

# WOODS WALK HOMEOWNERS ASSOCIATION, INC.

## ARCHITECTURAL REVIEW BOARD GUIDELINES

The following Guidelines are being provided by the Architectural Review Board of WoodsWalk updated as of February 17, 2016.

***All proposed projects must be accompanied by an ARB form – each project requires a separate application.***

(All forms can be obtained from the GRS website at [grsmgt.com](http://grsmgt.com) > *find my community* > *Woods Walk*)

### **PAINTING:**

- a) Please refer to samples on file.
- b) No more than three (3) colors to be used on the home.
- c) Define where colors will be used, such as body, trim, garage door, front door, etc.
- d) Provide the name of paint manufacturer.
- e) Garage door is preferred same color as house - if possible.

### **FENCING:**

- a) Provide drawing/diagram of the location of fence on the property survey.
- b) Maximum height of fence - no more than 6 feet.**
- c) No chain link fences of any kind or color.
- d) Type of fence: wood, board on board, shadowbox, etc.
- e) Wrought iron fences to be white, black, or bronze.
- f) PVC fencing that resembles wood only.**
- g) Palm Beach County permit is homeowners' responsibility - (provide permit number).

### **LAKE FENCING:**

**No solid fences of any kind that would block the lake view. Certified Woods Walk documents must be followed. Fences are not to be erected in the drainage easement (6 ft. opening between houses if on a drainage easement). The 28-foot lake maintenance easement must be adhered to.**

### **LANDSCAPING:**

- a) Provide diagram/drawing of proposed landscaping (preferably on survey if large job).
- b) Identify colors.
- c) Identify type of plants, shrubs, and trees. (Label on the drawing)
- d) Identify height of plants at maturity.
- e) Identify any other proposed changes and or additions other than vegetation, such as
- f) as rock garden, etc.
- g) Limit mulch colors - do not mix colors.
- h) No fountains, waterfalls, etc. of any kind in the front of the property.
- i) No statues, lawn ornaments, etc. more than 3 ft. tall.

### **POOLS:**

- a) Drawing/diagram must accompany ARC form.
- b) Plans for type of fence around pool.
- c) See fence or enclosure sections.
- d) Type of pool deck, color, pattern. (provide samples).
- e) Type of shrubs to be planted to conceal all pool equipment.

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**ARCHITECTURAL REVIEW BOARD GUIDELINES - *CONTINUED***

**DRIVEWAY/PATIO EXTENSIONS:**

- a) Location of proposed project.
- b) Type of material to be used.
- c) Color, pattern, and samples where possible.

**SCREEN ENCLOSURES:**

- a) Diagram and or drawing of where location of enclosure is to be placed.
- b) Include elevation, height, screen pattern, location of screen doors, accessories, such as appropriate pool gate locks.
- c) Color of frame and screening.
- d) Colors are to be white, black, or bronze with charcoal screening.

**ROOM ADDITIONS OR STORAGE SHEDS:**

- a) Decision to be made based on Woods Walk certified documents.
- b) Location of addition or shed.
- c) Diagram or drawing to be furnished.
- d) Structure must be attached to the dwelling.

*All storage facilities (sheds) must have ARC approval for setback and aesthetics, meet or exceed the building requirements set forth in our Covenants and must have a valid building permit from the county.*

**ROOFS:**

- a) Type and design of shingles, etc. (furnish sample).
- b) Color - must blend and coordinate with house colors.
- c) No tin, metal, or fiberglass roofs.
- d) County permit required.