

Windermere Maintenance Standards

February 3, 2026

To boost and maintain property values as well as promote beautification and continuity in the Windermere Community, the Board has developed these Maintenance Guidelines to assist and remind homeowners of community standards. They supplement the Architectural Guidelines and the Covenants.

The Board and Property Management Company regularly evaluate community maintenance and sends violation letters as needed. To avoid being found in violation, be mindful of the upkeep of your home, lot, and landscaping.

All maintenance of the Lot and all structures, parking areas, landscaping, driveways, sidewalks, devil strips, and other improvements thereon shall be the sole responsibility of the Owner who shall maintain such Lot in a manner consistent with the Community-Wide Standard.

Landscaping, Lawn, Sidewalk, Driveways

Landscaping around the home can add a personal touch and increase the value of one's home. It is encouraged that homeowners seek professional assistance when planning extensive landscape plantings or hardscape structures. Professional assistance may be needed to establish and maintain lawns, trees, and beds.

1. Proper lawn/turf maintenance and care include but is not limited to seeding, treatments/fertilizing, watering, mowing, and edging to avoid weeds and foster healthy grass.
2. All planting and beds should be edged and mulched with natural pine straw, mulch, or similar cover to provide a consistent community appeal. Mulch should not cross over onto the sidewalk, street, or common areas. Beds are to be weed and grass free. Once planting/flower material has died and/or the planting season is over, dead plant material must be removed.
3. Plants and flowers in pots must remain healthy and removed when dead, dying or the season is over. Pots must remain intact, unbroken, and not accumulate unused.
4. Trees and shrubs should be pruned to be free of dead, dying, or disease growth and with such frequency as is consistent with the precedent set in the surrounding community. Trim limbs and shrubs overhanging the community sidewalks to avoid pedestrian danger.

5. No trees shall be removed without express prior consent of the Board, except for (a) diseased or dead trees; (b) trees needing to be removed to promote growth of other trees, lawns, or vegetation; (c) causing disruption to sidewalks, power, water, and utility lines, or drainage systems.
6. All property located at street intersections shall be so landscaped as to permit safe sight across the street corners. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain at any corner where this would create a traffic or sight problem.
7. Homeowners and/or residents are responsible for removal of lawn or home debris, clippings, sticks, etc. from the property line to the center of the street. Remove any sticks and branches that fall onto the street or sidewalk. Do not dispose of grass clipping, gumballs, or debris in the storm water drains.
8. Driveways and sidewalks should be clean and free of grass, weeds, and mud buildup. Check street-side sidewalks regularly for water pooling and mud build up that can cause a slip hazard or force pedestrians to move to the street. Adjust landscaping and drainage as necessary for safety and to avoid excess buildup. Pressure/chem wash driveways and sidewalks (including the sidewalk between lawns and the devil strip to address and avoid mildew and dirt build-up).

Building and Fence Maintenance

Please provide proper care to all exterior buildings and surfaces including roof and awnings, siding, windows, doors, shutters, gutters, fences, and hardscape.

1. Pressure/chem washing exterior surfaces of homes, fences, and outbuildings to avoid and address mildew and dirt built-up.
2. Repair or replace any loose or worn fence boards and posts.
3. Fence should be upright and straightened if shifting has occurred.
4. Clean, re-stain/repaint when worn, chipping, or fading etc. occurs.
5. Fences are to be a single consistent approved color. The fence must be a natural wood color or painted to match exterior trim color. Aluminum or iron fences are to be black in color.

Parking/Vehicles

1. As a general rule parking of vehicles on the street is prohibited. Temporary and/or guest parking (4 hours or less) is allowed. Homeowners are responsible for guest parking and must ensure that guests do not impede access to other driveways and traffic, especially on a curve.
2. Vehicles are not to be parked on any portion of a Lot other than the driveway and the garage.
3. No boat, trailer, camper or any other recreational type vehicle may be parked or stored

in open view or back yard on residential property for longer than a 24-hour period without prior board approval.

4. Vehicles must be operational and non-working cars may not be stored visibly (covered or uncovered) from the street. This includes vehicles with expired tags.

Trash Cans and Storage

1. All trash cans shall be located or screened to be concealed from street frontage, the view of neighboring frontage Lots, and community property located adjacent to the Lot.
2. All trash, garbage, and debris shall be regularly removed from the Lot and shall not be allowed to accumulate.
3. Portable fire pits are to be stored out of street sight when not in use.
4. Driveways are not to be used for storage such as seasonal or construction material, for more than 30 days unless in compliance with a related ARC approval or prior Board approval.

Signs

1. Yard signs of no more than two square feet to accommodate celebrating events such as graduations and milestones may be erected for the week of the event.
2. One contractor sign of no more than two square feet may be erected for the duration of the project.
3. Not allowed are commercial advertisements, event sign-ups and activities such as softball, markets, fundraisers, and signs on community property.
4. Please refer to the Declaration of Protective Covenants for guidance with size and placement of legal, for sale or rent, and political signage.

Mailboxes

1. Mailboxes must be of the same type and color as those originally installed by the Declarant or its affiliates.
2. Mailboxes are to be upright and intact, with no broken or missing parts.
3. Mailboxes are not to be faded. The box and post are to be painted black with RustOleum or similar product to prevent rust. The front ring may be painted gold. As the paint on the mailbox fades, it should be repainted.
4. House numbers are to be white vinyl numbers only. Numbers must be secure with no rolled or broken ends and not faded. As the numbers fade or crack, they should be replaced. It is recommended that numbers are placed on both sides of the box to help with deliveries.

5. Planting around the mailbox is allowed but must not obstruct the view of the address number, overflow or stick out into the road or the sidewalk, not obstruct mail delivery, or interfere with driver visibility.