

## Interim Property Standards & Architectural Guidelines

Windsor Woods was developed in **seven (7) separate sections**, each recorded under its own Plat and Covenants. While amended over time to promote neighborhood consistency, **differences in language and structure** remain due to the phased development. This document **summarizes the existing recorded covenants** and applicable local codes in plain language to promote **consistency, reduce uncertainty as enforcement resumes**, and prepare homeowners for a future **Unified Declaration**. These **Interim Property Standards** do not create new restrictions or expand the Association's authority; in the event of a conflict, the recorded covenant applicable to a specific lot shall control.

### **Section 1 – Use of Lots & Dwellings**

- Lots shall contain a detached, single-family dwelling used for residential purposes only. Each dwelling must include a minimum two-car garage and may not exceed two and one-half (2.5) stories.

### **Section 2 – Easements, Utilities & Drainage**

- Easements for utilities and drainage exist as shown on recorded plats, including a rear seven (7) foot easement on most lots unless otherwise platted. No owner shall obstruct easements.
- Landscaping, trees, fencing, or structures may not interfere with drainage or utility access.
- Utilities may remove obstructions without obligation to restore removed items.

### **Section 3 – Temporary Structures, Storage & Outbuildings**

- No temporary structures including trailers, boats, boat trailers, campers, tents, sheds, barns, or other outbuildings may be located on any lot at any time.
- Items may be stored only if fully enclosed within a garage.

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## Section 4 – Vehicles & Lakes

- No ATV, snowmobile, golf cart, moped, or similar motorized vehicle may be operated in the subdivision, except licensed motor vehicles on streets.
- No motorized watercraft are permitted on lakes.
- Vehicles must be registered and plated to be parked on streets or driveways.
- Project vehicles may be stored in garages.

## Section 5 – Signs & Animals

- No signs are permitted except for sale or rent signs.
- Livestock and poultry are prohibited.
- Household pets are permitted provided they do not create a nuisance.

## Section 6 – Fences & Pools

- Chain-link fencing is prohibited.
- Fence height may not exceed eight (8) feet.
- Fences must be maintained in good condition and free from damage or deterioration.
- Fence materials and finishes should remain consistent with the original installation and residential character of the neighborhood.
- Damaged or temporary fencing may be considered a maintenance or appearance concern.
- Repairs or replacements that materially alter appearance, height, or location may require ARC review.
- Above-ground pools exceeding eighteen (18) inches are not permitted.
- Pool drainage requires zero chlorine and no chemicals added for one week and must remain on the owner's property.
- Pumping to sanitary sewer is preferred.

## Section 7 – Trash, Recycling & Property Maintenance

- Trash and recycling containers shall be located in a garage or fully screened from public view.
- Grass height shall not exceed nine (9) inches.
- Outdoor storage of waste materials, used oil, chemicals, fuels, or similar substances must not create a safety, environmental, or nuisance concern.
- Containers must be properly sealed and stored in compliance with applicable laws and regulations.
- Materials that pose a risk of leakage, contamination, fire, or odor should not be stored outdoors or in a visible manner.
- Exterior projects should be completed within a reasonable period of time.
- Projects left visibly incomplete for extended periods may be considered a maintenance or nuisance concern.
- Construction materials and equipment should not be stored outdoors for prolonged periods.
- Homeowners experiencing delays are encouraged to communicate with the Association.
- Sidewalks must be maintained in good repair, and snow must be removed from sidewalks adjacent to the lot.

## Section 8 – Trees & Landscaping

- Dead, diseased, or hazardous trees should be addressed promptly.
- Tree limbs and landscaping may not obstruct sidewalks, streets, drainage paths, or sightlines.
- Landscaping should be maintained so it does not encroach onto neighboring properties or common areas.
- Removal of significant trees may require ARC review where it materially alters lot appearance or drainage.

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## Section 9 – Exterior Lighting

- Exterior lighting should be directed downward and shielded where possible.
- Lighting should not shine into neighboring residences or create a nuisance.
- Temporary decorative lighting is permitted when maintained in good condition.

## Section 10 – Yard Features & Equipment

- Play equipment, yard décor, and similar features must be maintained in good condition.
- Items may not be placed within easements or create safety or nuisance concerns.
- Basketball hoops and similar equipment should be located on driveways and not in the street.

## Architectural Control Committee (ARC)

- An Architectural Control Committee exists to review building and lot changes.
- ARC review is required for exterior modifications that materially alter appearance, structure, or drainage.

## Interim Enforcement Philosophy

- During the interim period, the Association's approach to enforcement will emphasize education, consistency, and reasonableness.
- The purpose of enforcement is not punitive, but to promote compliance with existing recorded covenants and maintain the appearance and safety of the neighborhood.

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- When potential violations are identified, the Association will generally follow a graduated approach, which may include:
  - *Notification of the observed issue*
  - *A reasonable period of time to correct the issue*
  - *Follow-up communication if the issue remains unresolved*
- The Association recognizes that homeowners may be adjusting to renewed enforcement after a period of limited oversight and will make reasonable efforts to work with owners who are actively attempting to comply.
- Enforcement will be applied consistently across all seven sections of Windsor Woods. These interim practices will remain in place until a Unified Declaration and formal enforcement policies are adopted.

## **Transition to Unified Declaration and Future Enforcement**

- Upon adoption of a Unified Declaration and supporting governing documents, the Association expects to formalize enforcement procedures to provide additional clarity, consistency, and due process.
- Any future enforcement policies will be adopted separately and communicated to homeowners prior to implementation.