

**SUMMARY (Not all inclusive) OF HOMEOWNERS' ASSOCIATION (HOA) COVENANTS
FOR WILLOWBEND COMMUNITY OWNERS/RENTERS***

A dwelling shall not be leased for less than a three (3) month term, or more often than twice per year, and must be leased in its entirety. All occupants of a lot shall be subject to the following and all Restricted Covenants of the Willowbend Community Association. A lot shall not be used for other than single family residential purposes.

1. Animals—Pets will be leashed at all times when outdoors, and all excrement will be cleaned up after pets regardless of location throughout the community. Objectionable noises, including barking, howling and whining dogs (even those times when the pet owner is absent) will be declared a nuisance and subject to enforcement.
2. Trash and recycling receptacles—Household trash and organic waste shall be placed in solid containers with sealable/secure covers and placed curbside not earlier than 6:00 p.m. before the day of scheduled pick-up and retrieved and stored inside as soon as possible after collection. Be sure all trash is contained so that it does not blow onto your neighbor's property.
3. Parking—Occupants' vehicles are to be garaged (with doors closed when garage access is not in active use) to the greatest extent possible and not parked on the street. Vehicles in disrepair or bearing no license plates shall be garaged. Due to safety, vehicles shall not be parked in other than a driveway or designated parking area except for intermittent and brief periods of time or during occasional social gatherings but not (during day) within 30' of mailboxes. Overnight visitor vehicle parking shall only be permitted in the occupant's driveway.
4. Signage and appearance—No commercial signs shall be displayed on the lot or in windows or on doors except For Sale/For rent signs conforming to a standard design and approved by the HOA Board. No sun screen, blind, material covering can be placed on any balcony or exterior surface or opening that will adversely affect the uniform exterior appearance of the building in the opinion of the HOA Board.
5. Garage Sales—Yard sales, estate sales, charity sales, etc. cannot be conducted of personal property of any nature, whether advertised or unadvertised that draw members of the public to the Subdivision.
6. Satellite antennas—The placement of such requires approval of the HOA Board to insure an unobtrusive location.
7. Noise—Loud or objectionable sounds or obnoxious odors are not permitted to emanate from the lot to other properties in the subdivision which offends, disturbs or constitutes a nuisance to other lot occupants.
8. Recreation Center and Exterior Rec Facilities—The hours are from 5:00 a.m. to 10:00 p.m. daily; the entire rec facility is closed from 10:00 p.m. to 5:00 a.m. Children under the age of 16 are allowed in the pool or spa only with adult supervision; children between the ages of 12 to 16 are allowed in the workout room only with adult supervision in the room at all times. Reservations of selected areas for special/private events involving 8 or more nonresidents present may be submitted to Property Manager's office 7 days prior to the event with a \$100 refundable deposit upon compliance with stipulated responsibilities. See the complete list of rules posted in these rec areas. No bikes, scooters, skateboards or other such equipment are permitted inside the Center or basketball court. Skateboards are not allowed in the parking lot or adjoining pavements. Rules are strictly enforced for the safety of all.
9. Exterior House and Landscape Modifications—A written request and approval by the HOA Board is required BEFORE any exterior architectural and/or landscaping changes are made. Submit an Architectural Change Request (ACR) form to the Property Manager's office. Forms are available via our website www.willowbendcommunity.com or at the Property Manager's office.

Your cooperation and encouragement to others to maintain our Willowbend Community Association covenants will be appreciated. Thanks for keeping the Willowbend community a special place to live!

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We agree to the above and the Restrictive Covenants in the Legal Documents of the WCA, a copy of which has been provided to us by our landlord/WCA ([willowbendcommunity.com](http://www.willowbendcommunity.com)).

Signature(s) of Tenant(s)/Owner(s) _____ Date: _____

Printed Names(s) of Tenant(s)/Owner(s) _____

*This is an informal summary. The official Restrictive Covenants of the Willowbend Community Association take precedence when making interpretations and should be reviewed if questions arise.

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July 2018