

ADDITIONAL RULES AND REGULATIONS RELATING TO PROPERTIES¹



ARC Rules and Regulations for Disaster Recovery²

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 and Regulations Cover:

These Rules and Regulations cover recommended actions following a disaster.

Basic Information:

The procedures described below were developed by, and are maintained by, the Waterford Lakes Architectural Review Committee.

1. Definition - Disaster: an occurrence of a natural catastrophe, technological accident, or human-caused event that has resulted in severe property damage, deaths, and/or multiple injuries.

Rules:

In the event of a disaster as defined above involving Waterford Lakes that has damaging effects, the following procedures shall be followed during the recovery effort:

2. Immediate temporary repairs to stop further damage to a homeowner's property may be done without an ARA form being submitted. However, such form must be submitted within one month of the completion of the work, failing which the work may be considered to be in violation of the WLCA Declaration and/or in violation of or more of the WLCA ARC Rules and Regulations.
3. 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 size. Roofing must follow WLCA ARC Rules and Regulations for Roofs.

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 post-disaster recovery were formerly reflected in "Appendix F - WLCA ARC Disaster Plan," in the WLCA Disaster Plan. The requirements are now contained in the present "ARC Rules and Regulations for Disaster Recovery."

4. Homeowners wishing to make improvements other than repairs that would change the property appearance must submit an ARA form and wait for approval from both the neighborhood association and WLCA before proceeding.
5. All repairs shall be done no later than one year from the date of the qualifying event unless materials, equipment, or labor are not available within that timeframe. In the event of multiple disasters within a 60-day period, repairs shall be completed no later than one year from date of the last disaster. In the event these deadlines are not met, the work may be considered to be in violation of the WLCA Declaration and/or in violation of or more of the WLCA ARC Rules and Regulations.
6. Homeowners should direct all questions to the WLCA office in writing along with their names, emails, and contact numbers.