

Windsor Park Declaration Changes Vote

September 2020

Please vote for the Windsor Park Declaration changes below. Only one vote is permitted per household. Thank you for taking the time to complete this vote.

Family Last Name: _____

Address: _____
(House number and street only)

1. SPAS/HOT TUBS:

● **Proposed NEW Rule:**

All hot tubs and spas must be in ground, or if above ground, incorporated into a deck or concrete patio and have prior approval in accordance with section 9.2 of the declaration. All hot tubs and spas must be screened with a privacy fence or natural privacy screening. Privacy screening shall not exceed six feet in height. Access to in-ground and above-ground spas must be limited by a locked cover, or completely surrounded by a fence, or a fence and locked gate where access may be had to the spa. Such fence shall not be less than four (4) feet in height and shall be constructed so as to have no openings, holes, or gaps larger than four (4) inches in any dimension, except for doors or gates. Doors and gates shall be equipped with suitable locking devices to prevent unauthorized intrusion. Do you approve this HOA rule?

☐ YES

☐ NO

2. POOLS:

● **Proposed NEW Rule:**

Small portable "kiddie" pools that are less than 2 feet in height shall be permitted behind the dwelling unit no more than twenty four consecutive hours and shall be emptied daily. Permanent completely in-ground and partially in-ground ("on-ground") swimming pools shall be permitted if they are built at least 36 inches in ground, professionally stoned or bricked around the perimeter, and built into the esthetic design of the lot. No completely above ground pools are permitted. **All swimming pools must be approved by declarant (HOA) and must comply with the following county and township zoning resolutions:** Swimming pools containing over two (2) feet of water depth shall be considered structures and shall require a zoning certificate as set forth in Section 710.3A of Montville Township Zoning Resolution prior to installation. In-ground pools and on-ground pools with a height less than four (4) feet shall be completely surrounded by a fence or wall not less than four (4) feet in height. On-ground pools including permanent pools and those with removable ladders having vertical surfaces of at least four (4) feet in height shall be required to have fences not less than four (4) feet in height and a gate only where access may be had to the pool. An on-ground pool attached to a deck with a minimum height of four (4) feet and security gate shall replace the need for a fence. Fences shall be constructed so as to have no openings, holes, or gaps larger than four (4) inches in any dimension, except for doors or gates. Doors

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and gates shall be equipped with suitable locking devices to prevent unauthorized intrusion. The construction, plumbing and electrical requirements, inspections, and other safety shall comply with all applicable county codes. All permanent pools must be placed in an approved location in the rear of the dwelling unit, must be located at least ten (10) feet from any property line, and must not hinder the flow of surface water on the lot. Pool equipment shall be placed in a location approved by declarant (HOA) and screened in such a manner to minimize the visual impact to surrounding lots and streets. Do you approve this HOA rule?

☐ YES

☐ NO

3. PLAYGROUND EQUIPMENT & BASKETBALL HOOPS:

● Proposed Playground Equipment Rule:

Normal playground equipment shall be kept to the rear of the dwelling units and at least ten feet from the side yard lot lines. No playground equipment of any kind shall be permitted on green space. No basketball hoops shall be installed on any side of the dwelling unit. Only in ground, pole-mounted basketball hoops with clear backboards shall be permitted. All goals must be maintained. Any backboard or goal that becomes broken or damaged, must be repaired, replaced, or removed. Do you approve this HOA rule?

☐ YES

☐ NO

4. VEHICLES:

● Proposed Parking; Vehicle Repairs Rule:

Except in connection with construction activities, trucks, trailers, campers, recreational vehicles, boats and other large vehicles may be parked on the Property only if in garages. No junk or derelict vehicle or other vehicle on which current registration plates are not displayed shall be kept upon any portion of the Property. Vehicle repairs and storage of vehicles are permitted on the Property only if in garages. Recreational vehicles and boats may be parked in the driveways for a period not to exceed seventy-two (72) hours for the purpose of cleaning, loading or unloading. Do you approve this HOA rule?

☐ YES

☐ NO

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5. RENTAL PROPERTIES:

- **Proposed Renter Rule:**

Leasing of Lots. To create a community of resident Owners, no Lot, inclusive of the Dwelling Unit, can be leased, let, or rented, whether for monetary compensation or not, by an Owner to others for business, speculative, investment, or any other purpose, subject to the following: The above prohibition does not apply to: Lots that are occupied by the parent(s), grandparent(s), child(ren), grandchild(ren), foster child(ren), sibling(s) or the sibling's child(ren), legal dependent(s), or ward(s) of the Owner; or, Lots that are leased or rented to a third party by the Owner of the Lot as of the date this amendment is recorded with the Medina County Recorder's Office, and which the Owner has registered with the Association as a "leased Lot" (referred to as "Grandfathered Lots") within 90 days of the recording of this amendment; a Grandfathered Lot may continue to be leased until titled ownership of the Lot is transferred to a subsequent Owner; upon the date of title transfer, the Lot is no longer a Grandfathered Lot and is no longer excepted from this lease prohibition; or the following conditions and restrictions: Grandfathered Lots or Hardship Lots are subject to Lease terms must be for 12 full, consecutive calendar months; Leases must be provided to the Board at least 10 days prior to the commencement of the lease term; No Lot may be leased, let, or rented to any business or corporate entity for the purpose of corporate housing or similar use; No Lot may be sub-leased, sublet, or rented by a tenant; No individual room, part, or sub-part of any Lot may be leased, let, or rented. The lessee, tenant, or renter must abide by the terms of the Declaration, Bylaws, and rules and regulations; When an Owner leases their Lot, the Owner continues to be responsible for all obligations of ownership of their Lot and is jointly and severally liable with the lessee, tenant, or renter to the Association for the conduct of the lessee, tenant, or renter and any damage to Association property; In accordance with Ohio law, the Association may initiate eviction proceedings to evict any lessee, tenant, or renter for violation of the Declaration, Bylaws, rules, or applicable laws, by any Occupant of the Lot, or the Owner of the Lot. The action will be brought by the Association, as the Owner's agent, in the name of the Owner. In addition to any procedures required by State law, the Association will give the Owner at least 10 days written notice of the intended eviction action. The costs of any eviction action, including reasonable attorneys' fees, will be assessed to the Owner and the Lot's account and is a lien against that Lot. Do you approve this HOA rule?

☐ YES

☐ NO

Please return this vote in a sealed envelope to

Maureen Sartain , 3815 Knots Landing

(you are welcome to put it in the mailbox)