



Windmill Ranch Common Area Etiquette

Dear Residents,

Due to repeated complaints and irresponsible behavior, the Board finds it necessary to exercise its rights under Bylaw, Art VIII, Section 8.1 to adopt and publish rules and regulations governing the use of the Common Facility known as our “roads” for the safety of our minor children, pets and pedestrians while using the roads and to ensure peaceful enjoyment of our homes.

OWNERS AND THEIR GUESTS MUST FOLLOW THESE GUIDELINES TO ENSURE YOUR SAFETY, AND THE SAFETY OF OTHER WMR ROAD USERS, WHILE ENJOYING THE USE OF OUR COMMON AREAS:

The following rules only apply to Windmill Ranch Roads. If riding on any public roadway or greenway, please refer to Texas State or other greenway regulations.

Minor Children. It is the responsibility of the parents of underage or teenage drivers to make sure their children and guests understand the rules and follow them. If an injury occurs, the parents assume the responsibility and liability. The HOA cannot be held responsible or liable for any accident or confrontation that may result in damage or injury to those using the HOA roads.

Since we live in a private neighborhood, our roads are not subject to the rules of public roads and are not policed by the City of Bulverde. It is the responsibility of all residents to help “police” our roads. If you see a minor speeding, not stopping at stop signs, driving irresponsibly, call their parents if you know them or take a picture or video and send it to the Board President for him/her to call their parents. He/She will call any parent of reported driver or rider. It will be up to the parent to take further action.

The Owner is responsible for any unusual damage that they, or their children, inflict upon the roadways.

1. **Avoid walking more than two people abreast:** This allows other users to pass safely. Please form a single line in congested areas or when others are trying to pass.
2. **Drivers stay to the right, pass on the left:** Please always stay to the right of the WMR Road, unless you are passing. Speed Limit 25 or under.
3. **Stop at all stop signs and look both ways before proceeding.**
4. **All vehicles including bicycles, motorbikes, skateboards, dune buggies, golf carts, and ATVs should always ride or drive - at a safe speed of 25 mph or less:** Always maintain a safe speed that allows you to brake and turn quickly. **Remember that pedestrians always have the right-of-way.**
5. **Pedestrians should walk or run facing traffic.** Several of our hills have poor visibility and riders/drivers/pedestrians should be aware of on-coming traffic that may be avoiding someone in their lane and may be partially on your side of the road.

6. **No Racing of bikes, motorbikes, or any other vehicle.**
7. **No spinning or smoking tires**
8. **No loud music**
9. **No texting while driving- drive hands free and keep your eyes on the road**
10. **Underaged/unlicensed drivers of motorbikes, golf carts, dune buggies, ATVs or bicycles are not to drive on any WMR road after dark.**
11. **No trespassing on unimproved/under construction lots or in the Drainageways.**
12. **Avoid standing still on the roadway (Pedestrians and vehicles):** This helps prevent collisions. Please step off or pull to the side of the WMR roads if you need to pause or take a rest.
13. **Unlicensed/unregistered vehicles going much slower than traffic should likewise pull over to side of the road when a vehicle needs to pass.**
14. **Listen for others:** Headphones may impair your ability to hear and react to potentially dangerous situations.
15. **Wear a helmet:** Bicyclists, Motor bikers, roller skaters/bladers, and skateboarders should always wear helmets.
16. **Keep dogs on a leash:** All four-legged pets be kept on a leash that is six feet long or shorter. Always pick up after your pet and dispose of animal waste.
17. **Avoid walking pets on the hot pavement.**
18. **Teach your children proper WMR Road etiquette:** Prevent accidents involving children by ensuring that your children understand these rules and how to be safe on our roads. Parents can better supervise if the minor children are kept within sight of the Owner's property and not free to roam throughout the subdivision.

NOTE: REPEAT OFFENSES WILL BE POSTED WITHOUT NAMES.

Windmill Ranch HOA Board