

**Winslow Farm Community Association, Inc.
Amendments to Rules and Regulations, 5/19/2000**

Under the provisions of The Winslow Farm Community Association, Inc. Code of By-Laws, Article 6 - Rules and Regulations, the Board of Directors has amended the existing Rules and Regulations to include the following:

Outside appearance of Homes

12. No exterior storage sheds or animal shelters of any kind are permitted.

Winslow Farm Community Association, Inc. maintenance responsibilities.

The following **Rules and Regulations** are intended to clarify and expand upon the **Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Winslow Farm, Paragraph F. a. 1.7 Community Maintenance Area**. To more clearly define the areas of maintenance responsibilities of the Association and the responsibilities of the home owners.

1. Entrance Signage - The Winslow Farm Community Association, Inc. (WFCA) shall be responsible for all entrance signage into Winslow Farm and each sign into the neighborhood areas constructed by the developer, including the entrance signs into Moss Creek, Moss Creek Village and Bayberry. This includes all stone stacked fences and retaining walls attached thereto and landscaping intended to be a part of the sign area.
2. Ponds and Pumping Equipment - WFCA is responsible for all maintenance of the ponds, pumping equipment, weirs, lining, overflow, spillway and fountains. Any landscaping around the ponds will be the responsibility of Moss Creek Homeowners' Association or Moss Creek Village Homeowners Association.
3. Stone and Masonry Retaining Walls - the maintenance of all retaining walls, other than those attached to an entrance sign, is the responsibility of the respective home owner, Moss Creek Homeowners' Association, Moss Creek Village Homeowner's Association or Bayberry Homeowners Association.
4. Sidewalks - Each individual home owner is responsible for the sidewalk on their respective property. WFCA is responsible for the boardwalks constructed by the developer but not the boardwalk in Bayberry. WFCA is responsible for the concrete sidewalks along Winslow Road, Henderson Street from East Graham Drive north to Wylie Farm Road. WFCA is responsible for all sidewalks on land deeded to them. WFCA is responsible for all concrete sidewalks over the two bridges and those running through the street islands except in Moss Creek Village.
5. Landscaping - WFCA is responsible for the maintenance of all landscaping adjacent to Winslow Road, area immediately adjacent to entrance signage, landscaping in all Bloomington City designated street islands, and City of Bloomington right-of-way along Henderson Street from East Graham Drive north to Wylie Farm Road and all landscaping on land deeded to WFCA. Residents are responsible for maintaining all land deeded to them, this includes the area between the sidewalk and the street curb.