

GUIDELINES
of the
Architectural Review Board
of
WESTMINSTER WOOD
Revised 3/6/2000

These Guidelines are intended to supplement and explain the Covenants and Restrictions to which every Westminster Wood Homeowner, by his and/or her ownership, has agreed to abide. The purpose of these guidelines is to provide direction to anyone planning construction or alterations so that the aesthetic appeal of, and property values within the community will be maintained or enhanced.

1. Lot Clearing

Lot Clearing Plans are to include (1) a diagram indicating which trees will be retained and, (2) a written description of any topographical changes planned including any leveling or filling. Dimensions should be given relative to the location and elevation of the street. To facilitate ARB inspection, the corners of the proposed building should be indicated by stakes. The trees to be retained should be wrapped in tape.

2. Tree Removal

Homeowners are required to remove any dead trees or any trees that are hazardous to the owner's property or to neighboring properties. This would include trees struck by lightening, damaged by high winds, or weakened by pests. Additionally, the homeowner is required to trim any tree branches that extend over the street to a minimum height of nine feet. Pine trees and any tree having a trunk diameter of less than four inches measured four and one half feet above the ground may be removed without ARB approval. The removal of all other trees requires ARB approval.

3. Setbacks

The minimum building setbacks are:

Front Yard - 65 feet from curb, lots 36,37,66,71 - 50 feet from curb,

Rear Yard - 65 feet from property line,

Side Yard, Interior - 8 feet either side yard, combination of 20 feet,

Side Yard, Secondary street - 50 feet from curb

Garages with doors facing the street must be located at least 100 feet from the street.

4. Building Construction

All houses should consist of wood, brick, stone or approved stucco finishes. No painted concrete block homes are allowed. Block homes must be treated with wood, brick, stucco, or other finish material. Paint colors must be approved.

Elevations of houses may not have over three treatments, i.e., wood, brick, or stone. Wood cut at different angles would be considered as two treatments and stone would be considered the third treatment.

Simulated brick or stone made from stucco or plaster is not allowed.

Aluminum or vinyl siding should be earth tone or off-white with a wood grain.

Any exposed block foundation must be covered with either brick, stone or stucco. Brick or stone is preferred.

Roofs should be asphalt or fiberglass shingles, wood shake or tile. Gravel roofs are not allowed. No common asphalt style CR type of roof shingle will be allowed. A minimum roof pitch of 4/12 must be maintained.

All windows should match as closely as possible. No mill finish allowed.

Garage doors are to be paneled if facing the street. Garage doors may match front door or trim colors as to paint or finish.

Gutters with down spouts should be bronze or match the trim color.

All air conditioning units, water softeners, or other equipment are to be screened or located out of sight. Landscape screening is acceptable and must cover the equipment at time of planting.

5. Driveways

The purpose of this guideline is to ensure that driveways are constructed (1) to direct drainage water into the community's drainage system and, (2) to prevent soil erosion of the owner's property.

Driveways will be concrete. The last twelve feet of the driveway at the street end will be designed and constructed to direct the flow of water from the street and from the owner's property into the street right-of-way or swale. A low point will be included across the full width of the driveway six feet (plus or minus a foot) from the edge of the street. The low point must be a minimum of three inches below both the point where the driveway meets the street and a point twelve feet from the edge of the street. The driveway must conform to the slope of the swale and street so as not to impede the flow of water across the driveway's width.

6. Swimming Pools

Pools must not be offensive to adjoining homes. They are to be located so that they do not cause a disturbance. They should have some kind of screening. Pool equipment is to be located at the rear of the house and must not be visible from the street.

All screen enclosures should match trim color. Framing should be either bronze or white. Screen is to be dark material. Mill finish enclosures and aluminum colored screen is not allowed.

7. Permanent Storage Facilities

The purpose of this guideline is to define the standard of permanency and to allow reasonable back yard storage facilities.

Any storage facility must be permanently attached to a concrete slab that conforms to the Volusia County Building Code in terms of footings, reinforcement, concrete mix, etc. The wall framing must be bolted to the slab in the same way that the walls of a house are attached to its slab/foundation. The facility must conform to any hurricane or storm protection building code construction requirements.

Exterior appearance - if the building exceeds 120 square feet outside dimensions, the building must match the house on the same lot. This includes but is not limited to roof pitch, shingles, exterior walls, trim style and color. Note: The aforementioned 120 square feet is intended to define the difference between a garage, a garage sized facility that could be used for boat storage, a workshop or studio rather than a smaller facility that might be used to store gardening equipment.

If the building is less than 120 square feet and can be viewed from the street, then it must also conform to the exterior specifications described above. If the smaller facility is sited such that it can not be seen from the street, it does not have to conform to the specifications described above. However, it must match the color scheme of the house. Should the facility be within the view of adjoining property owners, the ARB may require landscape screening.

Small storage sheds typically made of pre-painted, lightweight metal that come unassembled in a cardboard box are prohibited.

8. Fencing

No fencing of any type will be allowed from the front building line to the front property line. Front entry ways may be decorated with ARB approval.

Chain link fencing is allowed provided that it is not visible from the street.

Wood fences may be painted or stained. If the fence is to be installed in a wooded area or is to be hidden by shrubbery, it may be left in a natural unstained state. The ARB will make this decision based upon the proposed fence's aesthetic fit to its environment.

9. Antennas

Outside Television Antennas and Ham Radio Towers are prohibited. TV antennas may be installed in interior attic space.

Satellite Dishes with a diameter of 36 inches or less may be installed without ARB approval provided that the satellite dish is located in the back yard or on the back of the house such that it is not visible from the street.

Larger satellite antennas must be sited so as not to be offensive to adjoining property owners. Landscape screening may be required. ARB review is required.

Placement of a satellite dish, of any size, in a location other than the locations described above may be permissible with adequate screening. However, ARB approval is required.

10. Sprinkler Systems

All visible landscaped areas will have an underground sprinkler system.

11. Drainage Swales

Drainage swales are to be kept free of any landscaping or structures that would impede the flow of drainage water, prohibit access to the Right of Way or pose a safety hazard.

12. Landscape Alterations

Alterations to the topography of lots 1 through 72 require submission of detailed plans to the ARB for review and approval. Major landscape alterations require submission of a landscape plan to the ARB for review and approval.

13. Existing Structure Alterations

Alterations to the outside of existing structures require approval (Permitting) by the County of Volusia Building and Zoning Department. Detailed plans must be submitted to the ARB for review and approval.