

WINSLOW RIDGE HOMEOWNER ASSOCIATION
P.O. BOX 1112
BLOOMINGTON, IN 47401
812-339-2115 ☐ www.parkermgt.com

RULES GOVERNING THE ASSOCIATION

(Revised 8/2016)

Privacy and convenience are best achieved when people living together with mutually agreed upon understandings. We ask that you and your neighbors consent to certain rules designed to help maintain community appearance and tranquility. The rules that follow are based on provisions of the by-laws of Declaration Of Horizontal Property Ownership, on actions of the Association, or on the dictates of community harmony.

PARKING

Each unit shall be assigned two parking spaces as close as possible to your unit at the complex. All owners/rental agents shall have knowledge of those automobiles owned by tenants. Visitors are expected to park only in designated parking areas. Violators will be towed. There shall be no trucks larger than a passenger truck, trailers of any kind, boats, campers, buses or any other unconventional vehicles allowed to park on the grounds for more than a 48 hour period. No inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. This is also in accordance with City of Bloomington Property Maintenance Code: PM 302.8 Motor Vehicles. Failure to comply with these rules will result in the following fines: \$25 1st warning if not resolved within 5 days of the initial warning, 2nd warning automatic \$50 fine, 3rd warning and any following warnings automatic \$100 fine.

TRASH

Trash is collected on Monday, Wednesday and Friday. (These days may change time to time by the trash collector) "Trash should be placed inside the dumpster only." We have no provisions for collection of large articles. Please make special arrangements to have these hauled away. With the exception of packaged newspapers and non-edible materials in tied plastic bags, all trash should be placed in tightly closed containers. Failure to comply with these rules will result in the following fines: \$25 1st warning if not resolved within 5 days of the initial warning, 2nd warning automatic \$50 fine, 3rd warning and any following warnings automatic \$100 fine.

Electronics Disposal

TV's, computers, monitors may only be recycled. Please do not dispose of them in the bins or the corral. Monroe County Recycling Center is located at 3400 S Walnut Street.

PLANTINGS

Residents may use the mulched areas for flowers, however, any individual plans for planting or landscaping outside this mulched area must be presented in writing to the Board of Managers and approved before any work is undertaken. To keep landscaping workers from mistaking flower seedlings for weeds it is suggested that residents mark flowers as such with a small marker/stake.

Potted plants and seasonal potted flowers are permitted on front porches, concrete patios and balconies only when potted plants or flowers are alive. Otherwise they must be removed.

WINDOWS

All windows should have curtains, drapery lining or blinds that are a neutral color so that the exterior of windows presents a uniform effect. There shall be no items displayed in the windows with the exception of a temporary pre-printed for sale or for rent sign.

EXTERIOR ADDITION AND CHANGES

There are to be no additions to the outside of the buildings. All entrance doors are to be painted the same color. Effective 2014 the door color is "Cottage Red" a Benjamin Moore paint. White metal storm doors are allowed and must be kept in good repair at all times. Window replacement shall be to exact specifications of existing windows and must have prior written approval. Nothing shall be done or kept in any unit, or in the Common Areas or Limited Common Areas, which will cause an increase in the rate of insurance on any Building or contents. **NO GRILLS ARE PERMITTED IN WINSLOW RIDGE.** In order to comply with appropriate State and local fire regulations, all grills are prohibited at Winslow Ridge. Effective May 21, 2003, the new Indiana Fire Code **Section 307.5 Open-flame cooking devices** states:

- "Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction."
- Exceptions:**
- 1. One- and two-family dwellings.
 - 2. Where buildings and decks are protected by an automatic sprinkler system.

Winslow Ridge does not qualify for the exceptions. Failure to comply with these rules will result in the following fines: \$25 1st warning if not resolved within 5 days of the initial warning, 2nd warning automatic \$50 fine, 3rd warning and any following warnings automatic \$100 fine.

SATELLITE DISHES

Satellite dishes must be approved by Parker Management prior to installation. Please note that no penetrations may be made to the roof or side of the buildings. Those tenants who have been given approval to install satellite dishes at their residences have been directed to place them in one of two places - either on the railing of the exterior rear deck of their residence or on a pole that is in close proximity to their residence.

NOISE

Please remember that you are living in close quarters and that there are others close by. Your help in keeping the common areas quiet and neat will make for more enjoyable surroundings for everyone. (See attached "Quiet Nights" Flyer) Please also refer to the Bloomington Municipal Code 14.090.040 Exemptions for specific noise regulations. (For example - fireworks).

ENTRANCE

Entrances, porches, sidewalks, and other common areas in or about the building are to be used for the purpose of ingress and egress. No object of any kind, including trash, shall be left or stored in such places. Storage on balconies should be limited to items normally used on a balcony or patio (patio furniture, etc). Bicycles are permitted to be stored only on front porches, concrete patios, hung under tall decks (not to exceed length of deck) or secured to the provided bicycle racks in the common areas. Items such as but not limited to seasonal toys, children's pools, and garden items must be removed when not in use.

Failure to comply with these rules will result in the following fines: \$25 1st warning if not resolved within 5 days of the initial warning, 2nd warning automatic \$50 fine, 3rd warning and any following warnings automatic \$100 fine.

GUESTS

Guests remaining over seven days should be registered with Owner/ Managing Agent.

PETS

For the purpose of the Association, no pets shall be kept on the premises that are larger than what is considered a household pet. Dogs are to be on leash when in common areas of the property. No dogs are to be tied anywhere outside. Barking dogs are a nuisance to neighbors. Owners are responsible for scooping the pet waste from the yard and common areas. Failure to do so will result in fines. These fines will be used to repair damage caused by pets on the property. Failure to comply with any of these rules will result in the following fines: \$50 1st warning if not resolved within 5 days of the initial warning, 2nd warning automatic \$75 fine, 3rd warning and any following warnings automatic \$100 fine.

If you feel a dog is aggressive or dangerous, please call Animal Control directly 349.3492. An Animal Control Officer will talk to the owner and will fine the owner of the animal. Be sure to report each incident to Parker Management. Parker Management will track the number of calls and report to the Board of Directors. The Board of Directors will impose fines at their discretion for dangerous dogs should there be numerous reports.

MONTHLY FEES

Payment is due on the first of every month and is in arrears after the tenth, unless other arrangements have been made with the Board of Directors by contacting Parker Management.

RENTAL OF PROPERTY

Since the units at Winslow Ridge are defined as "single-family" units, it is the desire of the Association to require that they be rented as such to maintain the "residential" nature of the neighborhood to qualified tenants. Therefore, for the purpose of this Association, no unit shall be rented to more than city code permits.

SALE OF PROPERTY

Before any property is placed for sale, the Board of Directors must be notified in writing. There will be no For Sale Signs allowed in the common area.

ANNUAL MEETING PROXY

Emails from the owner will be considered "in writing" and accepted as such.

RULES

These rules and any changes thereto are to be incorporated in all rental lease agreements.

ATTACHMENT: "Quiet Nights" Flyer: PM-303 and PM-701.2