

WestWinds ECC Guideline for Deck Construction

Revised October 21, 2009 (Originally Adopted February 15, 2006)
(10/21/09 revision supersedes all previous WW ECC Deck Guidelines)

Procedure for Submission:

A completed WestWinds application, 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 will not be accepted, which will delay the process.

The WW ECC Application Information Sheet and Form are located at the back of the WW Community Directory or may be retrieved from the Lake Linganore Association (LLA) web site at www.lakelinganore.org. Click on the WestWinds page and scroll to WW ECC Application Information and 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 receipt of the written approval. In addition to the WW application submission, it is the responsibility of the homeowner to obtain all necessary Frederick County Building Permits and/or variances and observe all zoning ordinances as required by the County.

Application Package to Include:

- _____ Completed and signed WW ECC Application Form with applicable fee (see above).
- _____ Site Plan showing house location with drawing of proposed deck with distances from property boundaries clearly shown. There is a recorded easement around all lots as shown on the Site Plan, which is 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 deck if utility or drainage easement is disturbed.
- _____ Drawing, photograph, or manufacturer's brochure illustrating final appearance of proposed deck (show design of pickets/balusters, trim, railings, steps etc.).
- _____ Elevation drawing of proposed deck illustrating both the sides and back of the lot and indicating the height of deck from ground level.
- _____ Materials list such as pressure treated lumber, composite, aluminum or vinyl, etc. State whether wood will be natural or stained, and if stained, provide color sample.
- _____ Color samples of all materials to be used (manufacturers' brochures illustrating colors are acceptable).
- _____ Photograph of back of existing house to show color scheme.
- _____ Landscape Plan for decks built at ground level is required if landscaping is part of the project. Provide 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).

Note: No trees measuring 8" or more in diameter at 2 feet off the ground and 20 feet or more in height may be removed without the written approval of the WW ECC. All plans must indicate where trees of this nature are proposed to be removed and replaced.

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."