

YORK WOODS COMMUNITY ASSOCIATION **ARCHITECTURAL REVIEW COMMITTEE**

As established by the Declaration of Protected Covenants on October 4, 1962

Revised October 20, 2016

INTRODUCTION

The York Woods Community Association (YWCA) was incorporated to enforce the Declaration of Protective Covenants. The general purpose of the declaration is to insure the proper use and appropriate development and improvement of York Woods and every part thereof; to protect the owners of property therein against such improper use of surrounding lots as may depreciate the value of their property; to guard against the erection thereon of buildings built of improper or unsuitable materials; to insure adequate and reasonable development of said property; to encourage the erection of attractive improvements thereon, with appropriate locations thereof; to prevent haphazard and inharmonious improvement; to secure and maintain proper setbacks from streets, and adequate free spaces between structures; and in general to provide adequately for a highest type and quality of improvement in York Woods; and to insure desired high standards of maintenance and operation of community facilities and services benefited to all owners of property by maintaining and promoting the desired character of the entire York Woods and convenience to all residents

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee (ARC) was created by the authority of Article V of the Declaration of Protective Covenants. It exists to provide guidance and give approval of improvements within York Woods. It consists of five, YWCA Board appointed, members of the YWCA.

PROCEDURE

All plans, specifications and other material shall be filed in the office of Oak & Dale Properties, Inc. (www.oakanddaleproperties.com) for referral to the Architectural Review Committee. The ARC's approval or disapproval on matters required by this Declaration shall be by majority vote of the ARC. A report in writing setting forth the decisions of the ARC and the reason thereof shall thereafter be transmitted to the applicant by the ARC within 30 days after the date of filing the plans, specifications and other material by the applicant. The ARC will aid and collaborate with the prospective builders and make suggestions from preliminary sketches. Prospective builders are encouraged to submit preliminary sketches for informal comment prior to the submittal of architectural drawings and specifications for approval. *Any decision of the ARC may be appealed to the YWCA Board, which has the ultimate governance authority in the Association.*

FAILURE TO APPROVE

In the event: (a) the ARC fails to approve or disapprove within 30 days after submission, of the final plans, specifications and other material, as required in this Declaration; or (b) no suit to enjoin construction has been filed within 30 days after commencement of such construction, approval shall not be required and the related requirements of this Declaration shall be deemed to be complied with.

ARCHITECTURAL CONTROLS

No building, fence, wall or other structure shall be commenced, erected, or maintained, nor shall any addition to or change or alteration therein be made, except interior alterations, until the construction plans and specifications, showing the nature, kind, shape, height and materials, color scheme, location on lot and approximate cost of such building or other structure, and the grading plan and landscape plan of the lot to be built upon shall have been submitted to and approved in writing by the ARC. The ARC shall have the right to refuse to approve any such construction plans or specifications, grading plan, or landscape plan, which are not suitable or desirable, in the opinion of the ARC, for aesthetic or other reasons; and in so passing upon such construction plans and specification, grading plan or landscape plan, the ARC shall have the right to take into consideration the suitability of the proposed building or other structure with the surroundings, and the effect of the building or other structure on the outlook from adjacent or neighboring properties. In no instance shall a building of a design exactly the same as any other in York Woods be permitted except as permitted by the ARC. It is understood and agreed that the purpose of architectural controls is to secure an attractive, harmonious, residential development having continuing appeal. In consideration of the eventual overall aspect of the community, the ARC will be guided by the principal that the exterior surface of the structure will have a substantial area in white material. The quality of architectural design will be considered in relation to this principle. (The interpretation of "white" above is neutral or light.)

GENERAL RESTRICTIONS

All lots in York Woods shall be used for private residence purposes and all garages must be attached with no more than four parking spaces.

Front and back setbacks are 40 feet and side lot setbacks not adjoining a street are 12 feet.

The 30 foot height restriction in the Declaration of Protective Covenants is understood as an incorporation of the then current Village Code limitation and therefore, the height limitation is to be the same as the current Village Code limit.

The above restrictions are not inclusive and further restrictions may be found in the Declaration of Protective Covenants.

HOMEOWNER INFORMATION:

Name: _____

Address in York Woods: _____

Alternate address (if any): _____

Phone Number: _____ Cell Number: _____

Email address: _____

Signature of homeowner: _____

Date: _____

Nature of work:

Builder/Contractor Information

Builder/Contractor Name: _____

Address: _____

Phone: _____ Email address: _____

Date work to commence: _____

Date work to be completed: _____

This section to be completed by ARC Committee/Management.

Date of submission to ARC: _____

Date ARC reviewed plans and application: _____

Submission approved: _____ Date: _____

When presenting the above requested material and information, please submit the review fee of \$50.00 made payable to: York Woods Community Association. This fee will help defray the costs incurred with our management company while working on your project. **Please also submit (5) full sized sets of building plans (exteriors only).**

Thank you for your help in assisting the Committee with its work.

Please address all questions to:

Iris Rodriguez at Oak & Dale Properties – (630) 323-8810, Ext.6

Fax to (630) 323-8910

irodriguez@oakanddaleproperties.com