

RULES FOR BUILDING on LOTS in WEST HARBOR BOATAMINIUM

- Plans for house placement must first be approved by the association. Plans for any external addition or improvement must be drawn with measurements and approved by the association.
 - All new and replacement homes must be on a permanent foundation. All house installation must comply with state regulations. Maximum of three courses of exposed block for foundation.
 - Building permits must be obtained when required.
 - The grade of the lot may not be changed in any way that will alter the drainage.
 - All houses must have gutters. The direction of the downspouts must be in accord with the drainage plan of the community and approved by the association.
 - Pole lights must be installed in front of the house in line with the lights next door. Siding and shingles on auxiliary buildings and garages must be the same style and color of the shingles and siding on the house.
 - The house must be 11 ft. back from the street.
 - The house must be at least 7.5 from the rear of the property and maintain 15 feet from the house behind and every other house.
 - The house must be at least 5 ft. from the property line on the side that does not have the driveway.
 - The house must be at least 10 feet from the property line on the side of the house that does have the driveway.
 - No house can set closer than 15 feet from the back and either side of another house.
 - No structure can have a roof greater than a 6/12 pitch.
 - The house and shed can have different pitches.
 - No auxiliary buildings can be taller than the house.
 - Driveways and awnings must be 2 feet off property lines.
 - There must be drawings and measurements delineated on the plot plan that is submitted for approval.
 - It is the owner's responsibility to keep the original signed approval.
 - All decks, porches, sheds, etc. must have solid skirting so rodents cannot get under decks and sheds.
 - All homes must have an outside water shutoff and the location must be on record with the Association.
 - All homes must have a lamppost in front of the home and in line with the lamp posts of other houses on the street.
 - Utility connections (i.e. electric, gas) are to be located on the side of the home and not on the front.
 - Concrete paving from curb to front of home is permitted to within 2 foot of front of home to provide for a landscape buffer.
 - **Note:** It is advisable that the placement plot be approved before the home is purchased. There is no exception if a home does not fit.
 - **Note:** When there is a house 5 feet from the property line on each side of the property then there must be 10 feet on each side of the house.
- *Approved in writing by Directors of WHLB and WHMB 5.30.18.*