

# EDGARTOWN FOREST ESTATES ASSOCIATION (EFEA, dba Dodger's Hole)

## Architectural Buildings & Grounds Committee (ABGC)

### Application for Review of Property Alterations/Improvements

**SUBMIT TO:** Edgartown Forest Estates Association, 2 Dodger's Hole Road, Edgartown, MA 02539

Email: [dodgers.hole@gmail.com](mailto:dodgers.hole@gmail.com)

Phone: 774-310-1456

Name: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_

Mailing address (if different): \_\_\_\_\_

My request involves the following type of improvement (please circle):

Painting                      Deck/Patio Slab                      Roofing                      Driveway/Walkway

Landscaping                      Patio Cover                      Room Addition                      Rooftop Solar Panels

Fencing                      Outbuilding/Structure                      Other

**REQUIRED:** Describe Improvement(s): Include paint colors, building materials, landscape plans, fence layout, and other plans or brochures for patios, decks, windows, doors, structures or sheds. Also include relevant measurements for fencing, decks, patios, etc... Please provide a plan that is drawn to scale.

Please attach additional pages if needed.

**REQUIRED:** Estimated Start Date: \_\_\_\_\_ **REQUIRED:** Estimated Completion Date: \_\_\_\_\_

- All alterations, improvements, or similar MUST comply with current EFEA Governance Documents, Covenants, Bylaws, Rules & Regulations, and ABGC Guidelines and Policies.
- No work is to commence without a written approved application.
- Any Architectural, Building and Grounds Committee (ABGC) approval does not relieve the homeowner from ensuring compliance with State & local building codes and permit requirements.
- Permission is hereby granted for members of the ABGC and appropriate HOA representatives to enter the property to make reasonable observations and inspections of the modification request and completed project.
- The ABGC will notify & solicit input from abutters and direct neighbors in regards to the proposal.

I have discussed this modification with my neighbor(s) who may be directly impacted by the proposed modification. Note we will request a written & signed statement from all abutters/direct neighbors.

Homeowners Signature(s) (Required): \_\_\_\_\_ Date: \_\_\_\_\_

**ABGC Decision:** (Homeowner-Please do not write below this line)

- Approved as submitted
- Approved subject to the following conditions \_\_\_\_\_
- Denied for following reason(s): \_\_\_\_\_

The steps to follow when applying for a modification to your home/property are:

1. Applicant meets with an architect to decide on plans (if applicable).
2. Applicant meets with Town of Edgartown officials about obtaining the necessary permits (if applicable). Town of Edgartown permits do not mean that the homeowners request will be automatically accepted by the EFEA ABGC.
3. Applicant completes the EDGARTOWN FOREST ESTATES ASSOCIATION (EFEA dba Dodger's Hole) ABGC form titled **Application for Review of Property Alterations/Improvements**. Please be sure to include all diagrams and details.
4. Applicant submits the application via USPS (EFEA, 2 Dodger's Hole Rd, Edgartown, MA 02539) or e-mail to [dodgers.hole@gmail.com](mailto:dodgers.hole@gmail.com)
5. Applicant reviews the EFEA Governance Documents: Covenants; Bylaws; Rules & Regulations; Procedures; etc...) to ensure the application is within the guidelines agreed to when they purchased the home.
6. The Architecture, Buildings and Grounds Committee (ABGC) will review the application and respond within a period of not more than two weeks.
7. The ABGC will notify & solicit input from abutters and direct neighbors in regards to the proposal.
8. The applicant may, upon rejection, resubmit alternate plans, if so required.
9. The resubmitted plans will be reviewed and responded to within a period of not more than two weeks.
10. Plans that have been accepted by the ABGC will be forwarded to the Board of Directors for review at the next regularly scheduled monthly meeting.
11. The ABGC and monthly BODs meetings may be held electronically via Zoom or similar tools.
12. The applicant will be notified of the decision within a week of the monthly meeting.
13. Work may begin only after you have received a letter of approval by the ABGC and necessary permits if applicable.
14. The work shall be completed within 6 months of starting the project.
15. During construction, and upon completion of the project, the homeowner gives permission for the ABGC to conduct an inspection(s) as required for compliance.

16. For any project that was altered from approved, the BOD may request the applicant make adjustments to be in compliance at the applicant's expense.

Please be advised of the following sections of our HOA governance documents that address all requests for property alterations / improvements at EFEA aka Dodger's Hole.

1. Link to covenants on the EFEA Website: <http://dodgershole.com/wp-content/uploads/2020/07/EFEA-Declaration-of-Covenants.pdf>
  - a. In particular: **Section 4.1.** No structure, whether a residential dwelling, accessory building, tennis court, swimming pool, fence or other improvement shall be constructed upon any lot, nor shall any renovations or alteration to the exterior of a structure be made unless complete plans, specifications and site plans therefore shall have been submitted to and approved in writing by the Declarant and a copy of such plans, specifications, and with plan as finally approved, deposited with the Declarant. Such approval shall include, but shall not be limited to, architectural style and design location on the lot, engineering considerations, proposed grading and the quality, type and color of proposed exterior materials. It is the intent of this provision that the structure shall be in good taste, shall be in harmony with the quality of nearby structures, and shall fit the site properly. The decision of the Declarant shall be final and binding upon all parties; however, such approval shall not be unreasonably withheld.
2. Link to EFEA Bylaws: <http://dodgershole.com/wp-content/uploads/2010/03/By-laws-amended-12-10-2014.pdf>
3. Link to EFEA Protocols: <http://dodgershole.com/wp-content/uploads/2010/03/EFEA-manual-of-protocols-and-procedures-6-28-16.pdf>

The EFEA Board of Directors

The Edgartown Forest Estates Association, Inc. (dba Dodger's Hole)

## **ARCHITECTURAL BUILDINGS & GROUNDS COMMITTEE OVERALL REVIEW CRITERIA:**

The Architectural Buildings & Grounds Committee (ABGC) evaluates all submissions on the individual merits of the application; including the consideration of the characteristics of the housing type and the individual site; since what may be an acceptable design in one specific instance may not be for another. Design decisions made by the ABGC in reviewing applications are not based on any individual's personal opinion or taste. Judgments of acceptable design are based on the following criteria which represent in more specific terms the general standards of the protective Covenants:

1. Relation to the EFEA Association Open Space - Homeowner's lot activity shall not adversely affect the EFEA Association open space.
2. Validity of Concept The basic idea must be sound and appropriate to its surroundings.
3. Design Compatibility The proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.
4. Location and Impact on Neighbors The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight, ventilation, and drainage. For example, fences may obstruct view, breezes, air flow or access to neighboring property; decks or larger additions may cause unwanted shadows on adjacent patios or infringe on a neighbor's privacy and view.
5. Scale The size (in three dimensions) of the proposed alteration should relate well to adjacent structures and its surroundings.
6. Color Colors may be used to soften or intensify visual impact. Parts of an addition that is similar in design to an existing house, such as roofs and trim should match in color and composition.
7. Materials Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house.
8. Workmanship Another standard which is applied to all exterior alterations. The quality of work should be equal to, or better than, that of the surrounding area. Poor practices, besides causing the owner problems, can be visually objectionable. The EFEA Association assumes no responsibility for the safety or structural validity of new construction by virtue of an approved design.
9. Timing Projects which remain uncompleted for a long period of time are visually objectionable and can be a nuisance and safety hazard for neighbors and the community; all applications must include estimated completion dates. If such time periods are considered unreasonable, the ABGC may disapprove the application; projects must be completed within six (6) months. Major projects can request extended completion dates.
10. Fences Fences should be no higher than 4' in any front yard, and no higher than 6' in any side or back yard. Fences must abide by setback requirements.
11. Sheds, Patios, Decks, Pools, Fences, etc.. All such structures must comply with local & state laws, regulations, and building codes.