



THE WOODLANDS

Architectural Control Committee

Application For Approval to Modify House/Lot

Lot #: _____

Date: _____

Lot Owner Information:

_____	_____	_____	_____
Name		Phone	E-mail
_____	_____	_____	_____
Address	City	State	Zip Code

The purpose of the Architectural Control Committee approval process is to enhance and protect our property values by maintaining high standards of development throughout our community and assist property owners in complying with the POA Covenants, Conditions, and Restrictions (CC&R's).

CC&R Section 6.18, Section 2

No residence, structure or improvement of any kind or nature, or any fence or barrier shall be commenced, erected, placed, moved onto, or permitted to remain on any of the Lots, nor shall any existing structure, improvement, fence or barrier upon any Lot be altered in any way which materially changes the exterior appearance thereof, without the written consent of the Committee; nor shall any new use be commenced on any Lot without the written consent of the Committee. Plans and specifications of all such improvements and uses shall be submitted to and may be retained by the Committee. They shall be in such form and shall contain such information as may be required by the Committee, but in any event shall include, without limitation, (1) a building plan and site plan showing the floor plans, exterior elevations, color scheme, kind, shape, height, materials and location with respect to said Lot (including proposed front, rear and side setbacks) of all structures, fences or barriers, and location of all parking spaces and driveways on the Lot and the proposed surface thereof, and (2) grading and landscape plans.

Please refer to the Declaration of Covenants, Conditions and Restrictions (CCRs) for additional requirements.

This approval process is needed for the following modifications of your house or lot AFTER house construction has been completed, including but not limited to the following items that must be approved prior to start of modifications:

- Fences/Walls
- Outbuildings: Metal Machine Buildings/Sheds/other detached structures
- Tree Clearings (not including nuisance or threatening trees)
- Additional driveways or parking areas
- Home Additions
- Impediment or modification of existing drainage along roadside and/or changes impacting drainage into a neighboring lot

The following types of additions need to be approved only if visible from the street:

- Pools/Spas
- Hardscape: retaining walls, concrete pads, pavers, sidewalks, stairways, barbeques, fire pits etc.
- Gardens
- New Trees
- Yard art work, metal art, statues, sculptures, fountains etc.
- Flag poles
- Yard Furniture

Note: Mail boxes and supports do not need to be approved by the Architectural Control Committee at this time but may be in the future. All mail boxes must comply with the United States Postal Service's size and construction standards. If you construct your own mail box and support, such as a brick or stone pillar, it must meet the Postmaster General's standards.

Please refer to the CC&R's document located on the POA Member's page at www.thewoodlandsofnashville.com/residents for additional guidance and restrictions on many items not listed in this application, such as car ports, fire pits, vehicle storage, etc.

Please allow 30 days for project approval.

1. Project Overview:

a. Project title: _____

b. Will project be visible from street? ____Yes ____No

c. Description of project:

2. Required Documentation for Approval: Attach drawings and pictures as needed.

- a. Site Plan - scale drawing of lot showing orientation of existing house and proposed changes. Graph paper, showing lot lines and house location hand drawn to approximate scale is acceptable.
- b. Additional detailed specifications of changes including dimensions and materials to be used if not specified in project description
- c. Photograph or brochure of proposed project (such as type of fence or building from the manufacturer of similar finished project pictures).

How to Submit:

Mail paper submissions to: Woodlands POA
PO Box 1875
Dickson TN 37056

E-Mail submissions to: TheWoodlandsofNashville@gmail.com

Note: Structures must be kept out of property line easements, which are 30 feet from the road and 15 feet from side and back boundaries. If the property lot lines are not known, a lot survey may be required to obtain approval.

Compliance: Any structures within the Woodland POA must comply with all applicable city, county, state and zoning code requirements as well as POA CC&R's. Approval of property modification by the Architectural Control Committee is not representation that the work is in code compliance.

THE REVIEW IS SOLELY TO DETERMINE THAT THE PROPOSED CONSTRUCTION COMPLIES WITH THE BASIC REQUIREMENTS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS. Neither the Association and/or Committee, its officers, agents or employees, nor any member of the Association and/or Committee including Studio Four Design shall be responsible or liable in any way for any defects in any plans, specifications or information submitted for approval, or for any defects in any work done according to such plans, specifications or information. Further, approval by the Association and/or Committee shall not be deemed to represent or warrant to any person that the proposed construction complies with applicable codes and laws, nor the quality, function or operation of the proposed construction, or of any construction, workmanship, design, engineering, materials or equipment. Neither the Association and/or Committee, its officers, agents or employees, nor any member of the Association and/or Committee including Studio Four Design shall be liable in damages or in any other respect to anyone submitting proposed construction for

approval, or to the Undersigned, or to any other person having any interest in any of the Property or proposed construction, by reason of mistake in judgment, negligence, misfeasance or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such proposed construction. By submission of such proposed construction, each of the Undersigned hereby releases and agrees to hold harmless and to defend the Association and Committee, its officers, agents, and employees and all members of the Committee from any such alleged liability, claim and/or damage including attorney's fees.

I agree to notify the Architectural Control Committee within 30 days of project completion and allow for an on-site inspection to ensure compliance. I understand I have 30 days to remedy any out-of-compliance conditions provided in writing by the committee. The Architectural Control Committee will provide a written approval letter upon inspection to conclude the approval process. Note: the POA Covenants, Conditions, and Restrictions (CC&R's) provide for POA on-site inspections for approval purposes.

Owner's Signature

Date

What to expect next:

If additional information is required, a member of the Architectural Control Committee will contact you.

If approved, you will receive an e-mail confirming approval, please do not start project construction until approval is obtained.

Once completed, please contact your Architectural Control Committee member at TheWoodlandsofNashville@gmail.com for final inspection.