

WATERFORD LAKES COMMUNITY ASSOCIATION, INC.



ARCHITECTURAL REVIEW COMMITTEE GUIDE TO PLANNING A HOME IMPROVEMENT FOR: **Windows, Window Security Bars, Window Films, Window Decorative Shutters, Front Doors/Screen Doors, Awnings, Screening for Garage Doors**

The following items must be submitted with the WLCA application. Missing requirements or information will delay the ARA review application.

Windows:

1. Completed *General Application*. Information on size and type must be noted.
2. *Plat or Survey Plan* showing approximate locations.
3. **WINDOW SECURITY BARS WILL NOT BE ALLOWED.**

Window Films:

1. Completed *General Application*.
2. *Plat or Survey Plan* showing location of windows.
3. Window Film used, as energy saving device shall be in shades of Grays and have no patterns.

Awnings:

1. Completed *General Application*.
2. *Plat or Survey Plan* showing location of awning.
3. Sun Control devices and awnings will not be allowed in the front yard.
4. Must be maintained in good working condition and free of mold and mildew.

Window Decorative Shutters:

1. Completed *General Application*. Information on size, dimensions, and description.
2. *Plat or Survey Plan* showing location of window decorative shutters. Shutter style must match what is used in the community. Shutters must be of proper size (generally, the height of the window). Shutters must be uniform in color and appearance. It is highly recommended that a paint sample be submitted to the Architectural Committee for approval, regardless of how close the paint is to the original color.

Front Doors/Entry Ways:

1. Screen Doors are permitted.
2. No security bars or extensive decorating on Screen Doors.

Screening for Garage Doors:

1. Must contain no decorative print.
2. Screen framing must match the base color of the house.
3. Screen Fabric must be shades of Black or Gray.

NOTE: NO WORK IS TO BE DONE OR STARTED UNTIL A WLCA ARCHITECTURAL REVIEW APPLICATION IS APPROVED IN WRITING BY BOTH NEIGHBORHOOD AND WLCA ARCHITECTURAL REVIEW COMMITTEE OR 30 DAYS HAVE EXPIRED, WITHOUT RECEIVING A REJECTION OR OTHER RESPONSE FROM EITHER THE WLCA ARC OR THE NEIGHBORHOOD ARC, WHICHEVER COMES FIRST.