

**WESTWOOD LOA
ARCHITECTURAL CONTROL COMMITTEE (ACC)
RESIDENTIAL
BUILDING ALTERATIONS APPLICATION**

To Be Completed by the Landowner
Return All Pages

PRINT NAME: _____

PROPERTY ADDRESS (Section/Block/Lot): _____

PROPERTY ADDRESS (Street Address): _____

MAILING ADDRESS: _____

EMAIL (Required): _____

PHONE (Required): _____

Type of Improvement

<input type="checkbox"/> House Addition
<input type="checkbox"/> Change to House Exterior (including design, materials and/or color)
<input type="checkbox"/> Patio Cover and/or Deck Cover
<input type="checkbox"/> Patio and/or Deck
<input type="checkbox"/> Roof Change (including materials and/or color)
<input type="checkbox"/> Other

Describe Improvement(s) Listed Above:

Indicate the supporting information included with this application:

Supporting Information	Included Yes / No	ACC Initial For Acceptance*
Scalable Plat Plan layout of property, building(s) location(s) on the property, allowing for and agreeing to the deed restrictions, property lines, clearances, and dimensions.		
Building Plans and Material Specifications: Scalable drawings and or prints must be submitted at building application time for building or buildings to be built conforming to the deed restrictions of the square footage of living space required. A complete set of scalable drawings or prints must be submitted to and remain with Westwood Landowner’s Association, Inc. and filed for record. List of exterior materials including color and where used (i.e. Lumber, Brick, Rock, Hardy Plank, Shingles, etc.).		
Concrete foundation details, beams depth’s, widths, end view of typical beam, showing location of rebar, rebar size, also give mesh gauge and concrete slab thickness. Include elevation in respect to the street.		
Water Drainage Plan (i.e. where does water run off of property, may be shown on plot plan)		
Picture, sketch, drawing or artist’s rendering.		
List any others below:		

Note: Refer to the Architectural Control Guidelines and Standards for all requirements

1. No work may begin without written approval from the ACC
2. Culvert is to be placed, **by the county**, before construction is initiated. Landowner is required to request the LOA Office submit a Culvert Request to the County on behalf of the landowner.
3. Site shall not be elevated without approval of the ACC.
4. When required by Montgomery County a County issued Building Permit shall be prominently displayed on property during the building process.
5. Sewage and/or Septic System approval to conform to Montgomery County Building Permit Division Control Specifications.
6. The landowner is responsible for ensuring the location of all improvements does not interfere with or alter the location and/or design of an aerobic septic system as defined in the official septic plan on file with the county.
7. No building may be erected between the building line as shown on the recorded plat and the street.
8. No building or structure, on a residential lot, may be erected nearer than five (5) feet, including roof overhang, from any interior lot line.
9. The Building Site must be kept in a clean and orderly manner and must conform to any and all Restrictions.
10. No lot may be re-subdivided without the written approval of Westwood Landowners’ Association.
11. Construction site will be cleaned up at a minimum of once a week from all trash and debris.
12. Ditches and roadways will be kept free of debris, dirt pilings & construction materials.
13. All deed restrictions apply.
14. Landowner is responsible for being aware of and following all Federal, State and County laws, rules and regulations associated with all construction performed on their property.

Failure to comply with the above requirements, Architectural Guidelines and Standards, and deed restriction will be cause for legal actions to be taken to rectify the cause of non-compliance.

Other comments or information which will aid the ACC in their review and decision:

Planned Start Date: _____ **Planned End Date:** _____

PROPERTY ADDRESS (Section/Block/Lot): _____

PROPERTY ADDRESS (Street Address): _____

The LOA / ACC has up to 30 days from receipt of this application to respond in writing to the landowner.



Landowner’s signature below indicates the landowner:

- has read and understands all parts of this application,
- attest that the information provided in this application and all supporting information is truthful, correct, and complete, and
- has read, understands, and agrees to the current revision of Westwood Landowners’ Association’s Architectural Guidelines and Standards as on file with Montgomery County, and
- understands that if this application is approved, this application serves as a contract that the owner agrees to comply with all terms or conditions of the approval of this application, and
- understands and agrees that if the owner breeches ANY terms of the approval conditions, the Westwood Landowners’ Association may immediately rescind the approval of the application.

LANDOWNER’S

SIGNATURE: _____

DATE: _____

PLEASE DO NOT MARK ON THIS PAGE
(FOR ACC & OFFICE USE)

NAME: _____(Completed by ACC or Office)

ADDRESS: _____(Completed by ACC or Office)

SECTION: BLOCK: LOT: _____(Completed by ACC)

DATE RECEIVED: _____(Completed by ACC or Office)

DATE OF ACC DECISION: _____(Completed by ACC)

DATE APPLICANT NOTIFIED (Attach copy of written notification): _____(Completed by Office)

- Approved with no restrictions.**
- Conditional Approval – See below for requirements:**
- Denied – See below for reasons:**
- Rejected – See below for reasons:**

ACC’s Comments (Attach additional pages as needed): _____ Check if additional pages attached

ACC SIGNATURES (Minimum of 3 required):

PRINTED NAME	SIGNATURE	DATE