

WINDMILL RANCH COMMUNITY ASSOCIATION

RULES & REGULATIONS Compliance Inspection Standards

Windmill Ranch Community Association, has established the following Rules & Regulations for conducting compliance inspections for the Covenants, Conditions and Restrictions (CC&R's) violation enforcement. This Policy will be deemed part of the Association Rules and is subject to amendment or modification at any time by majority vote of the Board. For the complete Design Guidelines and Enforcement Policy and CC&R's, please visit the Community's webpage at www.wearevision.com.

Antennas: Not allowed to be in view from the street, with respect to any State Statute or any Federal Communications Commission (FCC) regulations.

Awnings: Not allowed to be visible from the street or neighboring property without prior approval.

Basketball Hoops: Permitted if permanent (upon Architectural Committee Approval), they must be positioned in a the driveway, ½ way between the garage and the street on the garage side of the house.

Bare Dirt: All bare dirt must be covered with rock, bark, or grass. Any Landscape changes/improvements are subject to Architectural Committee Approval.

Clotheslines: Not allowed anywhere visible from street.

Gates: All the wood slats must be in place. Any gate that is not the approved black iron with wood slats requires prior approval from Architectural Committee.

Granite: Approved rock/gravel colors are Amber, Coral, Gold, Red – ¼ and ½ inch.

Grass in Gravel Areas: Grass in rocks/gravel notices will be issued if there is grass growing in the rock areas and flower beds.

Holiday Lights & Decorations: Can be put up 30 days before holiday and removed 30 days after holiday.

Number of Plants: Minimum standard is one (1) 24' box tree and six (6) 5 gallon plants.

Oil Stains: Violation will be issued if oil is fresh, collects dust or debris or if appearance is an eye sore.

Parking: Inoperable vehicle notices will be issued to vehicles parked on the street or in driveway if the following conditions exist:

- There are cob-webs reaching from the vehicle to the ground or an accumulation of dust on the vehicle.
- It is obvious the street sweeper has been driving around the vehicle
- The license plate displayed tags are expired
- There is a flat tire, is on jacks, or covered by a tarp

Parking on the rock/gravel: Violation will be given if more than tire width is on the rocks/gravel. Front or side yard parking is prohibited except on driveways. Notice will also be given if there is evidence of parking on the rocks.

RVs, Board & Trailers: One (1) RV and/or one (1) boat may be stored in the back yard on non- corner lots and be viewable with prior approval. Violations will be given to all other RVs, campers, trailers, utility trailers, or boats parked on the street, in the driveway, or if it is visible over the backyard fence, a violation will not be given if it is obvious the tenants/owners are actively loading or unloading.

Sheds: Sheds must be below the height of the fence. Prior approval for sheds that will exceed height of the fence or will be visible from neighboring property or from the street, requires prior approval.

Trash & Recycle Containers: If the inspection happens on a non collection day, any bins left out are a violation. On trash day, any recycle container left out is a violation and same for trash bins on trash collection day.

Tree: Must be trimmed in the following manner:

- Branches must not touch the ground or any building
- Branches must be contained on the property- leniency is granted if it is less than 3ft over.
- Branches cannot extend into the street so as to be hit by garbage trucks or buses
- Trunk of the tree must be visible and not appear as a bush
- Suckers must be removed (violation is issued for suckers longer than 12 inches)
- When overhanging a sidewalk or driveway, must be trimmed 8ft high from ground level up.

Trimming of Plants: Must meet the following conditions:

- Plants must be contained on the lot and not go across the property line
- Must not stick into the sidewalk
- Must be contained within border around plants
- Dead material or plants must be removed

Weeds: A violation for weeds will be issued if any of the following conditions exist:

- Weeds or spurge that appears to be a couple weeks old anywhere on the lot
- Weeds in dormant grass apply to same rule
- Dead weeds are not removed

Window Coverings: No reflective coverings, newspapers, bed sheets or papers are allowed.

Wires: All satellite dishes, cable wires, or any exposed wire must be painted to match the body color of the house. Same applies if enclosed in PVC.

Design Change Requests: Violations will be issued under the following conditions:

- Any time a change in progress is observed by the inspector that alters the way a home is viewed from the street and the lot file does not reflect prior approval was obtained.
- Any time something that looks like the Architectural Committee did not approve is observed. For example: an odd colored house, a large shed, patio cover extension that extends to the block wall, a structure without a setback.
- In general all awnings, gazebos, playground structures, patio covers, patio extensions require prior approval.