

## **Windridge Condominium Community Commonly Applied Rules and Regulations**

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In a condominium community, all property owners are subject to a set of rules and regulations. Here in Windridge, these rules have been carefully drafted over a period of years to help ensure that our community remains a wonderful place to live and that the community's appearance remains beautiful.

In order to help owners, we have listed below those rules that most often prompt owners' questions or concerns. The full list of rules and regulations are available in your owner's manual and on the Windridge website.

While the Board has every expectation and hope that owners will abide by the rules voluntarily, please be reminded that the Board can take action to force compliance. Again, we want to stress that the rules and regulations are established to benefit all of us.

The items listed below are all of equal importance.

1. **CHANGES TO EXTERIOR OF YOUR UNIT:** Before you change any structural component (e.g. deck, walkways, windows) or make any change to the exterior of your unit, you must submit a written Architectural Request to the Board (form available on the Association website or at the office).
2. **TREES, SHRUBS, FLOWERS:** Approval is required before you remove any tree (even if damaged or dead) or add to/change/remove any ground cover or shrub in the area surrounding your unit. You must submit a written request to the Board. No permission is needed to plant perennial/seasonal flowers around the foundation of your unit, assuming those plants are on the Association's approved list (available at the office). While we are delighted if an owner wants to enhance a unit's landscaping, we must make certain that changes can be easily maintained and are consistent with the overall look of the community.
3. **EXTERIOR DECORATIVE OBJECTS:** You must obtain permission from the Board before adding any benches, birdbaths, or decorative objects over 24" in height in the area surrounding your unit.
4. **EXTERIOR POLITICAL SIGNS:** Political signs may be placed on the outside of your unit for up to thirty days prior to an election and for no more than five days following an election. No signs may be placed on grounds surrounding a unit or on common areas.
5. **STREET PARKING:** For the safety of residents and guests and for emergency vehicle access, no vehicle may be parked on any Windridge Community street overnight.

6. **FOR SALE/LEASE SIGNS:** For sale or for lease signs may not be placed on or in front of your unit. (Realtors are permitted to place a sign advertising an open house for up to two days before the open house.)
7. **ACCESS TO COMMON SPACE:** Owners are not permitted to restrict access to any common area for any reason.
8. **TERMITE CONTROL:** Because of the constant threat of termites, you're not permitted to store firewood on your deck, in your garage, or in the crawl space of your unit. You're not permitted to place mulch any closer than 8" to the side of your unit for the same reason. Note that access to the interior of your unit is required for the annual termite inspection.
9. **INTERIOR MAINTENANCE:** You're required to ensure that all necessary maintenance is performed inside your unit (including, for example, plumbing, electrical system, heating and cooling, windows, doors, appliances, etc.). You must also maintain your deck, if your unit has one. The Association maintains the exterior of your unit, including the roof and driveway.
10. **SATELLITE DISHES AND ANTENNA:** The installation of satellite and broadcast antenna requires Board approval through an Architectural Request (available at office or on website). A satellite dish must not exceed a size (normally about 39") that is absolutely required to secure acceptable quality reception and may not involve placing a hole in the unit's roof. Installation of satellite dish on a pole in common area is prohibited. The installation, maintenance, and removal of antennas is the sole responsibility of the resident.
11. **PETS:** While owners are permitted to have cats, dogs, or other common pet animals inside their unit, all pets must be on a sturdy leash and under direct and constant supervision when outside. (Pets must not be tied up and left outside unattended.) **Animal waste must be picked up and deposited in appropriate trash containers.**
12. **BOATS/TRAILERS/CAMPERS/ETC.:** No boat, camper, trailer of any kind, bus, mobile home, any truck other than a pickup, motor cycle, or mini-bike may be parked in a driveway overnight without prior approval of the Board. NOTE: Large roller-style building waste containers may be placed in your driveway for a maximum of two weeks.
13. **PARKING IN GUEST PARKING:** Residents, guests, and vendors may park in provided guest parking areas for up to two weeks. NOTE: Parking spaces on Windridge Drive adjacent to Laurel Hall are owned by Phi Kappa Psi; residents are not permitted to use those spaces without permission of the fraternity.
14. **TRASH CONTAINERS:** The large blue trash containers (and the yellow topped recycle containers) for your unit must be kept inside your unit or garage except on the evening before and day of trash pick-up.