

# Villages of Wilson Green

## Important Rules & Regulations for Villages of Wilson Green:

- Architectural Control Committee: No owner shall erect or maintain any building, fence, light post, mailbox, wall, or other structure, nor commence or make any exterior addition or alteration of the shape or color or appearance of the exterior of existing improvements, nor make any material alteration, addition or deletion to the landscaping of any lot, unless and until the plans and specifications showing the nature, kind, shape, height, materials, color, location, and all other materials, color, location and all other details shall have been submitted to and approved in writing by an Architectural Control Committee of the Board Of Directors as to the quality of materials, harmony of external design and color, and the location in relation to surrounding structures and topography. The Architectural Control Committee must also approve the site plan for each dwelling or improvement with respect with its proximity to dwellings or improvements on adjacent lots and the effects it will have on privacy of adjacent lot owners. (1) Landscaping consistent with the other dwellings located on the Property is required with respect to each new residential dwelling. (2) Satellite dishes must be approved by the Architectural Control Committee and must be attached to the rear of the house. If the Architectural Control Committee fails to take action on the Owner's plans and specifications within 30 days after its receipt of same, its approval will not be required.
- Land Use Restrictions:
- (a) No house, Lot, or any part thereof may be subdivided. No house shall be occupied or used except for residential purposes, except that of home offices incidental to residential purposes are permitted, and further that the Declarant and his successors or assigns may use houses as model homesites and for display and sales offices. All residential dwellings must be single-family detached dwellings or attached duplexes.
- (b) No noxious or offensive activities shall be carried on , in, upon or around any house or in or upon any Easement Areas, nor shall anything be done thereon which may be or become any annoyance or a nuisance to other Owners.
- (c) No sign or billboard of any kind shall be displayed to the public view on any Lot or any portion of the Easement Areas except one (1) sign of customary and reasonable dimension advertising the house for sale or rent except signs used by Declarant, his successors or assigns the property during the construction and sales periods.
- (d) All rubbish, trash and garbage shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. All trash and garbage shall be kept in sanitary closed containers.
- (e) No Owner may construct or use and operate an external radio or television antenna without the prior written consent of the Architectural Control Committee.
- (f) No disabled vehicle shall be parked or stored on any of the easement areas, nor parked or stored on any Lot except in a garage. No boat, trailer, or recreational vehicle shall be parked or stored on any of the easement areas nor parked or stored on any Lot except in a garage or at a location behind the front setback line of the Owner's Lot.

- (g) Household pets such as dogs or cats are permitted but shall not be kept, maintained, bred, or raised for commercial purposes.
- (h) The Owners shall have the right to lease their houses provided that the lease is made subject to the covenants, conditions, restrictions, limitations and uses contained in this Declaration and those contained in the Articles of Incorporation and Bylaws of the Association.
- Use of Motorcycles and Vehicles: No motorcycle, automobile, truck, recreational vehicle, off-road vehicle of two (2) three (3) or four (4) wheels shall be operated within the boundaries of the properties except on paved roads and driveways intended for such vehicular operation; provided nothing herein shall be deemed to prohibit the use of such vehicles or construction equipment required on site during the construction of any improvements on a lot or the operation of any customary yard maintenance equipment on any lot or on Association lands operated only in such manner and during such hours so as not to disturb other property owners.
- Vehicles Prohibited: No two (2), three (3) or four (4) wheel motorized recreational vehicles, including, but not limited to , go carts, dirt bikes, and other terrain vehicles, shall be operated on any portion of the properties provided, however, that the Board of Directors or the Declarant may approve certain motorized vehicles designed so as not to disturb the neighborhood, such as golf carts or other vehicles utilized for transportation.
- Enforcement: The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the association or by any Owner to enforce any covenant, restriction, condition, reservation, lien or charge herein contained shall in no event be deemed a waiver of the right to do so.
- Fines: Fines are necessary to ensure that covenants and bylaws are followed by all residents and thereby ensure that your property values are maintained. Owners will be responsible for the actions of their tenants. You will receive a warning with a deadline to correct an issue before a fine is assessed. After the deadline has passed the association may have the issue corrected and bill you the cost of having the issue corrected. Additionally, for any violation, the board reserves the right to assess fines according to the following schedule: 1<sup>st</sup> Violation - Warning; 2<sup>nd</sup> Violation - \$25 fine, 3<sup>rd</sup> Violation - \$50 fine, 4<sup>th</sup> Violation - \$75 fine, 5<sup>th</sup> and subsequent violation - \$100 fine per violation.  
 \$250.00 for altering the common areas without permission of the HOA. This includes a fine assessed for each tree cut on the common areas. In addition to the fine, violators shall be responsible for the cost correcting the alteration, or an additional assessment for damages of the alteration is not correctable.  
 \$250.00 for starting any project requiring ACC approval, prior to receipt of approval. In addition to this fine, the homeowner shall still be responsible to gain ACC approval and make any changes required to gain approval.
- Renters: As the owner of your home , you are responsible for your property. Within 14 days of the execution of the rental agreement, the Owner must submit to the homeowners association the contact information for the property owner as well as the names and contact information for all residents in the Owner's rental agreement. Additionally, the owner must submit a statement signed by the Owner and Residents stating that a copy of the covenants and the By-Laws have been provided and that the Residents will follow them. Failure to do so will result in a fine of \$40 per month of non- compliance.

- Pets: The presence of a pet cannot cause a disturbance to other residents. All pets shall be on a leash and under control of the owner when not on the owners property. All pets shall be current on all their shots. The owner shall clean up all waste left by pets whether on community property or on the property of other residents.
- Parking: Residents shall not have more vehicles than can be accommodated by their driveway and garage. The vehicles of residents shall not park on the street or grass on other than a temporary basis. Guests may park on the street if there is not enough space in the driveway to accommodate the guest. Guests must first park in front of the home they are visiting before parking in front of other homes. Guests must not block the mailboxes or driveways of other residents. Owners/Tenants who do not comply will be towed at vehicle owners expense.
- Notice of rules to Guests: All licensees, guests, invitees and tenants of each and every lot owner shall be subject to the provisions of this Declaration and of the rules and regulations of the association governing the use and enjoyment of all lands contained within the properties, and they shall abide by such Covenants, Restrictions, and Rules and Regulations.
- Solicitation and Advertising: No individual lot owner may carry on any business from his home within the project which involves pedestrian or automobile traffic to and from such individual owner's home. Notwithstanding this prohibition, the Association is authorized to duly enact Rules and Regulations for the type, nature and character of other businesses which may be carried on by any individual lot owner. No individual lot owner may display any business sign within the Properties except for a sign placed upon the property advertising the same for sale as is elsewhere permitted by this Declaration.
- Prohibition Against Firearms: All types of firearms, including but not limited to shotguns, rifles, pistols, pellet, BB guns or air rifles are prohibited from being used, discharged or displayed upon any part of the subdivision. Notwithstanding the above prohibition, firearms may be kept within the home of any individual lot owner.
- Clotheslines: Clotheslines or other apparatus for the purpose of drying clothing or other materials shall not be permitted on the Properties except within the interior of a dwelling unit. No clothes, bedding or other materials shall be allowed to hang from or be draped upon any exterior portion of any dwelling unit, including patio or deck railings, fences and the like.
- Noise: Should noise transmission create a disturbance or a nuisance, the responsibility is with the Owner to abate the noise transmission, and not the Association. In order to insure the comfort of all Owners and authorized users, radio, television sets, and any and all other such audio equipment generating noise is problematic, the Board may set certain hours to remain peaceful and free of noise disturbances.
- Children: Children are only to play in either designated or clearly intended for play, they are not to trespass upon other owners properties.
- Sports Equipment: Sports and play equipment such as basketball goals and playground equipment, shall be located to the rear of the dwelling in a manner in which is not visible from the street.