

WATERFORD HOMEOWNERS ASSOCIATION

Summary of Common Restrictions and Guidelines

(Revised 2/8/2024)

- Any and all changes to the exterior of a home, including but not limited to color schemes, landscaping, roofing, fencing, mailboxes, or any other structure or feature that may be visible on the exterior of a home, or visible to the public or to adjoining neighbors must be approved by the Board of Directors which acts as the Design Review Board. *(Articles 27 and 28 of the Waterford Restrictive Covenants)*
- All homeowners are required to maintain the exterior of their homes in such a manner as would not “generally detract” from the remainder of the neighborhood. This includes but is not limited to painting, replacing rotten or defective items, including mailboxes, and other preventative maintenance. *(Article 27 of the Waterford Restrictive Covenants)*
- Noxious, offensive, or other noise/activity that is considered a nuisance to other residents is prohibited. Please be mindful of dogs who are prone to prolonged barking and may be considered a nuisance to other neighbors. *(Article 20 of the Waterford Restrictive Covenants)*
- Parking on the streets should be limited to special events or private parties. Regular homeowner parking on the streets is not allowed. *(Article 20 of the Waterford Restrictive Covenants)*
- All homeowners are required to keep their property and yards properly maintained on a regular basis. Yards should be clean, neat, and free of debris. *(Article 3 of the Waterford Restrictive Covenants)*
- All homeowners are required to maintain continuous utility supplies to their homes. *(Board Adopted Rule 7/23/2018)*
- “Homeowners should make efforts to store garbage carts out of view of public or to adjoining neighbors. Cart storage in side alleys between houses is permitted, preferably obscured or partially obscured from public view. Cart storage in the front of any property is prohibited. Cart storage on sides that do not border another house (the two corner houses at the entrance, and 4 interior corner houses) is prohibited. Other debris or refuse should be stored out of public view until the day prior to scheduled pick up. *(Board Adopted Rule 7/23/2018, revised 2/8/2024)*”
- Rental agreements or leases, whether verbal or written, for a term or duration of less than 12 months, are forbidden. *(Board Adopted Rule 7/23/2018)*
- Rental agreements or leases are limited to single or single-family only. *(Board Adopted Rule 3/24/2019)*

- No signs whatsoever, (including but not limited to commercial political and similar signs) shall be erected or maintained on the home site, except such signs as may be required by law and such signs as may be approved by the Design Review Board. (*Article 15 of the Waterford Restrictive Covenants*)

For any and all violations, the Board shall advise any owner in writing of any non-compliance and provide that owner an opportunity to correct the violation. If the violation is not remediated after two (2) 30-day notices, the Board may assess a fine of up to \$100 per day for a continued violation. The Board may also, at its discretion, expend the cost to correct any condition and charge it to the homeowner. In the case of violations involving utilities, property owners will be given 2 business days to restore each utility which is not in continuous supply and operation. Each shall be deemed a separate violation, resulting in a different and discrete violation of this Rule and a separate and additional fine per violation.

For any and all violations, the Board shall advise any owner in writing of any non-compliance and provide that owner an opportunity to correct the violation. If the violation does not require the services of a professional to remedy and the violation is not remediated after one (1) 14-day notice, the Board may assess a fine of up to \$100 per day for a continued violation.

Please refer to Waterford Restrictive Covenants and By-Laws for complete clarification of all restrictive covenants and by-laws.