

ADDITIONAL RULES AND REGULATIONS RELATING TO PROPERTIES¹



ARC Rules and Regulations for Screens and Screen Enclosures²

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 cover front door screen doors, pool screen enclosures, roofs for screen enclosures, screen room enclosures, screen rooms, and screening for garage doors.

Also see:

- Rules and Regulations for Backyard Structures
- Rules and Regulations for Pools

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 IX Section 1-AA, Swimming Pools and Tennis Courts.
2. Definition: A screen room is a framed living space attached to the house or deck. A screen room has walls made of screen, a roof made of insulated panels, and optional screen doors.

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 Screens and Screen Enclosures were formerly reflected in "ARC Guidelines for Solar Panels, Roof, Insulated Aluminum Elite Roof," "ARC Guidelines for Pool Deck Modifications, Pool Screen Enclosure Replacement or Modification and Screen Room Enclosure," and "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 Screens and Screen Enclosures".

Rules for Modifications:

Screen Room, Pool Enclosure, and Screened Porch

3. Screen enclosures are not allowed in the front yard.
4. Screen rooms and pool enclosures must be located in backyards only and shall be no taller than the house.
5. Screen enclosures are allowed on side porches and shall be no taller than 10 feet.
6. Frames for Screen Enclosures shall be either white, black, or bronze.
7. Screen fabric shall be either white, black, gray, or bronze.
8. Aluminum insulated roofs are permitted for screen enclosures.
9. The enclosure must be a commercial product professionally installed.

Front Door Screen Doors

10. Screen Doors shall be permitted on front doorways. Screen door shall be either white, black, gray, bronze, silver, or the color of the front door.
11. No security bars or decoration shall be permitted on screen doors.

Screening for Garage Doors:

12. Screen fabric must be black, gray, or bronze color. No paint(s) or prints are permitted on the screen fabric.
13. Screen frame shall be painted to match the base or trim color of the house.

What Is Needed for the Architectural Review Application:

Screen Room and Pool Enclosures

14. Completed General Application including screen enclosure type, frame color, screen color, and flat, dome, or gable style roof.
15. Provide a Plat/Survey Plan showing the location of the enclosure and of the pool if applicable.
16. Screen enclosure: Provide plan and elevation drawings of the enclosure.
17. Complete an Access Agreement form if it is necessary to use a neighbor's property to access the construction site.

Front Door or Garage Door Screening:

18. Completed General Application including screen color.
19. Photo or a catalog image of screen door.
20. Color of screen frame for garage door.