

**WILLOW BEND LAKES HOMEOWNERS ASSOCIATION, INC.**  
**Architectural Control Committee**

**ARCHITECTURAL STANDARDS BULLETIN**  
**RELATED TO ARBORS AND GAZEBOS (9.21)**

**Adopted:** 08/23/2005

**Modified:** 01/15/2012

The intent of this Architectural Standards Bulletin is to clarify and supplement Article IX, Section 9.21 of the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Willow Bend Lakes.

**All arbors and gazebos (including outdoor kitchens and living spaces):**

- Must be approved in writing in advance by the Architectural Control Committee (ACC).
- Must be an open wall structure.
- Should not be visible from the front street.
- The overall size must be in proportion to the size of the lot and location on the lot. A plat showing the location of the structure is required for Architectural Control Committee review.
- Arbors, gazebos and covered outdoor kitchens / living spaces, especially those with grills or fireplaces, may require a building permit from the City of Plano. If so, the permit must accompany the Application prior to approval being obtained. It is the homeowner's responsibility to contact the City of Plano to determine if the City requires a building permit.

**Arbors:**

- The height should not exceed the height of the fascia of the residence or ten (10) feet from the ground, whichever is lower.
- Should be constructed of cedar or redwood. A sealant may be applied pursuant to the Architectural Standards Bulletin Related to Sealants Applied to Wooden Fences.
- Vertical posts must be a minimum of 4 inches x 4 inches in size.
- Arbors may be uncovered or have a **flat** standing seam metal roof with the following specifications:
  - Standing seam height of 1" to 2"
  - Panel width of 12" to 18" maximum
  - Metal must be a color that matches or blends with the existing roof of home
- No corrugated barn tin, plastic, or fiberglass allowed.

**Gazebos:**

- Height will be determined on a case-by-case basis.
- Shingles of the gazebo roof must match those of the residence.

The foregoing Bulletin is to be used as a guide for approval of arbors and gazebos. However, other restrictions may apply since the configuration of each homeowner's lot may present a unique situation that may require a variation from these guidelines. In all cases, the requirements in Article IX, Construction of Improvements and Use of Lots, Protective Covenants of the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Willow Bend Lakes, shall prevail.