors, trellises, etc. must be properly installed and anchored.
5. All lattice used for screening must be approved by the ARB, and no lattice materials can be used without framing and anchoring.
6. All arbors, pagodas, gazebos and platform decks must be approved by the ARB.
7. Fences in front yards are prohibited.

Repair and/or Replacement of Existing Fences

From time to time homeowners may need to replace and/or repair existing fencing due to general wear and tear, wood rot, damage, etc. Any approval that was previously granted by the ARB for the existing fence does not apply to the future repair and/or replacement of the fence once erected and a new ARB Application may be required, depending on the following:

1. If a homeowner must repair or replace less than twenty-five percent (25%) of an existing fence due to wear and tear, wood rot, damage, etc., the homeowner is not required to submit an ARB application, provided, however, that the replacement materials are identical in every way to the existing fence materials and the repaired/replaced fencing does not exceed the maximum six (6) feet height limitation; OR
2. If a homeowner must repair or replace twenty-five percent (25%) or more of an existing fence due to wear and tear, wood rot, damage, etc., the homeowner is required to submit an ARB Application including all of the information listed above and conforming with all requirements listed within these Design Guidelines.

Black Aluminum Fence Specifications

The following standards for the black aluminum fencing design to resemble wrought iron have been adopted:

1. The standard approved style is the Avalon model aluminum fence by Delgard.
2. An approved equal is the Style #203 by Ideal.
3. Finials are optional, but if requested, they must be the “Royal” finial.
4. The height cannot exceed six (6) feet.

Wooden Picket Fence Specifications

The following standards for the picket fence have been adopted:

1. The wood fence must be the “French Gothic” picket design.
2. The crossbeam structure must not be visible from any street or adjacent properties. (Must face inside toward yard making the outside face the finished side.)
3. The materials must be cedar, redwood or pressure treated pine.

4. The fence must be painted with an ARB approved color Solid Body Stain within six (6) months of installation.
5. The height cannot exceed six (6) feet.

Drainage Easements and Fence Guidelines

Fences may not impede the natural water flow. A fence may not obstruct a drainage ditch, catch basin, drainage swale, storm sewer or storm drain. To fence a drainage easement, written approval from Johns Creek and/or Fulton County is required. The letter from the County granting permission must be attached to the Application when submitted.

DESIGN GUIDELINE #9: Antennas, Satellite Dishes

This guideline applies to installation, attachment and maintenance of direct broadcast satellite (“DBS”) dishes or antennas and multi-channel multipoint distribution services (“MMDS”) dishes or antennas (herein collectively called “Satellite Dishes”, which definition shall include the supporting mast, cabling and all other components or accessories thereof) at Woodvale.

SATELLITE DISHES MAY BE INSTALLED AT WOODVALE FOR RECEPTION, BUT NOT TRANSMISSION (other than Internet Service), IN ACCORDANCE WITH THESE GUIDELINES. NO OTHER ANTENNAS OR SIMILAR DEVICES MAY BE INSTALLED AT THE SUBDIVISION WITHOUT APPROVAL OF THE ARB.

General Guidelines

1. **Satellite Dish Size Limits.** Satellite dishes shall be no larger than one meter in total size. Satellite Dishes or antennas mounted on masts are prohibited except where necessary for reception of an acceptable quality signal and within the total size limit provided. Concealed cabling shall not count toward this total size guideline.
2. **Location.** **Satellite Dishes may be installed, in order of priority, in the following locations:**
 - a) In or on the rear of the home within the extended sidelines of the home so as not be visible from the street, or
 - b) Rooftop mounting of satellite dishes is preferred only on the rear of the home; or
 - c) The satellite dish should be located in the least conspicuous location where the signal can be received.

The Satellite Dish must be placed in the location that is least visible to public view.

3. **Installation.** The Satellite Dish should blend into the background to which it is mounted or placed. Wiring or cabling shall be installed so as to be minimally visible and blend into the material to which it is attached. No cabling shall be allowed on the roof surface, or on the surface of the exterior siding or brick of any home.

The owner or occupant shall be responsible for the maintenance and repair of the Satellite Dish including, but not limited to, (i) reattachment of Satellite Dish, and any components thereof, within forty-eight (48) hours of dislodging, for any reason, from its original point of installation; (ii) repainting or replacement, if for any reason the exterior surface of the Satellite Dish becomes worn, disfigured or deteriorated.

DESIGN GUIDELINE #10: Miscellaneous Exterior Installations

Mailboxes – All mailboxes must be the approved Woodvale mailbox and be maintained to the standards of the community (may require periodic painting and repair). For replacement information, please contact the property management company.

Driveways, Walkways and Parking Areas – must be paved with materials that are in harmony with the community and as approved by the ARB. Homeowners are responsible for repair/replacement of broken or badly cracked sidewalks, driveways, and stairs/steps on their property.

Air Conditioner Units visible from the street and common areas must be screened by an approved method. Window air conditioners are strictly prohibited.

DESIGN GUIDELINE #11: Signs

No permanent sign of any kind shall be erected by a homeowner or occupant without the prior written approval of the ARB. No signs shall be posted or erected by any homeowner or occupant within any portion of the properties, including the Common Area, any residence, or any structure or dwelling located on the Common Area or any residence (if such sign would be visible from the exterior of such structure or dwelling as determined by the ARB).

Temporary signs (i.e. Alarm company signs, graduation banners, etc). are permitted for a time period not to exceed duration of event and/or contract.

The following guidelines have been adopted:

1. All approved signs must be professionally printed/prepared.
2. No advertising signs are allowed on any lot.
3. For sale or rent signs no larger than six (6) square feet in area are allowed at the property for sale. No directional or other signs shall be posted within any portion of Woodvale.
4. All signs must be professionally prepared.
5. Alarm and security company signs not larger than 1 square foot in area are allowed to be placed near the front entrance of the home and the top of the sign must not be higher than 18” from the ground. Only one sign may be visible from the street. Alarm company window stickers may be used within reason.
6. Contractors, subcontractors or any vendor working on a residence in Woodvale are permitted to place on the property only signs that they are legally required to display for work being performed on the property.

All signs not approved by the ARB and placed in the Common Area may be removed and disposed of immediately by the Homeowners Association, ARB or their designee.

These Design Guidelines, Appearance and Design Standards supersede any previous standards.

SUMMARY

It is hoped that these guidelines serve their intended purpose of providing help in understanding our community standards. If you are unsure of the need to submit a form for a project not specifically referenced by these guidelines, please call any member of the ARB for assistance.

Also, please remember that these are *GUIDELINES*. If you feel you have a unique situation that bears consideration, submit a request. The ARB will make every attempt to approve the request given there is neither direct violation of the covenants nor any negative impact on the community as a whole.

