



Architectural Control Committee

Welcome!

The Architectural Control Committee of Will-O-Wisp welcomes you to our neighborhood. We sincerely hope that your life here will be enjoyable and rewarding.

This is a covenant-controlled community, and while abiding by the covenants is every resident's responsibility, it is a responsibility of the ACC to enforce those covenants. In order to maintain the high community standards our residents have come to enjoy, we take this job seriously. Copies of the covenants are available on our website, www.will-o-wisp.net, or can be obtained by calling the number below. Also available are copies of the fence guidelines and animal control issues.

Below is the crux of the most usually overlooked covenants and interpretations:

Pets:

Domestic animals allowed to venture outside must be leashed or fenced in at all times, and are not allowed to run uncontrolled off their respective properties.

Dogs prone to barking must be controlled. This especially applies to canines left outside during the day when their owners are away at work.

No more than two pets may be kept in residence. (This does not, of course, apply to small contained animals, such as those in cages, aquariums or terrariums.)

Trash:

This is bear country, and bears can and do upset trash receptacles in search of easy meals. Trash containers must be secured in a manner which will preclude upset by bears on the prowl. In the event a trash container is upset, it is the responsibility of the resident to clean up the resulting mess without delay.

Outside lighting:

This community is, through the wishes of the residents, a "dark" community. Outside lighting must only be used for immediate safe passage, access and egress around the property, and must not be left burning indiscriminately throughout the night. Light radiating beyond property boundaries constitutes "light pollution" or "Light Trespass," is discourteous to neighbors, and constitutes covenant violation. Use of motion-sensor-controlled lighting is strongly recommended.

Outside Watering:

No outside watering, washing of cars, watering of plants, etc. may be done. This is not a water conservation concern; it is a Water Rights issue. All water used in this subdivision must, by decree, be returned to the river system, so all water that comes from taps must go down the drain to our sewage treatment plant.

A Covenant infraction will likely result in a letter, originated by the ACC, sent to the violator, indicating the type of violation, the Covenant involved, and a reasonable time for remedial action to be accomplished by the resident. Treat such a letter as a notification that something has apparently been overlooked and simply needs to be attended to. However, in the case of flagrant, extended, ignored or repeated violation of the Covenants, measures can and will be taken by the ACC to enforce correction or elimination of any such infraction.

Our Covenants, their interpretations, and our fence guidelines are a dynamic set of regulations, invoked by the community to provide for the continued high standard of living enjoyed here and the betterment of same. The ACC has been organized for and is committed to maintaining adherence of these regulations. Please review these documents occasionally, as they are routinely examined, reviewed, updated and amended by the ACC and the Board of Directors.

It is also the responsibility of the ACC to approve new construction or structural modifications. This includes, but is not limited to exterior painting, shed/garage/addition construction, deck modifications and the erection of fences. Plans must be provided (with applicable permits) to the ACC for approval, along with an application fee, prior to the initiation of construction. If there is any question or concern regarding anticipated construction or structural change, please leave a message for a member the ACC at the number indicated at the bottom of the first page.

Again, welcome to our little community of Will-O-Wisp. We hope your life with us and your experience here will be pleasant. Additionally, we invite you to consider taking positions, when open, on the ACC and the Board of Directors. Check the monthly newsletter -- Openings are posted therein. And, we encourage input from our residents. You're invited to attend any of our Board of Directors' meetings, which take place the 2nd Thursday of each month on the second floor of the Treatment Plant at the south end of Wisp Creek Drive.

Sincerely,

The Architectural Control Committee