

HOA Waivers FAQ

Below you will see answers to common questions we receive concerning permits and waivers. If you have any additional questions, please reach out to [wedgewoodhoacovenants@gmail.com].

What's a waiver?

- A waiver is a request to the Homeowners Association to modify your property. It is free of charge. You simply submit a form describing the project and receive approval or advice. The purpose is to make sure it complies with the rules and covenants.
- Permits are through the City of Joliet and they require payment. Contact the City directly for questions regarding building permits. Permits typically require a plat survey.

Any project that requires a permit also requires a waiver. You may need to bring the approved HOA waiver form with you in order to receive a permit. Make sure you complete this paperwork to avoid fines and project delays.

Why do I need a Waiver?

Submit a waiver to make sure that your project complies with the rules and declarations of the Association.

If you do not submit a waiver, you may receive a violation notice. The project may even need to be redone to be brought into compliance.

As a reminder, sheds and above ground pools are not permitted in Wedgewood.

What projects require HOA approval?

The HOA needs to approve any modification to the exterior of your home/property. Interior projects do not require HOA approval.

Examples of projects that require an HOA waiver:

- Any structure modification or addition
- Fences (new or replacing)
- Roofing, siding, windows, exterior repainting (if color or style change)
- Driveway modifications or replacements
- Hardscaping and brick paver work
- Pergolas and play houses
- Recreational equipment: swing sets, permanent basketball hoops, hot tubs, etc.
- In-ground pools
- Renewable energy equipment such as solar panels

Where can I access the waiver request form?

1. The form is available on the association's website on the waiver's and covenants tab. Please make a copy of this form after filling it out for your records.
2. An online form is available through this link: <https://form.jotform.com/82425427216151>

*Please be specific with your project descriptions on the form; also, please provide a copy of the plan, sketch, and quotation for the project to document the scope of work and the materials to be used.

How do I submit the form?

- Submit the form electronically, mail the form, or hand deliver to Tali Shi or any HOA board member.
- The board will respond to your request within 10 days. Projects requiring full board approval may take significantly longer.

Who do I contact with questions?

- Tali Shi at wedgewoodhoacovenants@gmail.com or 484-638-2503
- If you have any questions, feel free to ask a board member or check out the website. When in doubt, ask.

If you had work done recently and didn't realize you needed to submit a waiver request, please submit a request promptly so we can approve it and have the project on file. Any exterior modifications that have not been approved may result in a violation notice. The project may need to be redone or removed if not in compliance with the covenants.

Thank you!

Wedgewood Estates HOA Board