

# ADDITIONAL RULES AND REGULATIONS RELATING TO PROPERTIES<sup>1</sup>



## ARC Rules and Regulations for Room Additions<sup>2</sup>

Approved on April 25, 2022

ARAs are available from the WLCA website [www.mywaterfordlakes.org](http://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 additions to single-family houses.

Also see Rules and Regulations for Roofs.

### 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. For additional information, please see the WLCA Amended Declaration, Article I, Paragraph MM ("Unit").
2. A garage shall not be converted into livable space.
3. Rooms and room additions may not be rented separately from the rest of the house. See the WLCA Amended Declaration, Article IX, Section 1-BB ("Time Shares and Rental Restrictions")

### Rules for Modifications:

4. Room Additions must be designed and constructed to be a complimentary extension of the existing structure. Exterior wall finishes and trim must match the existing structure and be painted the same color scheme as the house.
5. The roof on the addition must be made from the same material and must match the style and color of the existing roof. Alternatively, a new roof may be installed on the entire house.

---

<sup>1</sup> 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.

<sup>2</sup> The requirements for Windows were formerly reflected in "ARC Guidelines for Room Additions". The requirements are now contained in the present "ARC Rules and Regulations for Room Additions".

6. All room addition construction work requires an Orange County Building Permit and must conform to Orange County Building Codes. The permit is not required at the time of the Architectural Review Application.

**What Is Needed for the Architectural Review Application:**

7. Completed General Application.
8. A Plat or Survey Plan showing the location of room addition
9. The following drawings: site plan, floor plan, roof plan and all elevations. Specify all dimensions and exterior finishes. Hand-drawn sketches are not acceptable.
10. Pictures showing the front, sides and rear views of the existing house.
11. Samples of new roof material or the manufacturer's product name, number, and color.
12. Completed and signed Access Agreement or Easement Agreement if it is necessary to use neighbor's property to access the construction site.