

WestWinds ECC Guideline for Lattice

Adopted August 16, 2006

Any lattice (or similar type of material that serves the purpose and gives the appearance of lattice) installed on a property must be approved by the WW ECC prior to installation. The ECC does not consider lattice an architectural enhancement to the WestWinds community. Therefore, its use will be critically reviewed before approval is granted.

This Guideline is being established to inform residents who are considering alterations to their property that lattice is not a preferred building material within the community. Therefore, requests will be carefully scrutinized to ensure that they architecturally and esthetically conform to the home and/or deck, and do not obstruct neighbor's vista or golf course view. This Guideline is not intended to encourage the proliferation of lattice throughout the community, but rather discourage its use.

In addition, approval of one request does not become the precedent for approving other requests.

Only a vinyl, aluminum, or similar type of material will be considered for approval. Wooden lattice (whether natural, stained or painted) will not be considered.

Procedure for Submission:

Complete a WestWinds ECC Application Form (copy provided in the WW Community Directory or download Form from the LLA web site: www.lakelinganore.org. Under Villages, click on WestWinds to access ECC Information and Application Form.

Request to include:

1. Picture or photograph of proposed project.
2. Picture or photograph showing color scheme of existing house.
3. Material to be used, and provide color sample if other than white.
4. Landscaping plan, if landscaping is part of project, with detailed information regarding plant material type and final height/width growth.
5. Application fee of \$20 (make check payable to WestWinds Village, Inc.).

Mail complete application package with check to the WestWinds Environmental Control Committee, P.O. Box 589, New Market, MD 21774.

Listed below are attributes of an application that would be considered for ECC approval:

1. Structural design is in consonance with house and/or deck.
2. Color of lattice matches color scheme of house and/or deck.
3. Lattice architecturally and esthetically conforms to the home/deck design.
4. Placement of lattice does not obstruct neighbor's vista or golf course view.

Conditions of Approval:

1. Must be maintained.
2. Cannot be used as a storage facility to conceal garden/lawn equipment, children's toys, etc.

Lattice so identified will be considered a violation.

References:

Amended Declaration of Covenants, Conditions and Restrictions for WestWinds Village dated 12/2/92:

Article VI, Architectural Standards, Section 1, Environmental Control Committee, item C, states that the Environmental Control Committee ("ECC") shall have exclusive jurisdiction over all construction (including original construction and any and all modifications, alterations and/or additions thereto) and landscaping on any portion of the Properties. Item D states that the ECC shall also have exclusive jurisdiction over all modifications, additions, or alterations made to existing Residential Units or other structures and improvements made on the Improved Lots, Vacant Lots or the Lawn and Garden Areas appurtenant to such Residential Units.