

Rules & Regulations

**Residences
At
Willow Lake HOA**

Updated 5/30/2024

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*Please note that these rules are supplemental to the Association's Declaration and Bylaws. Additional covenants, conditions, and restrictions are noted in the Declaration and Bylaws.

1. Moving In & Out

- a. A \$500 deposit shall be due to the Association by any Owner prior to moving in or out of the community. The deposit shall be returned within 30 days of the move, following confirmation that no damage was caused. Any and all damages caused by the Owner's movers, delivery carriers, contractors, and guests remain the sole responsibility of the Owner. (Allowing a \$500 charge on the account as an alternative to a cash deposit).
- b. Semi tractors with trailers are not permitted within the development. Box trucks or smaller vehicles must be used due to the limited size of the roadway.

2. Holiday Lights

- a. Holiday lights/decorations may be up/on no earlier than Nov 15th, off by Jan 15th and down April 1st

3. Storm/Screen Doors

- a. The door frame must match building trim, hardware must match door hardware

b. Selection Options for Rear Doors

i. Pella Select Low E or Clear:

1. <https://www.pellastormdoors.com/storm-doors/find-a-storm-door?Series=Select&Series=Select>

ii. Clear View Retractable Screen:

1. <https://bhsretractables.com/clearview-retractable>

c. Only Option for Front Door

i. Clear View Retractable Screens:

1. <https://bhsretractables.com/clearview-retractable>

4. Landscape Responsibility

- a. All landscaping is ultimately the responsibility of the HOA. The Board understands some Owners may wish to enhance the landscaping immediately adjoining their lot. Owners that wish to add to or enhance their landscaping within the confines of existing landscaping beds adjoining their lot must obtain written approval from the HOA and accept responsibility for replacements and excess maintenance for all enhancements.

5. Dog Leash

- a. All pets are required to be on a leash attended by a responsible handler when outside of the home. Any violation of this provision shall be subject to a written warning, a \$250 fine for the second occurrence, and a \$500 fine for any occurrence thereafter.

6. No Fishing

- a. Access to and any use of the pond is strictly prohibited. Any violation of this provision shall be subject to a written warning, a \$250 fine for the second occurrence, and a \$500 fine for any occurrence thereafter.

7. Restricted Access to the Pond and the Native Buffer

- a. All native areas, tree preservation areas, and do-not-disturb areas shall not be disturbed. Any maintenance work shall be done by association contractors or have prior approval from the Board. Any violation of this provision shall be subject to a written warning, a \$250 fine for the second occurrence, and a \$500 fine for any occurrence thereafter.

8. Yard Signs and Banners

- a. Upon 24 hours' notice, and without compensation to the Homeowner, the Association may remove any yard sign or banner in the following circumstances:
 - i. If the sign or banner does not conform to this policy or has not been approved by the Association

- ii. At expiration of the approved display period
- iii. If the yard sign or banner is deemed to be in disrepair
- iv. If the content is deemed to be offensive by a majority of the Board Members

b. Approved and Prohibited Yard Signs and Banners

- i. Yard signs and banners conforming to the specifications in the Approved Yard Signs and the Approved Banners charts on page following, **need not** be submitted to the Association for approval.
- ii. A yard sign or banner not automatically approved per the paragraph above, must be submitted to the Association's Board of Directors for Approval.

c. Individual Homeowner's Responsibilities

- i. The Homeowner's responsibilities include:
 - 1. Ensuring that the approved sign or banner is constructed of durable, weather-resistant materials
 - 2. Ensure that the approved sign or banner is secured with windproof mountings
 - 3. Displaying only the prescribed number of signs or banners at any one time
 - 4. Removing the sign promptly upon expiration of the authorized display period

d. Approved Signs and Banners Chart

APPROVED YARD SIGNS					
TYPE OF SIGN	NUMBER OF SIGNS PERMITTED TO DISPLAY	MAXIMUM SIZE	TIME LIMITATIONS ON DISPLAY		PLACEMENT
			Installation	Removal	
Real Estate Signs (Realtor or For Sale by Owner)	(1)	24" X 36"	Date of Listing	End-of-Day on Date of Closing	6' from the edge of the roadway
Real Estate Signs (Open House Directional Signs)	Maximum (4) ----- See Placement Instructions	24" x 36"	Date of Open House	End of Day on Day of Open House	(1) adjacent to driveway of residence; (1) at each of the following intersections: <ul style="list-style-type: none"> ● Field Court / Magnolia ● Magnolia / Westbridge ● Westbridge / Elderberry Court (if necessary)
Political Candidate and Ballot Issue Support	(1)		30 Days Prior to Election Day	End-of-Day on Day of Election	
Yard Sale or Estate Sale	(1)		Two Days prior to first day of sale	End-of-Day on Final Day of Sale	
High School and Collegiate Sports Team and Athlete Support Signs	(1)		Maximum 45 Days within the specific sport season		
Congratulatory Signs (Birthday, Anniversary, School Graduation, New Baby, Wedding)	(1)		One week in advance of date of event	End-of-Day on day of event	
Seasonal Holiday Signs	(1)		Three weeks in advance of date of holiday	One week after date of holiday	
Signs Supporting Other Community Causes (e.g., "No Third Rail" "Friend of the Library" or similar	(1)		Maximum four weeks		
Security Alarm Awareness Signs	(2)		Permanent		One Adjacent to Primary (front)entry to the residence; One adjacent to Secondary (rear) entrance to the residence

APPROVED BANNERS					
TYPE OF BANNER	NUMBER OF BANNERS PERMITTED TO DISPLAY	MAXIMUM SIZE	TIME LIMITATIONS ON DISPLAY		PLACEMENT
Congratulatory Banners (Birthday, Anniversary, School Graduation, New Baby, Wedding)	(1)	2-1/2' X 6'	One week in advance of date of event	End-of-Day on day of event	Must be displayed by secure attachment over porch or garage overhead doors

PROHIBITED SIGNS and BANNERS
Commercial Advertising for Home-Based or Off-Site Enterprises
Advertising for Off-Site Events
Signs or Banners Promoting Nuisance Activities (e.g., "Honk, It's my Birthday")

