

A	B	C	D	E	F	G	H	I	J
1	<b>Index of CCRs and Policies in Winslow Farm</b>								
2	(NB: Not every restriction or rule is included.)								
3	<b>VFCA CCR (1992)</b>	<b>Bent Tree (1992)</b>	<b>Olde Mill (1993)</b>	<b>New Bent Tree (1994)</b>	<b>Laurelwood (1994)</b>	<b>Sweetbriar (1996)</b>	<b>Moss Creek (1992)</b>	<b>Moss Creek Village (1995)</b>	<b>Bayberry (1997)</b>
4	<b>VEHICLES AND RELATED MATTERS</b>								
5	<b>Parking</b>								
6	Vehicles parked on streets overnight	10.2				N, 5.2.2	N, IV.1	N, IV.1	
7	Street parking restricted to one side						Y, IV.2	Y, IV.2	
8	Boats, campers, trailers, etc.			N, 5.2.3 (exc. In closed garage)	N, 5.2.3 (exc. In closed garage)	N, 5.2.3 (exc. In closed garage)			N, 18.9
9	House trailers, boats, RVs, etc.			N, 5.2.3 (exc. In closed garage)	N, 5.2.3 (exc. In closed garage)	N, 5.2.3 (exc. In closed garage)	N except for loading/unloading, IV.3	N except for loading/unloading, IV.3	N, 18.9
10	Commercial or other vehicles			N, 5.2.3 (exc. In closed garage)	N, 5.2.3 (exc. In closed garage)	N, 5.2.3 (exc. In closed garage)			
11	Garage doors to stay closed as much as possible						Y	Y, I.4	
12	OK to wash car outside, but no oil changing, etc.						Y	Y, 1.5	
13	Driveways		Either concrete or asphalt, 4.5	Either concrete or asphalt, 4.5	Either concrete or asphalt, 4.5	Only concrete, 4.5	Either concrete or asphalt, 4.5		
14	Construction dumpsters							Y, in driveway, 2 weeks max, IV.4	
15	<b>LAWNS, PLANTS, YARD ORNAMENTS, ETC.</b>								
16	Plantings in WF Common Property	WFCA Landscaping Policy	N, w/o written Board consent	N, w/o written Board consent	N, w/o written Board consent	N, w/o written Board consent	N, w/o written Board consent	N, w/o written Board consent	N, w/o written Board consent
17	Gardening, planting trees, etc.								N, w/o written Board consent
18	Mow the lawn		Y, 5.1.1	Y, 5.1.1	Y, 5.1.1	Y, 5.1.1	Y, 5.1.1		
19	Fertilize/water grass and landscaping							Encouraged, II.1	
20	Remove weeds								
21	Remove debris or rubbish		Y, 5.1.2	Y, 5.1.2	Y, 5.1.2	Y, 5.1.2	Y, 5.1.2	Y	
22	Maintain aesthetic appearance		Y, 5.1.3	Y, 5.1.3	Y, 5.1.3	Y, 5.1.3	Y, 5.1.3	Y	
23	Cut down and remove dead trees		Y, 5.1.4	Y, 5.1.4	Y, 5.1.4	Y, 5.1.4	Y, 5.1.4	Y	
24	Maintain exteriors		Y, 5.1.5	Y, 5.1.5	Y, 5.1.5	Y, 5.1.5	Y		
25	Maintain area between sidewalk and street		Y, 5.1.7	Y, 5.1.6	Y, 5.1.6, 5.1.7	Y, 5.1.6	Y, 5.1.6, 5.1.7		
26	Fences, Walls, and Screening	9, 10.11; 8.7 (1st amend.)	N, w/o written Board consent	N, w/o written Board consent	N, w/o written Board consent	N, w/o written Board consent	N, w/o written Board consent	N, w/o written Board consent	N, w/o written Board consent
27	<b>ALLOWABLE/PROHIBITED ACTIVITIES/ACTIONS</b>								
28	Rental OK?	10.1	Y	Y	Y	Y	Y	N but up to 1-yr lease may be possible	Y
29	Home-based business	10.1			N	N			N, w/o Written Board consent
30	Exterior attachments to walls/windows						Written Board consent required	Y, w written Board consent, I.8	N, w/o written Board consent, 18.4
31	Exterior color changes					Y, w written consent, 4.12	Written consent required		
32	Nuisance (untidiness, odors, etc.)	10.5	Y, 5.1		5.1	N, 5.1			18.5
33	Noise								N
34	Clotheslines, External laundry drying	10.7				N, 5.2.4	N	N	N, XI.3
35	Mailboxes: Style/color changes		N, w/o written consent	Y, w written consent, 4.11	Y, w written consent, 4.11	Y, w written consent, 4.11	Y, w written consent, 4.11	Y, w written consent, 4.11	N, 18.6
36	metal or fiberglass awnings, patio covers		N, 4.12	N, 4.12	N, 4.12	N, 4.12	N, 4.12		
37	Light fixtures		N, w/o written consent	Y, w written consent, 4.11	Y, w written consent, 4.11	Y, w written consent, 4.11	Y, w written consent, 4.11	Written Board consent required	Yard or patio lights OK, III.2
38	Basketball goal, flag pole, etc.		N, w/o written consent	Y, w written consent, 4.11	Y, w written consent, 4.11	Y, w written consent, 4.11	Y, w written consent, 4.11		N
39	Temporary basketball goals					Y, if taken inside daily, 4.11	OK if taken inside daily		N
40	Outside fuel storage		N, 4.12	N, 4.12	N, 4.12	N, 4.12	N, 4.12		
41	Above-ground swimming pools		N, 4.12	N, 4.12	N, 4.12	N exc kiddie pools stored daily, 4.12	N, 4.12		
42	Change of exterior material				Y, w written consent, 4.12	Y, w written consent, 4.12	Y, w written consent, 4.12		
43	Display of flags/banners beyond 48 hours					N, 5.2.6	N, 5.2.6		
44	Illuminated decorations					Y from Thanksgiving to January 8	Y from Thanksgiving to January 8		
45	Solar Devices	10.8, 3rd Amendment	Y, 4.8 amended	Y, 4.8 amended	Y, 4.8 amended	N, amendment failed by 1 vote	Y, 4.8 amended	NA	NA
46	Window fans or window air conditioners							Y, I.5	N, I.2
47	Lawn ornaments under 24"							Written Board consent required	
48	Animal lawn ornaments allowed							N, XII.3	
49	Signs, benches, chairs							Written Board consent required	N, 18.5
50	Other Signs	6.3							
51	Trash on street day before pickup							Day before, only at dark	Day prior to collection, I.1
52	Encouraged to water the lawn & common areas							Y	
53	Snow removal							Owner responsible if < 2", V.2	Owner responsible if < 2", V.2
54	Soliciting allowed							N, X	N, IX
55	Garage sales allowed							N	Y, at annual sale, XI.1
56	Skateboarding or rollerblading							N	
57	Ponds	8.2							
58	Antennas	10.6							
59	Enforcement of CCRs								
60	Power to pass additional rules & regulations	Bylaws 3.2.7							
61	Subject to VFCA CCRs?		Y, 5.3	Y, 5.3	Y, 5.3	Y, 5.4	Y, 5.4		Y, 10, 18.8, 18.11
62	<b>PETS</b>								
63	Animals and Pets	10.4							
64	Customary household pets								Y, unless a nuisance, 18.11
65	When outside pets must be on a leash/supervised							Y, VII.1	Y, VII.1
66	Owners must clean up pet waste immediately							Y, VII.2	Y, VII.2
67	Exterior dog/pet houses; tethers for pets					N, 5.2.5	N		
68	12/5/2019 Gary Wiggins								