

ARCHITECTURAL RULES AND GUIDELINES

The Declarations of Covenants, Conditions and Restrictions (CCR) covering Wildwood Estates requires that you request approval from the Board of Directors (*B/D*) and/or Architectural Committee (*A/C*) prior to doing exterior modifications to your house or other exterior changes to your property.

You must submit your request in writing to the *B/D* along with a plot plan showing where the improvement is to be located. Use the Architectural Approval Form, which may be downloaded and printed from the association's website, www.wildwoodestates.org. Be sure to complete it fully, sign it and mail or e-mail it to the address listed below.

Although the *B/D* or *A/C* will act promptly, they could take up to 30 days to respond to you. No improvement may be started until you receive written permission to do so. All work must be completed in a professional, workmanlike manner. All work is to be completed within 30 days of approval unless prior notification is received.

The *B/D* and/or *A/C* follows these guidelines, among others, in determining whether approval is granted:

1. No modifications, changes or structure will be approved if it violates building setback lines or if it encroaches on any easement.
2. Fences cannot exceed 6 feet in height. Wood privacy fences must have the more attractive side facing out. Chain link fences must be dark colored and vinyl covered. No temporary fencing will be permitted. No fencing shall be erected between the front set back line and the street.
3. Room additions, decks and porches must be constructed of complimentary materials to your home.
4. Barns, sheds or other outbuildings cannot exceed a total of 144 square feet, and a maximum of 9 feet in height. Building materials, roofing and color must match homes.
5. In ground swimming pools must be approved. Above ground pools are not permitted.
6. Temporary or permanent placement of satellite dishes, antennae, basketball goals, spas, hot tubs, playground equipment or any other recreation device on home or lot must be approved.
7. Offensive structures, landscaping, or color choices that do not maintain the harmony in appearance or project the appropriate image commensurate with the neighborhood will not be approved.
8. Lots adjoining the common areas are subject to more restrictive rules and guidelines regarding improvements and changes. Approvals are made on an individual basis only.
9. Driveways and sidewalks may not be altered from original size, material or shape without approval. Repairs and/or replacement of driveways and sidewalks will be in concrete to match existing surfaces.
10. Mailboxes and/or mailbox posts must be replaced or repaired when worn, damaged or broken. Mailboxes must be black and be similar to originally supplied model. Posts must match existing posts and be stained to match original color.

Any changes that violate these Rules and Guidelines must be remedied immediately. If the change is not made within a reasonable length of time set by the Board, the Board may take any action necessary to have the changes made and a bill will be rendered against the homeowner for the charges incurred. If these charges are not paid within 30 days, a lien may be placed against the property and/or legal action may be taken. If legal action is taken, the Board is entitled to recover all attorney fees and costs in taking such action.

Approval will not be granted without a plot plan of your lot showing the location of the proposed structure on the plan and a completed Architectural Approval Form. **Even if you feel your improvement meets these guidelines, you must still formally request approval from the Board of Directors or Architectural Committee.** You may also be required to file for permits from Hamilton County to complete your project.