

Woodridge Lake Property Owners' Association, Inc.

Environmental Control Committee Guidelines Summary

The developer of Woodridge Lake filed Deed Restrictions with the Town of Goshen in order to preserve the character and aesthetic of the community. The Declaration of Restrictions and the Bylaws form the bases by which this community is to be run. The Environmental Control Committee (ECC) was established to provide a means to ensure the continued beauty of our lake and surrounding environment. The ECC guidelines are provided in the Woodridge Lake Property Owners' Association, Inc. Information Packet provided to you at the time of your home purchase here in Woodridge Lake. We strongly urge you to review these guidelines before making any changes to your home and surrounding grounds.

We would like to remind you of some key guidelines below:

Work Hours for Property Improvements

Work hours for construction, property improvements and tree removal are limited to ***Monday through Saturday, 8 AM to 5 PM. No work may be performed on Sundays and Holidays.***

Work Hours for Landscaping/Lawncare

There are no restrictions for landscaping performed by homeowners.

Work hours for landscaping/mowing performed by contractors is limited to:

May 1st to October 1st Monday through Saturday 8 AM – 7 PM

October 2nd to April 30th Monday through Saturday 8 AM – 5 PM

Fences/Signs

Fences are prohibited unless granted a special exception by the ECC.

Signs of any kind are prohibited unless granted a special exception by the ECC (i.e. realtor open house, pesticide application, alarm system signs).

Trash Container Regulations

Trash containers should not be placed earlier than 6 AM on the day prior to a scheduled pick-up, and must be removed by 5 PM on the day following pickup. Large items such as furniture, appliances etc., require special pickup from your trash vendor and must not be left out on the road.

Tree Removal Restrictions

No live or dead tree over 3 inches in diameter measure at 18 inches above the base can be removed without prior written approval.

All property owners must complete a Tree Removal Form requesting authorization to remove trees. A representative from the ECC will then inspect the tree and tag for removal.

Trees that may be removed upon ECC Approval:

1. Any tree having its trunk within 15 ft. of the foundation.
2. Trees within the course of the driveway or turn-around space.
3. Any tree which is known to be dead or deceased.
4. Trees that may be considered hazardous to the dwelling.

Property Improvements and/or Repairs

According to the Bylaws and Deed Restrictions any **improvement** or **construction** to a Woodridge Lake property requires an Application to the Environmental Control Committee.

The ECC meets the second Saturday of every month. All new applications with required attachments, deposits and fees must be received no later than ten (10) days prior to the meeting.

Typical Property Improvements requiring a complete ECC Application include but are not limited to:

1. New Construction / Enclosed Additions.
2. Windows / Doors – New or changes to color and/or style.
3. Garages / Sheds – New.
4. Decks – New or changes to footprint.
5. Swimming Pools / Hot Tubs.
6. Docks / Shoreline Rip-rap / Lake Bottom Barriers.
7. Fuel Tank Installation.
8. Generators / AC Unit Installation.
9. Solar Panels / Satellite Dishes Installation.
10. Roof Changes – Material, Color and/or elevation.
11. Driveway Paving/Resurfacing and changes including material and/or layout and drainage.
12. Patios/Walkways – New or changes to footprint.
13. Major Landscaping and grade changes.

Typical Ordinary Repairs or Maintenance requiring a Repair/Notification Form include:

1. Replacement of gutters, skylights, windows, doors, with the same size, style, material and/or color.
2. Replacement of screened porches, deck, stairs with same footprint and color.
3. Repainting home and any outbuilding. Color sample must be provided. **Note: Color choices should conform to the natural aesthetic of the community.**
4. Replacing roof with same shingle and color.
5. Replace walkways within original footprint.
6. Landscaping repairs.