

10. No trees larger than three (3) inches in diameter shall be removed prior to approval of plans showing location of building(s) and septic system, and building and sewage permits have been obtained.
11. Building setbacks lines, as established by municipal ordinance, will be observed.
12. Exterior materials and colors used must be noted on building plans. The use of wood stains for exterior surfaces is recommended as the most desirable type of finish. When paint is used on trim around windows and doors, subdued colors are recommended.
13. Exterior surfaces of buildings will be completely finished, and yard areas cleared of building debris within one (1) year after construction commences.
14. Roadways and utility right-of-ways will be refinished to the original condition immediately after utilities and driveway are installed. Any damage to WHA roadways must be repaired at the expense of the homeowner. (By-laws Article XIV Sections 14.02 and 14.04)
15. Variations to certain of the foregoing requirements may be granted by the approving authority only if sufficient evidence shows a hardship would exist by compliance.



## WOODLAND HILLS ASSOCIATION

### Architecture Philosophy

and

### Building Requirements

## ARCHITECTURAL PHILOSOPHY

The environment and philosophy of recreational community development in the Lake Wallenpaupack area has been formulated to conform to and enhance the exciting hilly, heavily forested countryside that nature has created. All roads have been located in a winding manner whenever possible to preserve trees while insuring a good building site for each home. These design concepts and architectural motifs have been combined to establish an environment that is, and will be in the future, a contribution to the overall appearance of the community.

To continue the theme, another element must be given great study and thought – the architectural design of each home. With hilly, forested home sites, it seems only natural that an informal, nature-type architecture would best fit within our community. Pitched roofs, extensive use of wood, stone, and glass, rambling planes and large windows with beautiful views, would best fit this type of architecture. Each home should establish its own charm and graceful dignity while being designed as an entity in itself.

This type of architecture has been chosen over rigid traditional and stark modern, because it seems best fitted to capture and blend well with the freeform design of nature. The extensive use of wood and stone in each home supplements the elements of a forested, rolling topography, while large windows create an indoor-outdoor blended environment.

## BUILDING REQUIREMENTS

To protect the Woodland Hills philosophy, the environment and all members' investments, the following must be adhered to by prospective home builders. The following building requirements are to be used as guidelines for the planning and designing of your home, location of your home on the home site, and for due consideration of your neighbors and the community.

1. Final building plans, specifications and exterior elevations must be submitted to the Woodland Hills Association Board of Directors for review and approval to ensure compliance with the WHA guidelines and regulations.
2. Copies of the building and sewage permits shall also accompany the final building plans.
3. Buildings must conform to the appropriate township codes. Sewage system must conform to State and Municipal codes.
4. One lot, as shown on the lot map of record, shall be the minimum building area upon which a single family residence may be constructed, unless specifically stated otherwise in the deed.
5. Careful consideration should be given to topography, drainage, location and view for each site with due regard to surrounding homes and recreational facilities.
6. As viewed from the road side elevation, no home shall have more than two (2) full stories plus basement.
7. All roofs shall be pitched and no flat roofs shall be allowed.
8. Garages may be attached or detached.
9. The ground floor area of the main dwelling shall not be less than 560 square feet of living space for one-story dwellings, and 1,120 square feet for two-stories. In determining area, basements, garages, porches and patios shall be excluded. Buildings designed to the minimum square footage should include a porch or deck to improve the exterior appearance.