

To: Owners in Waterville Estates.

As communicated at the annual meeting, the Compliance/Building Committee is providing this communication to help educate our owners of the current bylaws and covenants in Waterville Estates. As the year progresses, owners in violation will be notified directly and asked to rectify any compliance issues that may arise. We ask that you please read this communication and become familiar with these guidelines to help make this process as easy as possible. If you have any questions, please email the **WEA Compliance Committee** at weacompliance@watervilleestates.org.

Rules/Covenants/Guidelines for Building in Waterville Estates

When Building Permits are Required from the Building Committee

Permit email address: Buildingcommittee@watervilleestates.org.

- All exterior modifications and alterations need prior approval by the Building Committee
 - Example:
 - Decks, Sheds, Tree cutting.
 - All exterior color changes.
 - Roofing, painting, decking colors.
- New Homes Require the following:
 - DES of NH Septic Design Approval
 - Town Building/Zoning permit from Campton or Thornton.
 - Town/district driveway permit
 - District water hook up approval.
 - WEA Permit filled out.
 - Building plans
 - Elevations & floor plans
 - Plot Plan with pin locations and setback info
 - Tree cutting plan outlined.
 - House design with type of products being used with color pallets for all exterior materials.
- Additions
 - WEA Permit Required
 - Town Building/Zoning permit from Campton or Thornton
 - Plot Plan with pin locations and setback info
 - Tree cutting plan outlined.
 - Addition design, color pallets with elevations
 - Building Plans
 - Elevations & floor plans
- Tree Policy (attached)
 - Building Committee should be contacted before any tree cutting occurs.
 - Consult with Building Committee prior to tree cutting.
 - Cutting of trees that are outside of the tree policy guidelines require a permit.
 - Trees need to be marked prior to BC visit.
- Fences and other structures
 - Fences or other obstructions shall not be erected without approval from the Building Committee.
 - Sheds and all permanent structures require a permit for the Building Committee.

Compliance Items

- Television Antenna
 - Dish and Direct TV satellite dishes allowed.
- Unregistered motor vehicles
 - Junk/Repair/ Unregistered vehicles are prohibited.
- Hanging clothes
 - No clothes, lines, rugs or similar shall be hung.
- Exterior Fuel tanks
 - Need to have enclosure to block view from public view.
- Storage of Garbage
 - All garbage, trash and other refuse must be kept in receptacles designed for such purposes and must be always kept out of public view.
- Signs
 - No “for sale” signs, rent signs, contractors signs or advertising devices of any kind.
 - Temporary “For Sale” signs are allowed during open houses.
- Mobile homes, trailers, travel trailers or tents are not allowed on any Homesite, cluster homesite or condo site unless otherwise approved in advance by the Building Committee.
- Construction equipment storage is prohibited – unless approved by the Building Committee.
- Storage containers are prohibited – unless approved by the Building Committee.
- No Snow machine or ATV usage on WE roads.
- Seasonal Trailers must be removed at end of each season.
 - Example: boats, Snow machine/motorcycle/ATV trailers
- No Street Parking during winter months
- Power Equipment Usage – allowed from 7:30AM to 8:00PM

Non-compliance is subject to daily fines if not rectified in a timely manner.