

# Request for Approval Form

## Tall Oaks at Winding Trails Homeowners Association

**TO:** Architectural Control Committee

**FROM:**

\_\_\_\_\_

(Name)

\_\_\_\_\_

(Address & Lot #)

\_\_\_\_\_

(Home Phone)

(Cell Phone)

\_\_\_\_\_

(Email)

**Request for Approval for:**

- Deck
- Fence
- Hot Tub
- Swimming Pool
- Swing Set
- Other: \_\_\_\_\_

**Attachments:**

- Construction Drawing(s)
- Building Permit
- Wildwood Certificate of Use and Occupancy

\_\_\_\_\_

(Homeowner Signature)

\_\_\_\_\_

DATE

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**Committee Response:**

- APPROVED
- NOT - APPROVED for the reason(s) noted:

\_\_\_\_\_  
\_\_\_\_\_

- Please RE-SUBMIT with the following additional information:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

(Trustee or Architectural Control Committee Member)

\_\_\_\_\_

DATE

Should you be considering any change, please remember to submit the required Tall Oaks at Winding Trails **Request for Approval Form**, and obtain approval from the Architectural Control Committee in advance prior to commencing any work. The form is available at [www.talloakssubdivision.com](http://www.talloakssubdivision.com). You may refresh yourself with the Tall Oaks at Winding Trails Indenture, Amendment to the Indenture, and other important information about Tall Oaks at Winding Trails, which can be found online at: [www.talloakssubdivision.com](http://www.talloakssubdivision.com). For your convenience, some excerpts from the Indenture or the Amendment to the Indenture are found below. Full Indenture detail is available online, or you may request another copy if you cannot find the copy provided to you when you purchased your home.

## **ARTICLE VI ARCHITECTURAL AND ENVIRONMENTAL CONTROL**

From and after the conveyance of an improved Lot by First Party, no building, fence, wall or other structure, swimming pool or tennis courts shall be commenced, erected or maintained on such Lot, nor shall any exterior addition to, removal of all or any part thereof, or exterior change or alteration (structural or nonstructural) in any improvement on such Lot be made, nor shall any item, apparatus or device be attached to or the color or other exterior appearance of any structure upon any such Lot be changed until the plans and specifications showing the nature, kind, shape, height, materials, colors and location of the same shall have been submitted to and approved in writing as to harmony of external design, types of materials, colors and location in relation to surrounding structures and topography by the Trustees, or by an architectural committee composed of three (3) or more representatives appointed by the Trustees.

It is the intent of this Indenture that all buildings and structures within the Properties shall be constructed of attractive exterior materials of high quality. In its review of submissions, the Architectural Control Committee shall evaluate the construction standards and building materials for all proposed construction on the Lots to insure that they are in conformance with such objectives. Accessory buildings, enclosures, appurtenant structures to, or extrusions from any building or structure on any Lot shall be of similar or compatible materials, design and construction. Exterior finishes and elevations once approved shall not be altered without the express consent of the Architectural Control Committee.

## **ARTICLE IX RESTRICTIONS**

In addition to the limitations and restrictions imposed by other provisions of this Indenture and the Ordinance, the following restrictions are imposed upon and against the Property and each Lot now or hereafter existing therein:

5. Maintenance. Each Owner shall maintain and keep his Lot in good order and repair, and shall do nothing which would be in violation of law.

6. Obstructions. There shall be no obstruction of any portion of the Common Property or any storage or construction or planting thereon by an Owner.

10. Vehicular Sight Lines. No fence, wall, tree, hedge or shrub planting shall be maintained in such manner to obstruct sight lines for vehicular traffic. Except as may be required to comply with the prior sentence, no live tree shall be removed without the approval of the Architectural Control Committee.

11. Temporary Structures. No structure of a temporary character, trailer, tent, shack, garage, barn or other out building shall be used on any Lot at any time as a residence, either temporarily or permanently.

14. Utility and Drainage Easements. Easements for installation and maintenance of utilities and drainage facilities are established in this Indenture and are and/or will be reserved as shown on the recorded plats of the

Property. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements.

16. Cul-de-Sac. Etc. No above-ground structure, other than required street lights, may be, erected upon a cul-de-sac, divided street entry island, or median strip, without the written approval of the St. Louis County Department of Highways and Traffic.

~~**See Amendment 17. Fences.** No fences or screening of any kind shall be erected or maintained on any Lot between the rear of the residence constructed on such Lot and the street upon which such Lot fronts. Fences may be maintained on other portions of the Lots only with written consent of the Architectural Control Committee as to location, material and height, and the decision of such committee to approve or reject a fence shall be conclusive. Nothing herein contained shall prevent placement of fences by the Trustees on the Common Ground.~~

~~**See Amendment 18. Television Antennae.** No exterior television or radio antennae, towers, satellite dishes, or similar structures will be allowed on any Lot in the Property.~~

19. Swimming Pool. No above-ground swimming pool will be allowed on any Lot in the Property. In-ground swimming pools shall be permitted only with the approval of the Architectural Control Committee pursuant to Article VI hereof.

**AMENDMENT, MODIFICATION AND CHANGE  
OF INDENTURE OF TRUST AND RESTRICTIONS  
FOR TALL OAKS AT WINDING TRAILS**

"17. Fences. No fences or screening of any kind shall be erected or maintained on any Lot between the rear of the residence constructed on such Lot and the street upon which such Lot fronts. Fences may be maintained on other portions of the Lot only with the written consent of the Architectural Control Committee and the decision of such committee to approve or reject a fence shall be conclusive. Fences shall be a maximum of 4' 0" in height and constructed of wrought iron, brick, cedar, treated lumber, or a durable vinyl material. Non-stockade design styles are required and a minimum spacing of 1" between slats shall be maintained. Nothing herein contained shall prevent placement of fences by the Trustees on the Common Ground."

"20. Deck & Miscellaneous Additions. Exterior decks, gazebos, trellises, stairs and other structures may be erected on Lots subject to the approval and written consent of Architectural Control Committee. Requests for approval shall be submitted in writing. Copies of the appropriate Building Permits, Final Inspection Reports and the Certificate of Use and Occupancy are required, where applicable."

"21. Hot Tubs. Exterior hot tubs and Jacuzzis are permitted if, in the judgment of the Architectural Control Committee, they are compatible with the residential design and constructed of suitable materials. Hot tubs and Jacuzzis must be physically connected to the dwelling or an attached deck. Landscaping may be required around the structure. Requests for approval shall be submitted in writing. Copies of the appropriate Building Permits, Final Inspection Reports and the Certificate of Use and Occupancy are required where applicable."