



The Boulders at Wilderness Ridge — Quick Guide to Covenants

Welcome to our beautiful community!

Here's a quick overview of the basic rules that help keep The Boulders a safe, attractive, and enjoyable place to live. *For full details, please refer to the official Amended Declaration of Covenants, Conditions, Restrictions, and Easements for The Boulders at Wilderness Ridge Townhomes Association (October 2025).*

Living & Appearance

- Homes are for residential use only — no commercial or business activity that brings client traffic or signage or noise.
- Exterior changes (like patios, roofs, additions, or new landscaping) must be approved by the HOA Board before starting.
- Homeowners must maintain their home's exterior, driveway, sidewalks, patios, and decks in good condition.
- No fences (except underground pet fences). No dog kennels.
- No temporary structures such as sheds, carports, or playsets without HOA approval.
- Roofs shared between units must match HOA-approved materials and colors.
- The Golf Course is private property. At no time should our Membership walk on the cart path.

Yards, Landscaping & Maintenance

- Lot owners handle their own landscaping in their front and side yards and are welcome to landscape the utility boxes in Outlot B areas behind their homes near the golf course. Pre-Approve this landscaping with the HOA.
- Keep yards neat and free of weeds, trash, or pet waste.
- No gardens or compost piles; small potted herbs or plants are fine if neat.
- Each home must have one approved street tree.

Vehicles & Parking

- No boats, trailers, RVs, or campers may be parked or stored outside. A temporary portable Party Tent is acceptable but needs BOD approval.
- Garages and driveways should be used before parking on the street.
- Keep Rokeby Rd clear, when possible, to preserve neighborhood appearance.

Trash & Storage

- Trash must be kept in covered containers and out of sight except on pickup day.
- No storage of lawn tools or equipment outside when not in use.

Pets

- Pets must be kept on your lot and not roam freely.
- Clean up pet waste every 2–3 days (especially before lawn service days).
- No animals on the golf course property.

Rentals

- Minimum 6-month lease required — no short-term rentals (Airbnb, Vrbo, etc.).
- Only two homes in the neighborhood may be rented at a time.
- Leasing to immediate family is allowed with Board approval.
- All leases must be submitted to the HOA Board within 10 days of signing.

General Notes

- All utilities are underground.
- Exterior antennas, satellite dishes over 24", and makeshift sunshades are not allowed.
