

General Provisions

Winding Oaks Home Owners Association and Unit Owners Responsibilities

1. Interpretations of the guidelines: The final interpretation, clarification, application, update and or revision of these guidelines will be at the discretion of the HOA Board members of Winding Oaks Townhouse Community. This will be based on the HOA's responsibility to ensure the safety of the residents, to protect property values, and the general right of enjoyment of all owners and residents of the Winding Oaks Community.

2. Rental Properties: Homeowners and their tenants are equally responsible for the abiding of the rules of the general provisions. The homeowner is ultimately responsible for paying of all HOA fees and, any fines levied because of violations. All leases should contain a mandatory provision that the tenants comply with all rules.

*Encourage owners share in lease information.

3. Aesthetics: All holiday banners, pennants, lights, or other decorative objects shall be removed after a reasonable time after the holiday season. Children toys must be stored out of sight when not in use. No trash or recycle containers must ever be stored on the front porch or in front of any unit. Failure to comply can result in a fine of \$25.00 per day once homeowner is notified.

4. Decks: Properties with the option of wooden decks are considered part of the aesthetics of the community and by such are required to conform to HOA regulations. All decks shall be maintained as not be fall into disrepair. Wood stains or preservatives will be home owners preference and will not need HOA approval. Any modifications to decks will require HOA approval prior to any work being done.

5. Outdoor Dusk to Dawn Pole lighting: All homeowners and tenants are responsible to keep their pole lights in working order. These lights are deemed community safety lights. Homeowners should make their tenants aware of the importance of keeping the lights in working order. No modification of the pole lights are to be done without the approval by the Winding Oaks HOA. Notice to be given to the homeowner after 2 weeks of non working lights. Failure to comply will result in the HOA replacing the lights at a charge of \$40.00 to the homeowner.

6. Personal Landscape: An owner may install annual plantings on his or her unit without board approval provided the owner maintains these plants at his or her expense. The plants must be planted in the designated mulch areas only. Any planted trees/shrubs must not be over the mature height of six feet. Board must approve any trees/shrubs over the mature height of six feet.

7. Clothes Lines: No clothes lines or outdoor clothes drying shall be permitted on any unit.

8. Changes to Exterior of Units: No owner shall alter the Common Elements or change the exterior appearance of their units, including patios, decks, lighting or landscaping without the prior written approval of the board. Any changes must be submitted to the board for review prior to execution. Once approved all permits and applicable fees associated with township ordinances/codes will be the responsibility of the owner.

9. Prohibition against Commercial use: No commercial, industrial or professional activity shall be pursued on or in any unit at any time. Each unit shall be used for residential purposes only.

10. Pets: Owners shall be allowed to keep domesticated household pets such as birds, fish, dogs, cats; provided that in no event shall an owner or occupant of any unit keep more than a total of two (2) dogs or two (2) cats or any combination. Pets shall not be permitted to run loose or uncontrolled on their owners unit and the common elements. Owners shall immediately clean any waste left behind by their pets anywhere on the property. No dog houses or pet outdoor structures will be permitted.

11. Trash Collection/General Upkeep: No portion of the property shall be used or maintained as a dumping ground for rubbish, trash, new or used lumber or wood, metal scrap, garbage or other waste, except that such material may be deemed as used in construction. Materials may be kept on a unit or an area of the property in designated sanitary containers or refuse containers by the owner for such purposes until refuse materials can be collected for prompt removal. The collection of trash cans and recycle containers must be collected and placed either in the garage or behind the units as not to be seen from the road. If placed behind property, trash receptacles must be in a secured containment structure in order to contain trash from blowing throughout the community. No trash or recycle containers must ever be stored on the front porch or in front of any unit. Failure to comply can result in a fine of \$25.00 per day once homeowner is notified.

Pick up trash on property and in landscaping.

12. Non-operating Vehicles: No owner or occupant shall leave any non-operating vehicle, any vehicle having an invalid and expired state inspection or registration sticker parked anywhere on the property except if entirely enclosed in the owners garage or driveway. Failure to comply will result in the vehicle being towed at the owners expense.

13. Parking: It is preferable that all residents park their vehicles in their respective garage and/or driveways to ensure safe passage for all residents. When residents must park on the street it is expected that they give consideration to areas marked in red, "no parking", and other residents driveways. Care should also be observed as not to park along or near intersections to allow access for bus and large delivery truck traffic.

In the event of a plowable snow forecast (4 or more inches) no vehicles should be parked in the street in order for the plow trucks to properly clear the snow from the roadways. In an event of a snow forecast, it is recommended that vehicles park along Cordial Lane or the High Point Commons parking lot.

14. Late and Delinquent HOA Fees: Any HOA fees not paid will constitute a personal liability on the owner and associated property as to assessed and also constitute a lien against the owner(s) until balance is paid in full.