

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



## ARC Rules and Regulations for Firepits, Fireplaces, Permanent Barbecue Grills, and Outdoor Kitchens

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 and Regulations Cover:

These rules cover outdoor fireplaces, fire pits including portable fire pits, permanent barbecue grills, and backyard kitchens with open flames.

Also see:

- Orange County Burning Regulations for information about prohibited burning, open burning, and required burning authorization.
- Rules and Regulations for Fences – for permanent or excavated fireplaces or fire pits.

### 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 V, Section 7 (Right of entry).
2. The Orange County Fire Department recommends that any outdoor fireplace, barbecue, or grill is located at least 25 feet from any building, wooded area, or combustible structure.
3. Orange County Municipal Code Section 15 Article III Division 3 (Open Burning) prohibits the following types of open burning.
  - a. Burning to reduce yard waste and tree cutting debris
  - b. Burning biological, hazardous, industrial, or demolition waste
  - c. Burning pesticide containers, garbage, trash, or household paper products

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<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.

- d. Burning vegetative debris or untreated wood
- 4. Orange County fire code permits may be required.
- 5. Call 811 to have utilities marked before digging.
- 6. Firepits and outdoor fireplaces may be subject to Orange County Building Codes and may require an Orange County Building Permit.

**Rules for Modifications:**

- 7. All modifications covered by these Rules and Regulations must be located in the rear (backyard) of the property.
- 8. Open burning in a fire pit, outdoor fireplace, or other contained outdoor heating or cooking device is allowed provided the total fuel area does not exceed 3 feet in diameter and 2 feet in height unless it is contained in an outdoor fireplace, barbecue, or grill.
- 9. An outdoor fireplace is restricted to a maximum height of 8 feet not including a chimney.

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

- 10. Completed General Application including the dimensions of the fire feature.
- 11. Provide a Plat or Survey Plan showing the planned location for the fire feature.