

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



## ARC Rules and Regulations for Backyard Structures<sup>2</sup>

Approved on October 24, 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:

These Rules cover gazebos, pavilions, pergolas, pet shelters, playsets, recreational equipment, shade sails (also called sun sails or sunshades), sheds, tables, trampolines, tree houses, umbrellas, water wells, and windmills.

These Rules do not prohibit backyard tents no taller than 6 feet in height that are in place for less than 30 days.

Also see:

- WLCA Rules and Regulations for House Colors
- WLCA Rules and Regulations for Landscaping for information about non-living objects
- WLCA Rules and Regulations for Screens and Screen Enclosures

### Basic Information:

1. Applicants must comply with the present Rules and Regulations as well as any neighborhood HOA rules and regulations or guidelines that apply to their project. If there are no neighborhood guidelines, WLCA Rules and Regulations shall apply. For additional information, please see the WLCA Amended Declaration:
  - a. Article IX Section 1-B, Temporary Buildings/Accessory Structures
  - b. Article IX Section 1-E, Nuisance: "Nothing shall be done on the Properties which is illegal or which may be or may become an annoyance or nuisance to the neighborhood."
  - c. Article IX Section 1-G, Vehicle Parking

<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 Backyard Structures were formerly reflected in "ARC Guidelines for Pergolas," "ARC Guidelines for Play Sets," and "ARC Guidelines for Trampolines,". The requirements are now contained in the present "ARC Rules and Regulations for Backyard Structures".

- d. Article IX Section 1-M, Animals
2. Definitions:
- a. Front yard: The front yard is defined as the area of the property between the main entrance and the street named in the street address.
  - b. Backyard: The backyard is defined as the area of the property on the opposite side of the house from the street named in the street address.
  - c. Footprint: the shape or area on the ground that is covered by something such as a building.
  - d. Gazebo: an outdoor shade structure with a solid roof and partially open sides that can be screened in. A gazebo can have a built-in floor or can be placed on a solid base.
  - e. Pavilion: a roofed structure with completely open sides and no built-in floor.
  - f. Pergola: a structure with completely open sides usually consisting of parallel colonnades supporting an open roof of girders and cross rafters.
  - g. Pet Shelter: A small, enclosed, roofed structure used exclusively to shelter a pet.
  - h. Playset: a structure intended for children incorporating various elements, such as a playhouse, a swing, a seesaw, and/or a slide.
  - i. Recreational Equipment: fitness or sporting equipment.
  - j. Shade Sail (also called Sun Sail): a fabric canopy tensioned between several anchor points that are fixed to posts and/or to a house.
  - k. Shed: A fully enclosed free-standing roofed structure limited to use as a storage space.
  - l. Tree house (also called tree fort or treeshed): a platform or building constructed above ground level around, next to, or among the trunk or branches of one or more mature trees.
  - m. Water well: a mechanical means of extracting groundwater.
  - n. Windmill: a mechanical means of generating energy using the wind, or a decoration that spins with the wind.
3. Backyard structures might require Orange County permits, depending on their designs. Contact the County Building Code Division for more information. State and county codes regulate other aspects of certain accessory structures including placement.
4. All backyard structures should be appropriately secured in place.
5. Call 811 and have utilities marked before digging in your yard.
6. Existing buildings and structures must be maintained in good condition and appearance.
7. Buildings and structures that were installed prior to these Rules and Regulations are "grandfathered" but must be maintained in good condition and appearance. When grandfathered structures are replaced, they must be replaced with structures that meet these Rules and Regulations.

**Rules for Modifications:**

- 8. Structures covered by these Rules and Regulations must be installed in the rear of your property.
- 9. State and County codes should be consulted before erecting backyard structures, including requirements for setbacks and permits.
- 10. Call 811 and have utilities marked before digging in your yard; this is required by law.

Rules for Pavilions, Pergolas, and Gazebos:

- 11. Pergolas, Gazebos, and Pavilions are permitted only in backyards.
- 12. Pergolas, Gazebos, and Pavilions must be anchored into ground and meet the Orange County Building Code.
- 13. Pergola designs are limited to a maximum height of 9 feet with a footprint no larger than 12 x 24 feet.

14. Gazebo and Pavilions designs must not exceed a height of 11 feet above grade. Round gazebos shall have a diameter no larger than 20 feet; all other gazebos and pavilions shall have a footprint no larger than 12 x 24 feet.
15. Construction materials shall be masonry, wood, PVC, metal, and fabric. Masonry colors shall be consistent with the stone or brick colors specified in WLCA Rules and Regulations on House Colors or may be painted white.
16. Aluminum insulated roofs, wood roofs with asphalt shingles, or roofs with energy collecting material are permitted for pavilions and gazebos.

Rules for Pet Shelters

17. Pet Shelters must be in the back of property.
18. Pet shelters shall not exceed 5 feet in height.

Rules for Play Sets:

19. The play set, and the landscaping around it, must have a well maintained appearance.
20. Overall height for a play set should not exceed 15 feet.
21. The highest point of a play set must be at least 7 feet from any property line.

Rules for Recreational Equipment:

22. Recreational equipment may not be installed or stored in the front yard. However, movable basketball hoops may be stored against the garage.

Rules for Shade Sails:

23. The shade sail assembly must be a commercial product.
24. The shade sail assembly shall not exceed 15 feet in height with a footprint no larger than 12 x 24 feet.

Rules for Sheds

25. One storage shed shall be permitted per property.
26. Sheds are permitted only in backyards.
27. A backyard perimeter fence consistent with the Rules and Regulations for Fences is required for properties that have sheds.
28. On lakefront lots, sheds must be placed within the 6-foot-high section of the fence. For lakefront lots with fence transitions that begin 16 to 20 feet from the rear property line, the shed must not be closer to the rear property line than the beginning of the transition.
29. The shed shall not be furnished with mechanical, electrical, plumbing, or fuel/gas utilities.
30. The footprint of the shed shall not exceed 120 square feet.
31. Shed shall have a maximum wall height of 8 feet, and a maximum height to the peak of the roof of 10 feet.
32. The colors of the body and doors of the shed shall be white, gray, tan, or match the color scheme of the house or the color of the perimeter fence.
33. Sheds and the landscaping around it (if any) must be well maintained.

Rules for Tables and Umbrellas:

34. Tables over 3 feet in diameter or along the longest edge and umbrellas must be located in the backyard. Umbrellas shall be no taller than 12 feet.

Rules for Trampolines:

35. Trampolines must be located in the backyard at least 7 feet from any property line.
36. All trampoline installations must include safety netting.

Rules for Tree Houses:

37. The floor of the tree house shall be no more than 10 feet above the ground and the highest point of the tree house shall not exceed a maximum height of 15 feet above the ground.
38. The tree house structure must be located so it will not restrict a neighbor's view of any natural green space or pond.

Rules for Water Wells:

39. Water wells must be located in the backyard or the side of the house.
40. Mechanical equipment for water wells shall be shielded from view at ground level by landscaping or decorative fences.

Rules for Windmills:

41. Windmills with an overall height greater than 3 feet high must be located in the backyard. Windmills shall not exceed 15 feet in overall height including blades.

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

42.  Completed General Application including the dimensions, materials, and colors of the structure.
43.  Plat or Survey Plan showing the planned location for the structure.
44.  A color picture or drawing of the anticipated finished structure. If the structure is prefabricated or supplied in kit form, provide a color photograph of the structure from the manufacturer's literature.
45.  For sheds, a color picture or description of the color scheme of the house or the color of the perimeter fence showing that they match the shed body and door colors.