

Windsor Park Estates Homeowners Association, Inc Guidelines

Any work or modifications that are done to the outside of your home require the approval of the Windsor Park Homeowners Association, Inc (the "Association"). Applications are available on the website: windsorparkestates.org

Upon completion, applications should be submitted to windsorparkhoa.architectural@gmail.com

The Association has 30 days to approve applications from the date of receipt of the required documents. **NO work is to be started without approval!**

- 1. Maintenance** - All aspects of the home, lot, yard, fence and driveway are to be well maintained at all times.
- 2. Exterior Paint** - All paint colors must be submitted for approval, this includes front door paint. Please include a color sample with the brand and name of the paint. Only colors in harmony with the existing structures may be approved.
- 3. Front yard furnishings** - Owners must have Association approval to place decorations or furniture in front of house. The only thing that will be approved is one 2-3-person bench made of wood, metal, or a combination of the two. No swings, tree swings, play structures or play equipment are allowed.
- 4. Pool houses, play houses, gazebos, pergolas, play sets, forts, etc.** - are not allowed in front yards. Any structures must have Association approval for back yard installation. Nothing taller than 16' is allowed.
- 5. Door or Window Replacements** - These must have Association approval. No plain finish aluminum windows are allowed. Windows on the front of the house must have divider grids. No bars or gates, visible outside the home, are allowed on doors or windows.
- 6. Basketball goal** - Each house may have one goal. Special permission from Association must be obtained to place it other than 15' behind the front building line and 8' from the side property line.
- 7. Landscaping** - Association permission must be obtained to update your front landscaping. Nothing may be planted between sidewalk and curb other than grass and Live Oak trees. No palms, other than Sagos, in the front yards are allowed to be added. No sea grasses are allowed. No overgrown "natural" landscaping is allowed.
- 8. Yards** - Yards are to be kept in an attractive manner, with grass watered and cut, including edging on a regular basis. Weeds are to be kept to a minimum. Nothing may be stored in a yard that is visible from the street.

9. Sidewalks - Sidewalks are the responsibility of the homeowner to maintain in an attractive and safe manner. A sidewalk that becomes a tripping hazard, for any reason, needs to be repaired immediately.

10. Trees - Each home has a minimum of 2 required lawn trees, Section One lawn trees must be hardwood. In addition, each home must have Live Oak Curb trees. Corner homes are required to have 4 lawn trees in Section One, 3 in Section Two. (Lots 39, 40, 41 & 42 are considered corner lots) No palm trees are to be planted in the front yard. A required tree that is removed, for any reason, must be replaced within 6 months. New trees must be a minimum of 30 gallons; in Section One they must have a 4" trunk diameter, in Section Two a 1" trunk diameter.

11. Fences - Fences must be maintained in an attractive manner. Fence replacement plans must be approved by the Association. All fences are to be brick, wood or wrought iron (May be iron, steel or aluminum; but must resemble wrought iron). Fences are to be 6'-6.5', along the northern or southern perimeter of the subdivision they may be 8' tall.

Brick fences along Green Wind Chase and Baker Road are the responsibility of the individual homeowner to maintain. No plants or ornamentation are allowed that is visible from the street.

Iron, steel or aluminum, resembling wrought iron, driveway gates may be installed with permission of the Association. No gate may be installed beyond the building line of the home.

12. Roofs - All roof replacement must be approved by the Association. GAF Timberline HD Roofing Shingles are the product of choice. Weathered Wood and Charcoal are two of the favored colors.

13. Fireworks - No selling of, or setting off of fireworks are allowed.

14. Firearms - The use of firearms are expressly forbidden.

15. Storage of Vehicles - Boat trailers, boats, travel trailers, inoperative autos, campers, trailers or vehicles of any kind are not to be semi-permanently or permanently stored in the public street, on driveways, or on yards. All storage must be within the garage of the residence and concealed from public view. Semi-permanently is defined as storage in excess of forty-eight (48) consecutive hours.

16. Animals - No home may have more than 3 animals of any kind. Pets are to be kept quiet, so as to not be a nuisance. When walking a dog, a leash is required.

17. Signs - The only signs allowed are one Realtor for sale or lease sign and school spirit signs, placed within the front flowerbed.

18. Mailboxes - All mailboxes are to be identical: a standard black mailbox, mounted on a 4' black metal post that is 3" x 3" square. (Details are on the Association's website) Mailboxes are to be kept in attractive condition. Mailboxes may not be relocated.

19. Garbage and Recycling - Is only to be placed out the day before trash is picked up. (Which is currently Wednesday and Saturday). Cans and bins are to be removed from the street on the day trash is picked up. Cans and bins may not be stored where visible from the street.

20. Garage Sales - Each home may have a one-day garage sale per year.

21. Drainage - No home may have water run off that goes onto another neighbor's property.

22. Landscape lighting - No lighting may be directed into a neighbor's property. All lighting must be natural in color.

23. Antennae/Satellite - No radio or television antennae may be placed outside a home. Each home may have one 20" or smaller satellite dish, so long as it is not visible from the front of the home. (Laws have changed, please see Note 1)

24. Rentals: Homes, individual rooms in the home, or accessory buildings, may not be rented out on a nightly or weekly basis. A lease of less than ninety (90) consecutive and guaranteed days is prohibited.

25. Swimming pools - An owner must have Association approval before installing a swimming pool or any other water feature.

26. Parking - Residents should keep their cars parked within their garage or on their driveway. Street parking is to be kept to a minimum.

27. Nuisance behavior - Residents and guests are to conduct themselves in such a manner as to not be a nuisance to their neighbors.

Note 1:

No exterior antenna, aerial, satellite dish, or other apparatus for the reception of television, radio, satellite or other signals of any kind may be placed, erected, or maintained on a Lot if visible from Public View, unless it is impossible to receive an acceptable quality signal from any other location. However, in that event, the receiving device may be placed in the least visible location where reception of an acceptable quality signal may be received. The Board may require painting or screening of the receiving device if painting or screening does not substantially interfere with an acceptable quality signal. In no event are the following devices permitted: (i) satellite dishes, which are large than one meter in diameter; (ii) broadcast antenna masts, which exceed the height of the center ridge of the roofline; and (iii) MMDS antenna masts, which exceed the height of twelve feet above the center ridge of the roofline. No exterior antenna, aerial, satellite dish, or other apparatus which transmits television, radio, satellite or other signals of any kind are permitted on a Lot. This section is intended to comply with the Telecommunications Act of 1996 (the "Act"), as the Act may be amended from time to time, and FCC regulation promulgated under the Act. This section is to be interpreted as restrictive as possible while not violating the act or FCC regulations. The Board may promulgate additional guidelines which further define, restrict or address the placement and screening of receiving devices and masts, provided such guidelines are in compliance with the Act and applicable FCC regulations.