

WINDSOR PARK POA, INC.

RULES AND REGULATIONS

Adopted 2005

Architectural Control:

1. No structure, buildings or improvements shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition to or change or alteration be made, *including* change of color, until the plans and specifications showing the nature, kind, shape, heights, materials and location of the same *have been submitted and **approved** in writing by the DECLARANT or committee.*
2. Owner(s) shall be responsible for compliance with all applicable governmental statutes, ordinances and regulations, including but not limited to, land use, zoning and building regulations.
3. No outdoor poles including free standing flag poles, clothesline, or similar equipment shall be erected or located upon any Lot.
4. No outside antennas or satellite dishes shall be erected on any Lot until permission for the same has been granted by the DECLARANT or committee.
5. All neighborhood mailboxes and paper boxes will be determined by the Master Association Architectural Review Committee. No individually designed boxes or color schemes are allowed. *Mailbox covers and décor are not allowed except around the Christmas/December holidays.*
6. **All Owners must comply with the Windsor Park ARC Guidelines.**

Common Area:

1. No Owner or their guest(s) shall undertake, cause, or allow any alterations or construction in or upon any portion of the Common Elements or Limited Common Elements.
2. Owners shall be responsible for any damage done to any streets, roadways, accessways, Common Elements, Limited Common Elements or property of other Owners within the Subdivision which may be caused by any Owner or his guests.
3. **All Owners and their guest(s) must comply with the Windsor Park Pool, Clubhouse, Grill Shelter and Playground rules.**

Exterior Maintenance:

1. Village Owner (meaning those NOT in Bridgeport) shall perform such maintenance responsibility in a manner consistent with the Community-wide Standard.
2. Each Lot shall be kept in a reasonably neat and orderly manner.
3. Each Lot in the subdivision shall have one (1) mailbox. Boxes damaged beyond repair shall be replaced/repair by the Lot Owner.

Landscape Maintenance:

1. The Owner of every Lot shall keep the Lot mowed, weeded, and edged regularly, including that area from the front lot line to the edge of the paved street so that grass does not grow over sidewalks and curbs.
 - This includes the area from the front lot line to the edge of the paved street so that the grass is not allowed to grow over the sidewalks and curbs, and clear of unsightly objects.
2. All Lots shall be pruned regularly.

Updated 01/2025

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3. All Lots will need to perform such maintenance in which to prevent erosion of the Lot.
4. All runoff on the Lot must drain into the permitted system.
5. All Lots shall be well maintained, and no accumulation of rubbish or debris shall be permitted.

After the violation process, and after the Lot owner has been given a hearing opportunity, and still has failed to remedy the violation, the Association (with a ten (10) day written notice) may enter the Lot and make or cause to be made repairs to such improvements and perform such maintenance on the Lot as to what is mentioned above. The reasonable cost incurred by the Association in rendering all such services, plus a service charge of fifteen percent (15%) of such cost, shall be added to and become an individual assessment to which such Lot is subject. (*CC&R Article 8. Section 1*)

Pets:

1. No animals, livestock or poultry of any kind shall be kept or maintained on any Lot or in any dwelling except that of dogs, cats or other HOUSEHOLD pets.
2. No pets are 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.
3. Pets are not to become a nuisance or bother other Owners.
4. Owners must promptly remove pet waste from any and all Common Areas and Limited Common Areas.
5. All pets must be properly tagged for identification.

Restrictions on Use:

1. No Lot shall be used except for single-family residential purposes.
2. No commercial use shall be permitted except that as an owner or occupant residing in a home may conduct business activities within the unit so long as
 - a. The existence or operation of the activity is not apparent or detectable by sight, sound, or smell from outside the unit.
 - b. The activity does not involve regular visitation of the unit by clients, employees, agents, customers, suppliers or other business invitees, delivery services, or door-to-door solicitation of residents in the Subdivision.
 - c. The activity is consistent with the residential character of the Association or its Members and does not become a nuisance.
3. Lots may not be rented or leased for a period of time less than six (6) consecutive months. A maximum of two rentals or lease terms per year are allowed per residence.
4. No more than three unrelated people may rent, lease or occupy a unit.
5. No mobile home, trailer, tent or temporary house, temporary garage or other temporary outbuildings shall be placed or erected on any Lot. (*This includes temporary structures.*)
6. All trash receptacles and garbage cans shall be screened so as not to be visible by the Owners of other Lots or the users of any street or recreation area.
7. Trash receptacles and garbage cans are to be brought to the street the night before the trash pick-up date and brought back up the evening of the trash pick-up date.

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RULES AND REGULATIONS

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8. No fuel tank or similar storage receptacles may be exposed to view.
9. No immoral, improper, illegal, noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereof tending to cause embarrassment, discomfort, annoyance or nuisance to the DECLARANT or any Owner.
10. No activity that is hazardous or threatens the security of other resident is allowed.
11. Burning as a means of *clearing brush* shall not be permitted.
12. Nothing shall be buried on any Lot, including but not limited to easements, Common Elements, Limited Common Elements or area where any structure shall be constructed.
13. No hazardous, illegal, or governmental regulated material(s) shall be deposited or dumped on any Lot in Windsor Park.
14. No yard sales except on a community-wide basis, with pre-specified dates selected by the Board of Directors, to occur no more often than four (4) times per year.
15. All lawn mowers, bicycles, toys and other similar objects must be stored when not in use so as not to be visible the Owners of other Lots.
16. Gas or Charcoal grills or other similar portable cooking appliance are not required to be stored out of sight but must be placed along the footprint of the home and do not become unsightly in appearance.
17. All Christmas/holiday lights and decorations must be removed **by January 15th**. All other holiday (i.e., Halloween) decorations may be displayed 2 weeks prior and 1 week after the holiday.

Signs:

1. No advertising or billboards or other advertising structure(s) of any kind shall be erected on any Lot. If Lot owner is approved for an advertising / billboard sign it must be removed within two (2) weeks.
2. No "For Sale" or "For Rent" signs are allowed without the express written permission from the DECLARANT. The only "For Sale" or "For Rent" signs allowed are the preapproved signed that hang from underneath the mailbox.

****Windsor Park has approved a standard sign that may be used when a home in on the market. The approved standard sign will not interfere with the Protective Covenants' intention of maintaining the appearance of the community by eliminating the clutter caused by numerous free-standing For Sale, For Rent signs and brochure boxes. Homeowners will need to contact R.A.G.S. (910-793-9087) or Port City Signs (910-661-0639) directly to order the standard sign. *The cost of the sign (as of 12/2024 R.A.G.S - \$35 & Port City Signs - \$45*****

The DECLARANT/Board of Directors/Committee has the right to enter upon any Lot and remove any unapproved sign.

Vehicles:

1. No mobile home, trailer, tent or temporary house, temporary garage or other temporary outbuildings shall be placed or erected on any Lot. (*This includes temporary structures.*)

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2. *No truck nor other vehicle in excess of a one (1) ton load capacity, boat, vessel, motorboat, camper, trailer, motor or mobile home or similar type vehicle or apparatus shall be parked or kept overnight or longer on any street OR on any Lot, unless stored in an enclosed garage or behind a six (6) foot privacy fence.*
3. No stripped, partially wrecked, junk motor vehicle or part thereof or any motor vehicle not displaying a *current valid license plate and inspection sticker* shall be permitted to be parked or kept on any Lot.
4. All tools or other materials stored in vehicles for overnight parking shall be kept out of sight.
5. No customized vehicles that are unsightly in appearance are allowed.
6. Resident are allowed to park in the street with *valid permit* issued from the Town of Leland.
7. Parking vehicles on the grass, sidewalks or walkways is *strictly* prohibited.

Windsor Park By-Laws: Article 4 EXECUTIVE BOARD: 10. Powers. (f) (cc) (hh)

Windsor Park CC&R: Article 9

Windsor Park CC&R: Amendments 2024 1-4