

Westfield at Legends ACC Request and Approval Procedure

Below is Westfield's Architectural Control Committee (ACC) governance documentation for requesting approval of improvements and material changes to villa exteriors and outside landscaping.

ACC requests should be forwarded to Westfield ACC chairman Steve Parrish (stephen.parrish52@yahoo.com) (618) 830-8324)

The current (9/27/2023) REQUEST FOR ARCHITECTURAL CONTROL APPROVAL form can be found on the westfieldlegends.com website in the Architecture Control page on the lower right side of the Home page....

OR, by CLICKING this link:

<https://www.westfieldlegends.com/file/document-page/3089352578/T3rpK1TN3K90rVWo.pdf>

IMPORTANT NOTE: There are some requests that must ultimately be approved by the Legends Master Board AC Committee before work can commence. The Master Board AC Committee meets monthly, and that day is typically the second Wednesday of the month. The exception to this rule has been November & December when the meeting is held on the first Wednesday of the month. Some AC requests must be submitted to the Master Board AC Committee no later than the prior Friday at noon.

An example of the of the requests that must obtain Master Board AC Committee approval are the replacement of window & doors, lanai, driveway and any work pertaining to the paving surrounding a pool.

Please contact Stephen Parrish or any member of the Westfield HOA Board if you have any questions.

[Extracted from section 19 "Architectural Control" found in the Westfield at Legends DECLARATION OF RESTRICTIONS AND COVENANTS document recorded on May 2, 1999]

19.8 Procedure. In order to obtain the approval of the Westfield ACC, each Owner shall observe the following:

19.8.1 Each applicant shall submit an application to the Westfield ACC with respect to any proposed improvement or material change in an improvement, together with the required application(s) and other fee(s) as established by the Westfield ACC. The applications shall include such information as may be required by the application form adopted by the Westfield ACC. The Westfield ACC may also require submission of samples of building materials and colors proposed to be used. At the time of such submissions, the applicant shall, if requested, submit to the Westfield ACC, such site plans, plans and specifications for the proposed improvement, prepared and stamped by a registered Florida architect or residential designer, and landscaping and irrigation plans, prepared by a registered landscape architect or designer showing all existing trees and major vegetation stands and surface water drainage plan showing existing and proposed design grades, contours relating to the predetermined ground floor finish elevation, pool plans and specifications and the times scheduled for completion, all as reasonably specified by the Westfield ACC.

19.8.2 In the event the information submitted to the Westfield ACC is, in the ACC's opinion, incomplete or insufficient in any manner, the Westfield ACC may request and require the submission of additional or supplemental information. The Owner shall, within fifteen (15) days thereafter, comply with the request.

19.8.3 No later than thirty (30) days after receipt of all information required by the Westfield ACC for final review, the Westfield ACC shall approve or deny the application in writing. The Westfield ACC shall have the right to refuse to approve any plans and specifications which are not suitable or desirable, in the ACC's sole discretion, for aesthetic or any other reasons or to impose qualifications and conditions thereon. In approving or disapproving such plans and specifications, the Westfield ACC shall consider the suitability of the proposed improvements, the materials of which the improvements are to be built, the site upon which the improvements are proposed to be erected, the harmony thereof with the surrounding area and the effect thereof on adjacent or neighboring property. In the event the Westfield ACC fails to respond within said thirty (30) day period, the plans and specifications shall be deemed disapproved by the Westfield ACC.