

WHISPERING WOODS COMMUNITY ASSOCIATION
ARCHITECTURAL GUIDELINES, Page 1 of 2
Board Approved 1.30.08

FENCES:

Wood fences only. Maximum height is six feet. Finish of fences to be paint or stain of natural earth-tone colors. Split rail fences with vinyl-coated mesh on the inside are permitted. Privacy fences cannot be extended beyond the front line of the house. Front yard fences are permitted but only at lot corners, with 10 feet maximum extension from the corner and should be of open construction only and not more than three feet high. All fence posts are to be facing the owner's house, meaning of the inside of the fence rails. No chain link fences are permitted. All fence construction, style, materials, etc. must be submitted in writing with the necessary sketches and approved in **advance** by the Architectural Control Committee.

SWIMMING POOLS & HOT TUBS:

Only in-ground (no above-ground pool higher than 18" is permitted) and must be fully enclosed by a fence of approved construction (no open construction). The fence must be six foot in height. Cabanas are permitted inside the fence when used to house pump equipment for the in-ground pool only. The design, materials, dimensions and the location of the cabana must be submitted in writing and approved **prior** to construction by the Architectural Control Committee (must include plot drawing and sketches). The regulations to fencing also apply to hot tubs.

STORAGE SHEDS:

Before erecting a storage shed, an architectural request application must be submitted to the Architectural Control Committee ensuring the proposed building meets the architectural guidelines. The application must describe the location, materials, color and size of the structure. Approval of the application is necessary **prior** to construction. All storage sheds must be constructed with a wood frame with wood or vinyl siding. Metal sheds are not permitted. The shed size may be no greater than 10' wide, 12' deep and 10' tall. Siding, trim, and roof must match the house in color and style of materials. No sheds will be allowed in the front or side yard of a lot. Owner agrees to maintain both structurally and aesthetically.

TEMPORARY STRUCTURES:

No unattached structure (tool shed, shack, barn, trailer, mobile home, boat, boat trailer, camper, camping trailer, basement, tent, tree house, dog house, dog run, doll house, burn barrel, or other out building or recreational vehicle) shall be located or used on any lot at any time nor used as a residence either temporarily or permanently.

ARCHITECTURAL CONTROL:

No exterior changes or alterations to the house can be made until plans, specifications and materials have been submitted in writing (with drawings and sketches) for approval/disapproval by the Architectural Control Committee. Alterations to the exterior should blend in with the existing dwelling. Patios and wooden decks also require approval by the Architectural Control Committee. No solar panels, attached or free standing, are permitted on a lot. Fireplace wood must be stacked neatly. Fireplace wood must NOT be stacked on the drive and must be placed on the rear or side of the house. Garbage containers must NOT be on the front portion of the house.

No high intensity (quartz, mercury vapor, etc.) lights may be added to the exterior of the house without prior written approval by the Architectural Control Committee. Holiday lights and decorations must be removed no later than thirty (30) days following the holiday.

CHILDREN'S PLAYGROUND SETS:

Playground sets are permitted in the background only with a height restriction of fourteen (14) feet. Playground sets must be wood earth tone in color and must be kept in a high state of repair. Plans for such equipment must receive **prior** written approval from the Architectural Control Committee.

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COMMUNICATIONS EQUIPMENT:

No radio or television antenna with more than thirty (30) square feet of grid area or that attains a height of excess of six (6) feet above the highest point of the roof of a residence, shall be attached to a residence on a lot. No freestanding radio or television antenna, television-receiving disk or dish shall be permitted on a lot.

VACANT HOUSES:

When a house is vacant for an extended time, the owner is still responsible for keeping the lawn neat and clean and the grass mowed and the sidewalks kept clear of snow until the house is sold or occupied.

HOUSEHOLD LAUNDRY:

Laundry wash pieces are not permitted to be air dried outside the house, including decks and patios. No clotheslines of either temporary or permanent nature shall be erected or maintained upon any lot.

CATS & DOGS:

Please be aware of the City leash law. It is common courtesy to clean up after your pet.

TRAFFIC:

State law does not allow mini-bikes, go carts, motorized three and four wheelers, mopeds and scooters on the sidewalks or streets. Whispering Woods Community Association does not allow any motorized vehicles in the common areas to include the nature area. Vandalism will not be tolerated in any degree and offenders will be prosecuted. Snowmobiles are not permitted on any street, lawn, or empty lot or anywhere in the Whispering Woods Community Association. Regular bikes are not allowed to be parked on the sidewalks. Regular bikes can be used on the sidewalks but a walker should have the right of way. Parents, please forward these guidelines to your children. We urge each of you to please slow down the traffic in the neighborhood. In the interest of safety and snow removal there shall be no overnight parking on the streets.

MAINTENANCE:

It is the responsibility of each homeowner and a benefit to our community to insure that every property is well maintained and for safety, each homeowner is required by the City to remove snow and debris from the sidewalks. Additionally, no alterations to the common areas can be made without Board approval.

FLAG POLES:

Freestanding flag poles are allowed when flying an American flag only. Flags may be flown with proper fixtures from the house.

CUL-DE-SACS:

As a "cul-de-sac" community it is important for all of us to remember these are public streets. For the safety of our residents, please do not clutter our cul-de-sacs with basketball courts, toys, skateboard ramps, or anything that may propose a hazard. If you have used our streets for any of these purposes, please remove any and all items at the end of each day or at the end of each activity.

PLEASE NOTE:

Anything you would like to know concerning architectural control subjects or any submittal for approval of your project, please contact the chairman of the Architectural Control Committee or the management company. Submit your written proposal to any committee member in advance of your project. Your written request will be answered in formal form within thirty (30) days from the submittal date by the Architectural Control Committee.
