



## **Time To Check In Before You Check Out**

Winship Farms is a Covenant Controlled Community that requires approval from the Winship Farm's Homeowner Association (HOA) Architectural Control Committee (ACC) for structural and landscaping changes for your home. So, before you swing that hammer, dip that paint brush, fire up that power saw, or scrape those roof shingles off, please check in with the ACC to see if you need approval for the change. And when you do, the request process is simple, straight forward, and confidential.

*In January 2023, the HOA Board directed the ACC to resume monitoring compliance with the covenants of the subdivision and to assist homeowners with what changes need approval by the ACC before the improvements are made. Among the changes that require prior approval from the ACC are:*

- ✓ All proposed repainting, structural additions, or any other alterations of any structure are to be approved in writing by the ACC before the work is begun.
- ✓ Roofing or roof shingles may not be replaced without the approval of the ACC.
- ✓ All brick, stucco, and exterior house paint (including color) selections are to be approved by the ACC.
- ✓ Existing doors, windows, window screens, shutters and louvers are not to be altered without the approval of the ACC.
- ✓ Any exterior lighting and alterations to exterior lighting are to be approved by the ACC.
- ✓ No live tree over six inches in diameter (and no live dogwood or redbud trees over two inches in diameter) are to be cut or removed without the approval of the ACC.
- ✓ Any new fencing or alterations to existing fencing are to be approved by the ACC.
- ✓ Any accessory structure is to be approved in writing by the ACC prior to placement on a lot.

*The form to request required approvals can be found on the Winship Farms Website or by contacting one of the ACC committee members. For now, the form should be emailed to one of the ACC members below.*

Dick Spellman	Chair	acc@winshipfarms.com
Jim Mayhew	Member	treasurer@winshipfarms.com
Scott Farber	Member	tennis@winshipfarms.com
Tim Roe	Member	secretary@winshipfarms.com
Chip Oudt	President	president@winshipfarms.com

*In January, the HOA Board also directed the ACC to begin resumption of notices to homeowners of violations with respect to the covenants. The covenants are an important part in keeping our subdivision attractive and a positive place to live for both new and existing homeowners. While no homeowner likes to receive these notices, they are an important part of the HOA's responsibility to all homeowners. Know that the ACC is here to work with the homeowner if you receive a compliance notice. The ACC is made up of your fellow neighbors who understand that*



*circumstances to repair or bring your home into compliance may require an agreed upon repair plan. Feel free to reach out to any ACC member if you have any questions or need assistance. Listed below are requirements listed in the HOA covenants for homes and surrounding property belonging to Winship Farms homeowners.*

- All grass, plants and trees must be trimmed to maintain an acceptable appearance.
- All driveways and parking areas must be paved with concrete or other materials approved by the ACC.
- All trash receptacles and recycle bins shall be screened and must not be visible from street view on non-collection days.
  - Trash receptacles and recycle bins should be removed from the street on the day of collection (after pickup, but no later than 6 pm).
- Mailbox / Post maintenance
  - All mailboxes must be approved by the Architectural Control Committee
  - Remove mold / mildew.
  - Replace missing or faded house numbers (two sets of 4" black numerals)
  - Repair / paint the mailbox post (paint formula can be found on winshipfarms.com, the HOA has the paint available to homeowners)
- Gutters must be kept clean, without leaves, pine straw and other debris hanging out of them. All gutters and downspouts must be painted in colors approved by the ACC.
  - Front and side lawns must be Bermuda or Zoysia grass only, weed free, with no bare/dirt spots, and be well maintained (mowed and trimmed)
  - All grass, plants and trees, shrubs must be trimmed / pruned to maintain an acceptable appearance.
  - English ivy is to be removed from tree trunks.
  - Pine straw, pine bark, mulch, etc., must be replaced as it ages/weathers.
- Mildew/mold must be removed from roof, siding, trim, brick.
- Rotten wood and faded/flaking paint must be removed and replaced.
- Other than small alarm/burglar signs, small temporary 'for sale' signs, and small signs indicating dangerous material has been applied to lawns, no other signage is permitted on lawns or viewable from the street.
- No truck with more than four (4) wheels or company name/lettering on vehicle, trailer, trailer house, boat, or recreational vehicle may be parked at the front of or on the sides of a home in view of the street or other lots, or, at the common grounds parking areas (e.g., tennis courts, Clubhouse, etc.), except in garages or behind screening so as not to be visible from the street or other lots.
- Repair rotting or sagging fence post / fence gate.
- Wood piles and compost piles (rubbish or debris) must not be visible from the road. If visible it must be removed or screened.