

### Welcome!

We think that Willow Creek Village, located in the Willow Creek Owners Association (WCOA) neighborhood, is one of the best in town. Our area offers the natural serenity unparalleled in Watertown, with Willow Creek and city park land running alongside our neighborhood on the east, our lovely pond with tranquil waterfall, and the paths that move through the common area. We even get the occasional visit from deer and geese right out our members' back doors. Our area offers affordable luxury with an upscale lifestyle. With walking trails, restaurants, shopping, and the Downtown area only minutes away, our location is accessible to the best that Watertown has to offer.

If you would like to find more about Willow Creek Village, please call us at (605)610-1024, email us at [info@WillowCreekVillage.net](mailto:info@WillowCreekVillage.net), or check out our website [www.WillowCreekVillage.net](http://www.WillowCreekVillage.net).

### What is the WCOA?

The WCOA is Willow Creek Village's homeowners' association. It is a common-interest community consisting of landowners living in a residential neighborhood that has restrictive covenants placed on the property. Homeowner associations are unique in that they usually have property known as "common area" which is entitled to be used by the members of the association. Our "common area" is the pond area and green space, sidewalks around pond and leading to park land along Willow Creek, and Overlook Ridge Court mailbox clusters. For more detailed information, please see the Declaration of Covenants, Conditions, and Restrictions with Supplements and Amendments which can be found on our website.

### Annual Dues

The WCOA Annual Dues go toward the cost of maintenance and upkeep of the common area. This includes the cost of running and maintaining the pumps for the waterfall and fountain, upkeep of the green space, mowing, etc. **Annual Dues are required from every owner** and amount may change from year to year. The WCOA Board of Directors endeavors to keep the dues as low as possible each year while maintaining a good level of quality for our members. The WCOA Annual Dues are collected once a year, and are **only \$210** for all of 2025.

### Pets

Dogs and cats are allowed. Outside kennels are not permitted. When not on personal property, all pets must be on leash and controlled by responsible person. Any messes must be cleaned up immediately.

### Architectural Requirements

Bring your own house plans or let one of the local construction firms help you out. We have names of some of the best home builders in the Watertown area and are happy to help get you started. In an effort to help protect the aesthetics and overall property value of Willow Creek Village, we have an Architectural Review Committee which reviews all plans prior to build.

For your convenience, here is a brief overview of the Architectural Review Committee guidelines:

- New construction, additions, alterations and or improvements are subject to the approval of the Architectural Review Committee.
- Plans, including site plan, must be filed and approved by Developer. Homeowner must comply with all government-imposed regulations on building in this area.
- Single family properties will have a *minimum* square footage ranging from 1,200 to 2,000 depending on the home layout.

- Bathrooms are to be a *minimum* one and a half bath.
- Each home should have a *minimum* of two car, attached garage with driveways of a maximum width equal to the garage width. There will be no parking pads on the side of house. This includes a ban on the parking of boats, RVs, and trailers in excess of 3 consecutive days.
- Windows should be energy efficient and have at least a minimum of insulated glass.
- Exterior finishes should *not* include vinyl or steel. Siding can be cedar, redwood, and hard board siding. Prefinished hard board sidings are approved case by case. Exterior colors must be approved (earth tones only). Brick or natural stone is required on the front of the home with a minimum of 500 sq. ft.
- Mailboxes should be brick or natural stone (*Overlook Ridge Court has cluster boxes*).
- Sodding and sprinklers to be completed by the contractor within 12 months of occupancy. Trees will have a minimum of one approved street tree per 30' of front foot, exclusive driveway, within 12 months of occupancy. There will be a minimum of 3 trees front yard, 3 trees backyard within 24 months of occupancy.
- The following are not allowed:
  - Fences (*underground/invisible/electric/GPS fences for pets are allowed and encourage*)
  - Outdoor dog/pet kennels
  - Outdoor lawn/tool/garden sheds
  - Trash bin enclosures

### Individual Grounds Maintenance

Willow Creek Owners Association utilizes Glacial Lakes Lawn Care for lawncare services of our common areas. Many of our homeowners utilize their services for lawncare and snow removal as well. They have proven to be friendly and reliable over the years. Homeowners are welcome to contact Brenden Evjen directly to set up accounts for individual service. He can be reached at 605-520-5785 or [exmark6115@gmail.com](mailto:exmark6115@gmail.com).

If you have any additional questions, please contact us. Willow Creek Village is a great neighborhood and we would be happy to welcome you to the community!

**Willow Creek Owners Association**  
**(605)610-1024**

[info@WillowCreekVillage.net](mailto:info@WillowCreekVillage.net)  
[www.WillowCreekVillage.net](http://www.WillowCreekVillage.net)



**Live your best life here!**