

Worthington Owners Association Architectural Committee Authority (May 2006)

In recent months the WOA Architectural Committee (AC) has continued to review many requests for alterations or improvements to the properties of some members. In most cases these requests can be handled with little effort. However there are instances where owners are seeking authorization to make changes or additions to their properties that require serious thought and study. Members sometimes do not provide the proper documentation that would enable the AC to make a quick decision. The AC therefore has requested that the Board of Directors remind our membership of certain provisions of the Covenants, **which must be followed** before work may commence on certain projects.

We refer you to section 14 (Architectural Control) of the Covenants which, among other things, contain the following;

14.2 No dwelling, garage, building, fence, wall, retaining wall, structure or other exterior improvements or excavation thereof shall be commenced, erected or maintained on any LOT, nor shall any addition to, change, or alteration therein, be made **until the plans and specifications, lot plan, and landscape plan for same have been submitted to the AC** and the approval of said AC has been secured, etc.

The Board of Directors wishes to emphasize that its interpretation of this sub-section (the key word being "excavation") covers everything from the construction of additional driveway space through the construction of additional living and garage space.

14.3 The AC may withhold its approval of plans and specifications submitted to it because of noncompliance with any of the (Covenant) provisions hereof, **or any of the AC's procedures and standards, or because of the reasonable dissatisfaction of the AC with the appearance of the proposed improvement, having in mind the character of the neighborhood in which it proposed to be erected,** etc.

This sub-section goes on to mention things such as building materials, harmony with the surrounding area and effects on adjacent or surrounding properties.

The Board of Directors believes that the AC will be as reasonable as possible in its findings. The Covenants do provide an appeal process should an owner not be satisfied with an AC decision.

The Board of Directors takes its responsibility in these matters very seriously and believes that enforcement of this section of the Covenants is in the best interests of all of its members. The membership should be assured that when an owner chooses to ignore these guidelines that the board will take appropriate action. This "action" may be simply to enact the penalty phase of the enforcement policy described in its July 2005 communication or, when required, to employ the use of its legal counsel and/or the appropriate government agency to insure compliance with the regulations

2007 Architectural Committee Form Requirement (November 2006) – The board unanimously voted to implement a form procedure that is place in many other subdivisions, especially those run by professional management companies. Past experience has taught us that the current process takes far too much time from both the owner/applicant as well as the committee representative assigned to help the applicant through to approval. ***The new forms will be distributed with the first newsletter of 2007*** and will become a requirement at that time. No authorization by the Architectural Committee for changes can be granted without first receiving a properly completed form.