



Aunt Rosie

AUNT ROSIE, AT TIMES, IS VERY OPINIONATED. IN ALL CASES HOWEVER, THE GOVERNING DOCUMENTS OF THE ASSOCIATION MUST BE OBSERVED. IF YOU WOULD LIKE YOUR QUESTION ANSWERED BY AUNT ROSIE, PLEASE COMMUNICATE WITH STERLING MANAGEMENT COMPANY WHO WILL PASS IT ALONG. AUNT ROSIE RETAINS THE RIGHT TO BE AUNT ROSIE. SHE CHOOSES WHAT TO PUBLISH AND WHAT TO SAY.

I USED TO SUFFER TERRIBLY FROM INSOMNIA UNTIL I STARTED KEEPING A COPY OF THE DEED RESTRICTIONS ON MY NIGHT TABLE. I READ FROM IT EVERY NIGHT AND I HAVE TO TELL YOU, IT WORKS LIKE A CHARM. ANYWAY, MY FRIENDS HAVE NOTICED HOW WELL READ I'VE BECOME AND FROM TIME TO TIME THEY SEND ME QUESTIONS WHICH I AM HAPPY TO ANSWER.

Dear Aunt Rosie,

I put up with a lot but this is too much for me. My new neighbors have two of those little Potbellied pigs they keep in the backyard. I can't stand the noises and they are always rooting under the fence. I've stopped my pool parties with friends because I'm so embarrassed. ANONYMOUS

Dear ANONYMOUS,

There is good news for you. Give Sterling Management a call and report the address. They will confirm and issue a compliance letter. The Deed Restrictions say at Article X, Section 3, "No sheep, goats, horses, cattle, swine (or pigs of any kind), poultry, dangerous animals (the determination as to what is a dangerous animal shall be in the sole discretion of the Association's Board of Directors), snakes or livestock of any kind shall ever be kept in or upon any part of the Property except that dogs, cats or other common household pets may be kept by the Owner or Occupant of any Living Unit, provided they are not kept for any commercial purpose. Any allowable pet that is kept in a household must be confined to its Owner's Lot either by constraints of a backyard fence, a leash or within the Living unit. No animal shall be permitted to run freely away from its Owner's Lot and must be controlled by a leash."

BTW, Muscovy Ducks are poultry. All the Muscovite's have been sent letters but half don't open their mail and the other half can't read.

Dear Aunt Rosie,

In one of your letters, you spoke of the Association fining residents. Is this true? ANONYMOUS

Dear ANONYMOUS,

Yes, it is true. The fine policy is available at <http://woodwindlakes.us/>, see Deed Restrictions. It is lengthy but here are some examples for which a homeowner can be fined:

- Tree removal w/o approval.
- Failure to file **Exterior Modification Application** and commencing work w/o approval
- Failure to cease and desist upon notice
- Failure to submit Exterior Modification Application within 10 days of Notice of initial violation
- Each subsequent failure to cease and desist

Exterior Modification Applications (all five types) are listed here:

1. Exterior Paint Application – to get your color(s) approved
2. Fence Application – to make sure your proposed fence complies
3. Roof Application – to make sure your chosen color complies
4. Tree Removal Application – don't chop down a tree without approval
5. Multi ACC Application – for everything else – hold on to your hat - Exterior Lighting, Room Additions/Conversions, Garage Conversions and Carport Extensions, Sunrooms, Outbuildings, Patio Covers, Awnings, Arbors, Pagodas, Siding, Decks, Swimming Pools, Spas and Jacuzzi, Children's Play apparatus and structures, Window Replacement, Solar Film/Solar Screens, Storm Windows, Screen Doors, Window Treatments and Displays, Burglar Bars, Outdoor Carpeting, Flag Poles, Rainwater Recovery Systems, Driveway Gates, and ANY OTHER exterior modification.

Dear Aunt Rosie,

I'm thinking about buying some burglar bars to protect my home. Can you help me? ANONYMOUS

Dear ANONYMOUS,

First submit an Exterior Modification Application and get approval. The guideline is: Burglar bars or other barriers designed to restrict access to window, doors, porches and other areas of the residence from the outside may not be installed without the prior approval of the ACC. The minimum requirements for approval for such bars and barriers are that (a.) they must be installed inside the window or door, and (b.) they must blend with the structure and color of the house so as not to be readily visible from the street. I know, I know - the conundrum, "exterior" – "installed inside." Just get your approval, grin and bear it.

Dear Aunt Rosie,

I like to take my father in his wheel chair along the sidewalks from time to time. I get so angry when I encounter a vehicle parked so as to block the sidewalk. I have to either enter the street, which I'd rather not do, or return for home. ANONYMOUS

Dear ANONYMOUS,

Next time, give Sterling a call and report the address. The Deed Restrictions say at Article X, Section 8, "No vehicle shall ever be permitted to park on a driveway at a point where the vehicle obstructs pedestrians from use of a sidewalk."

Dear Aunt Rosie,

What kind of deal is this? The tree guy comes by the door looking for work so I told him to cut down a tree in my yard. Then I get a letter from Sterling fining me \$300 for tree removal without authorization. ANONYMOUS

Dear ANONYMOUS,

I think Joyce Kilmer was right when he heaped praise on the beauty of a tree. (Yes, he was a boy person.) We are so lucky to have a neighborhood in a forested area rather than in one those rice paddy neighborhoods. Getting permission to cut down a tree is so simple. See [Tree Removal Application/woodwindlakes.us/](http://TreeRemovalApplication/woodwindlakes.us/) If you have good reason to remove a tree and the ACC agrees with you – no problem. But, given the fine policy, it is better to ask before you cut.