



Homeowners Association
Wedgfield Homeowners Association
 P.O. Box 905
 Christmas FL 32709

New Home Construction

and

Additions – Improvements – Pools & Encl – Garages & Sheds – Barns – Fences & Gates – Entrances

Wedgfield is a “DEED RESTRICTED” Community. All residents, whether Wedgfield Homeowners Association (WHOA) members or not, are subject to the Deeded Restrictions. The (WHOA) is responsible for the Deed Restrictions within the Wedgfield Community. The area of responsibility is the “City Area” and the “Estates Area”. The “Reserves” has its own deeded restrictions.

Please Read the Following Information Carefully

New Home Construction: Before designing your new home please make sure of the Square Footage requirements attached to your lot. There are different areas that require different square footage for homes. Plans must be submitted and approved by the WHOA **prior** to going to Orange County for a permit.

There is a one-time \$250.00 (New Home Construction) application fee for plan review and approval.

Plan Approval Is Not an Option – IT IS MANDATORY.

Any homes started prior to Wedgfield Architectural Control Committee approval are subject to fines up to \$1,000.00, plus all attorney fees. (Article III, Section 3.5)

Plan Review and Approval Fee Structure

Home Additions: -----\$100. ⁰⁰	Barns & Structures: ----\$50. ⁰⁰	Entrance Structures: ----\$50. ⁰⁰
Major Improvements: ---\$100. ⁰⁰	Garages & Sheds: -----\$50. ⁰⁰	* Other Misc. Items: -----\$TBD
Pools & Enclosures: -----\$75. ⁰⁰	Fences, Gates: -----\$50. ⁰⁰	* Listed in the Codes & Covenants

★ (Additional fees (not to exceed 25%) may be assessed if work commences prior to owner obtaining necessary review and approval) ★

Deed restriction books are available which will guide you as to home size, fences allowed, garages, sheds, pools & enclosures, barns, sheds, misc. structures and other information you may need. You can view and download the Codes and Covenants Booklet at: www.wedgfieldhomeowners.com. (The Architectural Review List can also be downloaded here.)

To drop off the WHOA Architectural Review Checklist, Plans and specifications for review (and applicable application fee) please contact Mike Nolan (407) 492-2095 or S.mikenolan@gmail.com. These materials can also be mailed to the Wedgfield Homeowners Association at the above listed P.O. Box.

