

**WAYNOKA PROPERTY OWNERS ASSOCIATION  
1 WAYNOKA DRIVE  
SARDINIA, OHIO 45171  
PHONE: 937-446-3232 FAX: 937-446-3253**

**PREREQUISITES FOR BUILDING  
THAT MUST BE MET BEFORE ANY HOME BUILDING PROJECT**

**CAN BE STARTED**

**A:** PLOT MAP OF LOT, SHOWING THE SIZE AND THE LOCATION OF THE BUILDING (S) ON THE LOT. ALL STRUCTURE CORNERS MUST BE STAKED ON LOT. ALL UTILITIES (WATER, SEWER, AND ELECTRIC) SHOWING DISTANCE OF SEPERATION MUST BE SHOWN ON PLOT MAP. DRIVEWAYS MUST ALSO BE SHOWN ON PLOT MAPS.

**B:** PLANS OF THE PROPOSED STRUCTURE (TWO COMPLETE SETS)

**C:** SEWER IS AVAILABLE, A PROPERLY EXECUTED EASEMENT MUST BE RECORDED (NAME, DEED BOOK, PAGE NUMBER MUST BE COMPLETED AS ON RECORDED DEED). IT IS THE PROPERTY OWNERS RESPONSIBILITY TO PAY THE COST OF RECORDING THIS DOCUMENT WITH THE BROWN COUNTY RECORDER'S OFFICE. (RECORDED COPY MUST BE SUBMITTED AT TIME OF APPLICATION FOR BUILDING PERMIT APPROVAL).

**D:** YOU MUST SHOW A CERTIFICATE OF SURVEY MADE DURING THE CURRENT OWNER'S TENURE FROM A LICENSED STATE SURVEYOR.

**E:** YOU MUST SHOW BROWN COUNTY BUILDING DEPARTMENT RECIEPT ON ANY STRUCTURE OVER 200 SQUARE FEET. IF NOT REQUIRED BY BROWN COUNTY DOCUMENTATION STATING SUCH MUST BE SHOWN.

**F:** PAYMENT TO WAYNOKA PROPERTY OWNERS ASSOCIATION FOR BUILDING PERMIT FEE

**G:** PAYMENT FOR WATER TAP REQUEST TO WAYNOKA REGIONAL WATER AND SEWER DISTRICT.

**H:** SEWER SERVICE IS AVAILABLE AT THE LOCATION, PAYMENT FOR SEWER TAP-IN FEE AND SEWER GRINDER PUMP/INSTALLATION MUST BE PAID AT TIME OF SUBMITTING PERMIT.

**I:** IF PROPERTY IS IN PHASE II SEWER PROJECT A LINE EXTENSION FEE MUST BE PAID AT TIME OF SUBMITTING PERMIT.

**J:** ALLOW FIVE (5) DAYS FOR APPROVAL ON COMPLETED BUILDING PERMIT SUBMITTAL.

**K:** START BUILDING PROJECT ANYTIME AFTER YOUR PERMIT IS APPROVED WITH SIGNATURES AND ASSIGNED PERMIT NUMBER. EXTERNAL CONSTRUCTION MUST BE COMPLETE WITHIN SIX (6) MONTHS FROM START OF CONSTRUCTION.

**NOTICE: ALL CONSTRUCTION EQUIPMENT AND MATERIALS MUST ENTER THE FRONT GATE. A 50% WEIGHT REDUCTION BETWEEN NOVEMBER 1 TO APRIL 1 IS IMPOSED ON ALL VEHICLES OVER 2 TONS.**

\*\*\*\*\*NOTICE\*\*\*\*\*EFFECTIVE SEPTEMBER 1, 2002 ALL HOMES MUST HAVE AN ATTACHED OR DETACHED GARAGE.

\*\*\*\*\*NOTICE\*\*\*\*\*IN ORDER FOR YOUR CONTRACTOR'S TO ENTER LAKE WAYNOKA THEY MUST BE REGISTERED AT THE RANGER'S STATION!!

**COUNTY PERMITS AND INSPECTIONS NEEDED**

**BROWN COUNTY BUILDING PERMIT AND STRUCTURAL INSPECTIONS – BY BROWN COUNTY BUILDING DEPARTMENT – 937-378-4716**

**ELECTRICAL INSPECTION - BY DUKE ENERGY - 1-800-544-6900**

**PLUMBING PERMIT AND INSPECTION - BY BROWN COUNTY HEALTH DEPARTMENT - 937-378-6892**

**ONLY COMPLETE BUILDING PACKETS WILL BE ACCEPTED FOR APPROVAL**

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**W.P.O.A. BUILDING CODE**

APPROVED BOARD MOTION 11/9/96—15  
AMENDED BOARD MOTION 5/10/97

**SECTION 1. ADMINISTRATIVE**

THE BOARD SHALL APPOINT A COMMITTEE TO OVERSEE THE BUILDING CODE AT LAKE WAYNOKA PER ARTICLE VII, SECTION II. OF THE BY-LAWS

I.1. THIS COMMITTEE SHALL PERFORM THE FOLLOWING FUNCTIONS:

I.1.1. REVIEW, EVALUATE, APPROVE OR DISAPPROVE THE PROPOSED PLANS FOR THE CONSTRUCTION OF ALL BUILDINGS AND OTHER STRUCTURES AT LAKE WAYNOKA.

I.1.2. ESTABLISH, MAINTAIN, AND PRESERVE GUIDELINES AND STANDARDS FOR THE PLANNING, DESIGN AND CONSTRUCTION WITHIN THE SUBDIVISION.

I.1.3. ENFORCE THE PROVISIONS OF THIS CODE.

I.1.4. REVIEW, REVISE AND RECOMMEND UPDATES OF THE BUILDING CODE AS NECESSARY.

I.2. THE COMMITTEE SHALL CONSIST OF:

I.2.1. A W.P.O.A. TRUSTEE.

I.2.2. A PROPERTY OWNER IN GOOD STANDING.

I.2.3. THE LAKE MANAGER.

I.2.4. A PROFESSIONAL PERSON WELL VERSED IN ALL PHASES OF RESIDENTIAL CONSTRUCTION MAY BE A FULL-TIME COMMITTEE MEMBER OR AN AD HOC CONSULTANT. ANY CONTRACTOR CURRENTLY WORKING WITHIN THE SUBDIVISION IS NOT ELIGIBLE TO SERVE ON THIS COMMITTEE AND WILL BE REQUIRED TO RESIGN IF THE ABOVE CONDITION OCCURS.

I.2.5. THE CHAIRPERSON SHALL BE THE BUILDING OFFICIAL AS THAT TERM IS USED IN THE CABO CODE.

I.3. A COPY OF THE APPROVED BUILDING PERMIT SHALL BE KEPT ON FILE FOR FIVE (5) YEARS.

**ALL CONSTRUCTION WITHIN THE LAKE WAYNOKA SUBDIVISION SHALL BE IN STRICT ACCORDANCE WITH THE COUNCIL OF AMERICAN BUILDING OFFICIALS (CABO) AND THE NFPA 70A ELECTRIC CODES.**

**ALL CONSTRUCTION SITES MUST BE KEPT AS CLEAN AS POSSIBLE. DUMPSTERS ARE RECOMMENDED TO ASSIST WITH THIS REQUIREMENT.**

**SECTION 2. BUILDING PERMITS**

2.1. BUILDING PERMITS ARE REQUIRED FOR NEW CONSTRUCTION OF ANY BUILDING EG. RESIDENCE, DECK, BOAT DOCK, DETACHED OR ATTACHED GARAGES, STORAGE BUILDING OR SWIMMING POOLS ETC.. EXTERNAL CHANGES TO AN EXISTING STRUCTURE DO NOT REQUIRE A NEW PERMIT UNLESS THE MODIFICATIONS CHANGE THE STRUCTURAL DIMENSIONS, COLOR OR REQUIRE INSPECTIONS EG. NEW FOOTERS.

2.2. PERMIT APPLICATIONS ARE MADE AT THE OFFICE AND WILL BE SUBMITTED TO THE COMMITTEE FOR REVIEW AND APPROVAL/DISAPPROVAL. THEY MUST BE SIGNED BY BOTH THE OWNER AND HIS CONTRACTOR.

2.3. PERMIT APPLICATIONS FOR A HOUSE SHALL BE ACCOMPANIED BY:

2.3.1. A SEWAGE DISPOSAL PERMIT FROM THE BROWN COUNTY HEALTH DEPARTMENT UNLESS THE STRUCTURE IS WITHIN THE AREA SERVED BY THE CENTRAL SEWAGE SYSTEM.

2.3.2. COMPLETE PLANS, INCLUDING A SITE PLAN. THE PLANS MUST BE IN COMPLIANCE WITH THE COUNCIL OF AMERICAN BUILDING OFFICIALS (CABO) CODE FOR SINGLE FAMILY HOMES AND THE NFPA 70A ELECTRIC CODE.

2.3.3. WATERFRONT LOTS MUST HAVE LAKE SHORE PROTECTED (ROCKED) IN ACCORDANCE WITH THE LAKE ADVISORY COMMITTEE SPECIFICATIONS PRIOR TO BEGINNING CONSTRUCTION. PROVISIONS MUST BE MADE TO PREVENT EXCAVATED MATERIAL (DIRT) FROM BEING WASHED OR DUMPED INTO THE LAKE. ALLOWING MATERIAL TO ENTER THE LAKE IS A CITABLE/FINEABLE OFFENSE. (\*\*)

2.3.4. EFFECTIVE SEPTEMBER 1, 2002 ALL HOMES MUST HAVE A GARAGE (ATTACHED OR DETACHED) WITH MINIMUM SIZE FOURTEEN BY TWENTY-TWO FEET (14' X 22').

2.4. THE FOLLOWING FEES ARE DUE AND PAYABLE WHEN THE PERMIT APPLICATION IS SUBMITTED IN ACCORDANCE WITH THE ATTACHED EXHIBIT "A".

2.4.1. W.P.O.A. PERMIT FEES.

2.4.2. A WATER TAP FEE.

2.4.3. A SEWER TAP FEE, IF THE DWELLING IS WITHIN THE AREA SERVED BY WRWSD.

2.4.4 MISCELLANEOUS PERMITS

2.5. NO CONSTRUCTION SHALL BE COMMENCED UNTIL THE PROJECT IS APPROVED (NORMAL-5 WORKING DAYS BEFORE THE APPROVED PERMIT MAY BE PICKED UP AT THE OFFICE) IN WRITING BY THE BUILDING COMMITTEE (PERMIT REQUIRES 1 BUILDING COMMITTEE MEMBER AND THE LAKE MANAGER'S SIGNATURES). LAKEFRONT PROPERTY MUST OBTAIN A SIGN-OFF FROM THE LAKE ADVISORY COMMITTEE (LAC) OR GENERAL MANAGER THAT THE SHORELINE IS SATISFACTORILY PROTECTED TO LAC STANDARDS BEFORE CONSTRUCTION MAY BEGIN.

2.6. NO BUILDING MATERIALS SHALL BE PLACED ON THE LOT MORE THAN 30 DAYS PRIOR TO THE START OF CONSTRUCTION. FINAL GRADING MUST BE COMPLETED WITHIN 180 DAYS FOLLOWING THE START OF CONSTRUCTION UNLESS AN EXTENSION IS GRANTED BY THE COMMITTEE BECAUSE OF UNUSUAL BAD WEATHER OR OTHER UNAVOIDABLE DELAY. THE ADJOINING LOT MAY BE USED FOR MATERIAL STORAGE OR ACCESS TO THE CONSTRUCTION SITE, IF OWNED BY THE PERMIT HOLDER.

2.7 EXTERIOR CONFIGURATION, FOOT PRINT OR BUILDING SYSTEM CHANGES CONTEMPLATED AFTER THE ISSUANCE OF THE PERMIT MUST BE SUBMITTED TO THE COMMITTEE FOR REVIEW AND APPROVAL. NO DWELLING STRUCTURE OR BUILDING SHALL BE BUILT WITHIN 50 FEET OF THE LAKE WATERLINE (FULL). A BOAT HOUSE STRUCTURE AND DOCK, WHEN PERMITTED AND APPROVED ARE THE EXCEPTION AS ARE PATIOS AND PATHWAYS.

2.8. SAMPLES OF MATERIALS SHALL BE SUBMITTED, IF REQUESTED BY THE COMMITTEE.

**2.9. GALVANIZED AND DOUBLE WALL PLASTIC PIPE CULVERT(S) SHALL BE REQUIRED UNDER DRIVEWAYS. THE DIAMETER SHALL BE DETERMINED BY THE W.P.O.A. MANAGER WITH A MINIMUM LENGTH OF 20 FEET.**

### SECTION 3. SPECIAL PROVISIONS

3.1. NEITHER W.P.O.A., THE BUILDING COMMITTEE, NOR ANY MEMBER THEREOF, NOR ANY MEMBER OF SUBDIVISION MANAGEMENT, THEIR HEIRS, REPRESENTATIVES, SUCCESSORS OR ASSIGNS SHALL BE LIABLE FOR DAMAGES TO ANYONE SUBMITTING PLANS FOR APPROVAL DUE TO MISTAKES IN JUDGMENT, NEGLIGENCE OR NONFEASANCE ARISING OUT OF OR IN CONNECTION WITH THE APPROVAL OR DISAPPROVAL OF ANY PLANS. ANY PERSON OR ENTITY SUBMITTING PLANS TO THE COMMITTEE AGREES THAT NO SUITS FOR DAMAGES WILL BE SUBMITTED IN ACCORDANCE WITH THIS ARTICLE.

3.2. A DECISION OF THE COMMITTEE THAT IS CONTRARY TO THE DESIRES OF THE PERSON OR ENTITY SUBMITTING THE PLANS MAY BE SUBMITTED TO THE BOARD FOR REVIEW.

3.2.1. SUCH APPEALS SHALL BE SUBMITTED TO THE BOARD SECRETARY WITHIN TEN (10) DAYS FOLLOWING RECEIPT OF THE COMMITTEE'S DECISION. SUCH APPEALS SHALL BE IN WRITING AND MAY BE DELIVERED PERSONALLY OR BY CERTIFIED MAIL.

3.2.2. THE APPEAL WILL BE CONSIDERED AT THE NEXT REGULAR MEETING. FAILURE TO ATTEND THE MEETING SHALL CAUSE AN AUTOMATIC DENIAL OF THE APPEAL.

3.2.3. CONSIDERATION OF THE APPEAL SHALL BE RESTRICTED TO THE DOCUMENTS ON WHICH THE COMMITTEE BASED THEIR DECISION, THE LETTER NOTED IN 3.2.1 ABOVE AND ORAL PRESENTATIONS AT THE HEARING.

3.3. MONOLITHIC FOUNDATION AND FLOOR CONSTRUCTION WILL BE PERMITTED, IF A PLAN TO CODE IS SUBMITTED, REVIEWED AND A PERMIT OBTAINED. MONOLITHIC SLABS MUST HAVE FOOTERS PER CODE REQUIREMENTS.

3.4. MODULAR CONSTRUCTION PLANS MUST BE SUBMITTED FOR APPROVAL. PLANS OF INDUSTRIALIZED UNITS WILL BE CONSIDERED ONLY IF THE UNIT IS APPROVED BY THE OHIO BOARD OF BUILDING STANDARDS AS LISTED IN THE LATEST EDITION OF THE OHIO BUILDING CODE (OBC). ALL SUCH UNITS MUST HAVE OHIO BUILDING BOARD APPROVAL ON THE PLANS AND THE UNIT MUST BE CERTIFIED BEFORE IT WILL BE ALLOWED ENTRANCE INTO THE SUBDIVISION.

3.5. FLOOR AREA. ALL HOMES MUST HAVE A MINIMUM OF NINE HUNDRED SQUARE FEET (900 SQUARE FEET FOR A TWO STORY AND 1050 SQUARE FEET FOR A ONE STORY) OF FINISHED LIVING AREA ON THE GROUND FLOOR. THE AREA SHALL BE CALCULATED FROM THE EXTERIOR WALLS AND SHALL EXCLUDE PORCHES, DECKS, BALCONIES, PATIOS, GARAGES, CARPORTS, BREEZEWAYS, ATTACHED GARAGES AND ATTACHED STORAGE SHEDS. FOR "A" FRAME CONSTRUCTION THE AREA SHALL BE CALCULATED AT A PERPENDICULAR POINT ON THE ROOF LINE ON THE SLOPING SIDES TO THE FLOOR AT A POINT FIVE (5) FEET ABOVE THE FIRST FLOOR ON BOTH SIDES (WIDTH IS BETWEEN PERPENDICULAR LINES TIMES THE LENGTH OF THE STRUCTURE.)

3.6. POST AND BEAM CONSTRUCTION, IF BUILT TO CODE AND WITH PROPER FOOTERS IS PERMITTED AFTER A PLAN IS SUBMITTED, APPROVED AND A PERMIT IS OBTAINED.

3.7. POLE BUILDING, GARAGES AND OTHER ROOFED STRUCTURES SHALL BE SHINGLED TO MATCH THE DWELLING.

#### SECTION 4. INSPECTIONS

4.1. INSPECTION OF THE CONSTRUCTION SHALL BE MADE AT VARIOUS TIMES BY REPRESENTATIVE OF THE COMMITTEE TO INSURE CODE COMPLIANCE. ALL INSPECTIONS ARE MADE ON SITE. NO PORTION OF THE BUILDING SHALL BE CLOSED UNTIL REQUIRED INSPECTIONS ARE MADE AND THE WORK APPROVED. SPECIFIC INSPECTIONS SHALL BE:

4.1.1. THE LOT FOLLOWING STAKE-OUT BY THE SURVEYOR AND THE STAKE OUT OF THE FOOTPRINT OF THE STRUCTURE TO BE BUILT.

4.1.2. WHEN THE CONCRETE FOOTERS (2 FEET X 8 INCH) ARE POURED WITH 1 / 2 INCH REBAR ON HANGERS (CHAIRS) SO THAT THE REBAR IS EVENLY SPACED IN THE FOOTER. ALL BASEMENT WALLS (WITH REBAR) MUST BE OF POURED CONCRETE AND SHALL BE VIBRATED DURING THE POUR. A BASEMENT OF CONCRETE BLOCK, WHILE PERMISSIBLE, IS NOT RECOMMENDED. ALL POURED OR BLOCK WALLS MUST BE SEALED. PREFORMED AND INSULATED FORMS FOR CONCRETE AND REBAR ARE ACCEPTABLE. FOUNDATION WALLS ARE TO BE BACKFILLED WITH GRAVEL. CRAWL SPACE WALLS MAY BE CONCRETE BLOCK BUT POURED CONCRETE IS RECOMMENDED IN THIS CLAY SOIL.

4.1.3. FRAMING BEFORE ENCLOSURE BUT AFTER PLUMBING AND ELECTRICAL ROUGH-IN.

4.1.4. ELECTRICAL AND PLUMBING ROUGHENS. (COUNTY INSPECTOR)

4.1.5. DRYWALL – INCLUDE PROOF OF A FIREWALL SEPARATION AND METAL DOOR WITHOUT WINDOWS BETWEEN THE ATTACHED GARAGE AND THE HOUSE.

4.1.6. ELECTRICAL AND PLUMBING FINALS.

4.1.7. SEWAGE DISPOSAL SYSTEM. (SEPTIC INSPECTED BY COUNTY HEALTH DEPT. AND/OR SEWER INSPECTED AND SIGNED OFF BY WRWSD SUPERVISOR).

4.1.8. FINAL

4.2. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR THE GENERAL CONTRACTOR TO REQUEST AND TO COORDINATE THE ABOVE INSPECTIONS WHEN THE BUILDING IS AT THAT STAGE OF CONSTRUCTION. THE PROPERTY OWNER MAY DELIGATE THIS ACTION TO THE CONTRACTOR OF RECORD.

4.3. IF AREAS ARE ENCLOSED PRIOR TO BEING INSPECTED, THE ENCLOSURE WILL BE REQUIRED TO BE REMOVED IN ORDER THAT THE INSPECTIONS CAN BE MADE. OCCUPANCY IS NOT PERMITTED UNTIL FINAL INSPECTION IS APPROVED.

4.4. (5/10/97) ALL NEW HOMES SHALL HAVE FUNCTIONING SMOKE DETECTORS AT THE TIME OF FINAL INSPECTION. ALL DWELLINGS THAT ARE HEATED BY ANY MEANS OTHER THAN ELECTRIC ARE REQUIRED TO HAVE A CARBON MONOXIDE DETECTION UNIT INSTALLED.

## **SECTION 5. DEED RESTRICTIONS**

5.1. THE PROVISIONS OF ALL DEED RESTRICTIONS SHALL APPLY. (SEE PARAGRAPH 3 OF THE COVENANTS FOR DETAILS OF SETBACKS.)

5.2.

## **SECTION 6. EXCEPTIONS**

6.1. THE FOLLOWING ITEMS ARE EXEMPT FROM THIS CODE:

6.1.1. REPAIRS TO ANY STRUCTURE THAT CONSTITUTE GENERAL MAINTENANCE DO NOT REQUIRE PERMITS EXCEPT AS HEREIN DEFINED.

6.1.2. NEW ROOFING IF THE COLOR IS ESSENTIALLY THE SAME AS THE ORIGINAL DOES NOT REQUIRE A PERMIT.

6.1.3. REPAINTING IN THE ORIGINAL COLOR SCHEME DOES NOT REQUIRE A PERMIT.

6.1.4. PLACEMENT OF SIDING IN THE ORIGINAL COLOR SCHEME DOES NOT REQUIRE A PERMIT.

6.1.5. A FINE OF FIFTY DOLLARS (\$50.00) MAY BE LEVIED AND APPLIED TO THE PROPERTY OWNERS ACCOUNT FOR FAILURE TO OBTAIN THE NECESSARY PERMIT WHEN REQUIRED.

## **SECTION 7. SPECIAL CONSIDERATIONS**

7.1. DOCKS MAY BE CONSTRUCTED PRIOR TO A DWELLING PROVIDED THAT A PLAN IS SUBMITTED AND A PERMIT IS OBTAINED. GARAGES AND STORAGE BUILDINGS, HOWEVER, MAY NOT BE ERECTED PRIOR TO THE DWELLING.

7.2. DETAILED DRAWINGS OF THE DOCK MUST BE SUBMITTED WHEN THE BUILDING PERMIT IS REQUESTED. LUMBER SPECIFICATIONS MUST BE ON OR ATTACHED TO THE DRAWINGS.

7.3. ALL POSTS MUST BE AT LEAST 32" BELOW GROUND LEVEL. CONCRETE ENCASEMENT IS RECOMMENDED.

7.4. NO DOCK MAY EXTEND MORE THAT 20 FEET INTO THE WATER OR INTERFER WITH NORMAL BOAT PASSAGE. DOCKS ON COVES SHOULD BE PARALLEL WITH THE SHORE AND SHALL ASSURE AT ALL TIMES A CHANNEL 6 FEET WIDE (TOTAL 12 FEET CLEAR CHANNEL MINIMUM) ON EITHER SIDE OF THE COVE CENTERLINE. EXPRESSED ANOTHER WAY, THERE WILL BE A MINIMUM OF 14 FEET FROM THE OUTER EDGE OF THE DOCK TO THE CENTERLINE OF THE CHANNEL

7.5. DOCK AREA AT THE WATERLINE MUST BE STAKED FOR INSPECTION. THE TEN FOOT LOT LINE RESTRICTION MUST BE MET. WATER ACCESS LOTS WILL DRAW AN IMAGINARY EXTENSION OF THEIR LOT LINE TO THE WATERS EDGE TO DETERMINE THE TEN FOOT OFFSET.

7.6. ALL MATERIAL MUST BE CCA TREATED AND ALL FASTENERS MUST BE GALVANIZED.

## **SECTION 8. GRANDFATHERED STRUCTURES**

8.1. ALL STRUCTURES NOT MEETING SQUARE FOOT FLOOR REQUIREMENTS ERECTED BEFORE THE DATE OF THIS CODE REVISION ARE GRANDFATHERED. HOWEVER, IF A NON-COMPLIANT STRUCTURE IS DEMOLISHED THEN THE NEW STRUCTURE MUST BE BUILT WITH THE CODE REQUIREMENTS IN EFFECT AT THAT DATE.

(\*\*) ALLOWING WASTE DIRT OR OTHER MATERIAL TO BE THROWN OR TO WASH INTO THE LAKE IS CITABLE AND MAY RESULT IN A FINE UP TO \$1,000.00 TO THE PROPERTY OWNER, AND THE BUILDER MAY BE PROHIBITED FROM BUILDING WITHIN THE SUBDIVISION FOR A PERIOD NOT TO EXCEED FIVE (5) YEARS.

## **SECTION 9. FENCES/DOG KENNELS**

**EFFECTIVE 9/1/2002**

9.1 THE WPOA BUILDING CODE STATES THAT NEW STRUCTURES MUST BLEND IN WITH THE NEIGHBORHOOD. AS THIS COMMUNITY GROWS AND THERE IS LESS DISTANCE BETWEEN NEIGHBORS FENCING STANDARD IS NEEDED. THE WAYNOKA OUTSIDE BOUNDARIES ARE FENCES WITH A SPLIT RAIL WOODEN FENCE, WOODEN FENCES WOULD SEEM TO BEST MEET COMMON STANDARD THAT ALL PROPERTY OWNERS CAN UNDERSTAND AND RESPECT. HERE ARE BASICALLY FOUR TYPES OF FENCES THAT APPEAR IN OUR COMMUNITY 1) SPLIT RAIL EITHER PAINTED, STAINED, OR WEATHERED OR NATURAL. 2) WOODEN PRIVACY FENCE AND FENCE AROUND POOLS, PAINTED OR STAINED, 3) CYCLONE FENCING AROUND TENNIS COURTS – THIS TYPE OF FENCE CAN BE OBTAINED WITH A GREEN OR BLACK PLASTIC COATING TO RESIST RUSTING (RECOMMENDED); 4) DOG COMPOUNDS THAT ARE GALVANIZED CYCLONE FENCE ON METAL POSTS. THE TYPICAL RURAL FENCE OF WIRE AND METAL POSTS IS NO LONGER ACCEPTABLE.

WOODEN FENCES CAN BE SPLIT RAIL, PICKET FENCE STYLE OR PARALLEL RAIL FENCES (2X4 GALVANIZED WIRE BACKING MAY BE STAPLED TO THESE FENCES FOR ANIMAL CONTROL). THESE FENCES SHALL BE EITHER FOUR (4') OR FIVE (5') FEET TALL. POSTS FOR THESE FENCES CAN BE EITHER CEDAR, REDWOOD, LOCUST, OR ACM TREATED TO RESIST DECAY. FENCE COVERING BETWEEN POST MAY BE VERTICAL OR HORIZONTAL. VERTICAL BOARDS ALTERNATING SIDES WILL PROVIDE PRIVACY AS WELL AS AIR CIRCULATION. A PRIVACY FENCE FOR A YARD OR POOL SHALL BE AT LEAST FIVE (5') FEET TALL BUT NO MORE THAN EIGHT (8') FEET TALL. CYCLONE (CHAIN LINK) FENCING FOR A TENNIS COURT SHALL BE EIGHT (8') TO TEN (10') FEET TALL. PRESENTLY THERE ARE ON THE MARKET SYNTHETIC OR COMPOSITE MATERIALS THAT ARE MADE WITH A SIMULATED WOOD GRAIN THAT ARE STRUCTURALLY SOUND AND ACCEPTABLE FOR FENCE CONSTRUCTION. AS OF THIS DATE THE "GREEN" COLORED WOOD (CCA TREATED) WITH PRESERVATIVE IS BEING WITHDRAWN FROM THE COMMERCIAL MARKET BECAUSE OF ITS USE OF ARSENIC IN THE PRESERVATION COATING. ARSENIC OR ARSENICAL COMPOUNDS ARE NOT ACCEPTABLE FOR DECK, DOCK, OR FENCING PRESERVATION APPLICATIONS AND ARE PROHIBITED AS CONSTRUCTION MATERIAL AS OF JANUARY 1, 2003.

THE ALTERNATIVE TO ARSENIC PRESERVATIVE IS ACM (AMMONIUM-COPPER) TREATED WOOD OR SYNTHETIC OR COMPOSITE MATERIALS.

PREFABRICATED DOG KENNELS OF CYCLONE (CHAIN LINK) FENCE ARE ACCEPTABLE. DOG RUNS IN EXCESS OF TWENTY (20') FEET IN LENGTH REQUIRE A VARIANCE FROM THE BOARD OF TRUSTEES. WOOD FRAME AND SHINGLED DOG HOUSE MUST MATCH THE HOUSE, COMPOSITE DOGHOUSES SHOULD BE NATURAL IN COLOR. SEVERAL PICTURES OF ACCEPTABLE TYPES OF FENCING ARE SHOWN. THE BUILDING COMMITTEE CHAIRMAN MAY MAKE APPLICATION TO THE WPOA BOARD OF TRUSTEES FOR A VARIANCE TO THESE RULES E.G. A WROUGHT IRON FENCE, BATTERY (DC) POWERED ELECTRICAL FENCES FOR GARDENS TO DISCOURAGE CRITTERS FROM EATING FRUITS, VEGETABLES AND/OR FLOWERS ARE ACCEPTABLE. THE BURIED ELECTRICAL FENCES FOR PEST CONTROL ARE ACCEPTABLE. FENCES FOR RESIDENTIAL POOLS SHALL MEET THE REQUIREMENTS OF THE CABO CODE LOCATED IN THE OFFICE FOR REFERENCE.

REFERENCE:

1. NFPA 70A ELECTRICAL CODE FOR ONE AND TWO FAMILY DWELLINGS: NATIONAL FIRE PROTECTION ASSOCIATION, 1 BATTERY MARCH PARK, P.O. BOX 9101, QUINCY, MA 02269-9101.
2. CABO ONE AND TWO FAMILY DWELLING CODE 2ND EDITION, 5203 LEESBURG PIKE, FALLS CHURCH, VA 22041

NOTES:

5/29/2008