

Wolf Laurel Minor Renovation

Property Owner: _____ WL Address: _____

Mailing Address: _____ Contact: _____

Project: _____

Contractor: _____ Contact: _____

Materials:

Exterior Appearance: _____ Color: _____ Sample: _____

Roof: Type: _____ Color: _____ Sample: _____

It is understood that:

Damages to the roads during the construction process must be repaired immediately by the owner (contractor).

If any construction is begun on this project, whether or not approved by the Wolf Laurel Architectural Review Board, I agree to pay promptly any fines, assessments or other charges which may result from such construction under the provisions of the Wolf Laurel Protective Covenants

Enclosed with Application:

- | | |
|--|---|
| <input type="checkbox"/> ARB Application Fee | <input type="checkbox"/> Roof or Siding Sample |
| <input type="checkbox"/> Photo of Fence or Window Type | <input type="checkbox"/> Plat map showing Fence, Wall, Storage Shed
Exterior Lighting etc. |

I have received and reviewed the Architectural Guidelines and agree to abide by same.

Owner's Signature: _____ Date: _____

Contractor's Signature: _____ Date: _____

Comments:

The following is to be completed by the Architectural Review Board

Date Application Fee Received: _____ \$ _____ Check # _____

Date Road Deposit Received: _____ \$ _____ Check # _____

Project Approved By: _____ Date: _____
_____ Date: _____

Project Completed: Date: _____ Inspected by: _____ Date: _____

Wolf Laurel Architectural Review Committee

Minor Renovation

1.3 Types of Construction Requiring Approval

Post Construction of Home: Maintenance, renovation, alterations or changes to an existing home or grounds that meet any of the following criteria require approval from the ARB:

- Any alterations which are visible from streets, trails, walkways, greenbelts, and parks. (Examples: any changes to exterior colors or finishes, exterior lighting, room additions, storage sheds, driveways, retaining walls, etc.)
- All exterior structures that exceed three (3) feet above the ground level of the owner's lot. (Examples: patio covers, planters, play structures, storage sheds, retaining walls, etc.).
- All outdoor pet houses, kennels, animal exercise areas, etc., whether permanent or temporary
- All mechanical equipment. (Examples: air conditioners, spa/swimming pool equipment, waterfall pumps, gas tanks, etc)

1.6 Definitions

Minor Renovation: Alterations which are less significant than those defined in Major Renovation/Landscaping such as enclosure of a portion of a deck, creation of a screened porch on an existing deck, or installation of a minor non-permanent landscape structure.

6.1 Future Improvements Review (including exterior elements)

Any modification of existing improvements or construction of additional improvements including painting and major landscaping affecting the exterior of the house must have prior approval of the Architectural Review Board. A request for review with the ARB must contain:

- Site Plan of proposed improvements drawn to scale
- Letter of intent with description and purpose of improvements
- Material and color samples (preferably to match existing materials)

To have your Improvement Plan reviewed by the ARB, you must submit an ARB Application (available from the ARB Administrator), along with all applicable fees (See Fee and Deposit Schedule)

The additions of exterior elements, such as a garden sculptures, flag poles, small water features or other similar items do not require an ARB Application or inspection. Please contact the ARB Administrator if you have any questions about additions or changes to exterior elements.

4.15 Windows and Doors

Windows shall be of sizes, types, materials and designs appropriate for the architectural style of the home. We encourage the use of appropriately designed expansive areas of glass view facades. **While insulated glass is recommended in all windows and doors, no mirrored film or unusual tinting will be approved.**

4.16 Roofs

Wood shingles or shakes, composite shingles and sheet metal roofs are permitted. Metal roofs are subject to specific site, material and color approval. **No bright colors will be allowed.**

4.18 Skylights

Skylights will be considered for approval based upon their proposed location and number. They must be designed to be an integral part of the home.

4.21 Lighting

Outdoor lighting will be carefully reviewed to assure that neighboring properties are protected from the view of bright light sources. Illumination necessary for evening activities must be directed downward and be only bright enough to provide for the safe traverse of steps and paths. Whenever possible, functionally required lighting should be integrated into such features as steps, handrails, posts and curbs.

Pleasant accent effects can also be achieved through the use of landscape lighting. Accent spotlight fixtures directed up or down through tree foliage can provide low intensity but offer dramatic illumination of nearby pedestrian areas.

Landscape up lights should be unobtrusive in appearance or hidden from view. Lighting along driveways and paths should avoid the runway effect and have a mounting height no taller than three feet and use no more than 40-watt incandescent lamps. Exterior light fixtures on homes must be of a baffled design.

Exterior light fixtures, such as decorative wall mounted fixtures, Malibu lights, up lights, and light posts must be compatible with the design of the home and must comply with the following:

- Overly ornate light fixtures or commercial light fixtures that establish an independent theme conflicting with the overall street scene are not permitted.
- All flood lights and other fixtures with exposed light bulbs must be screened from view of the street and adjacent homes. All security light fixtures must be installed under the house eaves or otherwise screened from view, and the security light housing and conduit must be painted to match/blend with the adjacent surface color. In addition, security light fixtures must be oriented in such a way as to only illuminate the property of the homeowner installing the fixture.
- All outdoor lights other than porch lights or motion sensitive security lights shall be turned off no later than 11 PM.
- No new outdoor lights other than porch lights and motion sensitive lights shall be installed without approval of the Architectural Review Board.

4.24 Fencing

In keeping with the concept of maintaining a natural environment throughout Wolf Laurel, border fencing is generally discouraged but not prohibited.

- **No fencing is permitted along shared property lines without ARB approval.**
- **Fencing along property frontage is to be of natural material and color, i.e. split rail, rock or live trees.**
- **All chain-link fencing must not be visible from off-site of the locations.**
- **Sight blockage on non-living fencing shall not exceed 30% of total area and fencing height shall not exceed 42”.**
- **All fencing must be kept in a state of good repair.**
- **Stockade type or view obstructing fencing is not permitted.**
- **Animal deterrent wire to separate specific areas of the property is allowed. Where visible from off-site, it should be non-intrusive in appearance.**

6.2 Exterior Color & Finish Change Review

The original exterior color scheme of any home must remain the same unless written permission to change colors is given by the ARB. A completed ARB Application that includes color and finish samples is required for any proposed exterior color or finish change. In addition the ARB may require samples of the proposed color scheme to be completed on the home in a test area in order to review the colors as they would actually appear on the home

6.3 Fees

Minor Improvements: Minor changes to the exterior of the building, e.g. deck enclosure, replacement or new roof, painting, window replacement, etc.

Application fee: \$50 due with application
Inspections: 1 - In process; 2 - Completion