



**Wynstone Townhome Association
Eden Prairie, MN 55346**

GUIDELINES FOR WYNSTONE RESIDENTS

Guidelines and regulations provide the framework within which the owners of the Wynstone Association can protect their property values and their environment. These guidelines allow residents to live in harmony in a group situation and apply equally to all owners and guests. These Rules and Regulations are effective November 1, 2005.

PARKING

- a. Overnight parking on driveways is limited to two (2) passenger vehicles.
- b. No vehicle parked on the street or driveways shall block the passage of other vehicles.
- c. Campers, trailers, boats, motorcycles, snowmobiles, or other recreational vehicles are not allowed to be seasonally or permanently parked on driveways, streets or parking areas.
- d. There is to be no parking within 20 feet of mailboxes or fire hydrants, on grass or any unpaved areas.
- e. Commercial vehicles that detract from the appearance of our neighborhood are not allowed to park on driveways or parking areas.
- f. Inoperable autos and trucks are to be stored within residents garage only.
- g. Operable automobiles and trucks may park within parking bays for not more than four days continuous, after which time a notice will be given that the vehicle will be towed at owner's expense.

GROUNDS

- a. The grounds are to be enjoyed by all. Your outside activities must not interfere with your neighbor's enjoyment of the grounds nor their right to privacy.
- b. The owner is responsible for any damage done to grass, trees, shrubs, roads, parked vehicles, unit or personal injury caused by their actions or those of their guests or pets.
- c. Homeowners can plant flowers or other vegetation in the back and on the side of their units as long as the width of the woodchip area is at least 28 inches. The plantings should not exceed a height of two feet and must not spread past the edging to prohibit mowing. The care and upkeep of this area would be the responsibility of the

individual homeowner and would be at their expense. Weeding in wood chip areas is homeowner's responsibility.

- d. Planting of shrubs and trees, fencing, rock beds or any other alteration to the common grounds requires approval from the Board of Directors. Homeowner is to pay for the repair of any damage to the sod, sprinkler system, etc.
- e. Picnic tables are only allowed on patios and decks.
- f. Gardens on common ground and compost piles are not allowed.
- g. Security signs may be placed in the garden area of a unit.
- h. Political signs are not permitted.
- i. Garage sale signs are not permitted unless it is an Association planned event.
- j. "For Sale" signs will not be permitted in the communittee.
- k. Swing sets, sandboxes and other playground equipment are not allowed.
- l. Toys, bicycles, and similar items are not to be left outside on lawns, patios, driveways, sidewalks or streets overnight.

HOLIDAY DECORATIONS

- a. Decorations of a seasonal nature are allowed in the front garden areas. This includes such things as flowers or plants in decorative containers or on shepherd hooks and decorations hung on doors. Permanent artifacts, such as bird baths, -statuary, etc may be placed on decks, patios, or garden areas in the rear of the units.
- b. Holiday lights and decorations can be put up after November 20th and should be removed by January 30th.
- c. Decorations must be attached using non-penetrating materials such as magnets, doorhooks, or removable adhesives, and electrical cords must be kept off sidewalks and driveways.
- d. Flags may be flown but installation of a flagpole bracket must receive prior Board approval.
- e. Permanent free-standing flag poles are not permitted.

PETS

- a. Pets are restricted to two (2) common household pets, which does not include birds and fish.
- b. Pets are not to roam free over the grounds. They must be under **an** owner's control at all times as covered by the leash law of Eden Prairie. According to Section 9.07, Subdivision 6, Part A of the City Ordinances, "it is unlawful for the owner of any animal to permit such animal to be at large."

- c. When walking or exercising pets, a suitable container or device to pick up droppings must be carried and used according to Eden Prairie city ordinance.
- d. Damage done to grounds or other property by pets is the responsibility of the pet owner. If not promptly repaired by the owner, the Association will repair the damages and assess the owner for costs and fines.
- d. Dog houses, kennels or runs are not allowed.
- e. According to Section 9.07, Subdivision 6, Part B of the City Ordinance — Barking and At Large:

"No person owning, operating, having charge of, or occupying any building or premises shall keep or allow to be kept any animal which shall by any noise, unreasonably disturb the peace and quiet of any person in the vicinity. The phrase 'unreasonably disturb the peace and quiet' shall include, but is not limited to, the creation of any noise by any animal or animals which can be heard by any person including a law enforcement officer or animal control officer, from a location outside of the building or premises where the animal is being kept and which animal noise occurs repeatedly over at least a ten (10) minute period of time, with the total number of noises emitted exceeding thirty (30).

UNITS

- a. Modifications to the exterior of a unit are not allowed without prior approval of the Board of Directors.
- b. All outdoor grills must be kept on the deck, patio or in the garage when not in use.
- c. Basketball hoops are not allowed.
- d. Satellite dish placement must be approved by the Board of Directors prior to installation for size and location. The installation must be performed by a qualified company to ensure no part of the roof, shingles, or any other building structure are damaged, or destroyed at time of installation nor when the satellite dish is removed. Any damage to the roof, shingles or any other building structure will be at the homeowner's expense.
- e. All garage doors must be closed at night.
- f. Garbage cans and recycling bins must be stored inside garage and not left out more than 24 hours before or after collection day.

NOISE AND CONDUCT

DUES

- a. Monthly dues and assessments are due on the first of each month. It is preferred that this be set up by auto withdrawal from the bank.

- b. Dues and assessments not received by the 15th of the month will have a \$15.00 late fee added.
- c. All unpaid dues and assessments will be filed as a lien against the owner's property with legal fees and other costs added.
- d. Dues in excess of 90 days in arrears will be submitted for legal collection, and all costs will be assessed to the delinquent homeowner.

ENFORCEMENT PROCEDURES

The most effective means of enforcement is voluntary compliance. If enforcement becomes necessary, the following procedures will be followed.

The Board will review the matter and ask the owner to correct the violation, If the violation continues, the Board of Directors will send a written request to the owner. If the violation continues past the date set forth in the written notice, the owner will be assessed a fine of \$50.00. This assessment, if not paid in 30 days, will be filed as a lien against the owner with legal costs and additional penalties assessed.

In any legal or administrative proceedings arising between the Association and an Owner because of an alleged default or violation of the Governing Documents by an Owner, the Association is entitled to recover all costs and reasonable attorneys' fees incurred by it. The Association is also entitled to recover all of its costs, expenses, and reasonable attorney fees, if any, in the collection of any and all delinquent assessments.

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