

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. They were passed at the Wynstone Annual Meeting on October 14, 2008 and went into effect on January 1, 2009.

Updates are noted below from the 10-14-2014 Annual Board Meeting.

PARKING

- a. Overnight parking on driveways is limited to two (2) passenger vehicles. No vehicle parked on a driveway shall impede on their neighbors use of the shared driveway.
- b. Parking Bays are to be used for **guest parking only**. The automobiles must be operable and cannot be left for more than 72 hours continuously, after which time notice will be given and such vehicles will be towed at the owner's expense.
- c. No overnight parking is allowed on streets.
- d. No vehicle parked on the street or driveways shall block the passage of other vehicles.
- e. Campers, trailers, boats, motorcycles, snowmobiles, or other recreational vehicles are not allowed to be seasonally or permanently parked on driveways, streets or parking areas.
- f. There is to be no parking within 20 feet of mailboxes or fire hydrants, on grass or any unpaved areas.
- g. Commercial vehicles that detract from the appearance of our neighborhood are not allowed to park overnight on driveways or parking areas.
- h. Inoperable autos and trucks are to be stored within resident's garage only.
- i. Temporary exceptions to these rules can be approved by the board when extenuating circumstances or needs arise.

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. **UPDATED GUIDELINE – 10-14-2014** - Homeowners can plant flowers or other vegetation in the front, in the back and on the side of their unit. Weeding in the planting areas is the responsibility of the homeowner.
- i. In the front areas, next to the garage and that area commonly bricked in. In no case shall the vegetation exceed the height of the brick facing.
 - ii. On the side of the unit, the plant height shall be a maximum of 3 feet, and the planting strip shall be from 18 to 36 inches or to the end of lookout well.
 - iii. In the back of the unit: 1) for units with elevated decks, within the mulched/rocked in areas under the deck and a maximum width of 4 feet between units, 2) to the outside left/right of a walk-out unit with a maximum 6-foot height and a maximum width of 36 inches, and 3) for units with ground level decks, a planting strip 18 to 36 inches in width or to the end of a lookout well, and 3) for all units, no vegetation shall have a height greater than 6 feet or obscure the windows.
 - iv. A formal request for approval is required for intended projects or plantings prior to the start of the project and Board approval is required prior to the start. Unapproved projects/plantings and deviations from this guideline may have to be removed at the homeowners expense at the Board's sole discretion.
- 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. **UPDATED GUIDELINE – 10-14-2014** For Sale signs are not permitted on the outside of the unit. Standard purchased "For Sale" signs are permitted in the unit window. One or two temporary open house signs per unit may be out for the duration of the open house, when a home is for sale.
- 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.
- m. It will be the homeowner's responsibility to maintain the front garden area in regard to the brickwork, which was done at the homeowner's expense. Any future changes or adjustments must be made with Board approval.

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 Thanksgiving and should be removed by January 30th.
- c. Decorations must be attached using non-penetrating materials such as magnets, door hooks, 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 conventional domesticated animals.
- b. Dogs and cats are restricted to a total of (2) such animals residing in any Unit. Exceptions will be made for up to (2) additional dogs or cats belonging to visiting guests, as long as the duration of the visit is less than 30 days and all other rules and regulations regarding pets are being followed.
- c. No animals shall be kept for any commercial purpose nor shall any animals be bred for a commercial purpose on the property.
- d. 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."
- e. 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.
- f. 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.
- g. Dog houses, kennels or runs are not allowed.

- h. 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 that no part of the roof, shingles, or any other building structure is damaged, or destroyed at time of installation or 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

- a. Any noise or conduct that interferes with another owner’s right to peace and quiet is not allowed. Use common courtesy.

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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ANY CONFLICT WITH WYNSTONE TOWNHOMES DECLARATION

The intent of these guidelines and regulations is not to replace any of the rights or restrictions found in the Wynstone Townhomes Declaration, but to clarify them. In the case that any of these guidelines are in conflict with the rights or restrictions stated in Declaration, those in the Declaration will take precedence.