

WOODMONT COMMUNITY ASSOCIATION
Louisville, KY 40245

**Guidelines for Items Requiring Approval
from the Woodmont Board of Directors**

Document Revisions	Date
Approval of Articles I - VI	12/13/2011

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This document defines the guidelines for lot owners of Woodmont for improvements, additions and changes to lots which require approval from the Woodmont Board of Directors as specified in the **Woodmont Declarations of Covenants, Conditions and Restrictions (Declarations)**. Except where noted, lot owners who follow these guidelines are not required to seek approval for the requested change. The Board, at its sole discretion or that of its assigned agent, holds the right to review changes to lots to ensure the changes meet the minimum standards established by these guidelines.

Lot owners who fail to follow the guidelines established herein will be required to remedy, at their expense, any deficiencies or deviations from these guidelines. By the power granted to the Board of Directors by the Declarations, the Board may take such action necessary to bring such changes into compliance with these guidelines. The lot owner shall immediately, upon demand, reimburse the Association or other performing party for all expenses incurred in doing so, together with allowable statutory interest, and the Association shall have a lien for such expenses and statutory interest on that lot and the improvements thereon to secure the repayment of such amounts. Such lien may be enforced by foreclosure against that lot and the improvements thereon, but such lien shall be subordinate to any first mortgage thereon. In addition, the Board reserves the right to report to any credit reporting agency any past due expenses by a lot owner.

These guidelines apply to improvements, maintenance, additions or change made or planned to be made after the date of approval of these guidelines.

Article I

Guidelines for Submitting Requests for Approval of Architectural Improvements

(Note: Architectural improvements must be presented to the Board of Directors for approval)

This article defines the guidelines to submit requests for approval of improvements to lots as required in the following sections of the Declarations:

- Article II: Section 3: A, Section 5: B, C, D and F, and Section 8
- Article III: Sections 1, 2, 3, 4, 5 and 6

The Board of Directors makes no determination as to the structural soundness or safety of any architectural improvement.

Precedence is not justification for approval.

Denial of such approval will automatically provide the applicant a right of appeal to the entire board at its next regularly scheduled meeting should the applicant desire. The Board of Directors can and may choose to require a homeowner to cease construction or to remove any construction that has commenced without approval.

- I. Submissions must be on a signed copy of the Association "Architecture Change Request Form."
 - a. Each request must stand on its own
 - b. Allow *at least* two full weeks for approval, especially during busy periods
 - c. Each request must have a timetable for completion
 - d. Each request must have supporting information to allow evaluation including but not limited to the following:
- II. Fences
 - a. A sketch of the proposed fence line
 - b. A picture or sketch of the proposed fence
 - c. Height of fence
 - d. Material of fence
 - e. Proposed finish of fence
- III. Playsets, including trampolines
 - a. Size of playset
 - b. Materials of construction
 - c. Height of playset
 - d. Proposed location of playset on Lot

- e. Description or sketch of playset
- IV. Sun rooms, room additions, porch additions
 - a. Plans for addition
 - b. Exterior finish materials
 - c. Roof Pitch
 - d. If a variance is requested....
 - i. Reason for variance i.e. Compliance is architecturally impossible or materials to match existing variance
 - ii. Any and all information necessary to justify the variance, including, but not limited to sketches, drawings, renderings, etc.
 - e. Landscaping plans, if applicable
- V. Other requests—Complete plans, descriptions, etc. to enable a decision to be made.

Article II

Guidelines for Satellite Dishes

This document defines the guidelines to install satellite dishes as required in Article II, Section 5 E of the Declarations.

- I. Dishes must be no larger than 18 inches diameter and as small as practical for the application.
- II. Dishes must be mounted out of view or obscured from view from the street side of the property by mature shrubbery or trees, terrain or fences or other architectural structures approved by the Board.
- III. Dishes must not interfere with enjoyment of their property by neighbors.
- IV. Dishes must be mounted to the dwelling. Ground mounted dishes are not approved unless they meet guideline II of this article.

Article III

Guidelines for Basketball Goal Installation and Maintenance

This document defines the guidelines to install and maintain basketball goals as required in Article II, Section 5 H of the Declarations. These guidelines do not apply to basketball goals which are portable. These guidelines apply to basketball goals installed or replaced on or after the date of approval of these guidelines.

I. Location

- a. Basketball goal shall be installed in the rear or side of the house. The goal may not extend forward of the front of the house, nor may it be installed alongside the roadway or in an easement. Refer to Figure 1.
- b. For corner lots with driveways running along the side of the house, basketball goals must be positioned at least 20 feet from the sidewalk.

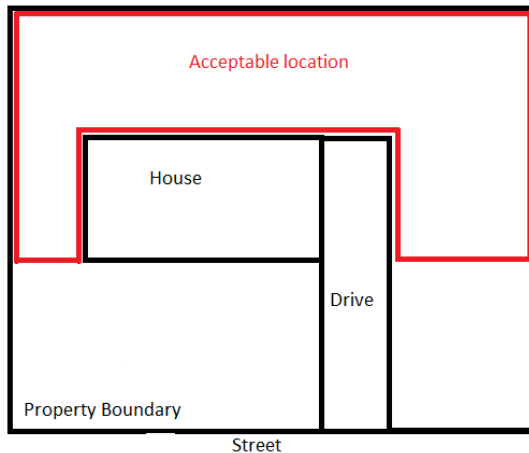


Figure 1.

II. Color

- a. Basketball backboards shall be of a transparent material.
- b. Basketball frames and supporting poles shall be black. Existing poles in need of maintenance shall be repainted in black only, regardless of the original color.
- c. The basketball rim and net may be of any color.

III. Installation: Basketball goals shall be installed on poles designed for such purpose and poles shall be installed per manufacturer's instructions in concrete using generally accepted practices and materials.

IV. Lighting: No lighting shall be installed on any basketball goal nor shall any permanent exterior lighting be installed intended to light a basketball goal or playing area on any lot.

V. Times of Use: In the spirit of good neighbor cooperation, no use of a basketball goal shall cause an annoyance to other neighbors per Article II, Section 2.

VI. Maintenance

- a. All basketball goals regardless of installation date shall be maintained in acceptable condition as determined solely by the Board or its assigned representatives or designees. Acceptable condition includes but is not limited to being maintained rust free, clean, with surface and markings in good condition as seen from the street or from any adjacent property. Nets shall be maintained and replaced as necessary.
- b. The Board may demand repair or ultimately removal of any basketball goal that is not maintained in acceptable condition as determined by the Board or its assigned representatives or designees.

Article IV

Guidelines for Mailbox Assemblies

This article defines the guidelines to install and maintain mailbox assemblies as required in Article II, Section 11 B and Article III, Section 7 of the Declarations.

- I. Mailboxes must meet the following criteria:
 - a. Dimensions
 - i. Mailbox: 21" long x 10.5" high x 8" wide
 - ii. Paperbox: 18.75" long x 6" high x 8" wide
 - iii. House numbers: between 2.75" and 3" tall and viewable from both sides
 - b. Material: U. S. Postal standard metal
 - c. Color: black with red flag; letters are white
 - d. The mailbox should be stacked on the newspaper box and mounted on a black metal pole as shown in Figure 2. Mailbox must include all decorative trim as shown in Figure 2.
 - e. U.S. Post Co. supplies mailboxes and mailbox assemblies which meet Woodmont requirements. The model is "**Woodmont**". As of the date of approval of these guidelines, US Post is located at 2301 South English Station Road.
 - f. The mailbox must meet the U. S. Postal Regulation requirements on height above street and distance from curb.
 - g. Non-ferrous metal fasteners or coated metal fasteners are encouraged to prevent rust.



Figure 2.

- II. Maintenance
 - a. Lot owners must maintain the condition and appearance of mailbox assemblies.
 - b. Flag must be in working condition.
 - c. Mailbox assembly must be reasonably free of rust and other visible signs of deterioration.

Article V

Guidelines for Trampoline Installation and Maintenance

This document defines the guidelines to install and maintain trampolines as required in Article II, Section 5 H of the Declarations. These guidelines apply to trampolines installed or replaced on or after the date of approval of these guidelines.

In addition to the guidelines specified here, all requests for trampolines must be submitted to the Board of Directors using the “Architecture Change Request Form”. Refer to Article I above.

- I. Location:
 - a. Trampoline shall be positioned in the rear of the house reasonably out of view or obscured from view from the street side of the property by mature shrubbery or trees, terrain or fences or other architectural structures approved by the Board. Refer to Figure 3.
 - b. Trampoline shall be setback at least 10 feet from all property lines and existing structures. If lot size or shape prevents lot owner from meeting this requirement, then explanation should be given on Architecture Change Request Form. Lot size limitation does not relieve lot owner of this requirement and circumstances will be considered on a case by case basis.



Figure 3.

- II. Color: Trampolines shall be of a dark color such as black or dark gray.
- III. Installation: Trampolines shall be installed per manufacturers instructions using generally accepted practices and materials.
- IV. Lighting: No lighting shall be installed on any trampoline nor shall any permanent exterior lighting be installed intended to light a trampoline on any lot.
- V. Times of Use: In the spirit of good neighbor cooperation, no use of a trampoline shall cause an annoyance to other neighbors per Article II, Section 2.
- VI. Maintenance

- a. All trampolines regardless of installation date shall be maintained in acceptable condition as determined solely by the Board or its assigned representatives or designees. Acceptable condition includes but is not limited to being maintained rust free, clean, with surface and markings in good condition as seen from the street or from any adjacent property. Nets and jumping surface shall be free from tears and repaired or replaced as necessary.
- b. The Board may demand repair or ultimately removal of any trampoline that is not maintained in acceptable condition as determined by the Board or its assigned representatives or designees.

Article VI

Guidelines for Playset Installation and Maintenance

This document defines the guidelines to install and maintain playsets as required in Article II, Section 5 H of the Declarations. These guidelines apply to playsets installed or replaced on or after the date of approval of these guidelines.

In addition to the guidelines specified here, all requests for playsets must be submitted to the Board of Directors using the “Architecture Change Request Form”. Refer to Article I above.

Definition: A Playset is a permanent or semi-permanent structure that is placed on a lot that serves as play equipment for children.

- I. Location:
 - a. Playset shall be positioned in the rear of the house reasonably out of view or obscured from view from the street side of the property by mature shrubbery or trees, terrain or fences or other architectural structures approved by the Board.
 - b. Playset must be setback at least 10 feet from all property lines and existing structures. If lot size or shape prevents lot owner from meeting this requirement, then explanation should be given on Architecture Change Request Form. Lot size limitation does not relieve lot owner of this requirement and circumstances will be considered on a case by case basis.
- II. Materials:
 - a. Playsets are to be made primarily of wood with other materials acceptable for non-structural components such as slides and canopies.
 - b. Any roof or canopy shall be made from soft material such as canvas or wood.
- III. Color: Playset must be of a natural or wood tone finish which is representative of the character of the Woodmont Community.
- IV. Installation: Playset must be installed in strict accordance with the manufacturer’s instructions.
- V. Times of Use: In the spirit of good neighbor cooperation, no use of a playset shall cause an annoyance to other neighbors per Article II, Section 2.
- VI. Dimensions:

- a. Overall height may not exceed 12 feet.
 - b. The maximum gross foot print as defined by multiplying the largest left to right dimension by the largest front to back dimension shall be 300 square feet.
 - c. When determining gross foot print, no single dimension may exceed 20 feet except that a maximum of one non-structural accessory may be disregarded when computing the maximum length or width, but not both. For example: a playset has a main structural component including swings and “club house” of 19 feet. The maximum width including a wooden climbing board is 12 feet. A slide protrudes in the longitudinal direction from the “club house” 8 feet, making the total length 27 feet. The gross foot print is then 27’ x 12’ or 340 square feet which is larger than allowed. Disregarding the non-structural slide, the gross footprint is 19 feet X 12 feet, or 228 square feet so the playset complies.
- VII. Attachments: No utilities including electrical, phone, water, cable TV, sewer, satellite TV, internet connection or any other utility may be connected to any playset.
- VII. Maintenance
 - a. All playsets regardless of installation date shall be maintained in acceptable condition as determined solely by the Board or its assigned representatives or designees. Acceptable condition includes but is not limited to being maintained rust free, clean, with surface and markings in good condition and free from tears as seen from the street or from any adjacent property.
 - b. The Board may demand repair or ultimately removal of any playset that is not maintained in acceptable condition as determined by the Board or its assigned representatives or designees.