

**Windward Oaks Homeowners Association, Inc.**  
**Rules and Regulations**  
**Amended/Revised July 2004**  
**Amended/Revised February 2006**

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**Architectural:** No dwelling, wall or other structure shall be commenced, erected or maintained upon any lot without approval in writing by the Architectural Control Committee. All requests for exterior additions or alterations must be submitted in writing on the Architectural Request Form and approved by the Board of Directors or the Architectural Control Committee. After all information is received, the committee has 30 days in which to respond. Exterior alterations include but are not limited to additions, storage buildings, garages, walls, fences, swimming pools and painting and repainting exterior surfaces.

All service utilities, fuel tanks, clothes lines and wood piles should be enclosed within a wall or plant screen approved by the Association to preclude from causing an unsightly view.

All Mailboxes shall be uniform in design.

The Architectural Control Committee shall permit no fences without approval.

**Residential Purposes:** All lots shall be used for residential purposes only.

**Nuisances:** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

**Lot Maintenance:** All yards must be properly maintained. In the event any lot owner fails to keep the premises free from weeds, underbrush or refuse piles, or unsightly growth or objects, the Association may correct the situation at the owner's expense. Dead, dying and fallen trees shall be removed in a timely manner.

Owners of unimproved wooded lots shall maintain the shoulder and keep it mowed and shall bush hog the entire lot as needed to keep weeds down. Cleared lots shall also be properly maintained.

Objects not permitted in front yard include but are not limited to play furniture, swing sets, toys and similar type items. If these items can be placed in backyards where they are not offensive to neighbors, they will be permitted.

**Garbage/Trash:** All garbage and trash shall be kept in containers and stored in garages or backyards concealed from view except on garbage collection days when it shall be placed on the street or driveways for collection. Containers are to be brought in and placed out of view the same day after collection.

**Structures:** No trailer, basement, tent, shack, garage, barn or other outbuilding, temporary or permanent, shall be used on any lot.

**Vehicles:** No boat, motorboat, camper, trailer, motor or mobile home, tractor-trailer, or similar type vehicle, shall be permitted to remain on any lot or on any street without the written consent of the Association.

No inoperable vehicle or vehicle without current registration and insurance is permitted. No vehicle repairs can be made in driveways or other visible areas.

Extended parking in the street and overnight parking for any vehicle is prohibited. **No parking on grass or improved areas.**

**Motorized Vehicles:** No motorized vehicle, including motorbikes, golf carts, or similar type vehicle shall be permitted on the streets within the community (excludes street legal/licensed automobiles and motorcycles).

**Speed Limit:** Drivers are to drive cautiously on all roads throughout the community and obey the speed limit of 19 miles per hour.

**Pets:** No animals other than domesticated dogs, cats or other household pets may be kept or housed on any lot. No pets may be kept, bred or maintained for commercial purposes. All pets shall be properly leashed and personally escorted. Owners of pets shall be required to clean up after and remove all litter and owner shall ensure the pet does not urinate on any plantings. Any damaged caused by pets will be the responsibility of the pet owner.

**TV Satellite Dishes:** All requests for satellite dishes and antennas must be submitted in writing to the Board of Directors or Architectural Control Committee to obtain approval for placement and size of the dish or antenna.

**Window Coverings:** All drapes, curtains or other similar materials hung at windows visible from the outside shall be of a white or neutral background material.

**Exterior Lights:** All light bulbs or other lights installed in any fixture located on the exterior shall be clear, white or non-frost lights or bulbs.

**Signs:** Homeowners may place a plain acrylic brochure box to hold 8 1/2" x 11" real estate information to be placed adjacent to the mailbox only.

**Any violation of the Rules and Regulations shall subject the Owner to Fines. The Board of Directors will determine the frequency and amount.**

**Mandatory Architectural Review in Advance for any an all, exterior additions, improvements, exterior painting, pools, and fences. If the project is started prior to approval, a fine of up to \$100.00 per day will be incurred until the Architectural request is approved.**

- **1<sup>st</sup> Notice – Warning – Certified letter sent to the homeowner**
- **2<sup>nd</sup> Notice – Same infraction - \$ 50 fine**
- **3<sup>rd</sup> Notice– Same infraction - \$ 100**

**The Board offers you the opportunity for a hearing to consider the violation(s) and nay potential fine if you request it in writing within 15 days from the date of the notice. If you do request a hearing, it will be held within 30 days of receiving your request. All correspondence are to be in writing to:**

**Windward Oaks Homeowners Association, Inc.  
c/o CSS, LLC  
2108 Capital Drive, Ste 102  
Wilmington, NC 28405**

**Or**

**[css@communitysolutionse.com](mailto:css@communitysolutionse.com)**