

# NEIGHBORHOOD INFORMATION

Westminster Villas is a small, pleasant, and mature community located in northwest Muncie. The community has quiet streets, well maintained homes, attractive landscaping, and a clubhouse with a library, exercise equipment, and banquet facilities. Villas residents are neighborly and have diverse employment and personal life experiences.

The Villas is a Planned Urban Development established in 2002 and is comprised of 54 single-family residences. Villas homes are not available for lease or rent. The Villas is a 55 and over community. All residents must be at least 21 years of age, and at least one resident of each home must be at least 55 years of age. There are no age or frequency restrictions for daytime visitors. Although there is no age restriction for overnight guests, each overnight guest is limited to staying 90 nights per year.

Each homeowner is permitted to have a maximum of two cats and one dog weighing less than 40 pounds. Since there are no fences in the community, dogs must be on a leash when walking outdoors where proper pet waste retrieval and disposal is required.

When ownership title transfers to a new owner, the new owner automatically becomes a Villas HOA member and must comply with HOA articles of incorporation, covenants, bylaws, administrative rules, conditions, and any restrictions established by the HOA. The association covenants and bylaws were last recorded on November 14, 2022, and copies of these documents can be downloaded from this website.

Current HOA fees are \$200 per month for a small lot and \$225 per month for a large lot, and fees include use of the clubhouse, lawn care, snow removal, and additional benefits. The HOA annual meeting usually takes place the third Tuesday in October, when homeowners vote for Board members and vote on other matters.

Villas HOA communications may be accomplished using the following email address: [westminstervillas@gmail.com](mailto:westminstervillas@gmail.com)