

APPLICATION FOR APPROVAL TO MODIFY HOME OR PROPERTY

Wood Fern CAI

2002 W. Grand Parkway N. Suite 100
Katy, Texas 77449
Phone: 281-870-0585
modifications@stservices.com

OWNERS NAME: _____ HOME PHONE: _____

ADDRESS: _____ WORK PHONE: _____

CITY: _____ ZIP: _____ CELL PHONE: _____

ALTERNATE ADDRESS / E-MAIL ADDRESS: _____

In an effort to protect the homeowner's rights and property values, it is required that any homeowner considering any change or addition to their home OR property which would effect the exterior appearance **MUST** submit their request in writing to the Architectural Review Committee **PRIOR** to initiating any change or addition. If any change is made that has not been approved, the Association has the right to ask the homeowner to remove the improvement from the property.

PLEASE STATE PROPOSED CHANGE OR ADDITION(S) _____

A LOT SURVEY OF THE PROPERTY INDICATING THE LOCATION OF THE PROPOSED ADDITION, MODIFICATION OR STRUCTURE MUST BE ENCLOSED, ALONG WITH SPECIFIC DETAILS OF MATERIALS, COLOR, AND DIMENSIONS, INCLUDING HEIGHT.

YOUR LOT SURVEY SHOULD HAVE BEEN PROVIDED AT YOUR CLOSING. IF A LOT SURVEY CANNOT BE PROVIDED, PLEASE SUBMIT A DETAILED DRAWING OF THE PROPERTY SHOWING THE LOCATION OF THE HOME AND EASEMENTS. THE PLACEMENT OF THE IMPROVEMENT MUST BE SHOWN INDICATING THE DISTANCE FROM SIDE AND/OR REAR FENCING.

IF THE PROPOSED IMPROVEMENT HAS A ROOF, PLEASE SUBMIT AN ELEVATION DRAWING SHOWING HOW THE STRUCTURE WILL LOOK FROM A SIDE AND REAR VIEW.

NO LOT SURVEY IS REQUIRED FOR PAINTING, STAIN, SIDING OR ROOF REPLACEMENT. COLOR SAMPLES / PHOTOS ARE REQUIRED FOR PAINT/STAIN – LIST MANUFACTURE / COLOR NAME / COLOR CODE

MATERIAL TO BE USED: _____

DIMENSIONS: **HEIGHT** _____ **WIDTH** _____ **LENGTH** _____

I understand that the Committee will act on this request as quickly as possible and contact me in writing regarding their decision. Further, I understand that it is my responsibility to ensure compliance with all applicable governmental ordinances, codes, permits, etc. affecting such improvement(s). I agree not to begin any improvements until the Committee notifies me of their approval.

FAILURE TO SUBMIT THE SURVEY AND ALL REQUIRED INFORMATION MAY RESULT IN A DELAY AND/OR AUTOMATIC DISAPPROVAL OF THE APPLICATION.

HOMEOWNER SIGNATURE **DATE** **CONSTRUCTION START/COMPLETION DATE**

PLEASE REVIEW INSTRUCTION SHEET FOR THE REQUIRED INFORMATION FOR THE PROPOSED CHANGE OR IMPROVEMENT.

PLEASE E-MAIL OR CALL WITH ANY QUESTIONS.

PLEASE KEEP INSTRUCTIONS FOR FUTURE APPLICATIONS

FAILURE TO SUBMIT ALL REQUIRED INFORMATION CAN RESULT IN THE APPLICATION BEING RETURNED DENIED UNTIL ALL INFORMATION IS PROVIDED. EVERY EFFORT WILL BE MADE TO NOTIFY APPLICANT OF ANY LACKING INFORMATION. THE ARCHITECTURAL CONTROL COMMITTEE WILL REVIEW EACH SUBMITTAL AS QUICKLY AS POSSIBLE UPON RECEIPT OF ALL REQUIRED INFORMATION.

- 1) If you are applying for a structure (**PATIO COVER, ARBOR, GAZEBO, STORAGE SHED, ROOM ADDITION, ETC.**) you must submit plan and elevation drawings showing how the structure will look. Indicate size, overall height, color, materials and roofing. Copy of any permits if applicable. Show placement on the Lot survey and access route to rear of property if applicable.
- 2) If you are applying for play structures (**PLAY STRUCTURE, SWING SET, TRAMPOLINE, BASKETBALL GOAL, ETC.**) you must submit a photo, brochure or drawing. Indicate size, height, color, materials, etc. and show location on Lot survey.
- 3) If you are applying for a **POOL/SPA** you must submit detailed drawings of pool and indicate on Lot survey the location of pool, pool equipment and drain lines. Access to rear of property must be indicated on Lot survey.
- 4) If you are applying for exterior **PAINTING OR SIDING** submit sample(s) of paint color and location of the color such as "trim", "body", "shutters", etc.; and for siding, product information from the manufacturer. Supply photo of home showing present color, brick, stone, rock, etc.
- 5) If you are applying for a new **ROOF** please submit manufacturer's name / product name / color name / length of warranty/ specify dimensional or high definition. A color brochure or small sample may be requested if it is an uncommon manufacturer or product.
- 6) If you are applying for new **DOORS, STORM DOORS, OR WINDOWS** please provide photo or brochure of the product and explain the location on the home.
- 7) If you are applying for **SOLAR SCREEN/WINDOW TINTING** please provide material data and samples and explain the location on the home.
- 8) If you are applying for **SECURITY CAMERAS, SECURITY GATES/SECURITY BARS** please submit drawing indicating design, size, color, and indicate placement on Lot survey; for cameras, show direction aimed.
- 9) If you are applying for **DECKING/PATIO** please indicate location on Lot survey, materials to be used and height of decking off adjacent ground.
- 10) If you are applying for **CONCRETE WORK/PAVERS, ETC.** (sidewalks, driveway extension, etc.) indicate location on Lot survey. Provide dimensions of improvement, dimensions from side Lot line(s), and description of materials. Provide a color brochure if applicable.
- 11) If you are applying for **LANDSCAPING OR TREE REMOVAL/REPLACEMENT** please submit a plant list indicating plant type, size at maturity and indicate placement on Lot survey.
- 12) If you are applying for **FENCING/GATES** please indicate height and materials, provide a drawing for each. Indicate location on Lot survey.
- 13) If you are applying for **YARD DECORATIONS** (birdbath, benches, statues, signs, lighting, etc.) submit photo or brochure, list dimension. Indicate location on Lot survey.
- 14) If you are applying for **SOLAR ENERGY DEVICES**, please provide a photo, description and/or brochure and indicate size, height, color, materials and show location on lot survey. **If the chosen location does not comply with guidelines, please provide energy analysis for the location that is most efficient.**
- 15) If you are applying for a **FLAG POLE**, please submit height, material, installation specifications, and brochure and indicate location on lot survey. Also submit the size and type of flag(s) to be flown.

PLEASE FORWARD APPLICATION AND SUPPORTING INFORMATION TO THE CONTACT CHOICE(S) ON THE APPLICATION FORM

**WOOD FERN COMMUNITY ASSOCIATION, INC.
APPROVED ARCHITECTURAL GUIDELINES**

All buildings, structures and other improvements to be altered, constructed, erected or placed on a lot in the subdivision must be approved in writing by the Architectural Control Committee prior to the commencement of any work. Improvements requiring prior Architectural Control Committee approval include, without limitation, swimming pools, decks, roofs, patio covers, storage buildings, mailboxes and exterior painting.

MAILBOXES - BLACK

Replacement mailboxes must be compatible with the exterior design of the subdivision and kept well maintained.

**DRIVEWAYS/WALKS
CURBS**

Natural concrete with clear sealant

**SIDING/TRIM/GUTTERS
GARAGE DOORS**

Siding, trim, gutters and garage doors must be in matching color. The following are approved current paint colors for Wood Fern:

Sears Weatherbeater flats

Mocha Beige #JJ061

Cobblestone #JJ142

Wheatfield Beige #II141

Grosvenor Beige #JJ072

Cornfield #JJ121

Wheatfield #JJ111

Glidden

Basic Beige

The Architectural Control Committee may approve other comparable colors deemed by it to be consistent with the color scheme of the subdivision.

FENCES

Natural wood, brick or decorative wrought iron.
No chain link.

GATES/BURGLAR BARS

Painted black or dark brown.

**PATIO COVERS/PORCHES/
DECKS`**

Plans and elevations including materials and finishes need to be furnished with application.

ROOFING MATERIAL

Weathered Wood

GENERAL NOTES:

Shrubs and trees are to be well maintained and trimmed. Lawns are to be mowed, edged and trimmed to present a neat appearance. Shrub areas, flower beds, sidewalk and driveway expansion joints should be free of weeds.

Approval by the ACC does not imply that the requested modification is in compliance with county building or zoning codes.

Applications for improvements may be obtained by contacting the Association's current management company.