

## **Section 30: Rules Specific to Woodmoor Council Units**

**Subsection 30.1 – Woodmoor Lot Units.** Woodmoor Lot Units consists of the land as described in the deed for each Unit in addition to the home and fixtures located on the land. Woodmoor properties do not have any Limited Common Elements appurtenant to them. See Section 2.40 (b)(i), of the Declaration. Also Section 5.2 (c) and Section 6.1

**Subsection 30.2 – Additions, Alterations and Improvements.** Additions, alterations (including demolition) or improvements that change the exterior appearance shall only require approval through the AAI process if such change is clearly visible from the street.

**Subsection 30.2.a – Exception.** Swimming or wading pools always require AAI approval.

**Subsection 30.3 – Signs and Advertising.** No signs or advertising shall be placed or maintained on a Woodmoor Property except: (a) a name plate and (b) “For Sale” signs of a size and appearance that conform to Town of Windsor ordinances and regulations during the period that the Property is actively on the real estate market (See the exceptions below).

**Subsection 30.4 – Prohibited Locations.** No signs or advertising shall be placed in the windows of any Property that are visible from the exterior.

**Subsection 30.5 – Contractors.** Contractors performing work on a Property may place their business signs or advertisements on or in the Property for a period not to exceed fourteen (14) calendar days.

**Subsection 30.6 – Landscaping.** AAI approval shall only be required for landscaping on Woodmoor Properties if prominently visible from the street. This includes:

- (a) Fencing - Exception: Small decorative fencing shall not require AAI approval.
- (b) Statuary
- (c) Retaining walls
- (d) Exterior walkways or stairs
- (e) See Section 32 for additional requirements.

**Subsection 30.7 – Plantings.** AAI approval shall not be required for landscaping alterations to Woodmoor Properties involving plant materials, but landscaping shall be kept in good order. Vegetable gardens shall be well kept and in areas not visible from the street.

**Subsection 30.8 – Exterior Structures.** Exterior structures listed below do not require AAI approval, but placement of such structures must not be prominently visible from the street. This includes:

- (a) Swing sets or play stations

- (b) Storage sheds, which must match the color and style of the home and be limited in size to 200 sq.ft
- (c) Patios or sun porches
- (d) Awnings or canopies
- (e) Radio or television antennae
- (f) Satellite dishes

**Subsection 30.9 – Dwelling Maintenance/Improvements.** AAI approval shall only be required on Woodmoor Properties for dwelling maintenance/improvements that are prominently visible from the street. This includes:

- (a) Driveways – any change to the surface beyond traditional asphalt
- (b) Roof repair/replacement
- (c) Shutters – adding or removing shutters
- (d) Window mullions (window crossbars) must be consistently maintained on all or none of the windows visible from the street and common areas throughout the property
- (e) Solar panels
- (f) Doors – screen doors and storm doors must be full view, with no crossbars.
- (g) Painting/Siding - Woodmoor properties seeking to change exterior clapboard paint color scheme must obtain AAI approval. Repainting with the same color scheme does not require AAI approval. Siding, other than painted wood clapboards, is not permitted in Woodmoor.

**Subsection 30.10 – Mailboxes.** Mailboxes must follow the New England motif, be neat in appearance, in proper state of repair and functional. General standard is to maintain a wooden or vinyl post. The post shall be 4X4 with finial top, lateral arm with triangular support underneath the arm. Mailbox shall be metal or vinyl using color scheme complementary to the main dwelling.

**Subsection 30.11 – Vehicle Parking.** Outdoor storage or parking of recreational vehicles or boats is prohibited. Exceptions require AAI approval. Residents shall park their vehicles in driveways rather than on the street whenever reasonably possible. On street parking, when necessary, shall be done with the vehicle pointed in the direction of traffic (i.e., on right hand side of the street).

**Subsection 30.12 – Trash.** No accumulation of rubbish, debris or unsightly materials will be permitted on Woodmoor Properties. Trash receptacles are to be stored in an inconspicuous location (Exception – when an inconspicuous location is difficult due to lot placement, weather conditions, etc.)

**Subsection 30.13 - Woodmoor Garages:** Garages may not be free-standing structures, but must be directly attached to the main body of the residential structure. Intermediate structures such as breezeways shall not complete that attachment. Garage doors must not be street-facing. Grandfathered exceptions: 131 Pierce and 611 Thoreau Circle.