

Architectural Guidelines

Woodland Pond
Lakefront Association, Inc.

Adopted August 10, 2020

Introduction

The purpose of this document is to provide standards for residents to use in making changes to, and maintaining structures "on, in, or over the lake. It is assumed that "on" is meant to be the property immediately adjacent to the lake. This would apply to bulkheads and rip/rap shore line erosion control structures. These guidelines supersede the Architectural Guidelines dated September 1, 1986. The new guidelines are intended to clarify and expand the original standards where necessary.

Types of ACC requests

- (1) No pier, net, stake, line or structure shall be constructed on or in any way maintained within the lake except with prior approval of the ACC.
- (2) No dock will be allowed to exceed more than 15' from the normal shoreline of the lake and exceed more than 180 square feet of over lake in total area. Color of the dock or structure must be of neutral earth tone colors (i.e., brown, beige, black, grey, etc).
- (3) Owners of Lakefront property shall have the right to bulkhead the shoreline to stabilize such shoreline and backfill beyond such bulkhead, provided prior approval of the ACC is obtained. Bulkheads should be of neutral earth tone colors (i.e., brown, beige, black, grey, etc). The actual shoreline shall not be changed or altered.

Plans for structures, including docks, gazebos, walkways, rip/rap or bulkheads must be submitted prior to construction to the Woodland Pond Lakefront Architectural Control Committee (AAC) for review and approval.

Apply for ACC Requests

The procedure for applying for an architectural review is to complete a Woodland Pond Lakefront Alteration Form and email it to the ACC chairman requesting approval for modification. In the case of a new or replacement dock, it must contain detailed drawings or specifications with the request.

Appeal Decision of ACC

If it is necessary to appeal any decision made by the Architectural Control Committee, it should be addressed to the WPLA Board.

1. If the Member requests a hearing to appeal a decision made by the Architectural Control Committee, or if the Board of Directors determines a hearing is necessary, a notice of hearing shall be sent. Notice of hearing shall be hand delivered or mailed by registered or certified United States mail, return receipt requested, at least fourteen (14) days in advance thereof, to the Member at the address which the Member has provided to the WPLA, or at the Lot address if no other address has been provided. Service by mailing shall be deemed effective two (2) days after the notice has been mailed in a regular depository of the United States mail.

- a. The hearing shall be scheduled at a reasonable and convenient time and place within the discretion of the Board of Directors.
- b. The Board of Directors, within its discretion, may grant a continuance. If the Member for which the hearing is scheduled requests a continuance to a different time or date, no further notice shall be required.
- c. The hearing need not be conducted according to technical rules of evidence applied in a court of law. The hearing shall provide the Member with an opportunity to be heard and to be represented by counsel.
- d. The Board of Directors and Members shall have the right to: (1) call, examine and cross-examine witnesses; (2) introduce testimony and evidence; and (3) rebut testimony and evidence, all within reasonable time limits imposed by the Board of Directors.

2. Within seven (7) days of the conclusion of a hearing, the Board of Directors shall notify the Member of its decision by hand delivery or mailed by registered or certified mail, return receipt requested, to the Member at the address which the Member has provided to the WPLA or at the Member's Lot address if no other address has been provided.

Woodland Pond

Lakefront Alteration Form

This form is for the use of Woodland Pond "A" members Only

Owner Information:

Last Name First Name

Mailing Address:

FOR ACC USE
Application Approval
Date of Receipt: _____
Approved: _____
As Submitted _____
With Provisions on Page _____
Approved Date: _____
INSTALLED
As Submitted _____
Not as submitted _____
Committee Representative Date

Address of lot on which changes are proposed if different

Phone: Home (Cell) Business

Work to be done by third party contact information

Name of Business Name of Contact

Phone Number(s) _____

Please return completed application and drawings / specifications and other related information, and direct any questions, to Woodland Pond Lakefront Association ACC Chair, _____.

1. Description of Alteration

Describe in detail the changes you propose in accordance with the Woodland Pond Lakefront Association Architectural Control Committee Standards

2. Owner's Agreement

I have completed this application in good faith and it accurately represents the alteration I propose to make. I understand that approval of this application does not authorize me to violate any provisions of the ACC guidelines.

I understand and agree that any construction or alteration undertaken prior to receipt of the ACC committee's approval is at my own risk, and that I may be asked to return the property to its former original condition at my own expense should application be disapproved wholly or in part and I may be subject to violation charges.

I understand that work must be completed in a workmanlike manner as soon as possible after the Committee's approval.

Signature of Owner _____ Date _____

3, ARCHITECTURAL CONTROL COMMITTEE (ACC) REVIEW

The ACC will process this application promptly, although thirty (30) days for review is permitted. The ACC process is described in the governing documents and rules. If you wish to discuss this application with the Committee, contact the Committee Chair. If you disagree with the decision of the Committee, a written appeal may be made to the WPLA Board of Directors within 10 days of receipt of the decision.