

## **Weatherby Estates – You need to Secure Approval from the ACC if you're...**



Your Home owners association (HOA) has Rules and Regulations as provided for in the CC&Rs and adopted by the Board of Directors. As stated in the Weatherby Estates Declaration of Covenants, Conditions & Restrictions, approval must be obtained from the Architectural Control Committee (ACC) prior to construction of any structure within the development or any exterior change being made to the property. These rules and guidelines are set up to maintain the aesthetic value, desirability, and integrity of the community on behalf of all owners, and protect the market value of your investment as well. Violations of these rules may result in

the Board of Directors or Architectural Control Committee, as applicable, you will be required to remove or correct the alteration and/or be fined for the violation.

The ACC requires the “ACC Change Proposal Form” along with the “Homeowners Checklist for ACC Approval” to be submitted for all ACC requests 30 days prior to construction. These forms along with other information can be found at [www.weatherbyestates.org](http://www.weatherbyestates.org). Additionally, the ACC has published specific literature related to sheds, play equipment and fences at this site.

**Note: This is not an all inclusive list of items subject to ACC approval. Check with the ACC when making any alterations to the exterior of your property.**

### **You need to secure approval from the Architectural Control Committee (ACC) if you're...**

- ✓ Building a garage, carport, storage shed, rockery, hot tub, or spa (including decks, patios or coverings for same), mailbox, sports court, landscaping device or object, wall, fence, outbuilding, pet house, masonry, signs, lamp post, swimming pool, or other Structure or improvement. 6.4

**“Structure”** shall mean any residence, garage, or other building; wall, rockery, fence, deck, arbor, trellis or mailbox standard; driveway, walkway, patio or sport court; swimming pool, hot tub, basketball standard/backboard or recreational/playground apparatus; antenna or satellite dish; or the like... (*Weatherby CC&R's Definition Q*)

- ✓ Building / Replacing / Staining a Fence - 6.4, 6.13
- ✓ Painting any buildings or structures including your home's exterior - Section 6.4
- ✓ Building a retaining wall – 6.4
- ✓ Basketball hoop / Play Equipment – 6.4
- ✓ Building a shed – 6.4, 6.9, 6.10
- ✓ Antennas / Satellite Equipment – 6.14
- ✓ Drainage – 6.15

The Architectural Control Committee shall have the right to approve or refuse to approve any design, plan or color for any improvements, construction or alterations, which are not suitable or desirable, aesthetically or otherwise, in the opinion of the Architectural Control committee. The Architectural Control Committee shall have the right to take into consideration the suitability of the proposed building or other structure, the material with which it is to be built, and its exterior color scheme and harmony thereof with the Lot and surrounding Lots and improvements, the effect or impairment that said improvements will have on the view of surrounding Lots, and any and all facts which, in the opinion of the Architectural Control Committee, shall affect the desirability or suitability of such proposed improvements. The Architectural Control Committee may adopt general or specific standards for all or any part of the design or construction of buildings within Weatherby. Any action or inaction by the Declarant or the Architectural Control Committee shall be in its sole discretion and all parties, Owners and/or potential Owners shall hold and save Declarant, the Association, and the Architectural Control Committee harmless to the maximum extent permitted by law. 6.7

