

Windemere POA, Inc.

Rules & Regulations

Revised 4/15/2021

GENERAL

1. The right to use any and all community amenities will be suspended for owners (and/or their tenants) who are delinquent with their dues or other monies owed the Association.
2. No construction or exterior modification, including landscaping (but not including spring/fall flower plantings), is to begin without architectural approval. When in doubt, please contact the Architectural Committee.
3. A uniform signage policy has been established for the subdivision.
4. All undeveloped lots will be mowed by the Association monthly from March through October and billed to the property owner.
5. Garbage cans are to remain at the curb for a maximum of 24 hours.
6. Pets, when outside, must be contained, leashed or otherwise under owner's control.
7. A late fee of \$20 will be assessed for dues not paid in a timely manner and interest will begin to accrue on August 1st.
8. No skateboarding is permitted on any association property, including, but not limited to, Clubhouse, pool and patio areas, parking lot, and docks.
9. Access to subdivision common areas is limited to Windemere owners and residents and their guests.
10. Grilling on common areas is only permitted near the permanent grill at the Clubhouse.
11. Discharge of firearms is prohibited on all Windemere common areas including clubhouse, parking lot, pool and patio areas, tennis court and both entry parcels.
12. At the sale of a property, a compliance certificate will be issued by the Board. It will show compliance or non-compliance if an owner has been notified that ACC items have been violated and not corrected or if any money is due to the POA.

CLUBHOUSE

1. An owner or resident must be present and accompany their guests at all times.
2. Wet bathing suits are not permitted inside the clubhouse. If this provision is violated, clubhouse privileges may be suspended and a fine may be imposed.
3. The reserving of the Clubhouse does not include the pool or patio areas.
4. A board member or a clubhouse committee member should be notified if the clubhouse is found dirty or in disrepair prior to use.
5. The facility must be left clean after use and a checklist must be completed and left on the kitchen counter.
6. Note on the checklist any problems that need correcting or things that are broken and need to be repaired or replaced. Note whether they were found that way or occurred during the event.
7. The clubhouse must be locked using the keypad immediately after use.
8. Reserving owner or resident is responsible for his or her actions and the actions of his or her guests.
9. Improper conduct or destructive behavior may result in the forfeiture of a deposit, the requirement of a deposit for residents, and/or the loss of the right to use the clubhouse in the future.

10. Owners may host community wide events at the clubhouse free of charge. Personal events will be charged a user fee.
 11. Maximum occupancy limit is 60 persons (adults and children).
 12. The right to use the clubhouse will be suspended for owners (and/or their tenants) who are delinquent with their dues or other monies owed the Association.
 13. A deposit of \$75 is required for all owners to reserve the clubhouse.
 14. Any deposit forfeiture or reservation refusal would be subject to approval from two board members or a board member and a clubhouse committee member.
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DOCKS

1. The right to use the docks will be suspended for owners (and/or their tenants) who are delinquent with their dues or other monies owed the Association.
 2. No boat may be used as a residence at any time.
 3. The Dock Committee must approve the style, size and location of dock lockers before installation.
 4. No grills are permitted on the docks at any time.
 5. Furniture placed on the docks must not be left unattended.
 6. The Dock Committee must approve all boatlifts before and after installation.
 7. EZ Docks for personal watercraft may be purchased and attached to an assigned slip, subject to Dock Committee approval.
 8. Extension cords are not permitted to lie across the walking surface of the docks, if unattended.
 9. By using the docks, all boat owners agree that they are responsible for any and all damage caused by their boats, their lifts or themselves. Owners are encouraged to obtain liability insurance.
 10. Boats must be secured properly at all four corners where possible and restrained from touching the front or sides of the slip or there will be damage to the docks. Use of fenders is suggested to prevent damage to boats and slips. Assigned owners of damaged slips will be responsible for repair. To assure quality and uniform structure and appearance, the dock committee will perform or arrange for the repairs. Slip owners will be billed for this work.
 11. To prevent freeze damage to the pipes, water to the docks will be turned off from December 1st to March 1st of each year.
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POOL

1. The right to use the pool will be suspended for owners (and/or their tenants) who are delinquent with their dues or other monies owed the Association.
2. Children under thirteen (13) are not permitted in the pool without adult supervision.
3. No glass containers are allowed in the pool area. (County regulation)
4. No animals are allowed in the fenced area of the pool.
5. No babies are allowed in the pool without pool diapers.
6. Absolutely no diving into the pool is allowed.
7. No adults or children are to swim alone.
8. Appropriate swim attire (for a family environment) is required (no cut-off jeans in the pool). Umbrellas are to be closed as owners or residents leave the pool area.
9. Everyone must shower before entering the pool.

10. Smoking is not permitted while in the pool.
 11. All posted rules must be observed.
 12. Owners are responsible for reimbursement to the association for any and all fines they cause to be assessed against the association by any governmental agency.
 13. The pool is open May to October each year.
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Neighborhood Courtesies

The following are not enforceable rules, merely suggestions on ways to promote a more friendly, considerate and attractive place to live. Please...

1. Drive slowly through the neighborhood and observe posted speed limits.
2. Observe the no-wake zone between Windemere and the island.
3. Park cars in garage or on driveway, not on the streets or on someone else's property.
4. Keep garage doors closed if not working in the yard or unloading vehicles.
5. Set garbage cans at the curb after dark the night before collection and bring in as soon as possible the day of collection.
6. Keep noise (including music) at a minimal level during later evening and morning hours.
7. Do not leave barking dogs tied or penned outside.
8. Keep pets out of neighbors' yards or put a pooper-scooper to good use.
9. It is requested that any firearm use in the neighborhood be limited to emergency situations to respect the safety, and peace and quiet of other residents.

Windemere POA, Inc.

Signage Policy

In an ongoing effort to enhance our neighborhood's appearance, a uniform signage policy has been established for the mainland. The following design (with realtor and by owner variations) has been approved:



The wording on the lower portion of the signs should contain the listing firm, telephone number and name of the listing agent or the owner's contact information. The upper portions of the designs contain the Windemere logo and the words "FOR SALE" or "FOR RENT".

Signs are to be 18" x 24", rectangular in shape, constructed of aluminum and attached to a black metal frame. Signs on vacant lots are to be placed parallel to the street in the center of the property at a distance of 12' from the curb. Signs on residential lots must be placed parallel to the street and within the front utility easement but do not need to be centered between property lines. A second sign may be placed on waterfront properties parallel to the shoreline and within the rear setback.

One brochure box may be placed under each street sign. Info tubes are not permitted.

The architectural committee, as outlined in our architectural guidelines, must approve signage displayed during periods of construction. With the exception of the foregoing signs, temporary political signs; security signs less than 36 square inches; and temporary (1 or 2 day) signs, such as garage sale, birthday party, etc., no other signage is permitted within the subdivision.

This policy has been in effect since November 15, 2005. After notification, non-conforming signs will be removed by the association and discarded. The cost of removal will be billed to owners.

The only approved signage provider for Windemere is SIGN SHOP, 275-B North Main Street, Troutman, NC 28166. Please contact Aaron at 704-929-4006 or Aaron@blacktoothmetal.com. Installation is available for an additional charge.

Owners and their agents are reminded that the association's Treasurer should be contacted at least one week prior to closing for the status of the payment of the association's annual assessments or other charges. Current contact information for the association's officers is listed on our website:

<https://www.windemerelkn.com>

Windemere Island

Signage Policy

Revised December 2018

Below is the approved "for sale" design for the Island. The 18" x 24" aluminum sign should be attached to a black metal frame. One brochure box may be attached. (Info tubes are not permitted.) An additional section may be added to the bottom of the sign to include information requested by the realtor, but must be submitted to the WIPOA ACC and approved before use. The total sign size must remain 18" x 24".



Example of sign with additional information at the bottom.



The local signage provider is THE SIGN SHOP, 167 South Eastway Drive, Troutman, NC 28166. Please contact Aaron at 704-929-4066 or Aaron@blacktoothmetal.com.

Owners and their agents are reminded that the association's Treasurer should be contacted at least one week prior to closing for the status of the payment of the association's annual assessments or other charges. Current contact information for the association's officers is listed on the website: <https://www.windemerekn.com>