

# **WESTWINDS VILLAGE, INC.**

## **RULES AND REGULATIONS**

**Adopted 11/18/2009**

**These rules and regulations have been adopted by the Board of Directors in furtherance of meeting the objectives and constraints under the Covenants and By-Laws of the Westwinds Village, Incorporated. These rules and regulations are to clarify, not replace, the WW Covenants, which remain in effect.**

### **Section 1**

**All Federal laws have priority over all rules and regulations adopted by Westwinds Village, Inc., i.e. satellite dishes**

### **Section 2**

**All State of Maryland and Frederick County laws have priority over all rules and regulations adopted by Westwinds Village, Inc., i.e. installation of solar panels**

### **Section 3**

**Rules and regulations as developed and adopted by the Lake Linganore Association (LLA).**

### **Section 4**

**Rules and regulations that are more stringent than those adopted by LLA follow and are adopted by the Westwinds Village, Inc. These include, but are not limited to, the following:**

- a. The review period for applications submitted to the Westwinds Environmental Control Committee (WW ECC) is 60 days from the date the WW ECC reviews a complete application. Incomplete applications will be returned to the applicant identifying the deficiencies. The 60-day clock does not start until the ECC reviews the complete application.**
- b. Projects must be started within 6 months of WVECC approval otherwise such approval is void and another application package must be resubmitted for a new review. Approved projects initiated within 6 months of approval must be completed within one year of approval.**
- c. Trees larger than 8 inches, measured 2 feet off the ground or more than 20 feet in height, shall not be removed without written permission of the WVECC.**
- d. The use of motorized lawn mowers, lawn tractors, grass trimmers, garden tillers and other motorized (including, but not limited to, electric and gasoline-powered engines) lawn and garden maintenance equipment shall be prohibited before 9:30 AM and after 6:00 PM on Saturdays and Sundays.**

- e. Except as may be authorized by the WW ECC, no animal or poultry of any kind shall be raised, bred, or kept on the properties. No more than a total of two (2) normal house pets may be kept on an improved lot or Vacant Lot within the properties.**
- f. No fill, stumps, trash, grass clippings, or other refuse of any kind shall be allowed to accumulate on any Improved Lot or Vacant lot.**
- g. No clothesline shall be erected or maintained on any Improved Lot or Vacant Lot within WW.**
- h. Play equipment associated with adult and juvenile recreation requires approval from the WW ECC and if approved requires substantial landscape screening from the street and Golf Course views, and must be placed in such a manner as to not constitute a nuisance to adjoining homeowners.**
- i. The Golf Course Facility is an entity that is not governed by the WWHO A, but is a viable part of our community and has a section within the covenants that WW owners have to follow and which the Golf Course has the rights and obligations to implement and enforce this section of the covenants. Any animals on the Golf Facility are subject to impounding and the owners of such pets will be subject to fines imposed by the WWHO A.**
- j. No structure shall be erected or placed on any lot, which does not contain a garage under the dwelling, or a closed garage attached to dwelling or connected by a breezeway or other permanent structure. WVECC shall have sole discretion to determine acceptable structure and design of garage.**
- k. Garage doors and the doors of any other storage room or the dwelling shall be maintained in a closed position wherever possible.**
- l. Lots shall be used for residential purposes only. No sound devices except for security purposes may be installed, and structures cannot be used as an office for conducting professional business or political purpose unless written permission from the WVECC.**
- m. Lawn ornaments, tents, trailers, or temporary structures of any kind are not permitted unless written approval of the WVECC.**
- n. No sign, billboard or advertisement shall be displayed or placed on a lot except a sign not greater than 36" x 24" that indicates the lot is private property, or advertises lot for sale or rent. Any signage so permitted shall be in strict conformance to standards promulgated by the WVECC.**
- o. No garage/outbuilding (temporary or permanent) shall be used for human habitation.**
- p. No exterior lighting, emanating from a lot, shall be directed outside the boundaries of the Lot without the prior written approval of the WVECC.**

**q. Vehicles without current/valid registration and certain types of vehicles (such as camper, rv, trailer, boat, inoperable, trucks displaying commercial information, etc.) are not permitted to be stored on lots or streets, and no repair/maintenance of vehicles permitted on lots/streets**

**r. No tree, hedge or other type landscape feature shall be planted/maintained which obstructs sight-lines or vehicular traffic.**

**s. No wire or lawn edging, fencing etc. shall be placed on lots that are inharmonious with aesthetics of the community unless approved by WWECC.**

**t. Pipes, cables or similar type items are not permitted above the surface of the ground on any lot approved by WWECC.**

**u. Vegetable gardens are not permitted on any lot unless placed in rear portion in manner not constituting a nuisance to adjoining lot owners.**

**v. No lawn furniture is permitted in front or side yards unless shielded from view by landscaping or wall approved by ECC.**

**w. No bed sheets, plastic, newspapers, etc. are permitted to be hung in windows on any dwelling.**

**x. Play equipment is not permitted to remain overnight within any front yard or within the property.**

**y. Oil development/operations and oil wells/tanks etc. are not permitted on any property.**

**z. No school or church of any kind is permitted to be maintained or operated on any property.**

**aa. No swimming pool is permitted unless approved by WWECC.**

**bb. No fence or wall of any kind shall be erected, placed or maintained, or permitted to remain on a lot unless written consent of WWECC is obtained.**

**cc. All trash, garbage, and refuse stored outside any dwelling shall be stored in covered receptacles and regularly removed from and not allowed to accumulate on lots. Such containers are not permitted to remain in public view except on trash collection days.**

**dd. No burning of trash is permitted.**

**ee. Intentionally left blank.**

ff. All storage areas and machinery/equipment are prohibited on lots unless obscured from view of adjoining lots/golf facility and streets by an approved, appropriate screen.

### **Section 5**

All guidelines developed by the WW ECC and adopted by the Westwinds Board of Directors are made a part of these rules and regulations. All guidelines are available on [www.lakeliganore.org](http://www.lakeliganore.org) under the Westwinds Village page.

### **Section 6**

Infractions (violations) can be brought to the Board of Directors' attention by any homeowner in the community who feels that there has been a violation, and the violation information will be given to the WW ECC to investigate and bring results of their findings to the Board for action. The action can result in a hearing with the Board, a fine as deemed appropriate and/or time to correct the violation. A homeowner is responsible for any actions of his/her guests and/or tenants that might have caused the violation.

### **Section 7**

Exhibit A lists common violations and their subsequent fine. This list is not meant to be all inclusive.

### **Section 8**

Failure by the WWHOA/ECC to enforce any of these covenants or conditions of this instrument shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequent thereto. Ref. Book 1844, page 0851 recorded in the land records of Frederick County.

### **Section 9**

The Board of Directors has the authority per the Amended Declaration of Covenants, Conditions and Restrictions, (book 1844, page 0825), Declaration of Protective Land Use Standards, (book 1844, page 0844), By-Laws, (book 1844, page 0852) approved and recorded in the land records of Frederick County, December 2, 1992, to enforce all rules and regulations in the preceding documents.

**Westwinds Village, INC  
Rules and Regulations  
Exhibit A  
11/18/2009**

CATEGORY TYPE	FINE
<b>Unapproved Projects:</b> <ul style="list-style-type: none"> <li>• Building any structure on a property without properly submitting an application and receiving prior approval from WWGCC \$250.00</li> <li>• Removing any tree larger than 8" in diameter, 2 feet above ground or 20 feet in height from private or common property without WWGCC approval \$250.00</li> <li>• Grading, clearing, or construction on any lot within the community without submitting an application and receiving WWGCC approval \$250.00</li> </ul>	
<b>Unkempt Structures/Yards</b> <ul style="list-style-type: none"> <li>• Failure to maintain house structure, including but not limited to painting trim, entry/garage doors, shutters, and similar maintenance. \$150.00</li> <li>• Failure to maintain structures on lot such as play sets, fences, etc. \$150.00</li> <li>• Failure to keep property manicured/maintained; i.e. landscaping, mowing, etc. \$100.00</li> <li>• Failure to screen play sets and A/C units with landscaping \$150.00</li> <li>• Failure to maintain mailbox, gas lamps, and portable basketball hoops \$25.00</li> <li>• Failure to remove seasonal lights in a timely manner \$150.00</li> <li>• Storing of toys, as well as junk, debris, trash, or other inappropriate materials on property \$100.00</li> </ul>	
<b>Animal Complaints</b> <ul style="list-style-type: none"> <li>• Nuisance barking dogs; animals roaming; animals on WW property \$50.00</li> <li>• Failure to keep property cleared of animal feces \$150.00</li> <li>• Walking or allowing pets to roam on golf course \$25.00</li> </ul>	
<b>Littering/Dumping/Trash</b> <ul style="list-style-type: none"> <li>• Dumping on WW property \$250.00</li> <li>• Littering on WW property \$50.00</li> <li>• Placing trash/recycle/yard waste containers outside for collection prior to evening of next scheduled pick up and storing such containers on driveway and/or in view from the street and golf course \$25.00</li> </ul>	
<b>Unauthorized Vehicles</b> <ul style="list-style-type: none"> <li>• Use of illegal vehicles (dirt bikes, ATV's, etc.) on private or WW property and roads \$250.00</li> <li>• Parking or storing abandoned, junked, partially disassembled vehicles, or vehicles not displaying valid license plates and/or LLA parking tag on WW or private property \$100.00</li> <li>• Parking or storing boat, trailer, camper or any other vehicle prohibited by WW governing documents \$100.00</li> </ul>	

**Other Violations Not Listed**

**Any violation of Westwinds Village Governing Documents not listed here may incur a minimum fine of \$25.00 and a maximum of \$1,000.00 based on the nature of the violation. The Board of Directors will have sole discretion in determining the fine amount based on the severity of the violation.**