



PERMISSION TO CONNECT TO NEIGHBORING WALL

Date: _____

Homeowner building wall: _____

Address: _____

File No.: _____

Description of wall and where the connection will be made:

A copy of this agreement will be kept on file with the Westbrook Village Homeowner Association in the Lot File of the party building the wall. Each party involved will also receive a signed copy of this agreement.

Homeowner giving permission to connect: _____

Address: _____

File No.: _____

By signing this form permission is given to the above stated homeowner to connect to the existing wall on my property.

Homeowner Signature

Any financial arrangements made between the parties involved are separate and apart from the above stated agreement and do not involve Westbrook Village Homeowner Association.

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Walls & Wrought Iron Fences

Wrought iron fences and/or walls may be constructed in a recorded utility easement with the understanding that should a utility company ever require access, it would be the responsibility of the Homeowner to remove and replace the wrought iron fence and/or wall. Wrought iron fences and/or walls may not be constructed in any drainage easement where the natural flow of water may be obstructed. Any required permits must be obtained from the City of Peoria before any installation.

Block Walls / Party Walls (amended 2-5-14)

- Any fence wall built on the dividing line between two properties constitutes a Party Wall.
- Written consent from adjacent property owners who are affected is required.
- For information on Party Walls, see the CC&R's page 22 - Section 1 of Article XI, Party Walls.
- Freestanding walls are not allowed.
- If existing, connect to neighbor's wall with written permission of that neighbor. If not connecting, submit plans for enclosure.
- All block walls must be solid masonry.
- Wall is to be placed on lot line without encroaching on neighboring properties.
- There will be no open block allowed except for required drainage.
- Walls in the rear and side yards will be a minimum of 66 in., and not to exceed 72 in. in height.
- Walls must be painted and stuccoed, both sides and top of wall, at time of construction.
- Interior walls must be painted the Body or Trim Color of the house or Stonish Beige.
- Any exterior wall attached to a residence must be painted the Body Color of the house or Stonish Beige. All other exterior privacy walls must be Stonish Beige.
- Any wall attached to a residence may be painted the body color of the home or Stonish Beige. At the point where the wall changes direction, it must be painted Stonish Beige.
- All other exterior privacy walls must be painted Stonish Beige.
- Fence surfaces facing a common area or the Golf Course, must be painted Stonish Beige.

Privacy Walls

- Privacy walls are to be solid masonry construction.
- Privacy walls must be stuccoed and painted both sides and top of wall.
- Privacy wall must be painted Stonish Beige or the color of the body of the house to which it is attached.
- Privacy walls will be a minimum of 60 in. and maximum of 72 in. in height.

Wrought Iron Fences (Not on the Golf Course) (amended 2-5-14)

- Applications for a wrought iron fence must come before the Architectural Control Committee.
- No wood or composite slats can be inserted on wrought iron fences.
- All wrought iron must be painted Stonish Beige.
- All wrought iron requires an 18 in. or 24 in. knee wall.
- Wrought iron plus knee wall combined shall not exceed 6 ft. height inside the yard.

Wrought Iron Fences – Golf Course Lot Fencing Restrictions (amended 12-7-16)

- The Architectural Control Committee will review all applications to ensure it does not interfere with sight lines of other properties.
- Measure from the corner of the original foundation of the home straight across to the property line.
- Proceed on the property line 8 ft. toward the back (or golf course).
- At 8 ft. mark, 6 ft. masonry must end.
- Proceed with 18 in. to 24 in. masonry.
- No wood or composite slats can be inserted on wrought iron fences.
- All wrought iron must be painted Stonish Beige.
- All wrought iron requires an 18 in. or 24 in. knee wall.
- Wrought iron plus knee wall combined shall not exceed 6 ft. height inside the yard.
- Please refer to the "Approved Walls and Landscape for Golf Course Lots" diagram at the end of this document.