

THE VILLAGES OF NORTHWOODS OWNERS ASSOCIATION, INC.

Supplemental Rules Version 1 – Adopted February 3, 2009

10.1 APPROVAL OF STRUCTURES

The following rules have been implemented by the ARB.

Approval – Other structures must be approved in writing by the ARB before installation is commenced Request will be submitted on the Architectural Review Committee Request for Modification form. The request must include a copy of the property survey showing the location and dimensions of the modification ad the type of material being used.

Screen Room (under Builder installed roof)

The area under a builder installed porch can be screened as long as the following criteria are met an approval has been granted by the ARB.

Knee wall or kickplate to be 24 inches high.

All framing shall be aluminum which meets current codes at time of installation.

Screen door shall be heavy gauge aluminum with self lubricating hinges and lock in handle.

All above material shall be Bronze.

Screen shall be 20/20 charcoal color vinyl coated fiberglass.

All work must be performed by a licensed contractor and must match builder installed screen rooms.

Satellite Dishes -This section is in review for changes. New roofs in 2024 will NOT ALLOW Satellite Dishes due to various improper install has led to past roof leaks.

~~Satellite dishes must be installed in the rear of the unit in one of the following two positions.~~

- ~~1. In the fascia board near the center of the unit.~~
- ~~2. On the roof near the center of the unit and within two feet of the edge of the roof.~~

Glass Enclosed Room (under Builder installed roof)

The area under a builder installed porch can be glassed as long as the following criteria are met an approval has been granted by the ARB.

Knee wall or kickplate to be 24 inches high.

All framing shall be aluminum which meets current codes at time of installation.

Storm door shall be heavy gauge aluminum with self lubricating hinges and lock in handle.

Windows shall be double pane low E glass windows.

All above material shall be Bronze.

All work must be performed by a licensed contractor and must match builder installed screen rooms.

Fencing

The only fencing that will be allowed to be installed by owners is on corner units. Corner units may add one fence panel that is identical to the fence installed by the builder.

Screen Doors

There are three models of screen doors that may be installed.

1. Andersen HD 2000/2500 Fullview Door with white frame and brass hardware.
2. Andersen HD 2000/2500 Self-Storing Door with white frame and brass hardware
3. Clear View Retractable Screen Door System. Must have white frame and gray fiberglass screen. (<http://www.clearviewus.com/index.htm>)

Lighting

Additional Exterior lighting is permitted only in the rear of the units. Installed fixtures should be centered over the patio or screen room or under the eaves on the end units. Approved fixture available at Home Depot model 596-670 – white only – Lithonia Lighting 200W Designer Twin Head Floodlight.

Boat/RV Parking -This section is in review for changes. Phone number incorrect and parking lot will be restriped in 2025 to allow for passenger vehicles only for over flow/quest parking no longer than 7 days.

The designated Boat/RV parking spaces may used by owners/residents on a temporary basis not to exceed 7 days per month. Prior to parking owner/resident must contact management company at 904-483-3388 for reservation of space. The owner must provide management company the date of arrival and departure, type of vehicle & tag number. A waiver of liability must also be signed and on file with the management company prior to vehicle arrival.