

# Woody Creek Recreation Association Architectural Review Form

Name of Homeowner(s): \_\_\_\_\_

Address: \_\_\_\_\_

Description of project; please attach drawings also:

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I/We submit this project for review to Woody Creek Recreation Association, Inc. I/We understand that, regardless of any approvals by WCRA, I/we will be responsible for easement access in section IV.1 (below), up to possible removal of any landscaping, fences, or structures in the designated easement area. We also acknowledge that our project cannot infringe the right of way access of 25 feet from the street centerline since that represents the limits of our property. (See plat maps at this link: <https://sugarcreekinfo.org/covenants-sc2/> .)

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## Authority of the Architecture Committee per Covenants, section III:

“2. No improvements or buildings shall be erected, placed or altered on any lot or lots until and unless the building plans, specifications and plot plan showing the proposed type of construction, exterior design and location of such residence have been approved in writing as to conformity and harmony of external design and consistence with plans of existing residences or other buildings and as to the location of the structure with respect to topography and finished ground elevation, by the Architectural Committee.

3. In order to prevent duplication of buildings or improvements to be constructed in this section or adjacent section, the Committee is vested with full authority to approve or disapprove plans for the construction of any building or improvements with its major features so similar to an existing building or improvement as to be construed as a practical duplication thereof in the discretion of the Committee.”

Continuing...

Architecture Committee review vs Covenant articles:

I.2. "No trailer, basement, tent, shack, garage, barn, or other outbuildings erected upon any lot shall at any time be used as a residence either temporarily or permanently. No structure of a temporary nature shall be used as a residence."

Covenant violation: YES NO

Discussion: \_\_\_\_\_

Exception granted: YES NO

Discussion: \_\_\_\_\_

I.6. "The total area of all driveways shall be paved by plant mix concrete or asphalt."

Covenant violation: YES NO

Discussion: \_\_\_\_\_

Exception granted: YES NO

Discussion: \_\_\_\_\_

II.1. "No building shall be erected on any lot nearer to the front lot line than the building setback line as shown on the recorded Plat. No residence shall be nearer to any side lot line than a distance equal to 10% of the width of the lot measured at the building setback line."

Covenant violation: YES NO

Discussion: \_\_\_\_\_

Exception granted: YES NO

Discussion: \_\_\_\_\_

Continuing...

II.5. "No garage or other outbuilding more than two stories in height shall be erected upon any numbered lot. The entrance to a garage shall not face the street or be cater-cornered thereto unless it has doors. The entrance to all carports shall face the rear of the side of the lot, except on corner lots in which case the entrance must be from the rear."

Covenant violation: YES NO

Discussion: \_\_\_\_\_

Exception granted: YES NO

Discussion: \_\_\_\_\_

II.6. "No above ground swimming pools may be constructed on any numbered lot of Map 1, Section 2 of Sugar Creek or Map 3, Section 2 of Sugar Creek."

Covenant violation: YES NO

Discussion: \_\_\_\_\_

Exception granted: YES NO

Discussion: \_\_\_\_\_

IV.1. "An easement is reserved over the rear and side lot lines five feet in width on each lot for the installation, operation and maintenance of utilities and for drainage purposes. Such easement across the lots as are shown on the recorded Plat are also reserved.

The right is further reserved within the five foot easement for grade changes and tree removal, if necessary, for the purpose of proper landscaping and drainage, all subject to the approval of the Architectural Committee."

Covenant violation: YES NO

Discussion: \_\_\_\_\_

Exception granted: YES    NO

Discussion: \_\_\_\_\_

Continuing....

The Architecture Committee of Woody Creek Recreation Association, Inc, hereby

ACCEPTS

REJECTS

the proposal for the reasons in the above review.

Date: \_\_\_\_\_

Members active on review process:

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Please submit to Ann Myers ([davidandann.myers@gmail.com](mailto:davidandann.myers@gmail.com)) or Haley Michael  
([Haley.s.michael@gmail.com](mailto:Haley.s.michael@gmail.com))