

COVENANTS

WINDSONG

O The Windsong development was established in the 1980's, consisting of 225 homes neighboring the Geist Reservoir. The quiet, relaxed and friendly neighborhood is attractive because it contains custom homes in a beautiful, well maintained community. Other amenities also add to the allure of Windsong including the beautiful boulevard entry, the swimming pool, boat dock and access to the reservoir.

R In 1984, the *Declaration of Covenants, Conditions and Restrictions of Windsong* was filed with the state, indicating the developers' intentions for Windsong, spelling out many conditions / restrictions placed on property owners to enhance and protect the value, desirability and attractiveness of the development.

R In the early 2000's, the Windsong Board of Directors adopted an *Abridged Copy of the Declaration of Covenants, Conditions and Restrictions of Windsong*, to help clarify and define the covenants and restrictions. Complete copies of both of these original documents are available on the windsonggeist.com webpage, or contact any board member.

All homeowners are responsible to keep and maintain their properties in a manner that enhances and protects the value and attractiveness of the entire Windsong development and the individual properties. Listed below are summaries of some of the conditions and restrictions of homeownership in Windsong intended to help maintain the beauty and feel of our community. We ask that everyone does their part to keep Windsong beautiful and help safeguard the values of our homes. Some expectations include:

Yard Maintenance

- Mowing lawns regularly
- Weed removal
- 2-trees are required in all front yards
- Removal of dead trees/branches
- Manicure flower beds
- Remove trash, twigs, etc.
- Visible nuisances such as garden tools and equipment, stone and mulch bags/piles may not be left in front yards.
- Mailboxes maintained, painted as needed and replace rusted boxes and warped/damaged posts
- Remove old/unused play stations, basketball hoops,

Home Maintenance

- Exterior siding, trim and gutters in good shape.
- Removal of all rotted wood, warped boards, damaged gutters.
- Cleanly painted within HOA color guidelines.
- Replace damaged roof shingles
- Keep windows clean and repaired if damaged.

Prohibitions

- Parking vehicles including large trucks, campers and RV's, abandoned vehicles, etc., is not permitted on lots or streets
- Boats, and boat trailers may be parked in a driveway for maintenance no more than 7 days.
- Blocking sidewalks and roads with vehicles
- Trash cans are nuisances and must be removed promptly from the curb after pickup, and may not visible from the street between pickups
- Leaving piles of sticks, debris and other waste materials

Prior Approval from the HOA Board is Required for Upgrades/Changes

- Exterior paint colors
- Fences
- Mini-barns/greenhouses
- Patio/deck
- Driveway changes
- Roofing/shingles changes
- Exterior construction
- Mailboxes
- Solar panel arrays
- Any other visible lot improvements.

Contact Laura Webb with covenants questions or to seek board approval for changes.

Upcoming Events

Windsong Pool Party

June 3rd starting at 1PM
Join us for food, friendship
& fun in the sun!



Special Meeting: June 27th at 6:30 PM
At the Pool

Open Meeting: July 11th at 6:30 PM
At the Pool

HOA Board of Directors

President [Ken Scheer](#) 317-753-8521
 Treasurer [Craig Henderson](#) 317-464-9683
 Secretary [Phil Burress](#) 317-538-1637
 Covenants [Laura Webb](#) 765-748-3428
 Security/Social Media/Web [Christi Thieme](#) 317-809-4777
 Community Events [Tony Distelrath](#) 260-466-4352
 Pool Coordinator [Kerri Pfau](#) 317-432-5122
 Community Grounds [Keith Winings](#) 317-752-5584
 Special Projects [Steve Scott](#) 317-670-5272

Neighborhood Safety and Security—One of the best things about living in Windsong is having good neighbors who look out for each other.

Safety Considerations

- Please drive slowly through the neighborhood, and stop at all stop signs.
- If in the street, walk/run facing oncoming traffic on the right side of the lane nearest the driver and wear bright colors, reflective or lighted gear if out near dawn or dusk on you and your pups.
- Drop-off in students in designated areas, not on the Boulevard.

Security Considerations

- Lock outside vehicles at night and don't leave valuables in them.
- Turn coach lights on at night, dawn-to-dusk; smart lighting can be helpful.
- Access to Geist Reservoir is for private use of residents. Guests must always be accompanied by residents.
- Plan for timing of deliveries for days at home, deliver to work, or ask a neighbor to pick up packages.
- Ask neighbors to keep an eye on things and inform them when you're out of town. Smart home technology and lighting can also help give the appearance you are home to deter robbers when you are away.
- If you see something, say something to the authorities. Do not confront suspicious persons. Call 911 in emergency, ie trespassing.

Please alert HOA Security Chair, Christi Thieme at 327-809-4777, of any concerns or security situations. She will alert our community relations officer at IMPD for a better response.



Tips for Springtime Home Maintenance

1. Examine **Roof Shingles** for loss or damages. Replace cracked, bucked or loose shingles.
2. Check your **Chimney** for damage and have the flue cleaned and inspected.
3. Assess **Siding** and Trim to determine if it needs washed or painted. Replace Rotted Siding and Trim.
4. Inspect and repair/replace **Wood Trim** around doors and windows before rain damages exposed wood.
5. Re-caulk **Windows and Doors** and check weatherstripping by opening and closing windows and doors. They should open easy and close tightly.
6. Clean and repair **Window Screens** as needed.
7. Check for loose or leaky **Gutters** and make sure downspouts drain away from the foundation unobstructed. Remove all debris from gutters. Consider if gutter covers would be right for you.
8. Check your **Attic** for proper ventilation and remove obstructions like birds' nests to ensure good airflow.
9. Inspect **Concrete** for cracks or signs of movement. Fill cracks with concrete or silicone caulk. Power-wash concrete and seal it as needed.
10. Examine **Brickwork** for chipping or signs of moisture and crumbling.
11. Check **Outside Faucets** for freeze damage and check your garden hoses for dry rot and leaks.
12. Service your **AC Unit** for efficiency and to prevent untimely breakdowns.
13. **Maintain Outdoor Power Equipment**, such as lawn mowers, edgers etc.

Spring Lawn Care Tips

1. **Tune up your Lawn Mower** – change oil, air filter, and spark plugs. Remove all dried-on dirt and grass clippings using a putty knife or hand trowel. Be sure to sharpen your blade or replace it if it has large nicks and gouges.
2. **Clean up Lawn** – remove any twigs/branches, trash, and pet droppings. Rake out and remove dead grass.
3. **Fill Bald Spots** in your lawn with a bare spot repair product, watering the seeds until at least two inches tall
4. **Prevent Weeds** by using a weed and crabgrass preventer in early spring.
5. **Feed the Grass** with a lawn food/fertilizer product around the time of your first mowing. Some brands offer combined crabgrass preventers and lawn food, saving time and money.
6. **Mow the Grass on a High (3-4")** blade setting. Tall grass sinks deeper roots which can crowd out weeds and access more moisture for healthier lawns. Never mow more than -third of grass blade length at a time.
7. **Edge Beds** – cutting a 2-3inch deep V-shaped trench to outline your lawn/beds and maintain all summer.
8. **Apply Mulch** for a fresh – finished look. A 2-3" layer of mulch will help prevent weed growth.
9. **Thicken Lawns** late spring with a good combined grass seed, fertilizer and soil fortifier.
10. **Kill Dandelions** using a good weed and feed product late spring, or as the dandelions emerge.
11. **Wipe out Grubs** that eat/kill your grass in late spring with a targeted grub killing product.

