

Willows of Wadsworth Community Association

ARCHITECTURAL REVIEW COMMITTEE

Purpose Statement:

It is the intention of the ARC to encourage a style of design that is in character with the Willows of Wadsworth design philosophy to ensure the integration of residential structures in a compatible style within the community.

- extensive individual consideration will be given to each project · the Architectural Guidelines will be used to review proposed projects, but the ARC may individually consider the merits of any project

Homeowner Requirements:

Landscaping - Plans should be submitted to the ARC at least 30 days prior to beginning any significant landscaping project.

External Improvements - Plans should be submitted to the ARC at least 30 days prior to beginning work on any projects including: decks, patios, sheds, pools, etc.

New Construction - The following items should be submitted to the ARC at least 30 days prior to beginning work. New construction packages must include:

- three sets of drawings for the proposed structure including floor plans and elevations of all external views
- architectural specifications for the home including roof, exterior materials, etc.
- exterior material samples - we require samples or "pamphlets" showing the exact type of materials and colors for:
 - shingles
 - siding
 - brick
- three copies of the site plan showing exact location of the structure on the lot and driveway/ sidewalk placement
- three copies of the full landscape plan for the lot
- a copy of the Lake County Health Department Septic Permit and the approved septic system layout

New Construction (other) - The following guidelines must be adhered to when construction begins:

- Homeowner or contractor must ensure a roll-off type dumpster is onsite during construction.

- A gravel driveway must be in place before construction begins. The driveway must be maintained at all times.
- A portable bathroom should be on-site for all contractors.

Note: some minimum material requirements include:

- 30 year architectural shingles
- three car garage
- raised panel garage doors
- masonry fireplace
- siding - natural materials to include fiber cement siding and engineered wood

Willows of Wadsworth Architectural Guidelines for Shed Construction

In compliance with requests from several homeowners the following are guidelines for building a shed in the Willows of Wadsworth. As with all improvements and additions to the exterior of homes, plans must be reviewed by the Architectural Review Committee and approved by the Board of Directors prior to construction.

Sheds may not be approved on some lots due to line of sight issues to surrounding homes. Currently we only have sheds on lots that are on the outside borders of the Willows of Wadsworth and can be hidden from view. We are also asking that sheds be landscaped with evergreen trees for year round coverage and large enough trees that will provide immediate coverage. **SHED GUIDELINES**

MATERIALS:

Siding: must be the same as house

Roof: shingles must be the same as house

Door: raised panel overhead or hinged wooden barn style

Color: subject to review

Window: must be the same as house and trimmed like house

SIZE:

Outer size: 10' x 12' maximum

Roof pitch: 5:12 or more steep

Maximum wall height of 8' at gutter or drip edge

LANDSCAPING AND GRADING:

If shed is placed on a hill at no point should there be a gap between the shed floor and the hill.

Landscaping with trees and shrubs (details to be reviewed by the Architectural Review Committee) are required.
Shed should be placed with the door facing away from road and away from direct view of neighbors.