

# Wyndham Ridge Homes Association

## *A Summary of Its Primary Covenants and Restrictions*

The Wyndham Ridge Homes Association has been formed both to protect architectural, aesthetic, and development standards, and to create a structure for the execution of maintenance tasks normally associated with the care of the development's "common" areas and/or elements. Such duties as lawn care, landscaping, and utilities may be paid out of the Association's fees, which may be adjusted in accordance with the budget projected for annual maintenance or improvement.

Upon the purchase of a home or home site in Wyndham Ridge, you automatically become a member of Wyndham Ridge Homes Association. The property owner is required to pay the Association an initial fee then an annual fee. Subsequent owners of homes and sites conveyed by the original owner are responsible for payment of the annual fees thereafter. The annual fee may be increased by the Board of Directors should projected costs dictate. Special assessments may be levied.

For the purpose of highlighting those covenants and restrictions pertaining to the current development status of Wyndham Ridge, the following regulations have been set forth:

### USE RESTRICTIONS

1. No roomers or boarders.
2. No nuisance, offensive, illegal, or unlawful use or activities shall be permitted.
3. No signs of any kind with the exception of one "for sale" or "for rent" sign or two political campaign signs which are not larger than six square feet and placed no more than four weeks prior and removed within two days after such election.
4. No Lot shall be used for business or commercial purposes that have vendors, customers, clients, or patients.
5. No animals, swine, livestock, poultry, or pets of any kind shall be raised, bred, or kept upon any portion of the Property except up to two dogs and/or cats or other normal household pets. Pit Bulls, Rottweilers, Doberman Pinschers, German Shepherds, American Staffordshire Terriers, Mastiffs, or other breeds which are recognized as being vicious are not permitted.
6. No uncovered parking space within the Development shall be used for anything other than automobiles which are in good repair and used frequently.
7. No two, three, or four wheeled recreational vehicles may be operated within the Development unless used for normal transportation.
8. No house trailer or recreational vehicle shall be kept on any Lot for any purpose including human habitation.
9. Automotive repair is prohibited.
10. All materials being disposed of must be placed in trash containers that are stored in concealed locations within the Living Units. Containers may only be put out to the curb after 4:00pm the day before collection.
11. No Lot may be used or maintained as a dumping ground. All Lots must be kept free of debris.
12. Front lawns shall include a minimum of two deciduous or evergreen trees and twelve three-gallon shrubs adjacent to the front elevation of each Building.
13. No additional and/or accessory structures or improvements are permitted without prior approval. No structure of temporary character shall be permitted on any Lot unless with prior approval.
14. No exterior wiring, antennas, or appliances which protrude through walls, roof, or window areas shall be permitted on the exterior portion of any Building without prior approval.
15. No fences shall be permitted without prior approval. Chain link fences shall not be approved.
16. All basketball goals must be consistent with standard designs and material with a location that is pre-approved. All backboards must be clear or painted white and all poles must be neutral in color.
17. All pools and hot tubs must have prior approval and shall be wholly screened from the ground view of the public and all other Lots. Above ground swimming pools are prohibited.
18. Trampolines play structures, and reasonable flagpoles shall be permitted with prior consent.
19. Nothing shall be placed or planted within the front or side yard of any Lot.
20. Exterior storage of equipment of any kind or firewood is specifically prohibited. No storage tanks.
21. No open fires.