

# WILLIAMSGATE HOMEOWNERS ASSOCIATION

**Williamsgate** is a unique residential neighborhood with an outstanding reputation for its pristine landscaping, architectural beauty, and 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 Williamsgate 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 exterior landscaping.

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

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

**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 .**

---

### FENCING/SHED INFORMATION

Height of Fence/Shed: \_\_\_\_\_ Color of Fence/Shed \_\_\_\_\_

Fence/Shed 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.

- ❖ No fences of any kind, shrubbery or hedge shall be permitted within the area between the minimum front and side lot setback or building lines or within drainage, detention or retention easements.
- ❖ Fences shall be installed and maintained in a manner that shall not obstruct any detention or retention easements and/or the natural flow of precipitation or existing streams.
- ❖ All Runners, posts and any other support components of the fence shall be placed on the inside side of the fence.
- ❖ Your Improvements may not impede the natural flow of surface water across your property and to or from adjacent lots.
- ❖ No chain link fences.
- ❖ Any such detached garage or outbuilding shall, at a minimum, be constructed of a siding

material and with roofing shingles that match the materials on the main residence on the Property, include the same roof pitch as the main residence and be of a permanent nature (i.e.: built upon a permanent foundation).

❖ No “barn style” roof and/or doors, or is to be situated upon cinder blocks or any other temporary foundation.

**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 Williamsgate 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 Oldham County zoning and building codes as required. *I will contact Oldham County Code Enforcement for information on any necessary permits and inspections.* The approval by the Board only satisfies the requirements of the Williamsgate 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 Williamsgate 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 Williamsgate 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 Williamsgate 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 Williamsgate 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.

**IV. Applications will not be processed for any Home Owner who are not in good standings with the association.**

V. Signature of Home Owner: \_\_\_\_\_

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

**Return this original form to the Williamsgate Homeowners Association  
 c/o Mulloy Properties  
 P.O. Box 436989  
 Louisville KY. 40253-6989  
 (502) 498-2409  
 FAX: (502) 498-2416  
 cwillkinson@mulloyproperties.com**

---

*(Committee Use Only)*

*Board of Directors*

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

*Denied* \_\_\_\_\_

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