

WestWinds ECC Guideline for Deck Construction

Adopted September 21, 2011

Supersedes 10-21-09 and all other previous WW ECC Deck 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 Village/WestWinds ECC Information and Application Form](http://www.lakelinganore.org/WestWinds%20Village/WestWinds%20ECC%20Information%20and%20Application%20Form). 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.

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.

No trees measuring 8" or more in diameter measured at 2 feet off the ground, or more than 20 feet or more 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 deck (including deck dimensions) 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 deck if utility or drainage easement is disturbed.
- _____ Elevation drawing of proposed deck, illustrating both the sides and back of the lot and indicating the height of deck from ground level. If steps are to be part of deck, include on drawing.
- _____ Drawing, photograph, or manufacturer's brochure illustrating final appearance of proposed deck (i.e., pickets/balusters, trim, railings, steps. etc.).
- _____ Materials list such as pressure treated lumber, composite, aluminum or vinyl, etc. State whether wood will be left 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 depicting 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).

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."