

## **WestWinds ECC Guideline for Patio, Sitting/Retaining Wall, and/or Walkway Construction**

Adopted September 21, 2011

Supersedes 10/21/09 and all previous WW ECC Patio, Sitting/Retaining Wall, Walkway Guidelines

### Submission Procedure:

A completed WestWinds Application Form, applicable fee, and all required information requested below must be submitted to the WestWinds Environmental Control Committee prior to construction for review and approval. Provide all pertinent information, photographs, samples etc. to assist the Committee in its review of the application package. Incomplete application submissions may not be accepted and may delay the process or result in disapproval.

The WW ECC Application Information Sheet and Form are located at the back of the WW Community Directory or may be downloaded from the Lake Linganore Association (LLA) web site at [www.lakelinganore.org/WestWinds](http://www.lakelinganore.org/WestWinds) Village/WestWinds ECC Information and Application Form. For information regarding application review fees and submission of more than one application, refer to the WW Application and Post-Application Review Fees Guideline at the above web site.

Homeowners will be notified in writing about the disposition of their application once the ECC review process has been completed. Construction is not to begin until the homeowner receives the written approval from the ECC.

No trees measuring 8" or more in diameter measured at 2 feet off the ground, or more than 20 feet in height may be removed without the written approval of the WVECC. The location of existing tree(s) proposed to be removed must be shown on the Site Plan. Removal of any tree(s) from a property approved by the ECC is to be replaced with a like or similar tree.

### Application Package to Include:

- \_\_\_\_\_ Completed and signed WW ECC Application Form with applicable fee (see above).
- \_\_\_\_\_ Site Plan showing house location and property boundaries, with drawing of proposed project (including dimensions and height of sitting/retaining wall) and distances from property boundaries clearly shown. There is a recorded easement around all lots as shown on the Site Plan. Easements are reserved for the installation and maintenance of utilities and drainage facilities. Keep this in mind when planning your project. Should you encroach on any easements, it is the homeowner's responsibility and expense to reinstall the patio etc. if utility or drainage easement is disturbed.
- \_\_\_\_\_ Drawing, photograph, or manufacturer's brochure illustrating final appearance of proposed project.
- \_\_\_\_\_ Description and color sample of materials to be used such as flagstone, brick, cement, pavers (photos or manufacturers' brochures illustrating materials are acceptable).
- \_\_\_\_\_ Colored photograph of back of house.
- \_\_\_\_\_ Landscape Plan **is** required for sitting or retaining wall (must provide names of shrubbery/trees and include final height/width growth of each).
- \_\_\_\_\_ Landscape Plan **is not** required for a patio and walkway. However, if landscaping is part of the patio and/or walkway project, provide a Landscape Plan with the names of shrubbery/trees and include final height/width growth of each.
- \_\_\_\_\_ Check made payable to WestWinds Village, Inc.

Mail complete application package and fee to the WestWinds Environmental Control Committee, P.O. Box 589, New Market, MD 21774 by the deadline date (refer to the WW ECC Application Information Sheet for deadline date submission requirement).

### **Reference:**

Article VI, Architectural Standards, Section 1 of the WestWinds Covenants states "The WestWinds Environmental Control Committee shall have exclusive jurisdiction over all construction and any and all modifications, alterations, and/or additions thereto, and landscaping on any portion of the Properties."