

**White Oak Mountain Association, Inc.**  
**Architectural Committee**  
**Design Guide for Property Owners**

Approved for Policy Implementation by the WOMA BOD Aug 25, 2018

**Reference:** White Oak Mountain Association, Inc. (WOMA) Covenants and Restrictions (C&R), dtd December 15, 1976.

**Purpose:** The WOMA C&R provides somewhat lacking information for Property Owners who desire to build. This Design Guide (DG) has been developed to fill the vast number of holes in the C&R, to make building within WOMA easier for all concerned.

**Enforcement of the DG Recommendations:** This DG is NOT mandatory for compliance; however, the final approval for building structures within the Association rest fully on the majority decision of the three-person Architectural Committee (Art IV, Para 4.2 & 4.4). Therefore, conformity to this DG is strongly encouraged.

4.2 Architectural Committee. For the purpose of insuring the development of the real property as an area with an aesthetic and pleasing appearance, and except as excluded in Paragraph 4.4, no building, structure, fence, wall, utility area, driveway, swimming pool or other permanent structural improvement, regardless of size or purpose whether attached to or detached from a main residence, located in the Residential Area shall be commenced, placed, erected or allowed to remain on any Numbered Lot, nor any additions, or exterior changes, or alterations thereto shall be made unless building plans and specifications covering the same, showing the nature, kind, shape, height, size, materials, floor plans, exterior color schemes, location and orientation on the Real Property together with such other information as shall be reasonably required by the Architectural Committee shall have been submitted to and approved in writing by the Architectural Committee hereinafter established. Once approval has been obtained from the Architectural Committee, the plans submitted to it may not be changed materially without resubmission to the Committee. Additionally, the Architectural Committee shall have all powers and authorities elsewhere conferred upon it under the terms and conditions of this Declaration.

4.4 Standards of Disapproval. The Architectural Committee shall have the absolute and exclusive right to refuse to approve any building plan, specification, materials, design, lot grading or landscaping plan of any thing or structure which in the opinion of the Architectural Committee is not suitable or desirable for any reason whatsoever, including purely aesthetic reasons. In passing upon such matters the Architectural Committee shall take into consideration the suitability of proposed materials, the quality of proposed workmanship, harmony of external design with the surrounding neighborhood and existing structures therein, and the effect and appearance of such construction as viewed from neighboring properties; provided, however, that it shall not be necessary to obtain the approval of the Architectural Committee for any structure which is to be erected and maintained wholly within and obscured by a Utility Area.

**Damage to Infrastructure During Construction:**

As the property owner it is Your Responsibility to inform your Builder and the Builders Sub-Contractors of the following:

**Cement Truck Washout after a Pour:**

Cement trucks shall not be permitted to wash out and deposit the wash out on WOMA owned property nor on property you do not own. If the cement truck operator needs to wash out the truck, then the deposit must be on your property and not in the culvert ditches of WOMA owned roadways.

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**Erosion Control Plan:** The top soil of the mountain is thin. It takes hundreds of years to build an inch or two of top soil and a few good rains to destroy it. Preservation of the topsoil is an imperative for the health of the mountain. Due to the extreme slope of this mountain and the impact of erosion on our infrastructure; i.e. silting of roadway ditches and culverts, silting of pristine streams and creeks, silting of ponds, property owners shall submit an erosion control plan. The plan shall show the topography of your property and where and how rainwater will be controlled, and erosion mitigated by (but not limited to): berms, culverts, temporary black erosion barriers, by green space to absorb the water load. Building on White Oak Mountain is remarkably different than the lowlands, just a short distance away, and requires attention to detail for the short term of building and the long term of habitation and preservation of the mountains top soil. Failure to submit an Erosion Control Plan shall delay approval of building plans.

**Connecting Driveways to WOMA Roadways:** Driveway connections shall have an eighteen (18) inch Plastic or Concrete culvert and be integrated with the Erosion Control Plan.

**Burning during a Build:** Occasionally, especially during the Fall and Winter, builders will have a small fire for warmth. Such fires are prohibited.

**Burning Rubbish and Tree Trash as the land is cleared:** Any open fires within WOMA lands is prohibited and shall not be done.

**Damage to Roadbed During Construction:** On occasion a large delivery truck or track-hoe may have “outriggers” whose cleated feet dig into the pavement of WOMA Roadways. Use of out riggers requires sufficient dunnage to protect the fragile roadbed. Consult with your builder to assure and insure funding is planned for roadway patch repair near your construction. You are responsible for damage repair to roadbed caused by your construction.

**Tree Cutting during Construction and Post Construction:** Naturally having a nice view is part of living on White Oak Mountain. Unfortunately, we have two highly invasive trees on the mountain. When land has been stripped of its natural vegetation weeds and invasive species will quickly invade the open space. Your attention is called to Appendix 1, Invasive Plants and Trees. You are encouraged to plant and cultivate those type plants/trees which will prosper on the mountain and compliment your landscaping. See Para 2.24 in the C&R.

**Planting Trees near WOMA roadbed:** Tree roots can undermine roadbeds. WOMA right of way extends left and right of the centerline of the roadway. Tree shade destroys roadbeds. Please refrain from planting shade trees near WOMA roadways.

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**Lighting and Home Size:**

**Security Lights and External Lighting:** White Oak Mountain Association takes the Dark Sky approach to protection of neighbors from light pollution. Part of the charm of living in the mountains is the ability to view the dark night sky. Security lights destroy night vision and can trespass into your neighbor's view, which could be a half mile or more away. If you need a Security light, then please shade the light from your neighbor's view and have the light directed down toward the area on your property which needs the light. Trespassing with light is the same as physical trespassing. The less light the better. External lighting of the home is nice, please keep lights shaded and directed down to where they need to be used.

**Size of Home:** The Board of Directors of the Association has determined that 1,400 square feet is the minimal size for a single-family home. Owing to the severity of the winter you may want to consider a garage be included in your plans.