

Rules and Regulations
Windsor Park POA Inc

Order: TSMJ842VN
Address: 1018 Ashland Way
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RULES AND REGULATIONS WINDSOR PARK POA, INC.

1. All units shall be used for residential purposes only.
2. All persons using any pool shall do so at their own risk.
3. Offensive or noxious activity is prohibited in any unit or on the common area, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the community. No Owner shall play or permit to be played any musical instrument, nor operate or permit to be operated an electronic device in his Unit or on the Common Area in such a manner as to disturb or annoy other residents (applying reasonable standards). No Owner shall conduct, nor permit to be conducted vocal or instrumental instruction that becomes an annoyance or nuisance.
4. All vehicles in the community must be operable and have current license plates and inspection stickers. The Association shall have the right to have any other vehicles towed from the premises at the owner's expense.
5. Temporary structures of any kind, such as trailers, tents, shacks or any other temporary outbuildings, are prohibited.
6. Dogs, cats or other household pets may be kept provided that they are not kept or maintained for commercial purposes and provided further that they are not allowed to run free and are at all times properly leashed and personally escorted and shall not become a nuisance or bother to other Owners. Owners must promptly remove any animal excrement from Common Areas and Lots and keep such areas clean and free of pet debris. Animals must be properly tagged for identification. An Owner noticing a pet owner not being responsible should notify the Association in writing.
7. Satellite dishes must be approved by the Windsor Park Architectural Review Committee prior to installation. The satellite dish should be installed in an inconspicuous location and should not be visible from the street.
8. Yard sales and garage sales are strictly prohibited.
9. Drivers must obey the posted speed limit and are encouraged to drive cautiously on all roads and parking areas.
10. Hunting of any type and the use of firearms are prohibited anywhere on the Properties.
11. Residents and their accompanied guests may fish in the Association's ponds provided that they are not trespassing on private lots.

Please submit all violations in writing to the management office, CEPCO, 1022 Grandiflora Drive, Suite 230, Leland, NC 28451.