



Wedgewood Architectural Guidelines

As a homeowner in the Wedgewood community, you are automatically a member of the Wedgewood Association. All members are required to maintain their homes and properties in a clean and well-kept condition that is consistent with the image of the Wedgewood community. The Wedgewood Association and the Management Company monitors the homes and properties to ensure they are maintained to these levels. The following guidelines are provided to help homeowners better understand the levels of maintenance expected. Failure to follow these guidelines may lead to a violation. See the Wedgewood Homeowner Handbook for the Architectural Review Process that will be required to make many of the changes listed below.

Antennas / Satellite Dishes

TV antennae

- Only allowed if mounted within the structure.
- Roof mounted antennas are not allowed.

Satellite dishes

- One meter dish or less in diameter.
- Must be mounted within the side or rear yards
- Must be screened by landscape structures or plant material from the windows of adjacent homes, adjacent patios, and from common areas.
- Must not be visible from the front or street sides of homes
- No ARC approval needed, however if the association receives any complaint, the location will be reviewed and relocation may be required.

Auxiliary Buildings, Sheds, Playhouses and Storage Structures

- Not allowed

Awnings

- They shall be neutral colors and appropriately sized for the window.
- Brightly colored or multi-colored awnings are not allowed.
- Awnings shall be maintained as to avoid a worn appearance.

Business Use

- Any business use within Wedgewood's residential neighborhoods must be approved by the Board of Directors and receive any required city or state approvals.
- Any business shall not be disruptive to the neighborhood by drawing additional traffic, parking, noise, etc.
- No Business signs allowed.

Clotheslines

- Must be retractable and must be housed when not in use.

Composting

- Composting is allowed in only containers commercially designed for this purpose (ie. composting bins).
- Bins must be located within the back yard only and screened from view.
- The compost bin must be properly maintained as to avoid unsightly conditions or noxious odors or rodents.
- Improperly maintained containers must be removed.

Construction

- Exterior construction shall not be initiated until all plans, colors, etc have been approved by the ARC committee. It is the homeowner's responsibility to get the ARC approval.
- The common properties shall not be disturbed during construction.
- The owner must repair any portion of the common properties disturbed, including boulevards, fences, etc. to its original condition, at owner's expense. Disturbed grass areas must be sodded, not seeded. Repair must be completed within 30 days of completion of alteration.

Decks

- Must be consistent with residence style; should be an extension of the residence.
- Hand railing design and detailing should be consistent with the style and color of the residence.
- Spindles must be at least 50% open.
- Must be at least 20' from all property lines, unless otherwise approved by ARC.
- Deck and patio lights must be directed to light the deck or patio only. Lighting must not intrude onto neighbor's property.

Drainage / Drainage Easements

- Side and rear yard drainage swales must be maintained per the master grading plan or city of Woodbury's current requirements. No change of grade is allowed. Minimum grade 1.5%, 2% preferred. Maximum grade 3.0:1, 4.0:1 preferred
- No structures, plantings, or other materials shall be placed or permitted to remain, which may interfere with the flow or water through drainage easement.

Driveways

- Must be at least 5' from any property lines.
- Must accommodate a minimum of 2 off street parking spaces outside of garage.
- 10% maximum grade, measured from curb cut to garage apron.
- Driveway must be asphalt, concrete or brick/pavers.
- 12' minimum width

Fences

- Rear yard, maximum height 4'-6" above grade ([See Fence Diagram](#))
- Front or side yard fencing is not allowed.
- Fences around swimming pools may be a maximum of 6' high and must not extend beyond the rear corner of residence.
- Any gates on fencing around pools must have self-closing and self-locking devices for keeping gates closed at all times and must meet city code requirements.
- Chain link fencing is not permitted.
- All fences must be at least 50% open unless specifically approved by ARC. In such cases landscaping must substantially screen the fence from neighbors' view.
- All gate locations must be approved by ARC.
- Corner lots are not allowed to have gates to side-yard fronting streets unless the gate is within 10' of a driveway.
- Fences shall be stained or painted on a regular basis to the same level of maintenance of the home
- Higher fences around tennis courts may be approved at the sole discretion of ARC.

Fire Pit

- Fire pit or burning pit is allowed as long as it is contained within a metal ring, brick or other adequate burning containment facility.
- Location should be near home away from neighboring yards and must meet city setback requirements.
- Storage of firewood must be within garage or in a facility that fully screens from neighbor's view.
- Must follow city burning guidelines and permits

Freestanding Gazebos, Cabanas, Arbors or other similar structures

- Finishes must match the materials and color of the residence
- Roofing shall match or complement that of the residence.
- Size must be appropriate for the lot. Maximum floor size allowed is 2% of the rear lot area. Rear lot is defined as the distance from the furthest rear portion of residence to the rear property line, multiplied by the average width of rear yard.
- Maximum exterior height is 12'.
- Kit buildings are not allowed.
- Must be within 20' of residence and be at least 20' from any property line.
- They shall not be used for storage. Use as storage is grounds for removal.
- Consideration must be given to minimizing its visibility by decks, patios and windows on other lots. A minimum of two 2" caliper deciduous trees and two 6' tall evergreen trees shall be planted or retained on the lot near the structure to soften the views of the structure.
- Structure must be at least 80% open. Open is defined as screening or open air. Windows are not considered to be "open."
- See "Maximum Allowable Rear Yard Structures" for total allowable rear yard structures.

Front Walk/Ramp

- Width : 3' to 6'. Springwood Pines/Fairway Ridge/Highview/ Middlebury Ridge Town Lake minimum width 4'.
- Must match the character and style of the residence.
- Concrete or pavers allowed. Asphalt or black top not allowed.

Garage Doors

- Fiberglass garage doors and murals on garage doors are not allowed.

Geothermal Energy Systems

- Geothermal systems are allowed as long as any changes in landscaping are returned to its original condition.

Hot Tubs

- To be located adjacent to the residence within side or rear yards and within building setback limits
- No enclosed hot tub kit structures allowed.
- Should be shielded from neighbor's view.

Ice Rinks

- Must be in rear yard, to be out of view from front of house.
- Flooding boards or side boards 12" maximum height
- No outside lighting of rink
- Prohibited March 1st to December 1st

Kennels

- To be located adjacent to the residence within side or rear yards and within building setback limits.
- Must be constructed as same or similar materials as residence.
- Any kennel or chain link material must be fully screened by an approved privacy fence and landscape structures or plant materials from the windows of adjacent residences, adjacent patios, and from common areas.
- Maximum exterior height is 6'
- Maximum floor size is 120 square feet.

Lawn Care

- Lawns must be maintained to typical cut heights of neighboring yards.
- Clippings must be cleaned from the streets or walkways
- If lawns are not maintained, the board may have the lawn maintained and bill the homeowner for this expense
- Lawns with excessive weed problems are not permitted
- Watering must follow city ordinances and restrictions

Mail Boxes

- Maintained by Association. Call management company for repairs

Materials

- All materials used on or within the alteration shall be same as or equivalent with the residence.
- Exposed treated lumber is not allowed.

Maximum Allowable Rear Yard Structures

- The maximum square footage of all freestanding structures allowed in the rear yard of a residence is 5% of the rear lot area. The rear lot area is defined as the distance from the furthest rear portion of the residence to the rear property line multiplied by the average width of the rear yard.
- A structure is defined as any freestanding above grade component. They include: gazebos, cabanas, pool houses, play structures, sport courts, and other approved structures.
- The maximum number of structures is two.

Nuisances

- No obnoxious or offensive activities, which are or may become an annoyance or nuisance, will be permitted on any lot or on any surrounding areas as to affect any lot.
- Woodbury City noise ordinances must be followed.
- Any homeowner complaints received will be reviewed and if considered a legitimate nuisance, the board may require action of the homeowner to remedy the nuisance. (See Violations)

Painting / Staining Color Changes

- Any changes in color or style of any trim, fence, siding, doors, shutters, or any other externally visible detail must be submitted to ARC for approval.
- Repainting with the current existing color does not require ARC approval.

Pets

- Cats, dogs and other domestic or household pets are permitted, provided, however, that such pet may not be kept for any commercial purpose.
- The ARC must first approve any outdoor kennels for any types of animals. (See Kennels)
- All pets are subject to City of Woodbury ordinances as they pertain to licensing, leash laws, cleanup and barking.

Play Equipment

- Must be located within rear yard and setback a minimum of 10' from any property lines.
- Consideration shall be given to minimizing its visual impact from neighbor's decks, patios, primary windows and views.
- Equipment over 20' in length must have two 2" caliper deciduous trees and two 6' evergreen trees to soften neighbors views of the equipment.
- Metal or plastic play sets are not allowed.
- Play sets must be maintained and stained as needed.
- Commercial sized play sets are not allowed.
- Kit play sets of green treated lumber are not allowed.
- Canopies shall be green, blue or earth tones. Bright or rainbow colored not allowed.
- Size of play set must be in scale of size of lot. Maximum footprint can be no more than 2% of the rear lot area. Footprint is defined as the greatest length multiplied by the greatest width.
- Maximum height is 12'
- Only one play structure allowed per lot.

Pool Houses (See diagram)

- Finishes must match the main residence materials and color.
- Must be within 20' of home and no closer than 20' to any property line.
- Kit buildings are not allowed.
- Shall not be used for storage. Use as storage is grounds for removal.
- Size must be appropriate for the lot. Maximum allowable size is 2% of the rear lot area. See "Maximum Allowable Rear Yard Structures" for info.
- Consideration must be given to minimize its visibility by decks, patios, and windows on other lots. A minimum of two 2" caliper deciduous trees and two 6' tall evergreen trees shall be planted or retained on the lot near the structure to soften the views of the structure.

Recreation Vehicles

- No outdoor storage of recreational vehicles or seasonal play equipment are permitted on driveways or public roadways, including snowmobiles, boats, RV's, trailers, campers, golf carts, wading pools, etc. Violators will be fined.
- No motorbikes or motorcycles, snowmobiles or noisy vehicles may be operated on any lot or boulevard except to bring them to enclosed storage.
- No vehicle may be parked for repairs on driveways or public roadways.

Replacement of Exterior Materials

- ARC must approve any change in exterior materials or colors, including change in trim colors.
- Replacement of materials with the same materials or repainting in the same color does not require ARC approval. However, it is still recommended that ARC be notified.
- Vinyl siding is not allowed in any Wedgewood neighborhood.
- Aluminum siding is allowed in Wedgewood Park and Wedgewood North 2nd Addition.
- Aluminum siding must be rated “heavy duty”.
- Siding products maximum lap size 8”
- Frieze boards and window/door trim required on all front elevations and sides facing streets.

Retaining Walls

- Minimum setback of 5’ from all property lines, unless approved by ARC.
- Encroachment on public easements, rights of way, and on common properties are not allowed
- Boulder and natural stone is preferred. Brick, concrete or interlocking masonry materials will be considered.
- Must be shown on building elevations and landscape plans.
- Retaining walls over 4’6” must be terraced in side/rear yards. Front yards terraced at 2’.
- Structural considerations to be detailed on the landscape submission.

Roofs

- Any changes in roof materials and/or color requires ARC approval.
- Replacing roofing with same color and materials does not require ARC approval. However, it is recommended to notify ARC of construction being performed.
- Any changes in roof construction or new roof additions must match roof pitch of home. 8/12 minimum pitch required.
- All roof vents must be on back side of house and not visible from the street.
- Gutters and down spouts must match trim and down spouts must be screen by shrubs.

Screening

- Kennels, pool equipment, and air conditioning units must be screened by landscape structures or plant material so as to minimize the visibility of those items from other lots, and by common properties.

Setbacks

Minimum setbacks with respect to improvements of any nature on a lot (other than driveways, fences, or hedges) shall be as follows:

- Front 35' from front lot line
- Rear 35' from rear lot line
- Side: (i) 20' from publicly dedicated right of way
- Side (ii) 50' from publicly dedicated right of way which constitutes a major road.
- Side (iii) 10' from any interior lot line; provided however, that single story garages may be constructed within 5' of interior lot line.
- Driveway setback- 5' from any lot line, except that a driveway setback may be less and driveway may actually touch a lot line at the single point where driveway connects to a publicly dedicated right of way.

Sheds, Playhouses and Storage Structures

- Not allowed

Signs

- One standard "For Sale" sign is allowed per lot.
- One political sign of no more than 6 square feet is allowed in homeowner's yard beginning one month before the relevant election and up to one week after the Election Day.
- Business signs are not allowed.
- No signs allowed on Wedgewood common properties or in association easements. Signs placed in these areas will be removed and discarded.
- No signs allowed in back yards visible to roadways.

Solar Panels

- Not allowed

Sport Courts

- Must be located within rear yard and setback a minimum of 20' from any property lines.
- Consideration shall be given to minimizing its visual impact from neighbors decks, patios, primary windows and views. A minimum of two 2" caliper deciduous trees and two 6' tall evergreen trees shall be planted or retained on the lot near sport court to soften the views. See "Maximum Allowable Rear Yard Structures" for total allowable rear yard structures.
- May not be lighted.
- Noise restrictions must be followed (see Nuisances)

Swimming Pools & Patios (See diagram)

- To be located within the rear yard, adjacent to the house, within building setbacks.
- Must meet all state, county and city standards
- No above ground pools shall be permitted (other than small plastic or inflatable children's pools that must be removed daily).
- No above ground/inflatable pools that require filtration.
- Pool water must be at least 15' from each property line.
- Pool equipment must be located near the home, within the rear yard, and not visible to neighbors, common properties or side streets.
- Patios must be at least 10' from each property line

Trash Cans / Service

There are several trash services available in your area. In an effort to reduce traffic of multiple haulers for noise and safety purposes, Wedgewood has selected a preferred hauler. It is not required to use this hauler, however it is encouraged and discounts are typically provided to Wedgewood residents. Contact our management company for more details.

- Trash receptacles are to be placed at the curb on collection day and must be removed from the street side within 24 hours after emptied.
- All receptacles must be stored either inside the garage or completely screened from view by neighbors and street.

Trees, Shrubs and Other Plantings

Each home was built with a predetermined landscape design and requirements. The homeowner is required to maintain the original plan. Any changes or redesign must still meet the original landscape plan requirements.

- Owners must maintain all trees, shrubs and other plantings located on their lot in a healthy and trimmed fashion.
- Any diseased or dead trees, shrubs or other plantings must be promptly removed.
- With the written consent of the City of Woodbury and the Board, an owner may place plantings (including without limitation, flowers, shrubs and trees) on that portion of a publicly dedicated right-of-way contiguous to the owners lot; provided, however, that the owner will be responsible for maintaining said planting in a healthy, clean and neatly trimmed state at all times and shall be responsible for any removal of said plantings.
- An owner may not place plantings (including without limitation sod, plants and trees) within that portion of the owner's lot, which constitutes a landscape easement in favor of the Association, except with the prior written consent of the Board.
- Within landscape easements, the Association will maintain any sign and monument improvements with the owner maintaining the trees, shrubs and other plantings. However, the Board may elect, on behalf of the Association, in its sole discretion as it deems appropriate, to maintain the lawn, trees, shrubs and other plantings within certain of the landscape easements.

Trellises / Arbors

- Must match the character and finish of the residence and neighborhood.
- Must be at least 20' from each property line.
- Maximum height 12'

Vegetable Gardens / Compost Bins

- Minimum of 35' setback from the golf course or park property
- Minimum of 10' setback from any other property line.
- Size must be appropriate for the lot. Maximum allowable size is 5% of the rear lot area. See "Maximum Allowable Rear Yard Structures" for info.
- Screening may be required.
- Compost containers must be screened from view. (see "Composting")

Violations

- Violations may be brought to the attention of the board by means of management company observations or other homeowner complaints. The board and/or ARC committee reviews the violation to verify its validity. If the violation has been confirmed, a letter of notice is sent to the homeowner advising of the violation and requiring action to correct the violation within 14 days. If the homeowner feels they are in compliance, they must respond within 5 days to discuss the matter. For violations that require more than 14 days to correct, the homeowner must respond to the board with a plan of action with completion dates within 5 days to avoid any fines.
- If the violation is not corrected to the board's satisfaction within 14 days of the notice, then a fine of \$50 will be imposed. If the violation remains after 14 days, a fine of \$30 per day will be imposed until the violation is corrected.
- Fines may also include any legal fees accumulated for the collection.
- See collection policy in the Homeowner's Handbook for any unpaid fines.

Yard Lights

- One fixture (110/120 volt with photocell) on a 6' pole, within the front yard is required.
- If fluorescent light bulbs are used, light color to be soft white. Stark white or daylight is not allowed.
- No other pole lights are allowed
- Low voltage lights may be allowed with ARC approval.
- No lighting on sport courts, tennis courts, hockey rinks, etc.
- Light sources should be concealed, where possible, with all light in shades of white (no colored lights other than temporarily during the holidays).
- No spillover of light can occur on neighboring lots, and lighting must be shielded to prevent glare.
- Wall washes can be achieved through an eave mounted, wall or ground light.
- Tree up-lights should be concealed in ground or in shrub masses.
- Garden lights or walkway bollards should direct the light downward with a concealed light source.

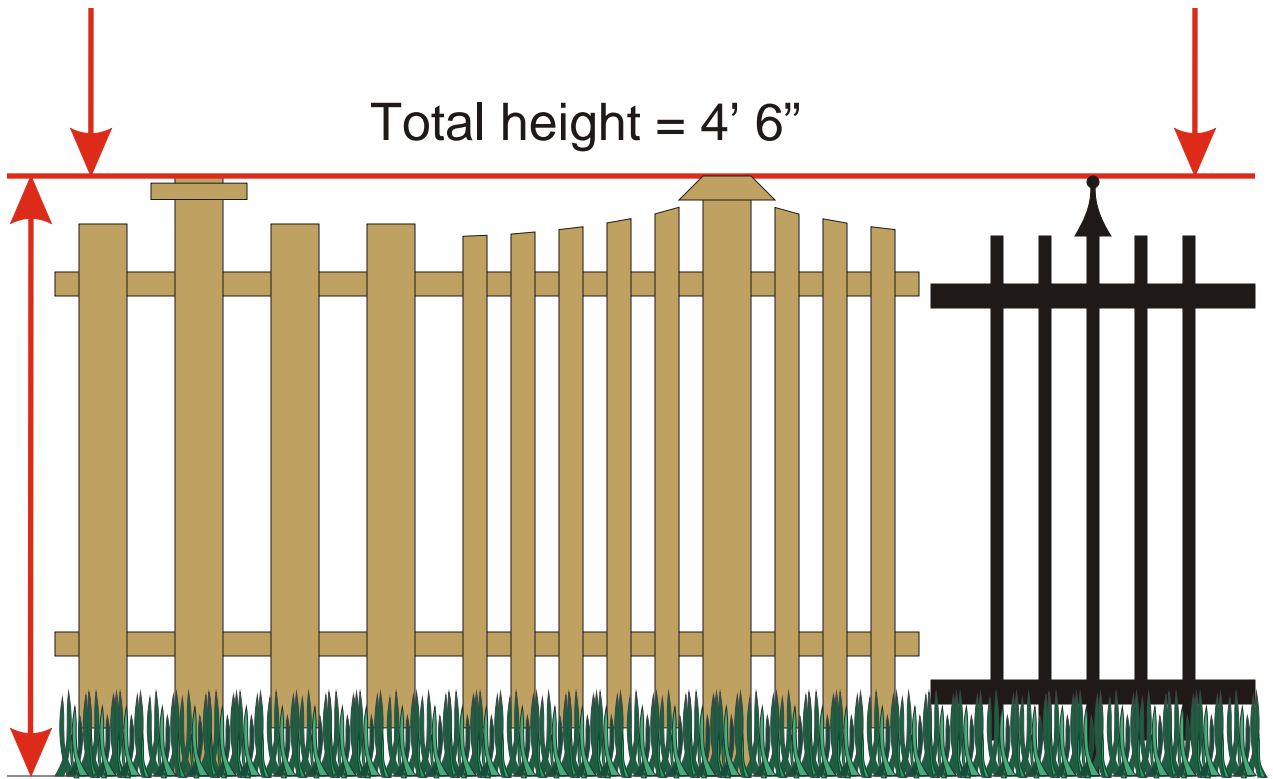
Yard Ornaments

- No yard ornaments such as fountains, statues, etc. will be permitted without prior approval.

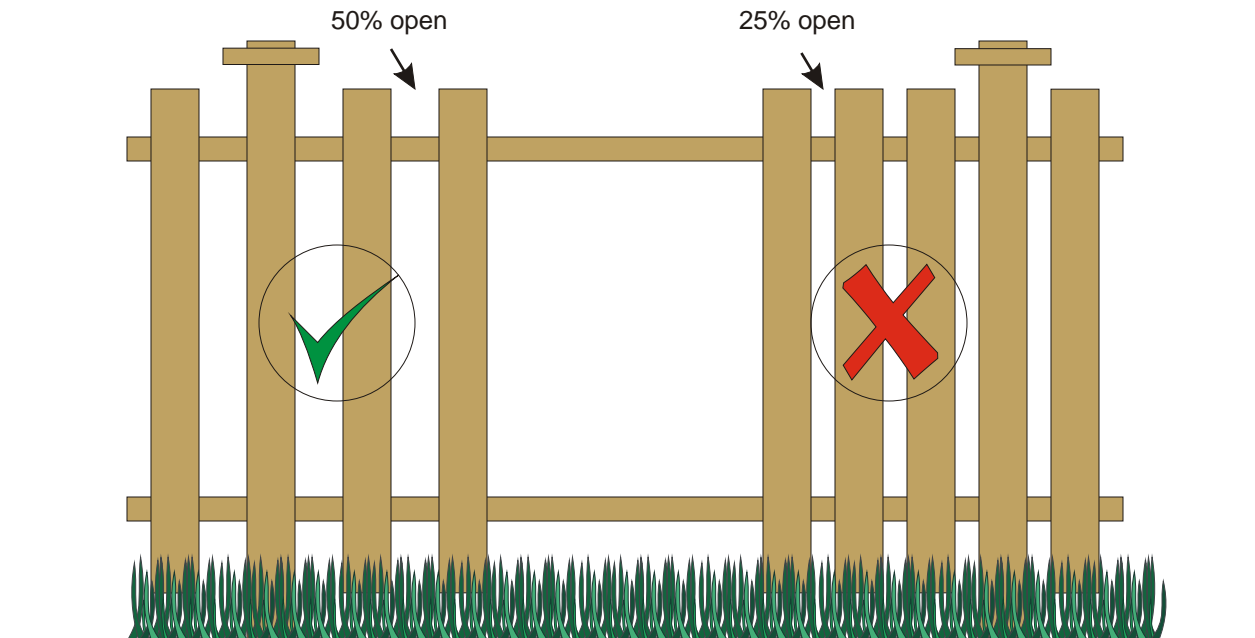
Wind Mills or Wind Generators

- Not allowed

Fence maximum heights



Fences must be at least 50% open



Basic pool guidelines

