

ADDITIONAL RULES AND REGULATIONS RELATING TO PROPERTIES ¹



ARC Rules and Regulations for Awnings²

Approved on April 25, 2022

ARAs are available from the WLCA website www.mywaterfordlakes.org or from the WLCA office. External property improvement may not be started until the (1) homeowner submits Architectural Review Application (ARA), (2) the local Neighborhood Architectural Review Committee (ARC), if applicable, and the WLCA ARC approve the ARA, and (3) the homeowner receives a letter of approval from WLCA. If no response is received from WLCA after 30 days have elapsed from the receipt date stamped by WLCA, the ARA application is considered approved.

What These Rules Cover:

This guideline covers awnings over windows and doors.

Also see:

1. Rules and Regulations for Windows for information about decorative shutters and hurricane shutters.
2. Rules and Regulations for Backyard Structures for information about shade sails (also called sun sails).

Basic Information:

1. Applicants must comply with the present Rules and Regulations as well as any applicable provisions contained in the governing documents of the neighborhood HOA for the subject property. For additional information which may impact the type of improvements described herein, please see the WLCA Amended Declaration, Article IX.
2. Definitions
 - a. Awning: a permanent cloth or metal cover fastened to a house extending over a window or door to protect against the sun and rain.
 - b. Awning length: the dimension from the house wall to the end of the awning farthest from the wall.

¹ The WLCA declaration, as amended from time to time (the current version of which will be referred to as the "WLCA Declaration"), contains certain rules and regulations relating to properties that are subject to the WLCA Declaration. The WLCA Declaration permits the board of directors to adopt additional rules and regulations relating to properties that are subject to the WLCA Declaration. The present document reflects some of those additional rules and regulations.

² The requirements for Awnings were formerly reflected in "ARC Guidelines for Windows, Window Security Bars, Window Films, Window Decorative Shutters, Front Doors/Screen Doors, Awnings, Screening for Garage Doors". The requirements are now contained in the present "ARC Rules and Regulations for Awnings".

- c. Awning width: the dimension along the house wall from one end of the awning to the other end of the awning.
3. Awnings must be maintained free of mold, mildew, and holes; and replaced when faded.

Rules for Modifications:

4. Awning material shall be durable cloth or metal.
5. Awnings must have a single, solid color, and all awnings on a house must be uniform in color and appearance. The awning color shall match either the body, trim, or accent color of the house.
6. Awnings are not permitted on the front of the house.
7. Awnings are not permitted on the side of a house if the side of the house is less than 5 feet from the property line.
8. Awnings on the side of the house shall be at least 10 feet from the front of the house.
9. The awning length shall not exceed the height of the window or door it covers and shall not cross the property line.
10. The awning width on the side of the house shall not exceed the width of the window or door it covers.
11. The awning width on the rear of the house shall not exceed the width of the house.

What Is Needed for the Architectural Review Application:

12. Completed General Application including the locations, sizes, materials, and colors of the awnings.
13. Plat/Survey Plan showing location of awning.