

## **Woodsedge HOA – Board Architectural Building Committee Approval FAQ**

The executive board of the Woodsedge Elizabethtown Homeowners Association, Inc., with input from owners of units in the development, has created the following FAQ regarding the required protocol in response to the regulations regarding architectural changes.

One of the valuable characteristics of living in Woodsedge is the presence of architectural standards and maintenance guidelines. All residents and unit owners are subject to the provisions of the architectural change regulations that are developed for the benefit of all. The architectural change regulation intends to assure owners of the units that the standards of design and uniformity within the community will be maintained, which in turn protects property values and enhances the community's overall environment for everyone

All exterior changes must be applied for in writing using the Appendix A - Form "Application for Architectural Change." Interior changes do not require an application to be filed. However, any interior change or alteration that would affect the uniform aspect of the community visually from the exterior will require an application.

### Examples of Possible Requested Exterior Changes:

#### Easily Approved Exterior Items (But you still need to apply to the board before beginning)

- Driveway Coating – (Black)
- Foundation Painting - (Color to match siding)
- Screen Doors - (Colors to match house door or trim) Trade Winds
- Privacy Fences – on the upper deck and on the concrete patio - white or tan, matching others on the unit.
- Window Replacement – Colors and style to match existing windows)
- Concrete under-deck patios
- Movable planters – (limited to front and back)
- Flowers in Landscaping beds – (At owner's cost and maintenance obligation)

#### Examples of Items Requiring Formal Board Approval

- Garage Side Door with Walkway- (Color to match front door)
- Building a rear or side deck
- Screened In Porch - (colors to match House)
- Retractable Awnings – (on decks, color to match house trim)
- Patio Roof –(Only on Units with no deck - color to match house trim)
- Under-deck column enclosures
- Generators – (with specific approval – location at HVAC unit)
- Retaining walls
- Any new proposed side yard landscaping
- Any kind of rear yard landscaping
- Any shrubs or large plants in any landscaping beds – (at owner's cost and maintenance obligation)
- Trash Enclosures with Walkway - (currently not permitted by the declaration)
- Any physical exterior alteration or color change