

"WINDEMERE RULES"

Recognized by the Board of Directors for reinforcement: March 23, 2023

1. **Architectural Requests** – Required for ALL exterior alterations, front, side and back of house and yard. The form can be found online at <http://www.windemere34685.com>.
2. **Driveways** – Widening of 2 car driveways: At the time of replacement, any standard 2-car driveway, approximately 16 feet wide, may add up to 24 inches to each side, resulting in a driveway of no more than 20 feet wide. The driveway must be concrete or pavers. A permit issued by Pinellas County must be obtained and submitted with the Architectural request. Upon completion, sidewalks, aprons, and curbs must be in new condition, and the homeowner accepts the liability for the project.
3. **Fences** – See Fence Guidelines – No fences permitted on Ponds. See approved stain pallet for wood fencing.
4. **Front Doors** – See approved paint pallet with front door colors on the Sentry Windemere website .
5. **Garbage Cans** – Should be in garage or behind approved fence, or some other place where they cannot be seen. Garbage may be put out for pick up the night prior to garbage pick-up day and should be restored before nightfall the day of pickup.
6. **Garage Doors** – Manufactured wood-like garage doors, faux wood paint and approved colors from the garage door pallet are allowed.
7. **Landscaping** – Architectural requests are required for major projects only, including lawn replacement. Decorative pottery or plant pots are not permitted on easement between sidewalks and roads.
8. **Outdoor Furnishings** - No lounge furniture that is used for seating (chair, lounge chair, bench, etc.) or tables or tents/canopies are permitted to be placed in any front yard or patio as a permanent state, unless said yard or patio area is behind the roof line of the home. The use of chairs, tables, or canopies (no larger than 20x20) are permitted in the front yard or driveway of a property for use for a single day in cases of events like private parties, garage sales, home repair, etc.). Said furniture is required to be broken down and stored by midnight on such days.
9. **Paint** – See approved paint color pallet on the Sentry Windemere website.
10. **Parking** – No overnight parking in the streets is allowed. No parking on the lawn or overnight parking in the streets is allowed. RVs, boats, trailers are permitted to park in the property driveway for purposes of preparation, packing, or unpacking for no more than 2 consecutive overnights or 3 consecutive days.
11. **Pets** – Pet droppings are to be picked up after dogs/pets immediately.
12. **Roof** – Architectural Request must be submitted for approval.
13. **Toys/Sporting Equipment** - Only basketball hoops are permitted to be stored in view when not in use.

14. **Tree Removal** – Architectural request must be submitted (along with copy of permit from Pinellas County.) All tree stumps must be ground flat to align to ground level and appropriately covered with grass or mulch (if it resided in garden bed.)
15. **Walkways** – should be free of objects or obstacles, allowing pedestrian traffic.
16. **Wildlife** – It is unlawful to feed the wildlife.
17. **Violation Process** – (As discussed in the October 2018 Board Meeting.) A series of 3 letters giving notice of violation with a noted period of time for compliance. (Period of time will be different, depending on violation.) The third letter will give notice that the next letter will be from the attorney and will include all fees related. This letter may begin the process leading to arbitration/court.
18. **Grandfather Clause** (Definition) – (As discussed in the October 2018 Board Meeting.) Allows the current homeowner to keep the condition (condition otherwise in violation) until such time he/she chooses to list the home for sale, or the condition becomes such that it needs replacing, at which time the condition must be brought into compliance. Example: the homeowners with fencing along a pond (under current rules, this should not exist) will be allowed to keep the fencing until such time the home goes up for sale of the condition of the fencing becomes such that it needs replacing. The “violation” must then be brought into compliance. Any property granted the Grandfather Clause for a “violation” will be listed in a document titled “Windemere – Grandfather Decisions”, which will be accessible by the Board and reinforced by the Property Management company at the time the property is facing a sale.
19. **Abatement** (Definition) – (As discussed in the October 2018 Board Meeting.) The authority to go onto an owner’s property and fix the issue, then charge the owner the cost of the repairs. This definition was given to us by Brian Bowles, Attorney at Frazier & Brown, Attorneys at Law.