

Windsor Park Townhomes Owner's Association, Inc

Rules & Regulations

1. One Way- Windsor Park is one way only. Anyone violating this rule will be given one warning notice, after the first notice, the violation will be turned over to the association attorney for legal action.
2. Speed Limit/Reckless Driving- the speed limit is **15 mph.** Anyone who violates the reckless driving rules will be given one notice, after the first notice, the violation will be turned over to the association attorney for legal action.
3. No unit shall be used except for single family residential purposes.
4. The parking of boats, large trucks, mobile homes, or trailers in any area of the complex is not permitted. Any vehicle in violation will be towed away at the owner's expense.
5. Inoperable automobiles, trucks, and other vehicles may not be stored on any portion of the property and will be towed away at the owner's expense. Owners are prohibited from making major repairs on vehicles on any unit or the common area portion of the property.
6. Loud noise, noxious or offensive activity or nuisance that impedes the safety or quiet enjoyment of residents in any area of the complex is not permitted.
7. No animals, livestock, or poultry, or any kind shall be raised, bred, or kept on any unit, except that dogs, cats, or other normal household pets may be kept, provided they are kept indoors at all times, or kept on a leash when outside. Animal owners shall ensure that all waste materials from such pets will be picked up and disposed in a sanitary manner.
8. All trash is to be placed in plastic bags and placed in dumpsters provided by the complex. All boxes must be broken down. Do not place trash in recycling bins. Parents who send small children to the dumpsters to dispose of trash will be accountable for any trash spilled or left outside of the dumpster.
9. No units maybe rented less than 60 days, and must notify the association in writing, of the name of any such tenant.
10. No personal items are to be stored outside of units, with the exception of manufactured patio chairs. Pools of any size are not permitted. Children's play toys must be taken inside when not being used.
11. No signs for any purpose shall be displayed to public view, except and only holiday messages (Christmas, etc).
12. Residents and guests are responsible for any damages caused by their children or children left in their care.
13. Each unit has two (2) uncovered, marked parking spaces, those which are near their unit. Visitors must park in spaces that are not numbered. All vehicles must park within the white lines. At no time shall a vehicle be parked at an angle or completely across the lines. Further, no vehicle shall be parked in the roadway or over the curb. No parking on the grass. DO NOT BLOCK THE DUMPSTER.- you will be towed!
14. Shrubs and bushes are not placed in the dumpster- unless in a plastic garbage bag.
15. **Planting any exterior landscaping, trees, plants, shrubs on any grounds of the property must be presented to the board and the board must approve any landscaping planted throughout the community.**

POOL HOURS AND REGULATIONS MUST BE ABIDED BY

These rules and regulations are not intended to restrict any reasonable rights of enjoyment for residents but to make Windsor Park, your home, a quiet and clean place to live. Please adhere to them!!

Revised 2/17