

## Understanding Elements and Architectural Review

Woodlake is unusual because it is a condominium, but the units are constructed as townhomes. Therefore, each condominium has a small amount of outdoor space associated with it (“appurtenant” in the legal terms of the declaration).

There are three types of space in Woodlake:

1. The apartment, or the unit from the walls in and including your windows
2. The common areas, which are owned by the community and are for all to use and enjoy, and
3. The limited common areas, which are owned by the community but intended for a unit owner’s enjoyment and use

You may do pretty much anything you like to the inside of your unit at your own expense as long as it doesn’t bother or endanger the occupants of other units. Note that the declaration specifies that owners must maintain windows and screens in good condition.

You may not make any changes to the common areas.

The limited common areas, pink in the diagram, are a combination of the two: You do not own the limited common areas, including the fenced areas outside your apartment. They are owned by the community, **but** they are reserved for your use and enjoyment. However, you may not alter them without an Architectural Review approval by the Association. (Of course, you must get permits if required by the city and/or county as well). Any additions or changes made in the limited common areas are the homeowner’s responsibility and the maintenance crew will *not* take care of them in any way.

Architectural Review application forms may be found on the association website. The board votes on them at regular monthly meetings, so be sure to submit them well in advance. Reasons an AR application may be denied include but are not limited to:

- Not consistent with the look of the community as a whole; may affect value of property
- Interferes with irrigation (sprinklers) or drainage
- Plantings of trees or large bushes that will grow too large and may affect the buildings, foundations, or sidewalks when grown
- Dangerous (may blow away in a hurricane, for example)

**Items Requiring an AR application:**

- New planting beds or borders
- Changing mulch type in existing beds
- New bushes or trees
- Planters or outdoor furniture
- Pavement or gravel\*
- New drains
- New gutters/downspouts
- Ditches
- Sprinklers
- Decorative statues
- Gazebos, porticos, sheds, or any other structure
- Jungle gyms or play houses
- Boulders, pavers, or large stones
- Any item mounted on the walls or fences\*\*

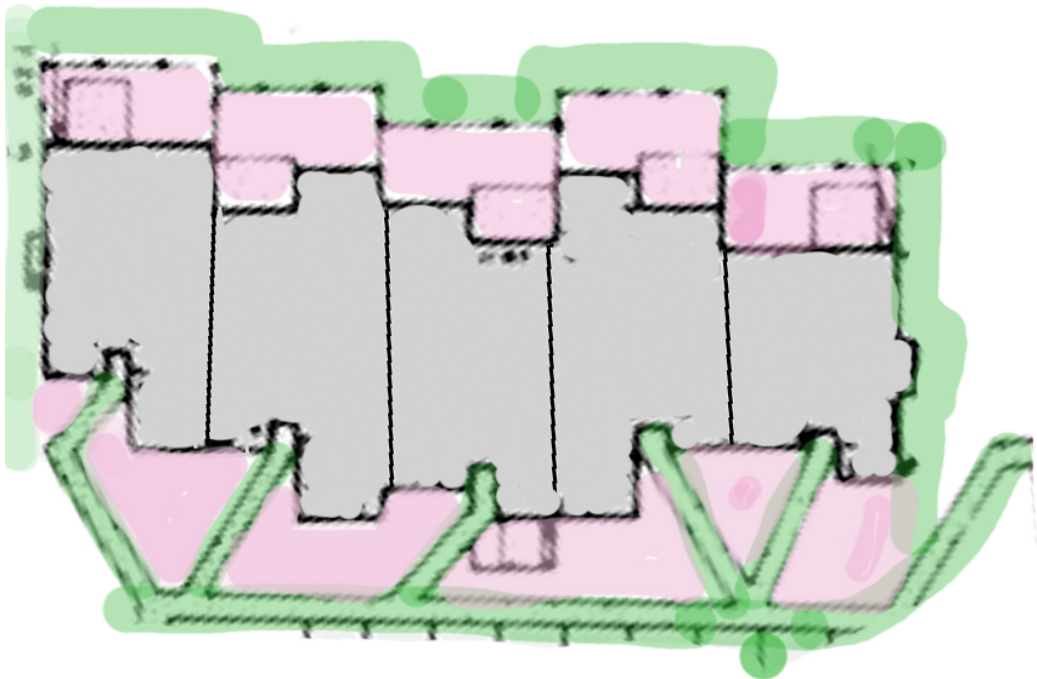
\*No impermeable pavement allowed (must absorb rain water)

\*\*Items mounted by drilling or nailing into walls or fences will not be approved

**Items not requiring an AR application:**

- New plants or flowers in existing beds
- Refreshing existing mulch or gravel
- Trimming existing bushes or trees
- Replanting existing planters with similar sized plants
- Cleaning or repairing drains or gutters
- Touching up existing paint with approved colors (on website)

# WOODLAKE ILLUSTRATION OF UNIT ELEMENTS



- COMMON ELEMENTS (NO ALTERATIONS)
- LIMITED COMMON ELEMENTS (ARC REVIEW NECESSARY)
- APARTMENTS (INCL. WINDOWS)