

WINDSONG III HOMEOWNERS ASSOCIATION

NEW RULES

Here is a list of the new rules established by our Board of Directors. These rules will be in effect as of June 1, 2023, and updated February 13, 2025.

1. Overnight parking on any subdivision street, or other common element, is prohibited unless notification of need is sent to the President.
2. All use of the common elements by members and their guests shall be at their own risk. Any use by a minor shall be with adult supervision.
3. Lot owners may keep up to three (3) dogs, or cats and other household pets in a reasonable number established by the Association, provided that such pets do not constitute a danger or nuisance to other Lot owners or their permitted pets. Except as otherwise expressly provided by this rule or in the Restrictive Covenants for Windsong Phase III, as amended, no animals, exotic pets (e.g., boa constrictors, cayman, iguanas), livestock or poultry of any kind will be raised, bred or kept on any Lot or within any dwelling. No animal will be kept, bred or maintained for any commercial purpose. The Association will have the authority to prohibit specified breeds of dogs or other animals with reputations for vicious tendencies.
4. All lots are restricted to residential use only which excludes hunting and the running of hunting dogs. The owner of Lots 1,2,3 was granted the restricted right to hunt at a prior annual meeting of the members. This right can also be withdrawn by a vote of the members at a subsequent meeting.
5. Residences may be leased for a minimum rental period of 30 days. All leases shall be in writing and submitted to the Board for review and shall include the number of occupants and the number and type of pets, and the contact information of both landlord and tenant (telephone numbers and email addresses).
6. All owners are responsible for the removal of any vegetation on their lot or lots that extend over or onto any subdivision street or other common element. These encroachments prevent the Board from properly maintaining these areas. Failure to remove them will require the Board to do so and the lot owner will be assessed the costs with their regular annual dues.

7. Political signs may be displayed on the member's property no earlier than 45 days prior to the election date and no later than 7 days after the election date, which is following North Carolina State law. The size of each sign may not be larger than 18" x 24". There must be only one sign per candidate up for election.