

Corrected

GUIDELINES OF THE
ARCHITECTURAL REVIEW COMMITTEE
OF
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC

WHEREAS the Declaration of Covenants, Conditions and Restrictions of Woodland Waters, Phase I, as recorded in the Public Records of Hernando County, Florida, O.R 759, PG 1691-1698 inclusive, states in paragraph 2. "Design and construction plans for new homes, additions to existing homes or other structures to be located on lots shall be submitted to the Architectural Review Committee of the HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC., a Corporation Not For Pecuniary Profit, for review and approval following the Architectural Review Committee Guidelines of the ASSOCIATION." and,

WHEREAS Article VII, Section 1, paragraph (f) of the BY-LAWS OF HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC empowers the Board of Directors of the ASSOCIATION to appoint an Architectural Review Committee with the authority to "review and approve the design, plans, and specifications for the construction of new homes, additions to existing homes, or other structures to be located on the lot " and further states that "The Architectural Review Committee shall be governed by the Architectural Review Committee Guidelines as approved by the Board of Directors, and which may be amended as needed, from time to time, by the Board of Directors," and,

WHEREAS the Board of Directors of HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC. wish to ensure harmony of design, to protect and preserve the aesthetics and value of properties in Woodland Waters, and to promote and preserve the health, safety and general welfare of the owners and enhance the desirability of Woodland Waters as a residential community,

NOW THEREFORE these Architectural Review Committee Guidelines, hereinafter referred to as "Guidelines", shall be adopted and the Architectural Review Committee shall be hereinafter referred to as the "ARC".

GUIDELINES

1. Designs, plans, and specifications for the construction of new homes, additions to existing homes, or other structures to be located on the lot or for the rebuilding, repair, or reconstruction of structures, in the event of destruction by fire or other casualty, must be submitted to the ARC prior to commencement of construction of said structure accompanied by a form substantially similar to the Request Form labeled Exhibit "A" and attached hereto. The nature, kind, shape, dimensions, materials, exterior colors, and location of the improvements (or alteration) on the lot must be clearly shown on the plans and specifications.
2. The ARC shall have ten (10) days in which to review, approve, reject, or recommend modifications to the plans. In the event that the ARC rejects or modifies the plans, the owner or its representative, may re-submit amended plans, and the ARC must render a decision on the re-submitted plans within ten (10) days. The ARC shall notify the owner, or its representative, of its approval, conditional approval, or disapproval on a form collectively labeled Exhibit "B" and attached hereto. Should the ARC fail to act on the amended plans upon re-submittal within the specified ten (10) day period, the homeowner may proceed to

construct the structure without ARC approval. In case of rejection or modification by the ARC, a statement must accompany such rejection or modification, clearly outlining the reasons for the ARC's actions, which reasons shall comply with the standards of the American Institute of Architects and the Architectural Review Committee Guidelines. If requested, and if possible, the ARC shall make reasonable efforts to assist the applicant so that acceptable plans can be prepared and re-submitted for approval (See Paragraph #2 of the Declaration).

3. Upon approval, or qualified approval, by the ARC of a properly submitted Request Form, it shall:
 - (a) provide written notification to the applicant,
 - (b) set forth in the notification, modifications, qualifications, or conditions, if any,
 - (c) file a copy of the approved plans (together with any qualifications or conditions) in the ARC permanent records, and,
 - (d) upon request by the applicant, provide the applicant with a copy of such plans bearing a notation of such approval or qualified approval.

ARC approval is final. The notifications referred to in this Section and in Section 4 below shall be in a form substantially similar to that set forth as Exhibit "B" attached hereto and by this reference incorporated herein.

4. In the event the ARC disapproves of any properly submitted Request Form, it shall so notify the applicant in writing together with a statement of the grounds upon which the action was based. If requested, and if possible, the ARC shall make reasonable efforts to assist and advise the applicant so that acceptable plans can be prepared and re-submitted for approval.
5. Upon written request of any Owner, mortgagee or any other person reasonable having a right to the information requested, the ARC shall cause to be issued, where appropriate, a certificate of compliance, the form of which shall be substantially similar to that set forth as Exhibit "C" attached hereto and by this reference incorporated herein (the "Certificate of Compliance")
6. The ARC may disapprove, or require modification, to any plans or specifications submitted as part of a Request Form for any reason and upon any basis including, but not limited to, purely aesthetic considerations.
7. The Lots are situated so as to provide the greatest view, privacy, use of natural topography, and preservation of natural vegetation for each Lot or Unit. These factors dictate the flexibility to insure that the location of each structure will provide the maximum amount of view and breeze and to insure that structures will be properly located with regard to the location of large trees and other similar considerations. Therefore, the Declaration reserves to the ARC the right to control absolutely and solely the precise location of any house, dwelling, or other structure to be constructed upon any Lot within the limitations of Hernando County specifications.
8. The ARC will strictly limit the exterior appearance of any structures so that only those designs which truly fit the development atmosphere and character will be approved.
9. The minimum size residential unit shall be two thousand (2000)

square feet, exclusive of garages, porches, lanais, and breezeways. No carports shall be allowed and all units must have an enclosed garage capable of accommodating a minimum of two (2) cars (See Paragraph #1 of the Declaration)

10. The construction of homes must be completed within six (6) months of commencement. In the event that an unavoidable delay in construction occurs, a request for an extension of the building period must be submitted to the ARC, stating the reason for the delay and the anticipated completion date. The ARC will respond within a ten (10) day period to the request.
11. No structure shall be more than two and one-half (2-1/2) stories in height from the finished ground floor elevation. No more than one single family dwelling shall be placed on any lot (See Paragraph #1 of the Declaration)
12. All utilities within the Properties, whether within street rights-of-way or within utility easement, shall be installed and maintained underground, unless approval for above ground installation is first obtained from the ARC and such installation and approval is not inconsistent with applicable ordinances.
13. Detached garages, workshops, utility buildings or any other structures on the lot must be of the same type design, construction, and color as the residence or, at a minimum compatible with the surroundings or the residence, and be approved by the ARC.
14. All driveways are required to be of concrete construction and shall be installed, constructed and maintained in an aesthetically compatible manner to the character of the development.
15. No living trees larger than three (3") inches in diameter shall be cut down or removed from the Properties other than those standing within an area to be cleared or excavated for the erection of a building and accessory improvements thereon without the prior written consent of the ARC.
16. No residence building shall be moved onto any lot in the subdivision. No residence shall be constructed on any lot of materials other than masonry, acceptable metals, or good wood (see Paragraph #14 of Declaration)
17. Exterior finishes of structures shall consist of cement block, brick, stone materials or wood or any combination of these materials. All cement block exterior walls shall be covered with stucco or any of the foregoing materials or combination thereof as approved by the ARC. All wood used on exteriors must be painted or treated.
18. Roofs shall be constructed of a high quality material such as cement tile or dimensional shingles with a minimum 25 year warranty and approved by the ARC. Gravel roofs or 3 tab shingle roofs will not be permitted.
19. No AC/Heating Units may be mounted through windows or walls unless approved by the ARC in its sole discretion.
20. No fence, hedge, wall or other dividing instrumentality over four (4') feet in height measured from the ground on which it stands shall be constructed or maintained on any lot and shall not be of masonry or opaque chain link construction, (except that privacy fences around swimming pools and spas may be constructed to a height of six (6') feet and may be opaque), and shall be constructed in an aesthetically compatible manner subject to the approval of the ARC (see Paragraph #7 of the Declaration)

21. The ARC reserves onto itself the right to amend, change or add to these Guidelines, subject to the approval of the Board of Directors.
22. In the event of a conflict between these Guidelines and the Declaration of Covenants, Conditions, and Restrictions of Woodland Waters, Phase I, the Declaration shall prevail
23. All correspondence to the ARC including submittal of application for construction approval shall be submitted to

E.F Swartzel, Chairman
P.O.Box 67
Elfers, Florida 34680-0067
(813) 849-7539

Approved


Director


Director


Director

Dated August 20, 1992

WOODLAND WATERS

REQUEST FORM

Request is hereby made by the undersigned property owner to the Architectural Review Committee (the "ARC") for approval of the following described property alteration/improvement relating to Lot _____, Block _____, Woodland Waters/Royal Highlands, Unit 2.

General Description: (nature, kind, shape, height, materials and location)

Check box(s) if applicable:

Plans and specifications have been attached hereto which set forth in detail the proposed alteration/improvements.

Receipts evidencing payment of fees for installation/use of systems to be used in connection with the alteration/improvement are attached hereto.

Date. _____

Property Owner

ARC ACKNOWLEDGEMENT

Date. _____

ARC Representative

Submit To:

E.F. Swartzel, Chairman
P.O.Box 67
Elfers, Florida 34680-0067
(813) 849-7539

EXHIBIT "A"

APPROVAL/CONDITIONAL APPROVAL/DISAPPROVAL

(Check One Box)

APPROVAL:

The Architectural Review Committee hereby approves the proposed alteration/improvement as described in the Request Form submitted by _____, dated _____, 19____, as it pertains to Lot _____, Block _____, Woodland Waters/Royal Highlands, Unit 2.

ARCHITECTURAL REVIEW COMMITTEE

Date: _____

By: _____

CONDITIONAL APPROVAL.

The Architectural Review Committee hereby approves the proposed alteration/improvement as described in the Request Form submitted by _____, dated _____, 19____, as it pertains to Lot _____, Block _____, Woodland Waters/Royal Highlands, Unit 2 SUBJECT TO THE FOLLOWING LISTED CONDITIONS BEING COMPLIED WITH:

- (1) _____
- (2) _____
- (3) _____
- (4) _____

ARCHITECTURAL REVIEW COMMITTEE

Date: _____

By: _____

DISAPPROVED:

The Architectural Review Committee hereby disapproves the proposed alteration/improvement as described in the Request Form submitted by _____, dated _____, 19____, as it pertains to Lot _____, Block _____, Woodland Waters/Royal Highlands, Unit 2 based on the following listed grounds

- (1) _____
- (2) _____
- (3) _____
- (4) _____

ARCHITECTURAL REVIEW COMMITTEE

Date: _____

By: _____

CERTIFICATE OF COMPLIANCE

To: _____

_____, owner of Lot _____, Block _____, Woodland Waters/Royal Highlands, Unit 2, has properly submitted the attached Request Form to the Architectural Review Committee (the "ARC") for approval of the (proposed) alteration/improvement outlined therein and the ARC has approved said (proposed) alteration/improvement outlined therein has provided written notification of same dated _____, 19____.

ARCHITECTURAL REVIEW COMMITTEE

Date: _____

By. _____