

# The Villages of Woodland Springs Design Guidelines

**PLEASE NOTE: Failure to obtain ACC approval could result in the homeowner being forced to remove all unapproved items or completed projects.**

## General information

- **Homeowners must obtain Architectural Control Committee (ACC) approval prior to beginning any project even if the project or item appears to meet all guidelines.**
- **It is the homeowner's responsibility to understand if their project requires a city permit and obtain one if necessary.** <https://www.fortworthtexas.gov/departments/development-services/permits/residential-information>
- Projects and items must be submitted to the ACC in accordance with the terms and provisions of the Declaration, these Guidelines, and/or any other applicable rules and regulations of the Association. Projects and items must be submitted on association provided forms and include all required documentation which, depending on the project, may include diagrams, survey, color chart, neighbor approval forms, etc.
- The ACC is allowed sixty (60) days after the date of actual receipt of requests complete with all required documents, drawings, plans, permits, drainage plans, etc. for review pursuant to the governing documents. The ACC will strive to resolve requests within fourteen (14) business days. However, facts and circumstances will not always permit the ACC to adhere to such a timeline. If a response is not received from the ACC within fourteen (14) business days, it does not mean the project has either been approved or denied. If fourteen (14) business days have elapsed since submission or if there are any questions about the status of a project request, the homeowner should check the status of their request in Connect Resident Portal at <https://thevillagesofwoodlandsprings.connectresident.com/>. Notwithstanding the foregoing, and in accordance with the Declaration, if the ACC fails to respond in writing - negatively, affirmatively, or requesting information - within sixty (60) days after the ACC's actual receipt of the owner's application, the owner may submit a second request for processing of its original application. If the Board fails to respond within forty-five (45) days after the Board's actual receipt of the owner's second request, the owner's application is deemed approved.
  - Any modifications or changes of an approved set of plans and specifications shall be resubmitted to the ACC for inspection and approval.
- Projects and items must be consistent with neighborhood norms and standards.
- **Subject to the provisions of Section 5.3 of the Declaration, no modification of any type may alter the drainage plan. Drainage encroachment on another property shall be considered a civil matter between such owners.**
- All items including homeowner or original builder changes and improvements must be maintained in good repair at all times.

## Air conditioners

No air-conditioning apparatus shall be installed on the ground in front of a residence or attached to any front wall or window of a residence, and no evaporative cooler shall be installed on the front wall or front window of a residence. All air-conditioning equipment must be installed in the rear yard or on the side yard screened from the street view or streets fronting the Lot on which it is placed.

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## **Awnings**

May be allowed but must be pre-approved by the ACC.

## **Window Treatments.**

Without the ACC's prior written approval, the color of all interior window treatments within the dwelling that are visible from the street or another dwelling must appear to be white or a light neutral color, such as cream, beige, or gray. Installation and use of solar screens is permissible as long as the color appears to be black, brown, cream or white from the exterior of the home.

## **Athletic & Sports Equipment**

Portable (not attached) pole-style basketball hoops and other athletic/sports equipment will be allowed on the Property provided they comply with the following requirements:

- a. Must not be placed in a location that causes play to occur in the street.
- b. Cannot block the sidewalk.
- c. May not be placed in the street however temporary use in cul-de-sacs is permissible
- d. Must be kept in good condition at all times:
  1. Nets replaced when tattered
  2. Poles painted as needed
  3. Backboards not broken or cracked

Equipment may not be attached, mounted, or permanently installed in front or side yards at any time. If at any time the equipment becomes unsightly or does not comply with the above mentioned guidelines, you will be required by the ACC to make the necessary adjustments or remove the equipment from your property, determination of which will be made at the sole discretion of the ACC. The ACC may impose additional restrictions on a case-by-case basis, should the need arise.

## **Bird houses and feeders**

- May be placed at the top of a pole (maximum 20 feet) but only in the rear of the home.
- If placed in the front yard they must conform to the size guidelines as stated in the general guidelines above.
- All such bird houses and feeders are subject to prior approval of the ACC.

## **Doors**

Unlike colors for homes in the VOWS Community, the color of one's front door is viewed differently by the ACC. For this reason, colors that are not permitted for homes may potentially be used for someone's front door.

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- Approved Solid Door Colors are as follows:
  - Blue
  - Yellow
  - Green
  - Red
  - Brown
  - Gray
  - Black

Regardless of the use of an 'Approved' color, prior written approval of the ACC is still required for such improvements.

- Unauthorized Door Colors are as follows:
  - Pink
  - Neon Colors of any variation
  - Multicolored Doors

### **Doors - Garage**

- Replacement doors must be similar in style and material to the original door.
- Garage doors should be the same color as the trim of the home.
- The following exceptions may be requested:
  - replacement doors may include windows in the top panel.
- Any changes made to a door must be pre-approved by the ACC.

### **Driveway**

The driveway portion of a Lot may not be used for any purpose that interferes with its ongoing use as a route of vehicular access to the garage. Without the Board's prior approval, a driveway may not be used:

- (1) for storage purposes, including storage of boats, trailers, and inoperable vehicles; or
- (2) for repair or restoration of vehicles other than routine short-term maintenance.

### **Fences and Walls**

This Section is subject to the ACC's right to adopt additional or different specifications for construction or reconstruction of fences. Any fence or wall must be constructed of masonry, brick, wood or other material approved by the Association. No chain link fences are permitted (except baseball fields). No fence or wall shall be permitted to extend nearer to any street than five feet (5') **back** from the front of any residence. However, all side yard fencing on corner Lots shall run parallel to the curb and may be placed up to the side Lot line and shall not extend beyond a point of five feet (5') **back** behind the front of the residence on that side. Any fence or portion thereof that faces a public street shall be so constructed so that all structural members and posts will be on the side of the fence away from the street so that they are not visible from any public right-of-way. No portion of any fence shall extend more than eight feet and one-half **inch (8 1/2")** in height. Retaining walls must be constructed entirely with ACC-approved materials, however railroad ties may not be used for a retaining wall visible from a street. Fences may not be constructed between a dwelling's front building line and the street.

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Fences may not be constructed between a dwelling's front building line and the street. Each owner, at owner's expense, must maintain the fence to a standard, and with the appearance that is commensurate with the neighborhood. Specifically, each fence must not have:

- a. Rotting fence posts causing fence to lean
- b. Missing or broken fence panels or boards
- c. Boards that are not secured to main fence structure

All fences and walls must be maintained in good and slightly condition. Maintenance of fences and walls located on Lot lines between two Owners' Lots are the responsibility of such Owners, to be apportioned between such Owners as they see fit or in accordance with Texas law. The Association shall not involve itself in disputes between Owners regarding maintenance of fences and walls.

## **Iron Fences**

On Lots opening onto a public park, open space common area, or green belt, the Owner is required to erect (excluding the utility easements) an iron fence on that portion of the lot that is contiguous and adjacent to the open space, public park, common area and/or greenbelt. The iron fence must be at least four (4) feet tall and may not exceed six (6) feet in height. The iron fence must be uniform throughout any particular Section of the subdivision and the detail for the iron fence must be approved in writing by the Architectural Control Committee.

## **Flags and flag poles**

- All flags must be displayed from a flagpole or as otherwise may be permitted in Chapter 202 of the Property Code.
- Flags may be up to 3 x 5 feet.
- Must be maintained in good condition.
- Religious, campaign or holiday flags are allowed during the specific 30 day period for such flag.
- One U.S. flag and one military flag are allowed to be flown without interruption.
- One flagpole of up to 6 feet in length may be attached to the façade of the home without ACC approval.
- One flagpole not to exceed 20 feet may be allowed by the HOA with ACC approval on which a maximum of 2 flags may be flown.
- All provisions herein above are subject to the requirements of Chapter 202 of the Tex. Prop. Code.

## **Gutters**

- Gutters and downspouts are permitted if the same color as the trim on the house.
- ACC approval is required.

## **Seasonal Decorations**

Seasonal decorations may be installed no more than one month prior to the holiday and must be removed within two weeks after the holiday.

## **Hoses**

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Permitted without ACC approval. Must be stored from view of the front of the home when not in use.

## **Landscaping**

Every front yard shall have at least one (1) three inch (3") tree planted before Closing on any single-family structure, except in those instances where a lot has natural trees in its front yard that exceed seven (7) inches in diameter, then there shall be no requirement for the planting of additional trees. Every front yard shall be sod and have an underground irrigation system installed no later than the earlier occurrence of the following events: (1) 24 hours prior to closing or (2) fourteen days following completion of the house. Yards of homes contracted for sale prior to September 1, 2001 which have not Closed, must be sodden and have an underground irrigation system installed no later than two weeks following the completion of the house and prior to the Closing on the property unless the construction of the home at issue has been completed for less than fourteen days on the date of Closing. "Completion" as it is used in this Section shall be defined as the date upon which a Certificate of Occupancy is issued for the structure/house.

## **Yard Maintenance**

Each owner/resident, at their own expense, must maintain the yards on his lot with an appearance that is commensurate with the existing standards of the neighborhood. Specifically, each owner must:

- A. Maintain an attractive ground cover of grass or sod on all yards visible from a street. Xeriscape or ground cover **materials** other than grass or sod shall be permitted **only** with prior ACC approval.
- B. Maintain a minimum of one (1) tree in the front yard. **If more than one (1) tree well is present in the front yard, property owner is required to maintain a minimum of one (1) tree in each tree well present.** The following trees have been approved for installation.

(Alternate types of trees submitted to the Architectural Rules Committee will be considered for approval.)

1. Ash, Texas
2. Elm, Cedar
3. Cedar, Eastern Red
4. Cypress, Bald
5. Magnolia, Bay
6. Maple, Caddo
7. Oak, Bur
8. Oak, Evergreen
9. Oak, Southern Red
10. Pear, Aristocrat
11. Chinese Pistache
12. Pear, Callery
13. Pecan, Native
14. Pine, Austrian
15. Plum, Mexican
16. Walnut, Black
17. Texas / Oklahoma Redbud
18. Nellie R. Stevens Tree

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19. Autumn Blaze Maple
20. Oak, Mexican White
21. Oak, Shumard Red
22. Bald Cypress
23. Oak, Live
24. Oak, White
25. Oak, Bur
26. Cedar Elm

- C. Maintain in good working condition all lawn irrigation systems.
- D. Edge the street curbs, sidewalks and driveways at regular intervals.
- E. Mow the lawns and grounds at regular intervals.
- F. Prevent lawn weeds or grass from exceeding 6 inches in height.
- G. No plant vegetable gardens that are visible from a street.

### **Mailboxes**

All mailboxes in each Section, Phase or "Village" shall be installed and maintained according to a uniform set of detail specifications for the respective Section, Phase or "Village." Notwithstanding all mailboxes must be exclusively constructed with use of the following materials: masonry, brick, or rock/stone.

### **Painting exterior**

Homeowners must complete an ACC application prior to painting their homes, however a color palette has been selected below to provide homeowners a starting point that will allow them to plan and to begin purchasing materials.

Although the following color variations are the approved colors for homes, applications for approval must still be submitted along with applicable permits. The ACC has also included colors, or variations of the color families in which they belong to in an effort to help homeowners pre-select the colors they wish to paint their homes.

- Approved Paint Color for homes are as follows:  
(Paint Color specs are taken from Benjamin Moore color samples)
  - Classic Brown
  - Whitall Brown
  - Himalayan Trek
  - Driftwood
  - Equestrian Gray
  - White Winged Dove
  - White Rock
  - Perspective
  - Pelican Gray
  - Brushed Aluminum
  - Sterling Silver
  - Northern Cliffs

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- Simply White
  
- Unauthorized Paint Colors, or variations of the same, are as follows:
  - Black
  - Pink
  - Yellow
  - Green
  - Blue
  - Red
  - Purple
  - Orange

### **Patios and decks**

- Must be consistent with neighborhood norms. For example: wooden decks are not permitted in the front of the home.
- No modification may alter the drainage plan. Drainage encroachment on another property shall be considered a civil matter between such owners.
- Prior to construction, a request must be submitted to the ACC for approval.

### **Accessory Structures**

Without the prior written approval of the ACC, accessory structures – such as dog houses, gazebos, playhouses, **trampolines, swimming pools**, greenhouses, pergolas, workshops, backyard kitchens, **fire pits**, and tornado shelters are prohibited (not allowed) if

- (1) they exceed the height of a fence, or
- (2) are visible from a street or common area, or
- (3) are visible by a person standing on the surface of an adjoining lot. Accessory structures may not be located in front yards or in unfenced portions of side yards facing streets.

If an accessory structure is installed in violation of this Section, the ACC reserves the right to determine that the accessory structure is unattractive or inappropriate or otherwise unsuitable for the Property, and may require the owner to screen it or to remove it. Except for children's playhouses, dog houses, greenhouses, gazebos and buildings for storage of lawn maintenance equipment, no building previously constructed elsewhere shall be moved onto any Lot, it being the intention that only new construction be placed and erected thereon.

### **Swimming Pools**

Swimming pools must be approved by submitting an application to the Architectural Control Committee in accordance with the provisions set forth in the VOWS Declaration and Bylaws. Any swimming pool constructed on a Lot must be enclosed with a fence or other enclosure device completely surrounding the swimming pool which, at a minimum, satisfies all Applicable Law. Nothing in this Section is intended or may be construed to limit or affect an Owner's obligation to comply with any Applicable Law concerning swimming pool enclosure requirements.

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## **GET ACC APPROVAL BEFORE YOU SHOP FOR A STORAGE SHED**

### **Storage Sheds**

A detached storage shed (**one per residential lot**) shall be allowed on the property with the following conditions:

- a. Shed shall be no larger than 10' x 8'.
- b. Shed shall be no taller than 9' 0" as measured from the ground.
- c. Shed shall not be visible from the street immediately in front of the lot on which the shed is located.  
\*Additional review and consideration will be given to corner Lots to assess visibility of sheds from the side streets.
- d. Shed shall be situated behind the wooden privacy fence.
- e. Shed shall be painted to match the trim color of the house.
- f. Shed shall have a roof shingle similar to the roof shingle on the house.

These conditions are a guide for review by the Architectural Control Committee (ACC). The ACC may grant variance from these conditions or impose additional restriction(s) on a case-by case basis.

### **Rain Barrels**

- Rain barrels specifically manufactured for that purpose are allowed with ACC approval.
- They must be placed in a location with the lowest possible visibility.
- Downspouts attached to the rain barrel must match the home's trim color.
- Rain barrels are not allowed in the front yard of homes or visible from the street if other options for placement are available.
- Landscape screening may be required.
- All provisions herein above are subject to the requirements of Chapter 202 of the Tex. Prop. Code.

### **Drainage**

No person may interfere with the established drainage pattern over any part of the Property unless an adequate alternative provision for proper drainage has been approved by the Board. Further, each owner covenants to honor any drainage easement affecting his Lot, as shown on the plat or as required by any master drainage plan enacted by the city. Specifically, each owner agrees

- (1) to maintain the integrity of the drainage design of his lot by not filling or altering drainage swales that are constructed on the lot as required by the city or by the ACC;
- (2) to not construct fences that impede or deflect the flow of water across his lot;
- (3) to not impede or deflect the flow of water in drainage areas by placing objects or by planting excessive landscaping in those areas; and



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(4) to conform the design and construction of sidewalks, driveways, and foundations in drainage areas to the city's drainage requirements.

### **Roofing**

Roofing shall be of a substance acceptable to the City, shall be covered by a manufacturer's warranty of at least 20 (twenty) years and shall have a minimum six-foot (6') to twelve-foot (12') roof pitch on the major portions of the building. The approved builder colors for roofing shingles are Weathered Wood and Weathered Slate or as determined by Board or ACC.

The following color variations are intended to aid homeowners in identifying additional roofing colors that may be approved by the ACC. Although these colors may be considered by the ACC for roofing, applications for approval must still be submitted along with applicable permits.

Earth tone colors that include and are similar to the following:

(Color Specs taken from GAF Roofing Samples)

- Chelsea Gray
- Charcoal
- Castlewood Gray
- Brown
- Barkwood
- Black
- Adobe Sunset
- Cedarwood Abbey

Although color samples were taken from GAF Roofing samples, it is not the recommendation to use these materials, but for purposes of the color of the shingles, colors that are alike or similar may be permitted. Regardless of whether colors are or are not included in the list above, such changes **MUST** be submitted for approval prior to installation. Failure to do so may result in the roof needing to be changed and will be at the expense of the homeowner.

\*If an existing roof (**installed prior to September 1, 2010**) has a different color which was not approved by the ACC prior to installation it is a nonconforming color. The next roof installed on this home must comply with one of the two approved colors unless the ACC grants a variance.

### **Screens**

- Regular screens are permitted.
- Solar screens are permitted subject to ACC approval.

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### **Sidewalks and Walkways**

- Homeowners are responsible for keeping sidewalks on their property in good condition.
- All replacement or repair of front sidewalks must be constructed of concrete and meet city specifications and regulations.
- Sidewalks and curbs are to be maintained so that there is no significant cracking or missing portions.
- Concrete may not be stained.
- Flagstone walkways require a mortar construction method and are subject to ACC approval.
- All changes must be approved by the ACC and/or city official as required.

### **Signs**

Signs may be displayed on Lot with the following guidelines: one (1) professional security service sign of not more than one square foot, and one (1) of the following types of signs which shall not exceed six square feet:

- A sign advertising the property for rent or sale
- A political sign during election periods only as permitted by the City and complying with Texas law on political signs
- A sign used by a Builder to advertise the Property during the construction and sales period, each of which shall, in any event comply with all statutes, laws or ordinances governing same
- A contractor only during construction, renovation or repair (such signage shall be limited to a maximum of a thirty (30) day period during the sale and construction period) If the contractor needs more than thirty (30) days request should be made to the ACC through the management company.
- A personal sign which signifies an affiliation with schools, military/patriotic or religion, (which may not be reasonably considered a public nuisance and/or a disturbance of the peace) In no event shall there be more than **two (2) signs** plus one (1) security service sign at any given time.

*The Board of Directors* or its agents shall have the right to remove any sign, billboard or other advertising structure that does not comply with the above, and in so doing shall not be subject to any liability for trespass or otherwise in connection with such removal.

### **Television Antennas & Satellite Dishes**

Satellite dishes and antennas may be placed in an inconspicuous location on each property. Satellite dishes may not be placed on or within 5 feet of the front facing roofline of a home. No satellite dish may exceed 25 inches in diameter. Receiving or transmitting towers that are visible from a street or from another lot are prohibited within the Property and shall be located inside the structure (such as an attic or garage). Each resident of the Property will avoid doing or permitting anything to be done which may unreasonably interfere with the satellite or antenna reception of neighboring properties. In the event of a dispute concerning this paragraph, the ACC shall make a final determination of accepted positioning. The Association will, in the enforcement of this provision and any rules and regulations promulgated pursuant hereto, abide by the FCC rules relating to Satellite Dishes.

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### **Solar Panels**

Subject to the requirements of applicable statutes, solar panels for electricity generation may be permitted after obtaining ACC approval.

### **Window tinting**

- Standard tinting may be allowed but must be approved by ACC.

### **Wreaths**

- One decorative wreath per door is allowed by the HOA.
- Does not require ACC approval.