

WOODLANDS VILLAGE RESIDENTIAL OWNERS ASSOCIATION ARCHITECTURAL COMMITTEE RULES

Revised 11.08.2018

1. No improvement, addition, alteration, repair, excavation or other work which in any way alters the exterior appearance of any Improvement or any portion of any Lot from its natural or improved state as existing on the date of the Declaration and no building, fence, wall, drive approach or other structure shall be commenced, erected, maintained, improved, altered, made or done until the plans and specifications for the same in all construction details, including shape, height, materials, floor plans, colors and location, until plans have been submitted to and approved in writing by the Architectural Committee.
2. All new construction plans, landscaping plans, fences, exterior lighting, walls, storage sheds, driveway modifications, paint color changes, additions or any alterations to your home exterior or Lot must be submitted in writing with appropriate forms to the Property Manager's Office for review. When any construction on any Lot has been started, it shall be completed within one year from the start date, with exceptions noted in the CC&Rs, section 2.16, and City of Flagstaff regulations.
3. No trees located upon any Lot may be removed without the prior written approval of the Architectural Committee and the City of Flagstaff as required. (Sec. 2.5/ CC&Rs)
4. No fence shall be constructed on any Lot unless its style and design are approved in writing by the Architectural Committee. (Sec. 2.7/CC&Rs) Fencing is subject to City regulations. No fence shall exceed 6 feet in height. Maintenance of shared fencing is the responsibility of the Lot Owners sharing that fence. Approved fencing shall be installed as follows:
 - a. Wood fences must have the finished side facing out, with metal posts covered.
 - b. Masonry fences must be decorative block or stucco and painted in coordination with the house.
 - c. Wrought iron and plastic modular fences must be approved on a case-by-case basis.
 - d. No metal wire or chain link fences will be permitted. Proposed dog runs to be reviewed and approved on a case-by-case basis.
 - e. Decorative non-functional fences, not to exceed three feet in height, may be built near the property lines on all lots upon approval in writing by the Architectural Committee. All fences must be in architectural coordination with the landscaping of the house.
 - f. No wire fence of any type may be attached to split rail fences or to decorative fences.
 - g. All fences must be properly maintained and cared for. This includes proper weather proofing and/or staining of all materials.

permitted. Also, no "straight line" roofs, no T1-11 is permitted. All soffits must be enclosed.

10. The minimum setbacks for residential dwelling units on any Lot shall comply with the building envelope as set forth on the recorded plat. All plans submitted for approval must have a site plot plan showing building setbacks, foot print of the home, driveway location and tree protection.

The above Architectural Committee Rules are intended to benefit the common good and as result maintain property values and encourage neighborly cooperation. All infractions of these Rules and the CC&Rs will be addressed to the Lot Owner and any fines levied will be against the Lot Owner of record rather than the tenant or occupant, as prescribed in the CC&Rs of the Association and Arizona Revised Statute.

These Rules supersede and replace any prior Architectural Committee Rules. Pursuant to Section 6.7 of Article 6 of the Association Bylaws, the Architectural Committee may from time to time in its sole discretion amend, repeal, or augment these Rules as it deems appropriate, subject, of course, to the terms of the CC&Rs and applicable law. It is the responsibility of each Owner to obtain and adhere to the stipulations of the most recent copy of these Rules. The Architectural Committee retains the right to grant variances from these Rules as determined appropriate in its sole discretion.

Your Architectural Committee wishes to thank you for your neighborly cooperation. Please call if you have any questions.

Architectural Committee
Woodlands Village ROA
Sterling Real Estate Management (928-773-0690)

NOTICE

PLEASE REFER TO SECTIONS 2.1 THRU 2.25 AND SECTIONS 4.1 THRU 4.3 OF THE CC&RS OF THE ASSOCIATION REGARDING CONSTRUCTION ON YOUR LOT.

PLEASE ALSO REFER TO THE CITY OF FLAGSTAFF REGULATIONS REGARDING PORTABLE TOILETS AND CONSTRUCTION REFUSE DUMPSTERS.

YOU MUST KEEP YOUR LOT REASONABLY CLEAN AT ALL TIMES DURING CONSTRUCTION. THE ASSOCIATION WILL ISSUE FINES TO LOT OWNERS FOR NOT PROPERLY MAINTAINING CONTROL OF THE TRASH AND CONSTRUCTION DEBRIS.

DURING CONSTRUCTION, PLEASE STAY OFF ADJOINING LOTS AND COMMON AREAS. KEEP SIDEWALKS AND DRIVEWAYS CLEAR. THANK YOU FOR YOUR COOPERATION.