

# AWHOA ACC User Guide

For all the new homeowners in the community!

If you don't know where to find the AWHOA Rules & Regulations, log into [alafayawoodshoa.com](http://alafayawoodshoa.com).



Home page after logging in. Click on **DOCUMENTS** across top of page.

## Governing Documents

When moving into the Alafaya Woods development, we agreed to abide by the governing documents in this covenant controlled community. There are a series of documents that have been recorded against the deeds of the homes in our community. These documents are listed below in the order of their importance:

1. Recorded Declaration of Covenants, Conditions, Restriction Reservations and Easements for Alafaya Woods Development
2. Recorded Articles of Incorporation of Alafaya Woods Homeowners Association, Inc.
3. ByLaws of Alafaya Woods Homeowner's Association, Inc.
4. Recorded Master Rules and Regulations for Alafaya Woods Development
5. Alafaya Woods Homeowners' Association Rules Regulations and Architectural Review Guidelines (Blue Guide Book)

The process in place for Resale Closing Letters, Estoppels, and Demands is available via [www.sentrymgt.com](http://www.sentrymgt.com). If you do not have a copy of these governing documents, you can purchase a set of the Association Documents by visiting [www.sentrymgt.com](http://www.sentrymgt.com), however, in an effort to provide a copy of these documents through this website, one of our volunteers has scanned available documents. This may not include ALL of the recorded documents so please order your own copy if needed.

Select "Rules and Regulations",

Rules and Regulations

Then "Rules and Regulations 2019".

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Rules and Regulations

- Alafaya Rules And Regulations 2019
- Alafaya Homeowners Association Rule Regulations
- Lots 1 Through 68 Of Phase XI Supplement
- Marketable Record Title Act Notice Recorded Copy
- Rules Amendment 1
- Rules Amendment 2
- Rules Amendment 3

### Alafaya Woods Homeowners' Association Reference Guide

Including Amended and Restated Rules and Regulations and Architectural Review Specifications



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Select the appropriate section for the project you have planned.

Read the section VERY CAREFULLY to include: **“APPLICATIONS MUST INCLUDE”**

**5.6.3 Applications must include:**

- (a) A plot plan showing the proposed location and dimensions of the doghouse or run.
- (b) The materials and colors proposed for construction.

This sections is included for each type of project & the ACC Request MUST contain ALL information/documentation for that specific job. **IF IT DOES NOT** – Your request will be automatically DENIED & you will need to resubmit.

IF you have questions as to whether prior ACC APPROVAL is required, read section 5.0. Items NOT requiring PRIOR ACC Approval is listed in section 8.0.

**5.0 Architectural Review Specifications**

All changes to the exterior of a Dwelling Unit or to the Lot require prior approval by the Architectural Control Committee or the Board of Directors, unless the planned changes are specifically listed under "Items Not Requiring Prior Approval". (Refer to Section 8 0) "All changes" includes those changes, which may meet the standard criteria listed under specific headings, and includes also the removal of, as well as the addition of, any item. Approval must be obtained before starting any work.

**8.0 Items Not Requiring Prior Approval**

The following items listed do not require approval by the Board of Directors. All other changes do require prior approval.

For ANY questions pertaining to ACC Approval, contact **ACC Directly** at: [arc@alafayawoodshoa.com](mailto:arc@alafayawoodshoa.com). Sentry Management will only refer you back to the Rules & Regulations or to ACC email address.

ACC reviews requests in the order that they are received. Each member must review & respond back to me with their decision. Once I have received all **members'** responses, I will email that decision directly to you. We DO NOT send any decision information to your contractors. That is YOUR responsibility.

The ACC committee has up to 30 days to review & respond to all requests. Please plan your projects accordingly.

While it typically does not take that long it can in some cases due to holidays, additional information/documents needed or even vacations.

The committee is made up of homeowner volunteers which have families & outside jobs. We do not work for Sentry Management, nor do we have regular office hours.

**Per AWHOA Rules, no work can begin prior to receiving written ACC Approval.**