

MINIMUM STANDARDS OF THE ARCHITECTURAL COMMITTEE
WINDMERE HOMEOWNER'S ASSOCIATION
Windmere Subdivision
Amended 8, September, 2011

The following constitute the minimum standards of the Architectural Control Committee ("A.C.C.") for Windmere Subdivision. The standards shall be applicable to all properties located within Windmere Subdivision effective September 8, 2011, the date of the amendment of these minimum standards. All properties occupied within the subdivision prior to that date have been subject to the previous standards and shall be deemed therefore to be "grandfathered," insofar as any amendments made on September 8, 2011, may otherwise affect such properties.

1. Landscaping:

- A. **Lawn:** If you have lawn, it is to be weed free and well kept.
- B. **Rock:** You may incorporate xeriscaping (landscape) to your yard; however, you must submit types of rock and any plant usage to the A.C.C. for prior approval. Rock may also be used on sides of house or garage for parking purposes. All homes and out buildings need to have rock around them and that also includes weed barriers underneath the rock. All rock, under any circumstance, is to be kept weed free. Submit plan to A.C.C. for prior approval.
- C. **Concrete pavers or brick:** Concrete pavers or brick may be added to your yard for parking purposes, but must be kept neat and weed free at all times. All plans need to be filed with the A.C.C. for prior approval.

2. Fencing:

- A. **Front yard:** Fencing in the area from the back of the home to the side property line and forward to the sidewalk shall be prohibited unless decorative and must be no higher than 48 inches tall and either redwood or cedar.
- B. **Rear yard:** Any fencing in the rear area of the house, extending from the back of the house to the side yard property line to the rear line shall be constructed of redwood, cedar or chain link.
- C. **Chain link fence:** Any chain link fence, which is otherwise allowed in these minimum standards, for any purpose must be maintained weed free.

3. Decks and porches: All decks or porches shall be constructed of redwood, cedar, Trex, Weyerhaeuser Choice Dek, Premium and LP Weather Best or equivalent composite materials only. If painted or stained, the paint must be consistent or in harmony with the siding on the home.

4. Storage:

- A. **Large items:** Any large items such as watercraft, trucks, trailers, campers, or recreational vehicles shall be stored and screened behind a six-foot fence constructed of redwood or cedar, with the exceptions of: from May 15 to September 15, you may park any (1) of the above-listed items in one (1) space in your driveway provided it does not block the sidewalk and is kept neat.

B. **Other items being stored:** Storage of any other items must be done within an enclosed area. Natural screening of these other items may be accomplished by trees, shrubbery or hedges instead of fencing or other enclosure provided that any such natural screening is not less than 48 inches tall when planted and spaced close enough together to act as a sufficient screen.

C. **Seasonal items:** Items used seasonally such as lawn mowers, bicycles, or recreational items referred to above under "Large Items" shall be excepted from the screening requirements, but reasonable efforts shall be made to store items in a manner to maintain a neat and orderly appearance while the same are seasonally in use. While not in use, these items will be subject to the storage requirements set forth above.

5. **Pet runs:** Any pet runs must be located at the rear of the Home unless approved by the A.C.C. and must be constructed of redwood, cedar or chain link fence.

6. **Plans for new structures or additions:** All exterior additions, remodeling or other structures, including storage structures, shall be set forth in a plan to be submitted to the A.C.C. for approval of design, materials, color, etc.

7. **Security lights:** Each lot must have a yard lamp and it must be in working order at all times.

8. **Foundations:** If your home's foundation is painted it must be kept painted, and the color must be in harmony with your house color. If the foundation of your home is not painted it must be kept clean and neat at all times.

9. **Snow Removal:** After each snowfall it is the obligation of the homeowner/renter to remove snow from the sidewalk within 24 hours.

10. **On-Street Parking:** On-street parking is restricted to emergencies, deliveries and guests. Guest vehicles may be parked on streets no longer than 48 hours. **No overnight parking on streets is otherwise permitted:** You may park on your boulevard providing it is made with rock and you can do so without being on any portion of the street or any portion of the sidewalk.

11. **Covenants:** Any item referred to in these minimum standards must also be compliant with the covenants.

12. **Approval of all items by the A.C.C.:** These minimum standards are designed to act as a clear guide for property owners and the Architectural Control Committee (A.C.C.) will implement the minimum standards with respect to all property in the subdivision. All of the above items are subject to the approval of the A.C.C.

Accordingly, prior to any property owner engaging in landscaping, fencing, or construction of the home or any additions or out buildings, plans must be submitted to the A.C.C. for approval and to ensure compliance with the minimum standards.

WINDMERE HOMEOWNER'S ASSOCIATION

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ITS BOB President

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