

Notice

To All Windemere Property Owners, Buyers and Sellers, and Real Estate Brokers

The Windemere Community is an HOA guided by Covenants, Conditions and Restrictions that every property owner in the community must abide. When a buyer purchases a property in Windemere the signing and acceptance of the property deed acknowledges acceptance of all the Covenants, Conditions and Restrictions of the HOA. Listed below are some Articles that are sometimes misunderstood.

1. Per the 6th Amendment, Article VIII; No Lot shall be used except for single family, non-transient residential purposes, and no building of any type shall be erected, altered, placed, or permitted to remain on any Lot other than a single family, non-transient residence, which complies with the requirements hereof and with any applicable zoning regulations. No lot and no improvements thereon may be used for hotel or other transient residential purposes. Transient as defined by the NC General Statutes is a lease or other contract that forms a tenancy or occupation for a period of less than 90 days.
2. The Declaration grants the right to a boat slip (not the ownership) to all NonWaterfront Lot owners. There are two sizes of boat slips available. The Board of Directors assigns the boat slips to the extent that the size requested is available. The Board of Directors, per the Declaration, may from time to time to reassign boat slips as necessary, for example, to accommodate lake regulations or to accommodate the needs of lot owners. A boat slip is available for each non-waterfront owner, but before purchasing a boat, a property owner should ask the dock committee what sized boat slips are currently not in use.
3. The only signs permitted in yards are Real Estate signs, as described in the Declaration, and temporary political signs with the maximum dimensions of 24 inches by 24 inches on a member's property no earlier than 45 days before the day of the election and no later than seven days after an election day. A political sign is one that attempts to influence the outcome of an election, including supporting or opposing an issue on the election ballot. All other types of signs are not permitted per the Declaration.
4. Guests, except immediate family, must be accompanied by the owner to the pool or the tennis court.

It is strongly recommended that you review your copy of the CC&R's that you received at closing from your agent.