

WINDSOR WEST COMMUNITY ASSOCIATION RULES AND REGULATIONS

COMMON PROPERTY DAMAGE

The homeowner is responsible for any damage to the common property caused by them. All areas must be returned back to their original condition. Failure to do so will result in the Association to repair all damages and charge all associated costs to the homeowner's account.

PRAIRE PLANTINGS

Homeowners that back up to the prairie plantings – please remember that mowing any portion beyond your property line will result in a \$100.00 fine per occurrence plus cost of restoration of prairie plantings.

BIKE PATHS/SIDEWALKS

No motorized vehicles are allowed to be operated on any part of the Windsor West Common Areas including the bike paths and sidewalks. These vehicles include but are not limited to, motorcycles, dirt bikes, mopeds, snowmobiles, go-carts and other all terrain vehicles ATV's.

Property owners found utilizing such vehicles on the Community common areas or sidewalks also shall be subject to a fine per the Windsor West Community Fining Resolution outline, which will be added to their assessment account.

PARKING:

Parking within the Windsor West association is for non-commercial personal passenger vehicles only (cars, vans, SUV's and pick-up trucks). No buses, large trucks, trailers, campers, motor homes, jet skis, boats, motorcycles or other recreational equipment are allowed (with the exception of commercial service vehicles for the Association/owner maintenance). No parking in handicapped parking spaces without proper identification. Vehicles violating this rule are subject to immediate towing.

Commercial Vehicles Special Rules

Definition of a Commercial Vehicle: Any car, truck, trailer, tractor, recreational vehicle, or combination thereof that has lettering visible to the public which advertises any business or for-profit organization, or any vehicle used for business or commercial purposes that is too large to be housed in the existing garage.

Commercial Vehicle Parking: It is a violation to park any commercial vehicle overnight on any street, parking lot, residential lot, driveway, or common area in such a manner as to be visible from neighboring property or from any street. Commercial vehicles used while doing business may be parked while doing that business only and may not be parked overnight.

Inoperative, Unused or Abandoned Vehicles. No inoperative, unused or abandoned vehicle shall be stored, parked, maintained, or kept within any part of the Property, including any common area, lot or way of access within the Property. "Inoperative, abandoned or unused vehicle" shall mean any automobile, truck, motorcycle, motorbike, boat, trailer, camper, house trailer, or similar vehicle which has not been driven under its own propulsion for a period of 5 days.

No automobile maintenance, mechanical, body or engine work, overhauling or similar automotive repair work for commercial and/or business purposes shall be performed within any portion of the Property. Only minor automotive maintenance and upkeep of a resident's private vehicle may be performed anywhere within the Property and, in all cases, no automobile maintenance or repair work shall be conducted carried on to as to become an annoyance, nuisance, eyesore, or hazard. Any Homeowner found in violation will receive a fine per the Windsor West Community Fining Resolution outline, which will be added to their assessment account.

PETS:

All Homeowners must leash their pets when walking them through the Windsor West Community or when not confined within a fenced area. All Homeowners must pick up after their pets when walking them through the Windsor West Community. Any Homeowner found in violation will receive a fine per the Windsor West Community Fining Resolution outline, which will be added to their assessment account.

BASKETBALL HOOPS:

Basketball hoops may not be placed on the Parkway in front of any Unit where the hoop is facing the street, causing children to play in the street. Basketball hoops must be placed where children can access the hoop from the driveway of each Unit. Basketball hoops must be stored either in the back of each Unit or in the garage between November 30th and March 15th.

SIGNS:

No signs shall be erected or maintained in Residential Areas of Windsor West except

Signs required by legal proceedings.

One (1) "For Sale" or "For Rent" sign shall be allowed for each lot/house within Windsor West, provided that such sign shall advertise only the lot/house upon which it is placed

Such sign shall be no larger than four (4) square feet and its supporting frame no more than thirty (30) inches wide.

For signs utilizing a post, the top of the frame and sign shall be no more than sixty (60) inches above the ground.

Such signs shall be restricted in placement to front yards only and placed no closer than six (6) feet to the inside of the street curb.

In addition to "For Sale" and "For Rent" signs, one (1) "Open House" sign may be permitted on the lot only from 9:00AM to 5:00PM on the day of the open house. It shall conform to all requirements and conditions imposed upon "For Sale" or "For Rent" signs.

"For Rent" signage shall be removed from the lot when the dwelling has been rented. A "For Rent" sign shall not be permanently installed on the lot.

The display of one (1) indoor or outdoor political sign per lot no larger than two (2) square feet within 45 days prior, and 7 days after an election. A "political sign", as per state statute, is defined as a sign that attempts to influence the outcome of an Election, including but not limited to: (A) supporting or opposing a candidate running for political office; (B) supporting or opposing the recall of a public officer; and (C) supporting or opposing the circulation of a Petition for: (1) a ballot measure; (2) a ballot question; (3) a proposition; or (4) the recall of public officer.

One sign, no larger than four (4) feet square or 24" x 24", may be placed on the homeowner's lot by a landscape/construction contractor to show who is doing the work. This sign is to be removed upon completion of the project.

Signs for alarm systems must be installed in the yard or posted in the window of a homeowner that identifies the Alarm Business and a telephone number must be listed to access the company if the alarm is activated. These signs must be no larger than 12" x 12."

One (1) "For Sale" sign may be posted on the homeowner's vehicle, such a sign shall be no larger than 16" x 20" inches and may not be painted on the vehicle. If not in use, a vehicle displaying a "For Sale" sign must be parked in the owner's driveway. Vehicles for sale may not be parked in Common Area parking lots except in the normal course of the owner's use.

No signs shall be placed or maintained on Common Areas of Windsor West except:

Signs required by legal proceedings

Signs for approved community events

Signs, erected by Developer or its affiliates such as construction job identification signs, directional signs and subdivision identification signs that comply with existing Architectural/Landscaping Committee Guidelines or have been approved in writing by the ALC.

"Open House" and "Garage Sale" directional signs placed on common area between 9:00 AM and 5:00 PM, only on the day of the Open House or Garage Sale.

STAIN FOR FENCES:

The only colors that will be allowed for staining are clear, red cedar tone or brown type stains. White and colored paints will not be allowed.

SHEDS:

Sheds must conform to the restriction in Article 7, Section 7.02 of the Declaration for the Windsor West Community.

- a) Accessory Buildings
 - 1) Wooden storage shed may be allowed no larger than 100 square feet; (Vinyl, Metal or "Rubbermaid" type sheds/material not allowed)
 - 2) Accessory buildings shall be set back from the interior side lot line, according to the current Village ordinance.
 - 3) Accessory buildings shall match the existing house and trim colors. (color, materials, etc)

- 4) Allowable roof lines of these sheds shall be hip and gable type to be fully shingled with matching color of residence.
- 5) Accessory buildings shall be required to be constructed on a separate concrete foundation and secured to the foundation with approved anchor kit.
- 6) Accessory buildings shall be covered by property owners insurance.

All permanent and temporary structures, including but not limited to fences, decks, gazebos, pools, hot tubs, sheds, play sets and trampolines must remain in good condition to help maintain an aesthetically appealing community. Any repairs or maintenance needed should be done in a timely manner or as requested by the Board.