

Architectural Control Committee Guidelines & Standards

The Woods of Wimbledon Architectural Control Committee (ACC) was established when the last new home was completed, and the responsibility was transferred from the developers to the homeowners with the establishment of an Architectural Control Committee. Our Deed Restrictions provide the mechanism and guidelines under which the ACC must function.

1. GENERAL

The Architectural Control Committee (ACC) shares responsibility with the Woods of Wimbledon Civic Association, Inc., to help maintain the quality reputation of Woods of Wimbledon, and protect each individual homeowner's rights, and the property values. It is essential that the architectural control authority as designated in the Deed Restrictions and by the Texas State Legislature adhered to in order to preserve the valued character of Woods of Wimbledon Subdivision.

These standards and guidelines are written to provide property owners with a clear understanding of the "Architectural Control Committee" and related "General Restrictions" provisions contained in our Deed Restrictions, which provide that:

2. ARCHITECTURAL CONTROL

"No building or other improvements of any character shall be erected or placed, or the erection or placing thereof commenced, or changes made in the design thereof after original construction on any property in the Subdivision until written approval is obtained. Approval shall be granted or withheld based upon the submitted construction and site plans, specifications, other required documents and materials, compliance with all pertinent Deed Restrictions and approved Architectural Standards and Guidelines, type and quality of materials, harmony of external design with existing and proposed structures, and location with respect to topography and finished grade elevations." **Approval must be granted prior to construction.** In addition, the provisions of our covenants *"shall be applicable to all structures when initially erected and all alterations, modifications, and maintenance thereof."*

The primary mission of the ACC is to ensure that the original architectural details of our community's homes are maintained whenever there are improvements, modifications, or color changes to the exterior structure. The ACC is also involved whenever an owner desires to add a new structure, pool, etc., to the property. Routine repairs that restore your property normally do not need any ACC approval so long as the original design details and materials are maintained.

The Board of Directors of the Woods of Wimbledon Civic Association (HOA) is responsible for addressing deed restriction maintenance complaints filed by owners and the enforcement of deed restriction construction violations which includes modifications to a home or property that is without ACC approval.

It is our obligation as owners to abide by the deed restrictions of the neighborhood. Maintaining the quality of our neighborhood is the responsibility of each owner.

Most likely, your contractor is not familiar with our deed restrictions; therefore, as the property owner, it is your obligation to communicate with the ACC and ensure compliance with the covenants of our neighborhood. When in doubt, simply go to the website (www.wowca.org) and submit your request/question so the ACC can assist you.

There are numerous types of improvements and alterations which require ACC review, including but not limited to:

- Room additions
- Exterior remodeling or alterations to the existing structure
- Addition of patio covers, pergolas, gazebos, etc.
- Addition of permanent structures such as playhouses, tool houses, storage buildings, greenhouses, etc.
- Swimming pool construction
- Roof replacement
- Changes in exterior colors from the original
- Replacement of exterior materials (driveways, patios, sidewalks, siding, windows, doors, etc.)
- Installation of satellite dishes, solar panels, or similar devices

Our deed restrictions require that any property owner considering improvements submit plans for review and approval prior to commencement of construction. The plans and simple written descriptions can be submitted to the ACC using the "All-in-One eForm" under the "Contact Us" tab on our neighborhood website (www.wowca.org). Please select "ACC" as the purpose for your form. In the event, the website is not working, please email the webmaster at support@wowca.org or the HOA president at president@wowca.org.

Requests submitted using the website are sent to all members of the ACC. They will follow up with you to discuss your project and address your questions. Where complex projects are involved, a meeting with all members of the ACC will be arranged.

The ACC has 15 days from the receipt of a request to either approve or deny it. When the request is incomplete, to avoid any miscommunication, the ACC will deny the request pending receipt of the missing information. When the missing information is received by the ACC, the request is reopened, and the 15-day approval time period will begin again. Therefore, it is recommended that your request be made as early as possible when planning a project so that any nonconforming items can be identified and resolved. If you are unsure whether a project under consideration needs to be reviewed, please contact the ACC with your question(s).

If the ACC denies a request, you will be advised as to the appeal process, should you wish to consider that option. The intent and goal of our ACC is not to restrict the homeowner but to provide guidance and assistance in order to help maintain the property values, preserve the architectural details of our homes, and to contribute to the architectural harmony in the neighborhood when changes are desired.

Architectural Control Committee Guidelines and Standards for Alterations and Additions

In compliance with some laws enacted by the State of Texas in 2011, the following specific polices were adopted and recorded in the county records:

- Roof Replacement
- Rainwater Recovery Systems
- Flags
- Religious Items
- Solar Energy Devices

These polices can be found on our website (www.wowca.org) in the Online Records tab and in the Policies folder. So long as you follow these policies and standards, you do not need any additional approval from the ACC. However, if you wish to deviate from these policies, you will need to submit a request to the ACC for their review and consideration.

Categorized below are some other standards and guidelines that the ACC has adopted. These guidelines have been developed to assist you when improvements to your home are being considered or planned. Please keep in mind that unless the specific topic or change has been specifically pre-approved (like garage door replacement or one of the state mandated policies), all modifications should be submitted to the ACC for review and approval.

Garage Door Replacement

The original wooden garage doors may be replaced with the more commonly available steel doors if desired. The replacement doors must conform to the “sculptured panel” design which gives the appearance of the wooden doors. Window sections are optional at the owner’s discretion.

Your garage door must be painted to match or complement the existing exterior colors. For homes with multiple garage doors, all doors must be of the same design and appearance. Steel doors constructed with at least a 24-gauge galvanized panels are pre-approved. Any other materials will require individual review and approval prior to installation.

Outdoor Lighting

When installing outdoor lighting for security for architectural enhancement purposes, please be considerate of your neighbors. You should install the fixtures so that adjacent homes, back yards, side yards, etc., are not adversely affected by the lights. It is suggested that you discuss the installation with your neighbors to be sure that your lights will not cause an undesirable condition for them.

Side and Rear Yard Fences

The fence height designation in our deed restrictions is a maximum of six (6) feet. When you repair or replace your wood fences, ensure the fence height is no higher than six (6) feet. The maximum height limitation of six (6) feet includes a “rot board” and any other decorative design details. Chain link fences are not permitted.

Landscaping

If your property is on a corner lot, please note that per our covenants, no object or thing which obstructs sight lines between two (2) and six (6) feet above the roadways and within a 25-foot triangular that is formed at the intersecting street property lines shall be placed or planted. This is to help maintain safe sight lines at the intersections. All lots shall always be kept in a sanitary, healthful and attractive condition and the owner or occupant of all lots shall keep all weeds and grass thereon cut. In the event of default on the part of the owner or occupant of any lot in observing the above requirements, such default continuing after ten (10) days of written notice thereof, the ACC may, without liability to the owner or occupant in trespass or otherwise, enter upon (or authorize one or more others to enter upon) said lot, and cause to be cut, such weeds and grass, and remove or cause to be removed such prohibited garbage, trash, and rubbish or do any other thing necessary to secure compliance with these restrictions, so as to place said lot in a neat, attractive, healthful and sanitary condition, and may charge the owner or occupant of such lot for the reasonable cost of such work and associated materials. The owner or occupant agrees by the purchase or occupation of the property to pay such statement immediately upon the receipt thereof.

Siding Replacement

If you wish to replace the wood siding on your home, the ACC has designated the use of a cement board siding as an acceptable replacement for the original wood siding. The typical installation for cement board lap siding is a 7.5-inch reveal and the grained side facing out.

Window Replacement

If you wish to replace and upgrade the original windows in your home, listed below are some items for you to consider prior to submitting your request form:

- Grid design - you are free to choose whether to retain the "grid" design, modify it, or delete them.
- Privacy glass - may only be used on the sides and rear of your home.
- Egress - some of the original windows do not have a proper amount of egress in case of a fire (typically an issue with some of the 2nd story bedroom windows). You may need to consider a different window style design to make your home safe.
- Window Style - you do not need to retain the single hung style that represents the majority of our windows. Meaning, you may install, single or double hung, fixed glass, casement, sliders, butt glass, etc., as you deem appropriate for your budget, home style, and egress needs.
- Full or partial replacement - if you do not want to replace all your windows at one time, you may replace the front and sides at one time or the back/rear of the home.

Homes that have the Association's Brick Wall at the edge of their Lot

If your lot has the association's brick wall at the side or rear of your lot, please be aware of the following practices that can damage the walls and wall structure:

- Do not plant anything that will attach itself and grow on the wall, such as vines.
- Do not attach any trellises, flower boxes or decorations to the wall.

- Keep all tree branches trimmed so they do not hang on or hit the wall during wind gusts.
- Avoid planting trees and shrubs near the wall to avoid damage to the wall foundation.

In the event of default on the part of the owner or occupant of any lot in observing the above requirements, such default continuing after ten (10) days of written notice thereof, the ACC may, without liability to the owner or occupant in trespass or otherwise, enter upon (or authorize one or more others to enter upon) said lot, and cause to be cut, such weeds and grass, and remove or cause to be removed such prohibited garbage, trash, and rubbish or do any other thing necessary to secure compliance with these restrictions, so as to place said lot in a neat, attractive, healthful and sanitary condition, and may charge the owner or occupant of such lot for the reasonable cost of such work and associated materials. The owner or occupant agrees by the purchase or occupation of the property to pay such statement immediately upon the receipt thereof.

Satellite Dishes

Mount the dish where it is not visible from the street in front of your home.

Tree Removal

Under our covenants, “*No trees shall be cut or removed except to provide room for construction of improvements or to remove dead or unsightly trees*”. However, if you have a tree that is diseased or has damaged your home, pool, pool surround, or patio, please contact the ACC to discuss its removal.

Adopted and updated by the Architectural Control Committee members of the Woods of Wimbledon