

TO: ALL RESIDENTS/OWNERS OF THE CREST AT WAILUNA
SUBJECT: PERGOLA POLICY dated August 24, 2022

This policy is established under the authority of Article VI, Sections 1, 2, 3 & 6 and Article V, Sections 2, 4f, 4h & 4o of the By Laws of the Association of Apartment Owners of the Crest at Wailuna. This letter supersedes any other information conveyed to the owner through newsletter.

1. Definitions – The following definitions and/or descriptions will be used to interpret language used in the scope of this letter. They shall also be used and included in preparing requests for any installation of a pergola.
 - a. EPC: Environmental Protection Corridor
 - b. Condominium map - Association map with EPC area shaded for each lot
 - c. **Pergola: A wide-open structure with 4 support beams, no walls or roof for shade such as a lattice or cover. It is not a pavilion or gazebo which are freestanding pergolas with a fixed roof and will not be approved.**
 - d. ACC Exterior Modification Request Form
Include the description of the nature, kind, shape, height, materials and location of the external design and location in relation to the surrounding structures and topography.
 1. Manufacturers brochure identifying the nature, kind, shape, height, and materials.
 2. A photo of the pergola showing the shape and design, description of the pergola materials, dimensions, size and height.
 3. A proposed diagram or drawing of the pergola footprint (relative placement on the lot) in relation to the surrounding structures (distance from neighboring lots on either side and topography (distance to the back boundary).
 4. ACC commitment not to enclose or attach the pergola unit
Owner to provide a statement that they understand and agree not to permanently enclose or attach the pergola unit to the house creating additional square footage to the dwelling unit itself, as it appears in the initial Condominium map.
 5. **The exterior of the Pergola shall be painted the TRIM color “ WHITE SHADOW” to match the dwelling unit.**
 6. **No structure shall be built within a EPC area.**
 7. **It is strongly recommended that large exterior structures such as Pergolas, should be secured to withstand a high wind event or hurricane. Freestanding structures should not be placed on grass, subject to water rot.**
 8. **Any exterior structure larger than 10’ X 12’ or 120 Sq Ft must comply with City & County Planning Land Use Ordinances & Building Code compliance.**
 9. The scope of this letter cannot fulfill all the differing ideas for pergolas that owners/residents may request. Requests that constitute exceptions to this policy will be reviewed on an individual basis with the Board of Directors making the final decision.