

Waterford Lakes Master Architectural Review Committee

DISASTER PLAN

(Note: The procedures described below were developed by, and are maintained by, the Waterford Lakes Architectural Review Committee, and were accurate as of June 9, 2015. Official procedures are posted by the WLCA ARC on the WLCA website.)

In the event of a disaster involving Waterford Lakes that has damaging effects, the Architectural Review Committee hereby establishes the following procedures to be followed during the recovery effort:

1. Immediate **temporary** repairs to stop further damage to a homeowner's property may be done without an ARA form being submitted, however such form should be submitted within one month of the work completed, so it can be filed on record.
2. Replacement of fences, roof, pool enclosures, and windows, may be done without an ARA form as long as the replacement is of same exact color, style, and height. Roof material must be asphalt, either 3-tab or 3-D (architectural) style. **Not allowed are terra cotta or metal materials.**
3. Homeowners wishing to make improvements that would change the property **must** submit an ARA form and wait for approval from both the neighborhood association and WLCA **before** proceeding.
4. The Architectural Review Committee will meet as needed in a public format to consider the increased number of applications submitted.
5. All repairs should be done no later than one year from the date of the qualifying event unless materials and equipment are not available. It will be up to the resident to provide proof of unavailable materials or equipment. In the event of multiple disasters within a 60-day period, repairs should be completed no later than one year from date of the last disaster.
6. Homeowners should direct all questions to the Management office **in writing** along with a name, email, and contact number. .
7. ARA forms will be available through the website, at the Management office or Security office near the pool.