

**WOODLAND SHORES HOMEOWNERS' ASSOCIATION
REQUEST FOR ARCHITECTURAL REVIEW
LAKE ANNA, LOUISA, VA**

Revised 5/24/2011

Please Note: All new building projects and modifications must be approved by the Architectural Review Committee prior to construction. Please Allow Two Weeks for Processing

Name (please print) _____

Woodland Shores Lot # _____

Permanent Mailing Address _____

Phone (H) _____ (W) _____

Email _____

Brief Description: In the space below (or on an attached page) please give a description of the work the applicant is planning. *This would include: any new structure or improvements to existing structures (such as homes or home improvements, unattached garages, or any other architectural changes the applicant would like to make to the exterior of his/her home. Please include such details as dimension, materials, design, location, and other pertinent data. Please refer to the Woodland Shores "Declaration of Restrictions" for details.*

Please attach to this application the following items as they apply to the applicant's project:

- _____ Survey/ Lot plan showing the location of the improvement or new construction
- _____ Plans, elevations, or detailed sketch
- _____ Other _____

HOMEOWNER'S AFFIDAVIT

I have read, understand, and agree to abide by the Covenants and Restrictions of the Association. I understand and agree to the following:

- To repair or replace at my expense all damages caused to others, including common areas and roads, as a result of this undertaking, whether caused directly by me or indirectly by my contractor and/or subcontractors;
- To comply with all VA State, Louisa County, and VDOT codes, and Woodland Shores HOA requirements;
- To not create any encroachment(s) on another's property or common areas as determined by existing surveys;
- To comply with the conditions of acceptance, (if any); and
- To complete the project according to the approved plans.

Applicant further acknowledges that drainage swales have been designed and established between homes/lots to carry storm water off the lot and to maintain positive drainage away from home. The Association and/or Developer shall not be responsible for any effect that installation of proposed landscaping or any other improvements may have on drainage. The applicant shall be responsible for all associated costs incurred to restore drainage and/or landscaping to original condition.

I also understand that the Association or Architectural Review Committee does not review and assumes no responsibility for the structural adequacy, capacity or safety features of the proposed construction, alteration or addition, or for performance, workmanship, or quality of work of any contractor or of the completed construction.

I agree to abide by the decision of the Architectural Review Committee. Decisions of the Architectural Review Board may be appealed one time. A homeowner may appeal a final decision of the ARC by submitting a written request to the Board of Directors within ten (10) days after receipt/notification of the decision by the committee. This request should include any new or additional information which might clarify the requested change or demonstrate its acceptability. The Board's decision is final. If the construction or modification is not approved or does not comply, I may be subject to legal action by the Association. In such event, I shall be responsible for all reasonable attorneys' fees and resulting court costs.

Date of Request _____

Signature of Homeowner _____

Effective January 1, 2011, current and/or existing improvements to properties within Woodland Shores cannot be used as guidelines or cited as precedent examples for new architectural improvement applications submitted to the ARC.

You must submit an application to the Woodland Shores Architectural Review Committee (ARC) at least two weeks before any construction or work begins. The County of Louisa requires approval from the Woodland Shores ARC prior to building permit issuance. *An application is included for your convenience as well as all necessary instructions.*

Any and all applications submitted after January 1, 2011, are evaluated according to all existing rules and regulations of the Woodland Shores CC&Rs and by the appointed members of the ARC committee

Do Not Write Below this Line _____

_____ Approved by the Architectural Review Committee Date: _____

_____ Approved, Subject to following condition(s): _____

_____ Approved, Subject to compliance inspection by Committee member following construction

_____ Pending, insufficient information. Resubmit requested information. Include the following: _____

_____ Denial, not approved for the following reason(s): _____

____ Approved ____ Disapproved by: _____ (ARC member) Date: _____
(signature)

____ Approved ____ Disapproved by: _____ (ARC member) Date: _____
(signature)

____ Approved ____ Disapproved by: _____ (ARC member) Date: _____
(signature)