

Welcome!

Thank you for inquiring about a residential lot within the Willow Creek Owners Association. We think that the location of Willow Creek Village is one of the best in town. Our area offers the natural serenity unparalleled in Watertown, from Willow Creek running alongside our neighborhood, our pond with its tranquil waterfall, and the paths that move through the park. 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 our community, please call us at (605)610-1024, email us at info@WillowCreekVillage.net, or check out our website 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, sidewalks, and green space. For more detailed information, please see the Declaration of Covenants, Conditions, and Restrictions document along with 1st and 2nd supplements and amendments.

Annual Dues

The Annual WCOA Dues are presently \$190/ year for 2022. These dues go toward the cost of maintenance and upkeep of the pond and common area green space. This includes the cost of running the pumps for the waterfall and fountain, watering the green space, mowing, etc.

Pets

Dogs and cats are allowed. Outside kennels are not permitted.

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.

A brief overview of the Architectural Review Committee guidelines are as follows.

- 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 is to 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 will include a ban on the parking of boats, RVs, and trailers in excess of 3 consecutive days.
- Windows will be energy efficient and have at least a minimum of insulated glass.
- Roof to be 6/12 or greater unless approved by ARC. Shingles subject to approval.
- Exterior finishes will *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 by Developer (earth tones only). Brick or natural stone is expected on the front of the home with a minimum of 500 sq. ft.
- Mailboxes must be brick or natural stone.
- 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 is not allowed:
 - Fences, including dog kennels
 - Small lawn sheds
 - Trash can enclosures

Individual Grounds Maintenance

Willow Creek Owners Association utilizes Glacial Lakes Lawn Care for lawncare and snow removal services of our common areas. Many of our homeowners utilize their services 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. Homeowners may alternatively choose to do their own snow removal and lawncare or choose a different service provider.

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
www.WillowCreekVillage.net



Live your best life here.

☆☆☆