

**WOODLAND OAKS VILLAGE**  
**ARCHITECTURAL CONTROL COMMITTEE (ACC)**

**PURPOSE**

Governing body to ensure all lot owners are in compliance with those Articles in the Woodland Oaks Village's Declaration of Restrictive Covenants and Conditions (DRCC) at that requires ACC approval. (See the DRCC at [http://www.neighborhoodlink.com/Woodland Oaks Village](http://www.neighborhoodlink.com/Woodland_Oaks_Village))

**ACC RESPONSIBILITIES (Per ARTICLE IV of the DRCC)**

- Review and evaluate ACC requests for compliance to established architectural standards; and provide written approval/disapproval to homeowner within 30 days from receipt of ACC Request for Approval.
- Perform fact finding functions regarding an ACC Request for Approval, and interpret any ACC related covenants that may be vague.
- In the event of non-compliance with the DRCC, halt such work through legal means which the first step shall be a written notice requiring a resolution by the homeowner.

Note: The ACC have the right, but not obligation to grant variances/waivers relative to "minor" deviations to the DRCC)

**ACTIONS REQUIRING ACC APPROVAL PER THE DRCC**

- Article IV (4) – No building, fence, or other structure or improvement shall be erected, placed, or altered on any Lot until the plans and specifications are approved in writing by the ACC. Includes the following:
  - Exterior paint colors, materials used, size specifications
  - Every outbuilding, such as storage buildings, gazebos, spas, greenhouses or children's playhouses (ref: Article VI (6), Outbuilding Requirements)
  - Bird baths, lawn furniture/decoration placed on front yard or visible from street (ref: Article XIII (13), Landscaping)
  - Removal of tree larger than four inches (4") in diameter (ref; Article XIII (13))
  - Satellite dishes, antennas, receivers (ref; Article XIX (19))  
*(Note: FCC Rule 47 C.F.R, Section 1.4000 prohibits ACC restrictions that delay or prevent installation or use, and the reception of an acceptable quality signal. However, the ACC standard is for satellite dishes to be installed as close to the rear of house as possible)*
  - Basketball goals or similar sporting equipment placed forty feet (40') from the front property line of any Lot. (ref: Article XXX (30))