

# FAQ for Alterations

## AIR CONDITIONERS:

- WINDOW AIR CONDITIONERS: Are permitted with written approval by the BOD. If additional wiring and permit are required, they shall be obtained at the Members expense. All units must be installed and then removed by November 1st with a request to the Maintenance Department All brackets used in the installation are the property of the WTHC.
- CENTRAL AIR CONDITIONERS: Are permitted by written approval from the BOD. A licensed heating/cooling, and an electrical contractor must install each unit according to city code with a permit. Maintenance of the A/C unit is the responsibility of the Member.

## FENCES:

- The BOD must approve all new or when replacing of existing fences in writing prior to construction. All front patio fences are not to exceed 42" in height (this includes the 6" clearance). Privacy fences may extend 10' from the unit. All fences must be 6" off the ground and not be any higher than 6'6". No privacy screens or chain link fences, etc., are to be erected. All fences must conform to the rules of the WTHC. The member is required to maintain their own fences.

## FIRE PIT/OUTDOOR FIREPLACE:

- Only for outdoor use and must be placed 15 feet from unit/buildings when in use according to city ordinance/code 40.304\* - see Fire restrictions on private/public property.

## PATIOS:

- a) Written approval from the BOD is required for poured concrete slabs or concrete blocks for patios not to exceed 10ft. total from the back of the unit.
- b) No patio awnings or exterior awnings are permitted.
- c) Wooden decks are NOT permitted. Existing wooden decks must be removed when the current Member moves out. The expense of the removal is the responsibility of the outgoing Member.
- d) Patios are to be kept neat and clutter free.
- e) All **Gazebos** must be approved by the BOD prior to INSTALLATION in writing
  1. Once approved, must be anchored to the patio. Do not anchor to the building.
  2. Gazebos can be no larger than 10' x 10'. No Hardtop (Metal Top) or Grill style.
  3. The tops must be maintained and to be replaced when needed. (No rips or tears)
  4. No patches and No duct tape repair etc.
  5. All Gazebo canopy tops, and side netting must be removed by November 1st of each year.
  6. Board has final say of removal if not maintained or left unkept.
- f) **Storage sheds** are limited to one per unit.
  1. Sheds must be no higher than 6ft and not more than 3 feet deep.
  2. Sheds must be kept on poured patio or cement blocks in back of unit

Feel free to contact the office or head of maintenance for any questions. 586-293-4709

