

WyndSOR Pointe Homeowners Association, Inc. – Rules and Regulations

The following rules and regulations are designed to protect the property owners and to maintain the value and appearance of our neighborhood. Many of the rules presented are restatements of the rules contained in the “Declaration of Covenants, Conditions, and Restrictions,” of the Association. These rules do not replace the Governing Documents of the Association, but they do augment them in an effort to better explain the expectations of the Association.

All correspondence for the Architectural Review Committee (ARC) concerning problems or questions should be directed to the property management company.

Use of Homes

A. All homes are single family dwellings only.

B. House maintenance, alterations, or construction

1. Lawns must be properly maintained. Grass should not exceed 5 inches and be edged. Do not place any debris in the common area.

2. When painting, it is necessary to obtain approval from the ARC if a color change is planned.

3. The fences belong to the property owner and must be maintained by the property owner.

Most stains, clear coatings, and the weathered look are approved, but the color must have final approval from the ARC. Paint is not allowed. No fence shall exceed 8 feet in height without ARC approval. No railings shall show to the common area. Fence lines may not be moved. Damage to a neighbor's property (trees, shrubs, etc.) during fence repair or replacement must be resolved between the neighbors.

4. No permanent structures or structures above fence lines including, but not limited to gazebos, tool sheds, patio covers or out buildings are permitted without the approval of the ARC.

5. Wading pools, slip and slides, swing sets and other equipment must not be installed in front of unfenced side yards.

6. Boats, campers, trailers, camping equipment and other RV's may be stored if they are hidden by a fence. See parking regulations.

7. No basketball goals are permitted without written approval of the ARC.

C. Pets

1. Only common domesticated pets are allowed.

2. Pets are not allowed to roam free in the common area. All pets must be leashed and accompanied by the owner when in the common areas.

3. No animal shall be kept, bred, or maintained for commercial purposes.

4. Owners must clean up after their pet when in the common area.

5. Please refer to the Frisco leash law.

D. Trash and Garbage Collection - Trash and garbage collection shall be per city instructions. No trash or garbage shall be allowed to accumulate in any area. Trashcans should not be out any earlier than the evening prior to pick-up and should be hidden from view by the end of the day of trash pick-up.

E. Parking Regulations

1. Parking on the streets is not allowed over night. If any complaints arise, a notice will be sent to

the owner of the vehicle. If no response, the vehicle may be towed at owner's expense.

2. No boats, recreational vehicles, campers, or trailers may be stored in the driveway, street, or any other part of the community. These vehicles may be parked in the driveway for loading and unloading purposes only.

3. All vehicles must be in operational condition and have current inspection stickers.

4. A recreational vehicle is defined as:

a. Sports vehicle

b. Tent/camper vehicle

c. Motorized vehicle with permanent beds, restroom or kitchen facilities

d. Any travel vehicle in excess of 21 feet

e. Any house type trailer

5. Except for delivery, no commercial vehicles other than passenger cars or light duty pick-up trucks may be parked in driveways. Light duty trucks are below 1 ton capacity.

6. Oil spills on driveways and streets should be cleaned at the owners expense.

Administrative

A. Assessment of fines or penalties for non-compliance with these rules and regulations or any Governing Document of the Association shall be \$50.00 for the first fine, \$100.00 for the second fine, \$150.00 for the third fine and indefinitely until the issue is resolved. It is the homeowner's responsibility to notify the property manager that the violation has been brought into compliance so fines can be stopped.

B. Any violation may be corrected by the Association through the direction of the Board of Directors after five (5) days notice has been sent to the last known address of the last known owner. Such corrective action will be billed back to the owner of record's account as well as an administrative fee by the Association.

B. The Board of Directors may change the rules and regulations from time to time as the Board deems necessary.

C. It is recommended that each street be represented by a block captain. This position is voluntary. There may be more than one captain per block. Names of interested parties that wish to be block captains should be submitted to the management company.