



# WOODRIDGE CROSSINGS HOMEOWNERS ASSOCIATION

Woodridge Crossings is a unique residential neighborhood with an outstanding reputation for its pristine landscaping, architectural beauty, and high maintenance standards. The mission of this application is to assure that all residences continue to adhere to the highest standards of community conformity as reflected in the Woodridge Crossings Declaration of Conditions, Covenants and Restrictions.

## Application for Exterior Modification

Modification refers to architectural physical changes such as building expansion, shutter design change and/or removal, changes in fencing, pool installation, exterior wood, metal, masonry surface and fence material. Modification also refers to changes in any and all exterior landscaping

Name: \_\_\_\_\_

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

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Type of Improvement:

Fence    Deck    Patio    Pool    Landscaping    Play-Set    Room Addition

**I. Description of proposed modification. Include applicable materials, colors, drawings, photographs, plat footprint & pertinent information. Include project timeline. [ ] Work by Self [ ] Contractor**

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### FENCING INFORMATION:

Height of Fence: \_\_\_\_\_ Color of Fence \_\_\_\_\_ Fence Material \_\_\_\_\_

Approx. Dimensions \_\_\_\_\_ Color of Existing House \_\_\_\_\_

Is there an existing fence on your Lot or Adjacent Lots? \_\_\_\_\_

A drawing showing placement and size of the improvement must be done on a copy of your plot plan and submitted with this application.

Please mark existing fence with "O" on drawing on copy of plot plan.

Please mark new fence with "X" on drawing for on copy of plot plan.

- ❖ All fences must be beauty side out and exactly on the property line or four (4) feet or more inside the property line and must run parallel to the property line. If you choose not to get a staked survey and a neighboring homeowner has a staked survey showing your fence does not comply with the above you will be required to bring your fence into compliance within 90 days of notice from the Board.
- ❖ Stain must be of a clear coat sealant or a natural wood color.
- ❖ All fences must be completed within 45 days of application approval.
- ❖ All fences must be shared or at least four (4) feet from one another to allow for proper maintenance without intruding upon another homeowners land.
- ❖ Gates must be installed so that land can be maintained without intruding upon another homeowners land.
- ❖ Your Improvements may not impede the natural flow of surface water across your property and to or from adjacent lots.

**II. Some projects may require the signatures of several adjacent neighbors. Their signatures indicate their awareness of your proposed plans, but not necessarily their approval. Please contact Mulloy Properties at (502) 498-2409 for clarification.**

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

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

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

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

**III. I understand and agree to the following:**

- ❖ That there are architectural and landscaping requirements in the governing documents and a review process established by the Board of Directors.
- ❖ That no work on the modifications on this application will commence until I receive written approval from the Woodridge Crossings Homeowners Association. To do so is a violation of the CC&Rs and may result in my being required to remove any or all of the modifications, should they not be approved, and restore my property to its original condition at my own expense. I understand I may be held responsible for all legal fees incurred by the Association in enforcing the provisions of the CC&Rs.
- ❖ The approval of this application is not based on any structural integrity. I agree to comply with any and all applicable Jefferson County zoning and building codes as required. *I will contact Jefferson County Code Enforcement @ 502-574-5950 for information on any necessary permits and inspections.* The approval by the Board only satisfies the requirements of the Woodridge Crossings Homeowners Association.
- ❖ Kentucky law requires that two days before you start to dig you must call Buried Utilities Information - BUD @ 502-266-5123, to have the location of all utilities marked.
- ❖ **This approval is contingent upon the modifications being completed as depicted in the original and modified application packages and no deviations may be undertaken without approval of the Woodridge Crossings Board of Directors.**
- ❖ Modifications may not conflict with any recorded easements, including sight distance easements, and I am solely responsible for ascertaining the location of such easements. The Woodridge Crossings Homeowners Association, its Board of Directors, employees

or agents accepts no responsibility for violations of recorded easements and clearance requirements. Additionally, modifications may not adversely affect the drainage in the area so as to impact neighboring lots.

- ❖ No construction vehicles may enter upon common ground to deliver materials or facilitate construction. Any disturbed common area must be restored to the satisfaction of the Woodridge Crossing Homeowners Association within ten (10) days of written notice to me. If not restored, the Association will restore all disturbed areas and assess the cost plus administrative charges to me.
- ❖ That approval is contingent upon construction being completed in a timely and professional workmanship manner.
- ❖ That the approval authority granted by the covenants Committee (if so granted) will automatically expire should the proposed project not be commenced within 180 days of the approval or completed within one year of the approval.
- ❖ Those members of the Board of Directors and their agents and the staff of the Woodridge Crossings Association may enter onto my property to make routine inspections. Such inspections will be conducted at reasonable times so as not to disturb my use of the property.

**III. Applications will not be processed for any Homeowner who is not in good standings with the Association.**

**IV. Signature of Home Owner:** \_\_\_\_\_

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

**Return this original form to the Woodridge Crossing Homeowners Association  
c/o Mulloy Properties  
P.O. Box 436989  
Louisville, KY 40253-6989  
(502) 498-2409  
cwilkinson@mulloyproperties.com**

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*(Committee Use Only)*

*Board of Directors*

*Date Received* \_\_\_\_\_ *Date Reviewed* \_\_\_\_\_ *Date Approved* \_\_\_\_\_ *Date Denied* \_\_\_\_\_

*Comments:* \_\_\_\_\_

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