

Tips for Compliance

No one enjoys getting a “friendly reminder,” so the following is a brief summary of information from the governing documents to help you. For more detailed information, please thoroughly read the Covenants and Architectural Guidelines documents.

Always contact the ARC for approval before making any exterior changes or additions to your property: arc@woodlawnheightshoa.com

Trees:

When the governing documents were compiled, there was a strong commitment towards conservation and greenspace. This has definitely proven to be an asset to our area.

1. Minimum of two trees of at least 4” or greater in caliper and at least 6’ tall shall be planted between the curb and the front of the house. In those Lots that are corner Lot and have a side adjacent to the street, then one additional tree meeting the same requirements as above is required.
2. No hardwood tree greater than 6" caliper shall be removed without the prior approval of the Architectural Review Committee.

Plantings Beds:

Owners are required to install and/or maintain planting beds, ground cover and/or shrubs in at least the front yard and for corner Lots, the side yards facing street. The minimum amount of planting beds and/or shrubs will be determined from reference to the minimum Lot planting requirements set forth below. It is to be noted that the quantities set forth below are the recommended minimum. Owners are encouraged to do more; and the ARC reserves the right to require greater quantities where circumstances warrant.

(25) 3-gallon shrubs

For a variety of height, color and texture, substitution to the above shrub quantities may be made as follows:

(3) 1-gallon ground covers = 1-3 gallon shrub (but with total landscape of no more than 50% ground cover)

(1) 15-gallon shrubs = 5-3 gallon

(1) 7-gallon shrubs = 1-3 gallon (1) 5-gallon shrubs = 2-3 gallon

Sod:

Saint Augustine, Centipede, Zoysia, Turf Bermuda or any other turf grasses approved by the ARC shall be used to sod all of the Lot, except: (1) those areas receiving other landscaping or construction improvements; and (2) any areas where the Owner and ARC agree that the natural characteristics (e.g. very thickly wooded, environmentally sensitive, etc.) do not warrant sod. The back yard must be landscaped, hardscaped, or left undistributed. Sod shall be carried to the

back of the curb of all adjacent streets and to the edge of paved improvements (unless interrupted by an approved planting bed or shrubs).

Landscape Maintenance:

Landscape maintenance shall include, but not be limited to:

1. The mowing and edging of all lawn areas
2. The pruning and authorized cutting of trees and shrubbery according to the type of tree or plant
3. Removal of weeds and unsightly materials from all planting beds
4. The maintenance and periodic restoration of mulch in planting beds and shrub areas
5. Edging the street curb
6. Removing debris and dirt from the street directly in front of the Lot
7. The fertilizing and watering of all plant materials and lawn
8. Landscape must be maintained so that weeds are not visible from the sidewalks.

Fencing, Hedges and Walls:

1. The composition, location and height of any fence or wall to be constructed or any hedge to be planted on any Lot shall be approved in writing by the Architectural Control Board or the Architectural Review Representative prior to its construction or planting.
2. No chain link or wire fences shall be permitted.
3. Metal fences may only be decorative wrought iron or anodized/electrostatic ally plated aluminum.
4. No fence or wall may be constructed, and no hedge planted nearer to the front lot line than the front of the residential structure, nor, if a corner Lot, nearer to the side street than the side of the residential structure.
5. Permitted walls or fences shall not exceed a height of 6', and fencing hedges and walls forward of the front line of the residential structure will not be approved, except perhaps for architectural fencing segments, or short runs in the side yard forward of a permitted rear yard privacy fence.
6. This restriction shall not apply to any hedge which shall be maintained in a manner such that it does not exceed three (3) feet in height.
7. All fencing shall be a height of 6 feet except that four (4) to six (6) foot walls or fences shall be allowed only on the rear Lot line connection to a natural Greenbelt but in no case abutting to another buildable Lot.
8. Privacy fencing may only be sealed with a clear-coat preservative (no colored staining will be allowed)

Swimming Pools and Outbuildings:

- Unless otherwise approved by the ARC as part of the overall house and/or Lot configuration and size, pools must be located to the rear of the residence, complies with Florida Statute 515.29 and attached to the main residential structure, with the design and construction details approved by the ARC. Above ground pools are not permitted.

- Pool screen enclosure shall be constructed no larger than the outside edge of the home.
- Outbuildings must be approved by the ARC. Most types of outbuilding material will be acceptable if screened from view from the Front Lot Line by an approved privacy fence. Outbuildings with a permanent foundation must be constructed of materials that physically match the main house on the Lot.
- All outbuildings (sheds) maximum height shall be 8 feet from the ground to the top peak of the roof unless constructed of the same material as the house. Sheds must not exceed a 120 square feet footprint. All sheds must be approved by the ARC.

Trash Cans:

All garbage and trash containers, bottled gas tanks, and other receptacles shall be kept clean and sanitary, and must be positioned underground, placed in a walled-in area, or screened from view so that they shall not be visible from any Lot line. Store them promptly.

Parking:

Owner/resident vehicles and other motorized vehicles, boats, RVs, and trailers shall not be parked on the public street. Commercial vehicles of any kind, machines, equipment, trailers, boats, campers, or RVs shall not be parked or otherwise stored anywhere on the Lot (except for infrequent short term parking not to exceed forty-eight (48) hours), except in garages, or otherwise enclosed or camouflaged area which is not detrimental to the appearance of the property from any Lot line.

The definition of “infrequently” is rarely, seldom happening, and does not happen often. Should there be special circumstances, please contact the Board of Trustees to review possible resolution options.