



*Lake in the Woods Owners Association, Inc.  
4400 Lake in the Woods Drive  
Spring Hill, Florida 34607*

## **Architectural Control Committee (ACC) Guidelines**

This document provides Architectural Control Committee (ACC) guidelines for owners regarding alterations to and overall appearance of homes and lots. The purpose is to ensure all properties are kept attractive, outside aspects are properly maintained, and any construction follows ACC construction guidelines. It includes the most requested alterations and maintenance issues affecting appearance. ACC members regularly review properties to respond to owner requests and to evaluate Restrictive Covenant issues observed. ACC approval forms are required for all the alterations enumerated below. In many cases this is only to help the ACC to monitor contractors, ensure LITW property is not damaged, not project approval per se.

When Restrictive Covenant violations are noted, the ACC will normally send the owner a letter informing of the issue. The letter will ask for cooperation in resolving the violation, and state how long the owner must comply. If the owner does not remedy the violation within that time, the matter is referred to the Board of Directors to begin the legal process to enforce the Restrictive Covenants. This follows the direction of the Architectural Control and Covenant

Violations Toolkit.

The ACC operates with consistency and transparency. Consistency means that all change requests and violations are evaluated with the same current standards and over time. The same enforcement is used for the same rules. This is to ensure "fair" treatment of all owners. Transparency means that ACC members participating in a decision are identified to owners, owners may discuss planned alterations before or after applying to the ACC, and all documents relating to ACC operations and decisions are available for examination by the owner. ACC violations are those observed from the sidewalk; ACC members will not enter your property searching for violations. The ACC strives to respond to owner requests within three days.

### **Common requests for alteration:**

#### **Outside painting**

The ACC must approve house painting even if there is no change in base color. The ACC does require a 3 x 3 foot swatch of paint on your house to ensure the color is compatible with other houses in the community. Same color **or** neutral colors are always approved. The ACC may suggest selecting a color complementary with the roof. Driveway painting also requires ACC approval; this is only to ensure that sidewalks and drive aprons are not painted.

## **Roof Replacement**

Any commercially available roof color or material (including metal but excluding rolled roofing) is generally acceptable to the ACC. Owner should select a color that complements the main house color. ACC approval is only to ensure LITW assets are protected. Repairing broken sidewalks is an owner's responsibility. Please complete the [Contractor Requirements](#) form for this work.

## **Tree removal**

Prior to 2006 the ACC was very stingy when it came to approving tree removals. Following Board guidance, it wished to preserve as much "woods" as possible. Due to considerable tree damage from three hurricanes and with Board concurrence and owner fears, after 2006 the ACC changed its guidance on tree removal. Sand pines (our common short-needle pine) have shallow roots and are a danger to homes and persons. Turkey oaks are not attractive and do not add to landscape appeal. Removal of either of these or any trees that pose a potential danger to a house will usually be approved. Removal of any trees that overhang pool enclosures, are planted over a septic drain field, are very messy due to droppings or causing property damage will be approved. Hernando County must approve removal of any specimen (18" diameter) or majestic trees (36" diameter); these are typically oak trees. Trees requested for removal must be marked by colored tape. The ACC may make approval dependent on the owner planting a replacement tree. Remaining stumps must be removed or ground. Owner is responsible if any HOA property is damaged by heavy equipment. Removal of dead trees is always approved (and required). The ACC will check back to ensure that stumps are properly ground to yard level.

## **Landscaping**

All existing homes were properly landscaped with shrubs and trees before the ACC approved construction plans and before a COE was issued by the county. The ACC does require landscaping and any house with sparse or none will be asked to replant shrubs to comply.

## **Install a fence**

Fences are allowed within certain constraints. These constraints include the height, composition and placement of fences as enumerated in the attached ["Architectural Control of Fence Construction in Lake in the Woods."](#) These constraints may be adjusted for corner lots or lots adjacent to woods or the HOA perimeter. A schematic showing the proposed fence placement and property setbacks must be included with the ACC application form.