



WYNDHAM

Rules, Regulations and Restrictions 2017

Approved by the
2017 Board of Directors
Wyndham Property Owner's Association

April 2017

To the Homeowners and Residents of Wyndham,

The board is pleased to provide the attached revised Rules, Regulations and Restrictions (RRR) which have been completed over the past several months. The changes have been compiled according to observances over the past two years and have been reflected in the 2017 edition of the RRR. As always, the Board feels that with these changes the RRR represents the best interests of the Wyndham Homeowners and Residents and are consistent with other communities in the Alpharetta / Milton area.

Please take the time to carefully review these RRR and become familiar with them so that our community can be a safe and enjoyable place to live.

Any changes and / or additions will take effect 30 days from the posting of these regulations to allow adequate time to address any items necessary. The existing Rules, Regulations and Restrictions to which no changes have been made will remain effective immediately.

Included in your Rules, Regulations and Restrictions are copies of the ACC request form, a site map of Wyndham and a new contact information page for 2017.

Once again we are posting the 2017 Rules, Regulations and Restrictions on the HMS website. If you are not registered on the website please do so by going to www.hms-inc.net and choosing the "Homeowner & Board Login" in the upper right hand corner. A login and password will be sent to you. It is also important to update your information specifically your e-mail address and phone.

If you wish to have a hard copy of these RRR please feel free to contact the property management company.

As your Board of Directors, we make a commitment to you to be consistent, fair and impartial in the application of these Rules, Regulations and Restrictions and to the enforcement of them.

If you have any questions, please feel free to contact the Property Manager.

Sincerely,

The 2017 Wyndham Board of Directors



Managed by Homeowner Management Services, Inc.

LOCAL COMMUNITY CONTACT INFORMATION 2017

Board of Directors Amy O'Sullivan, President
Elizabeth Harris, Vice President
Fred Cassidy, Treasurer
Diane Farren, Secretary
Jesus "Anthony" Brown, Member at Large

Email meant for the Board of Directors should be sent to the following address: theamynews@gmail.com

Property Manager Michael Shinnors
Phone 770-609-1618
Email michael.shinnors@hms-inc.net

HMS Customer Service
Phone 770-609-1629
Email MPS.Staff@hms-inc.net

HMS After Hours Emergency, Option 333 770-667-0595

Architectural Control Committee Concerns Direct them to the Board President

Landscape Inquiries..... Direct them to Michael Shinnors with HMS

HMS Website www.hms-inc.com

Milton City Hall 678-242-2500

Milton Non-Emergency Police or Fire, option 1 678-297-6300

Cogburn Woods Elementary..... 770-667-2845

Hopewell Middle School 678-297-3240

Cambridge High School 770-667-2883

Beazer Warranty 1-866-472-6448

Arrow Exterminators Inc. 770-442-3860

Wyndham Rules, Regulations and Restrictions 2017

Table of Contents

I DEFINITION.....	3
II LIABILITY.....	3
III RULES FOR COMMON AREA USE	3
IV POOL RULES.....	4
V PARKING RULES	4
VI USE RESTRICTION AND RULES	6
Use and Responsibilities	6
Prohibited Activities	7
Garage Sales / Yard Sales	8
Estate Sales / Moving Sales.....	8
Suspension of Parking and Water Usage.....	8
Animals.....	9
Signs and Flags.....	10
Unsightly or Unkempt Conditions	10
Clotheslines, Cables and Garbage Cans	11
Guns	11
Solar Devices	11
Grills	11
Satellite Dishes.....	11
Garage and Garage Doors	11
Laws	12
Personal Storage Units.....	12
Speed	12
Drainage	12
Entry Features and Street Signs	12
Play Equipment	12
Lawn Furniture.....	12
Decks & Patios	13
Driveway Maintenance	13

Wyndham Rules, Regulations and Restrictions 2017

VII LEASING	13
Authorized Leasing	13
Unauthorized Leasing.....	13
VIII ARCHITECTURAL CONTROL AND DESIGN STANDARDS	14
Introduction	14
Architectural Control	14
Architectural Control Request Procedure	155
IX WYNDHAM DESIGN STANDARDS.....	15
Maintenance and Repair of Town Homes, Porticos, Stoops and Patios	15
Front Porches, Stoops, Porticos and Front Balconies	16
Painting.....	17
Landscaping.....	17
Fencing and Decks	18
Window Treatments.....	18
Window Air Conditioners and Heaters.....	19
Exterior Lighting.....	19
X FINING PROCEDURES	19
XI APPENDIX I PRE-SELECTED PAINT COLORS.....	20

Wyndham Rules, Regulations and Restrictions 2017

I DEFINITION

The following Rules, Regulations and Restrictions (RRR) have been created to help preserve the natural beauty of the Wyndham Community and are to be used in conjunction with the “Declaration of Covenants, Easements and Restrictions for Wyndham” which are provided to all homeowners at the time of sale and which can also be found on the community website, www.hms-inc.net. These RRR will apply to all homeowners and residents until such time as they are amended, modified, repealed or limited by the Wyndham Property Owner’s Association. The common area consists of all land including all driveways, other than that located directly under each Town Home including the allotted easement backyard patio.

II LIABILITY

Homeowners and residents are financially responsible for any damage done to common areas either by any family member or guest. This includes but is not limited to fencing, gates, mailboxes, lights, signs, driveways, irrigation system, sod and any other surface or object considered as common area.

III RULES FOR COMMON AREA USE

1. The common areas as defined above, including the swimming pool, pool house and pool fence, are available for use only by Wyndham homeowners, residents and accompanied guests.
2. Profanity is prohibited.
3. Drugs are prohibited.
4. Littering is prohibited.
5. Pets must always be held on a leash under an owner’s control and homeowners / residents are required to pick up their pet’s waste when walking or taking them in / on the common area.
6. The Association reserves the right to suspend privileges or prosecute an individual for destruction of property.
7. The common areas cannot be reserved and must be shared with all homeowners / residents equally.
8. Any common driveways or passageways shall not be obstructed.
9. No homeowner / resident or guest shall cause or permit any noises to be made in the common area that interferes with the enjoyment of other homeowners / residents.
10. Unlicensed motorized vehicles are prohibited from being used within the community. Examples are, but are not limited to, motor bikes, powered scooters, golf carts and all-terrain vehicles.
11. Shoes and shirts are required around the common areas with the exception of the pool and individual easements.
12. Nude sunbathing is prohibited anywhere within the community.
13. No lawn furniture of any kind is allowed in / on the common area.

Wyndham Rules, Regulations and Restrictions 2017

IV POOL RULES

1. The pool hours are from 9am to 9pm
2. Residents with past due accounts may not enter the pool area
3. Anyone caught in the pool area after 9pm will be considered trespassing and the police will be called
4. No smoking or vaping in the pool area
5. No running in the pool area
6. No solo swimming
7. **NO GLASS** allowed in the pool area
8. Children under the age of 12 must be accompanied by a parent or guardian at all times
9. Non potty-trained swimmers are required to wear swim diapers
10. Any person with open sores may not use the pool
11. Only proper swimming attire is allowed in the pool
12. No pets allowed in the pool area
13. Swim accessories may be used only in accordance with their intended design
14. No roughhousing or verbal abuse in the pool area
15. No profanity in the pool area
16. No diving
17. All trash must be disposed of in the proper trash containers
18. All patrons must conduct themselves in a safe and appropriate manner at all times
19. No nude sunbathing
20. The pool may not be reserved
21. Sound devices may not interfere with the enjoyment of others at the pool or within the community
22. Guests must be accompanied by a resident to enter the pool area
23. Residents are responsible for their guests at all times
24. A resident may bring up to 4 guests per household at one time to the pool area
25. Non-compliance with the above rules will result in removal from the pool area and a violation

V PARKING RULES

1. There is NO STREET PARKING within Wyndham at any time. **Any vehicle seen parked on the street or grass at any time will be towed WITHOUT NOTICE at the owner's expense.** All government vehicles and emergency vehicles are exempt from this provision. Also, all construction, service and delivery vehicles shall be exempt from this provision during daylight hours for the period of time as is reasonably necessary to provide the service or to make the delivery to a Town Home or to the common property.
2. All owners / residents of town homes within the community must park inside their garage or in their driveway. Owners / residents **ARE NOT** permitted to park in visitor parking at any time. **Any homeowner / resident vehicle seen parked in visitor parking at any time will be towed WITHOUT NOTICE at the owner's expense.**

Wyndham Rules, Regulations and Restrictions 2017

3. There is **NO STOPPING** at any bus stop in Wyndham to ensure the safety of all. Please make other arrangements for school bus drop-off and pick-up.
4. Parking of vehicles in unauthorized parking spaces is prohibited.
5. Extended or overnight parking at the mail kiosks or pool drop-off lane is prohibited and is limited to 15 minutes at time of mail drop-off or pick-up.
6. Parking of commercial vehicles or equipment, mobile homes, recreational vehicles, boats and other watercraft, trailers, stored vehicles, unsightly or inoperable vehicles in places other than an enclosed garage is prohibited and will be towed without notice at the owner's expense.
7. For the purpose of this provision, commercial vehicle shall be deemed to include but is not limited to the following:
 - a. Vehicles with commercial writings, letterings, on their exteriors, including vehicles advertising businesses;
 - b. Buses, vans (excluding mini vans), taxis, hearses, vehicles with a cargo load capacity of one ton or more;
 - c. Vehicles that are used primarily for commercial purposes including those vehicles with tool racks, boxes, ladders or other fixtures intended for commercial use.
8. For the purpose of this provision, a vehicle shall be considered inoperable if it does not have a current license tag or is unable to move under its own power.
9. For the purpose of this provision, a vehicle shall be considered unsightly as any vehicle with substantial dents, broken glass, patched paint, rust or visible torn interiors.
10. For the purpose of this provision, a vehicle shall be considered stored if it remains parked on the lots driveway, for fourteen (14) consecutive days, without being moved, unless the owner receives written permission from the BOD.
11. **Guests' vehicles may not be parked in visitor parking for more than seven (7) days per month.**
12. Vehicles may not be advertised "FOR SALE" while parked in any of the visitor parking spaces or anywhere on the common grounds including driveways.
13. Trucks with mounted campers which are an owner's or resident's primary means of transportation are considered a recreational vehicle, unless they are used on a daily basis for transportation and the camper portion of the vehicle is removed and stored in the garage.
14. Any vehicle, boat, motor home, trailer or recreational vehicle left upon any portion of the common property, driveway or within the public rights of way within the community for longer than forty-eight (48) consecutive hours may be subject to removal.
15. There are 24 visitor parking spaces within the community and may only be used by guests of homeowners / residents. Sixteen (16) are on Yacht Terrace to the east of the pool, four (4) are on Sunfish Bend to the west of the pool and four (4) are on Galleon Drive to the east of Sunfish Bend. These spaces are to be used for visitor parking only and any homeowner / resident seen parked in a visitor spot will be subject to tow WITHOUT NOTICE at the owner's expense.

16. THE WYNDHAM PROPERTY OWNER'S ASSOCIATION AND ITS BOARD OF DIRECTORS SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH A LEGITIMATE TOW OR ANY VEHICLE DAMAGE CAUSED BY THE TOWING COMPANY.

17. Vehicles in the driveway should be parked perpendicular to the street. No parking parallel to the street from the driveway is allowed.

VI USE RESTRICTION AND RULES

The following rules for "single-family use" currently can be found in the Declaration of Covenants, Easements and Restrictions and are being listed again for convenience and clarification.

Use and Responsibilities

1. All of the town homes shall be restricted exclusively to single-family residential use.
2. Owners / residents may use his / her town home as a business office or trade with the following conditions:
 - a. The business / trade must not create regular customer or client traffic to and from the town home so as to not create a nuisance or disturbance to other homeowners / residents;
 - b. Signs, logos, symbols or nameplates identifying the business / trade are not permitted to be displayed anywhere on the exterior of the town home or in any manner visible from the street (including inside a window);
 - c. The existence or operation of the business / trade activity is not apparent or detectable by sight, sounds or smell from the outside of the town home;
 - d. City or County zoning regulations or ordinances must be adhered to;
 - e. Door to door solicitation of residents of the community is prohibited;
 - f. The business / trade activity is consistent with the residential character of the community and does not constitute a nuisance or a hazardous or offensive use, or threaten the security or safety of other homeowners / residents of the community as may be determined at the sole discretion of the BOD;
 - g. The business / trade is compliant with the standards of the type of business being run.
3. The terms business and trade, as used in this provision, shall be construed to have their ordinary, and generally accepted meanings and shall include without limitation, an occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation or other form of consideration regardless of whether:
 - a. Such activity is engaged in full or part time;
 - b. Such activity is intended to or does generate a profit;
 - c. A license is required.

Wyndham Rules, Regulations and Restrictions 2017

Prohibited Activities

4. No activity that is noxious, dangerous, unsightly, offensive, or of a nature as to diminish or destroy the enjoyment of the community shall be conducted in any town home including those activities conducted inside the town home but visible from the street.
 - a. All owners / residents must refrain from hobbies or any other activities or use of the town home which could reasonably cause embarrassment, discomfort, annoyance or nuisance to any other homeowner / resident of any other town home.
 - b. Nuisances are not permitted upon or within any town home. This will include but is not limited to animals, exterior speakers, horns, whistles, bells or other sound devices such as wind chimes.
 - c. Security devices used exclusively for security purposes are exempt from this restriction.
 - d. Structures, equipment or other items on the exterior of a town home which have become rusty, dilapidated or otherwise fallen into disrepair, including vehicles, are prohibited and must be removed immediately.
 - e. Motorized vehicles on unpaved common areas are prohibited, except for public safety vehicles and vehicles authorized by the BOD.
 - f. All unlicensed motorized vehicles are prohibited from use anywhere within the community. These will include but are not limited to the following:
 - i. Motorized scooters;
 - ii. Four (4) wheel all-terrain vehicles;
 - iii. Motor bikes;
 - iv. Golf carts.
 - g. Bikes and scooters, or any similar vehicles or items are not permitted on any common areas except paved areas. These vehicles must be operated in a safe manner.
 - h. Washing or detailing of any vehicle is prohibited from being performed on community streets. Washing and detailing shall be done only in driveways or garages.
 - i. Automobile repairs must be done inside the homeowner's / resident's garage with the door closed and must not be done on any driveway or street including but not limited to oil changes.
 - j. Vehicles that leak oil and fluids shall not be parked on common property including driveways and will be subject to fines. Any costs associated with the cleaning of these fluids off the common property shall be the sole responsibility of the vehicle owner. In cases of a homeowner's / resident's guests, the burden of the cost will remain the responsibility of the homeowner.
 - k. Garage / yard sales are prohibited except for once a year when they will be held as a community.

Wyndham Rules, Regulations and Restrictions 2017

Garage Sales / Yard Sales

1. Once a year the community as a whole will hold a garage / yard sale. All homeowners / residents who wish to participate may do so on the last Saturday in October from 8am – 2pm as long as there is at least 10% of the residents signed up.
2. Notice shall be given in advance of these dates. Advertisements and signage will be placed in time for the sales.
3. Set up for the garage sales will begin at 7am the morning of the sale. All items must be cleared by 4pm the day of the sale.

Estate Sales / Moving Sales

1. Estate / moving sales can be held by providing 2 weeks notice and obtaining a permit from the association. The permit will provide other details and requirements. Estate sales must be conducted through a licensed estate planning provider.

Suspension of Parking and Water Usage

1. POA assessments are due by the 1st of each month with no exceptions. There is a 10-day grace period and late fees and interest are assessed if payments are not in by the end of this time.
2. If assessments and other charges or any part thereof remain unpaid for more than thirty (30) days after they become delinquent, the owner's and resident's right to use association property, including all driveways and roadways located within the community is subject to being suspended and the BOD shall provide the delinquent owner / resident written notice of the association's intent to suspend the owner's / resident's right to bring or park vehicles on the association property or have guests bring or park vehicles on the association property as well as notice to suspend all water usage.
3. Any owner found to aid a delinquent owner by sharing water will face similar suspension procedures by the BOD.
4. The BOD shall provide the delinquent owner / resident written notice of the association's intent to suspend the owner's / resident's right to the use of water paid for by the association.
5. All costs associated with the suspension of parking and water usage shall be the sole responsibility of the homeowner including towing and water turn off and turn on.
6. **The written notice shall be sent by certified mail as well as regular mail not less than ten (10) days prior to the date of suspension.** If the owner does not pay the past due assessments or other charges within ten (10) days of such written notice, then all parking and water privileges shall be suspended until all past due assessments and other amounts are paid in full or an **approved** payment plan is put in place and signed by the homeowner and BOD or Property Manager on behalf of the BOD.
7. Until that time all vehicles of the owner / resident and guest(s) shall be deemed "unauthorized" at Wyndham and will be subject to tow at the homeowner's expense.
8. These policies, rules and regulations shall not deny:
 - a. Pedestrian ingress or egress to or from the town home;

Wyndham Rules, Regulations and Restrictions 2017

- b. Medical, fire, police or any other clearly identified health, safety, service or emergency vehicle's ingress or egress to or from the town home.
- 9. Unauthorized vehicles parked on any portion of the association's property may be towed from the property or booted at the owner's expense.
- 10. If the unauthorized vehicle(s) is not removed from the Wyndham community within those twenty-four (24) hours after such notice is placed, the vehicle may be towed or booted without further notice. Thereafter, if that vehicle or any other belonging to the homeowner / resident or guest, returns to the property while it remains unauthorized, it may be towed again without further notice and at the owner's expense.
- 11. **If twenty-four (24) hours after such notice is placed on the vehicle the owner / resident becomes past due on any assessment or charge within six (6) months, the vehicle may be towed in accordance with the first notice without further notice. The same applies to water shut off.**
- 12. Information regarding towing can be found at the front of the property as well as by the visitor parking spots.

Animals

- 1. Town Homes must not be used for the breeding of animals of any kind or for any commercial purpose relating to animals.
 - a. The keeping of livestock, animals or poultry of any kind, other than what is reasonable to keep as a household pet(s) is not permitted.
 - b. Household pets are not permitted to be a source of annoyance to any other homeowner / resident.
 - c. Any known vicious animal may not be kept in any town home / garage.
 - d. All pets must at all times whenever they are outside of a town home, be held on a leash and under owner's control. This applies to dogs, cats and any other animal walking throughout the property.
 - e. Homeowners / residents must be responsible for the proper clean up and disposal of all waste created by their animal(s). Any homeowner / resident who is observed to fail to comply is immediately subject to a per incident fine.
 - f. Dog waste management will be enforced by the BOD.
 - g. All violators are subject to a fine of \$25 for each offense.
 - h. Each additional violation will be fined another \$25. Each violation will be considered a single incident and subject to fines.
 - i. Payment of these fines is mandatory. Non-payment of fines will result in appropriate legal action up to and including property lien, suspension of parking and water suspension all at the owner's expense.
 - j. Dog houses are not permitted on the common property or allotted easements except when the dog house is within an enclosed fence, out of view from other homeowners / residents and from the street.

Wyndham Rules, Regulations and Restrictions 2017

Signs and Flags

1. No sign of any kind or character (including but not limited to commercial, for rent / lease and similar signs) shall be erected or displayed to the public on any portion of any town home within the community (or inside any window visible from the street) with the following exceptions:
 - a. Customary name and address signs attached to the door of the town home;
 - b. One (1) **regulation** "FOR SALE" sign to be placed in the front yard of the town home;
 - c. Information boxes must be mounted on the back of the **regulation** "FOR SALE" sign;
 - d. A sign indicating an "OPEN HOUSE" in a size no more than two (2) square feet may be erected only on the day of the open house. A maximum of three (3) signs will be allowed depending on what is required for directing traffic to the open house;
 - e. Signs are to be erected no earlier than 7am and removed by 7pm the day of the event;
 - f. One (1) small (18 square inches or less) security sign located in a landscape bed;
 - g. Any signs required by legal proceedings may be erected upon any lot;
 - h. All approved signs must be kept in good condition.
2. A bracket attached to a town home may display the United States flag, approved State flag as well as a seasonal and decorative flag.
3. Flags cannot be larger than 3' x 5' and attached to a pole no taller than 5'.
4. Flags cannot be torn, faded or controversial in nature.
5. Sport team and collegiate flags are restricted to the weekend of the event or game and must be in good condition.
6. "FOR SALE" signs must follow the following guidelines:
 - a. The homeowner or homeowner's realtor must obtain the standardized Wyndham Community "FOR SALE" sign which can be purchased at:

FASTSIGNS

875 Mansell Road Suite F

Roswell, GA 30076

Phone: 770-993-3400

Website: www.fastsigns.com/185

- b. Further details can be obtained from the Property Manager.
- c. Any signs that do not meet these requirements will be removed without notice.

Unsightly or Unkempt Conditions

1. The pursuit of hobbies or other activities which tend to cause an unclean, unhealthy or untidy condition to exist outside of the town home (or visible from the street) must not be pursued or undertaken on any part of the community. Activities and hobbies such as but not limited to the assembly and disassembly of motor vehicles and other mechanical devices.
2. Unsightly vehicles (those missing hubcaps or other normally attached parts, cracked window shields, predominantly rust covered and other similar situations, missing or expired tags) are prohibited.

Wyndham Rules, Regulations and Restrictions 2017

Clotheslines, Cables and Garbage Cans

1. All homeowners / residents are required to have weekly garbage pick-up service.
2. All garbage cans and other similar items must be located in a closed garage or enclosed fence so as to be concealed from view of the neighboring town homes and must not be visible from the street.
3. Garbage containers must only be set out 12 hours prior to scheduled pick-up and stored out of view 12 hours after the scheduled pick-up.
4. Owners / residents must only use approved garbage containers.
5. Outside clotheslines and hanging of items on deck are not permitted.
6. It is the homeowners' responsibility to have all cables running to and from their home buried or discreetly placed so as not to be visibly apparent from outside nor cause a potential hazard.

Guns

1. The use of firearms in the community is prohibited. The term "firearms" includes but is not limited to the following:
 - a. BB guns;
 - b. Pellet guns;
 - c. Firearms of all types;
 - d. Compressed air guns / CO2 guns.

Solar Devices

1. No artificial or man-made device which is designed or used for collection of or heating by solar energy or other similar purposes shall be placed, allowed or maintained upon any portion of the town home or common property including the portico, patio or easement area.

Grills

1. No fire pits, grills, or open flames of any kind are to be used on front covered balconies of townhomes. Grills used on back decks are to be used with caution and in the way that they are intended to be.
2. No grills are allowed in or around the pool area except for Association sponsored social functions.

Satellite Dishes

1. Satellite dishes may be no larger than 1 meter (39 inches) in diameter and shall be located only on that portion of the town home which is least visible from the street and shielded so as to minimize any risks and to ensure a nuisance is not created.
2. It is mandated that satellite dishes be installed in the rear of the house, mounted at the highest elevation possible. Please note that dish providers will often ignore this request and that the owner will incur additional cost to relocate an improperly mounted dish.

Garage and Garage Doors

1. Garages are provided as a means to insure adequate off street parking to homeowners / residents as well as a place to store trash containers and other personal property from public view.
2. Garage doors shall be kept closed at all times, except during times of ingress and egress from the garage or when activity necessitates open access.
3. Conversion of any garage is prohibited.

Wyndham Rules, Regulations and Restrictions 2017

Laws

1. Any activity which violates local, state or federal laws or regulations is strictly prohibited and if seen will be notified to the police.

Personal Storage Units

1. Use of a temporary storage unit, i.e. a POD, for moving is limited:
 - a. Rear decks may not be used as storage areas.
 - b. The owner may obtain a POD for a maximum of four (4) days but must first provide notice to the Board and property manager.
 - c. Placement of the storage unit is restricted to the owner's driveway pad;
 - d. In the event of damage to the landscaping or the driveway, the owner bears sole responsibility for the repairs.
2. Permanent storage units and other detached structures are not permitted on the property unless placed in an enclosed fenced area and not visible from the street.

Speed

1. The speed limit within Wyndham is 15 mph and is posted at the entrance and along Sunfish Bend.

Drainage

1. Catch basin and drainage areas are for the purpose of maintaining a natural flow of water only. No obstructions or debris shall be placed in these areas. No homeowner / resident of any town home may obstruct or re-channel the drainage flows. Any damage or repair to these drainage areas will be the responsibility of the homeowner / resident that caused it.

Entry Features and Street Signs

1. Owners / residents shall not alter, remove or add improvements to any entry features or street signs as is currently constructed on any lot, town home or any part of an easement area without the prior written consent of the BOD.

Play Equipment

1. Any construction, erection, or placement of anything, permanently or temporarily (overnight), on the outside of a town home, whether such portion is improved or unimproved is prohibited. This shall include but is not limited to basketball hoops, swing sets and similar sports and play equipment. Inflatable pools are permitted during the day but must be stored in an enclosed area out of view overnight.

Lawn Furniture

1. Lawn furniture placement is limited to the patio and deck area only and must be natural in color or as approved by the ACC.
2. Lawn furniture must be designated for outdoor use.
3. Indoor furniture may not be placed on the exterior of the town home.
4. Folding chairs and camping equipment are prohibited in the front of the house.

Wyndham Rules, Regulations and Restrictions 2017

Decks & Patios

1. No awnings, permanent, retractable, or temporary may be placed on the rear deck area without first applying for an ACC modification and be approved by the Board. No pop-up tents will be allowed.
2. All exterior approved structures must be properly maintained by the owner at all times.

Driveway Maintenance

1. It should be understood that while the Association is responsible for the maintenance and replacement of the driveways, both items are at the discretion of the Board of Directors based on the condition of the driveway and that it is natural for concrete to have surface cracks and blemishes. It should also be noted that the owner is responsible for the care of the driveway especially in such instances where the driveway is subject to shade creating a build-up of dirt and /or mold which would be the responsibility of the owner to address by some means of cleaning, which the Association suggests pressure washing with a bleach solution.

VII LEASING

Authorized Leasing

1. The association has a rental cap of 10%.
2. If a homeowner wishes to be placed on the waiting list, please contact the property manager.
3. At the time the number of units rented is below the rental cap, the first name on the waiting list will be contacted. If at that time the homeowner listed on the waiting list is delinquent, a notice shall be sent out notifying the homeowner and giving them 15 days to bring the account current by payment IN FULL.
4. If payment is not made IN FULL then the homeowner will be removed from the waiting list and if so desired, will be placed at the bottom of the list. The next person on the waiting list will be contacted.
5. If any homeowner holding an authorized lease permit becomes delinquent, 30 days notice will be given to bring the account current by making a payment for the FULL amount.
6. If the account cannot be brought current within those 30 days, then the lease permit is revoked and the homeowner loses the ability to rent their property. The next person on the waiting list will be contacted.

Unauthorized Leasing

7. Leasing of homes without an authorized lease permit is prohibited.
8. If a homeowner is found to be leasing his / her home without a permit, a letter will be sent out notifying the homeowner of such. The homeowner is given 10 days to contact the Property Manager and make arrangements to vacate the home and either sell it or move in to it.
9. If there is no contact or action taken within those 10 days, a second letter will be issued notifying the homeowner once again of the violation and outlining the fining procedure if action to cure the violation is not taken.

Wyndham Rules, Regulations and Restrictions 2017

10. If no action is taken within those 10 days, then on day 21 from the first notice, a \$250 fine will be posted to the homeowner's account. Fines will continue to post at \$25 per day until the violation has been cured.
11. If the homeowner within the given days, attempts to work with the association to cure the violation, then fines will not be further assessed. The homeowner will be given the remaining of the 20 days, from the first notice, to provide the association with a copy of an eviction notice.
12. Upon receipt of the eviction notice, the homeowner will be given 60 days to vacate the tenant.
13. If after the 60th day the tenant is still occupying the home, then fines will be posted, retroactive to the 21st day from the first notice or to when the fines stopped.

VIII ARCHITECTURAL CONTROL AND DESIGN STANDARDS

Introduction

The design standards have been established by the BOD and the Architectural Control Committee (ACC) in order to create and maintain a community of high quality and visual harmony. The ACC and BOD wish to maintain the community lifestyle and individual property values. All property owners / residents are bound by these design standards that govern the architectural control requests made by owners / residents. In the event of a conflict between the Covenants for the community and the Design Standards, the community Covenants shall prevail.

Architectural Control

1. Before modifying any exterior feature of the home, the owner / resident must obtain approval from the ACC. Example projects include building a fence, staining a deck, extending the patio, repainting or residing an exterior wall, and landscaping. The purpose of the ACC is to maintain the overall architectural plan of the community. Use the attached form when submitting your requests to the ACC. The committee has also pre-authorized the following projects for your convenience for which prior approval is not required:
 - a. Planting of annuals is approved provided existing plants are not disturbed;
 - b. Pressure washing the deck or fences;
 - c. Staining decks with the following:
 - i. Sherwin Williams Tavern Oak SW 3573
 - ii. Sherwin Williams Riverwood SW 3507
 - iii. Sherwin Williams Semi-Transparent Taupe MWDS28
 - d. Fences must be stained / painted only with the same color as the deck for the townhomes or by one of the above approved stains colors.
 - e. Repainting exterior trim with the same color – Sherwin Williams - Twinkle SW7135
 - f. The application of dark brown mulch only as long as it is maintained by the homeowner / resident.
 - g. Black and red mulch is prohibited.

Wyndham Rules, Regulations and Restrictions 2017

2. The association has a specific color table for every home, which is available through the property management company.
3. For all other home maintenance and landscape improvements, provide plans, drawings and a completed architectural request form to the ACC **PRIOR** to onset of project.

Architectural Control Request Procedure

4. No exterior addition or alteration may be placed or commenced on any lot without written approval from the ACC prior to the start of the project in order to maintain architectural integrity and association records.
5. All requests must include the following:
 - a. A completed architectural request form which is available in the following formats:
 - i. A hard copy from property management company;
 - ii. An online version from the community website;
 - iii. One is included at the back of the 2017 RRR.
 - b. A site plan of your property (received at closing as well as attached for your convenience showing the location of your addition or alteration;
 - c. A full description of your project including dimensions, colors and proposed materials.
6. The ACC or BOD will respond to your request within fourteen (14) days from the date of receipt by the committee; however, the BOD reserves the right to postpone review of the application in the event additional information is required prior to decision or recommendation by said committee. The approval or denial of your request will be sent to you via a letter or email from the Property Manager. The Property Manager and the members of the ACC and BOD have the right to observe the project upon completion for compliance of these standards.
7. All projects must be completed within 30 days from onset, unless extenuating circumstances occur as determined by both the contractor and ACC committee, upon which such a delay must be accompanied by written notice as to the proposed completion date.

IX WYNDHAM DESIGN STANDARDS

Maintenance and Repair of Town Homes, Porticos, Stoops and Patios

1. The owner / resident of each town home shall be obligated to maintain and repair the entirety of his / her town home, including all exterior siding, gutters, decks and privacy fencing and the roof of such town home. The owner / resident of each town home shall also be obligated to maintain and repair the stoop and any portico which is attached to his / her town home and the patio which is annexed to his / her town home, including all brick, stucco and concrete portions of the same. Such maintenance and repair work shall be performed at the sole expense of the owner of such town home.
2. All exteriors of all town homes and all stoops and porticos shall be maintained in a condition which is acceptable to the ACC.

Wyndham Rules, Regulations and Restrictions 2017

3. Upon 3rd notification for repair or maintenance, a fine will be issued and action may be taken by the ACC / BOD in order to maintain integrity of the community fully at the expense of the homeowner / resident.
4. Any and all changes made to the exterior appearance of any town home may not be made without prior written approval by the ACC, including but limited to the following:
 - a. Paint color that is different from the assigned paint color;
 - b. Application of any brick, stucco, paneling or other siding.

Roofing Standard

5. GAF Timberline HDZ Charcoal -ONLY No Exceptions!
Black or white drip edge
Ridge vent required for ventilation (no square vents or turtle vents)
Accessories painted black to match

Front Porches, Stoops, Porticos and Front Balconies

6. At the front of the house, furniture may only be placed on porches, stoops, porticos and balconies provided the furniture is outside furniture, not including folding chairs, camp chairs or the like and is natural in color, white or a color that matches the color scheme of the town home unless otherwise approved by the ACC. Hanging lights and/or planters from the porch ceiling are prohibited. Any hanging hardware mounted to exterior front walls is prohibited.
7. At no time shall furniture be placed and left in the driveways.
8. All furniture must be kept in good condition.
9. Molded plastic and / or vinyl chairs are prohibited.
10. One (1) wreath is permitted on the front door of the town home and may be changed according to the season.
11. Flowerpots must be natural in color or a color that matches the color scheme of the town home.
Only two (2) planters are allowed on stoops.
12. Empty pots and hooks must be removed and plants should be kept neat and appear healthy.
13. No artificial vegetation is allowed on the exterior area of the town home, the porch or any common area with the exception of the wreath on the front door.
14. Screen doors are permitted with prior ACC approval.
15. No more than two (2) hanging plants from front porch framing, porticos and front balconies are permitted.
16. Two (2) wind chimes are permitted on rear deck only.
17. Solar powered accent lighting devices must have ACC approval.

Wyndham Rules, Regulations and Restrictions 2017

Painting

1. Paint colors have been pre-selected for your home. Town homes must be painted according to the designated color scheme; there are **NO exceptions**. Please refer to Appendix I Pre-Selected Paint Colors to find the approved paint colors for your home.

Landscaping

1. Any addition or alteration to a lot requires approval **in advance** (i.e. major landscaping improvements). Work should be performed in a way to prevent water from flowing across one lot to another. The homeowner / resident is responsible for maintaining proper grades at all times.
2. Landscaping should relate to the existing terrain and natural features of the lot. Alterations to landscaping on common property shall not add a financial burden to the POA and may require the burden of care be placed upon the homeowner / resident.
3. The ACC / Landscape Committee permits the installation of 6" – 8" annuals by each homeowner / resident.
4. Vegetable / fruit gardens and fruit trees are not permitted. Any homeowners / residents that want to grow vegetables / fruits in their back yards away from view of the street must first obtain approval from the ACC / Landscape Committee as restrictions may apply.
5. All climbing vines are **prohibited**.
6. Homeowners / residents are permitted to erect two (2) statues up to 16" in height without ACC approval. All other statues require the permission of the ACC.
7. No living tree shall be removed from a lot / common area without prior written approval from the Landscape Committee.
8. The removal or alteration of existing shrubs requires prior approval from the Landscape Committee.
9. Hedges, walls, dog runs or animal pens of any kind, above-ground swimming pools and similar structures are prohibited.
10. Water hoses must be coiled and stored neatly when not in use.
11. Regular mowing, weeding, mulching and edging will be maintained by the landscaping company hired by the POA and the management company.
12. Only dark brown mulch is pre-approved. Mulching installed by the homeowner / resident with approval shall be maintained by the homeowner / resident.
13. Black and red mulch is prohibited.
14. Bedding material must consist of brown mulch or natural colored stone.
15. Dead plants must be removed and replaced with similar plant species.
16. Damaged sod or irrigation caused by the owner or their guest will be replaced at owner's expense.
17. Owners are not allowed to remove plant beds.
18. Lawn edging may not exceed 2" in height and may not interfere with any mow/maintenance operations.
19. Plastic and metal edging materials are prohibited.

Wyndham Rules, Regulations and Restrictions 2017

Fencing and Decks

1. Any placement, erection or maintenance of any fence or fencing type barrier of any kind without the prior written consent of the BOD / ACC is prohibited. Under no circumstances shall any fence be placed or erected closer to the street than the rear line of the town home. The ACC and the BOD shall have the right to erect fencing of any type considered appropriate or desirable at any location on the common property.
2. It is recommended that decks be stained and maintained every two years. Pre-approved stain colors are:
 - a. Sherwin Williams Tavern Oak;
 - b. Sherwin Williams Riverwood
 - c. Sherwin Williams Taupe.
3. Privacy fence guidelines are as follows:
 - a. Must be six (6) feet in height (no less no more);
 - b. Must not extend further than twelve (12) feet into the common area from the structure of your home;
 - c. Both sides of the privacy fence must encompass the full width of your town home leaving access to the storage unit open;
 - d. The fence must be shadow box style and dog eared;
 - e. The fence must not interfere with or enclose the common area sprinkler heads and valve covers.
 - f. The fence must be painted the same color as the deck.
4. Enclosed fence guidelines are as follows:
 - a. Same as items (a) through (f) above in the privacy fence guidelines;
 - b. Must include a gate on the fence parallel to the house that remains unlocked and accessible since the enclosure is still common area;
 - c. The enclosed area becomes the maintenance responsibility of the homeowner / resident.
5. Due to different grades in landscaping, the BOD / ACC reserve the right to review fence submittals on a case-by-case basis and may be granted a variance to the guidelines listed above. An approved variance does not set a precedent for future possible variances.

Window Treatments

1. All homeowners / residents are required to install window coverings, curtains, sheers or blinds within three (3) months after moving in.
2. Temporary window coverings are acceptable during the three (3) months after the initial move in provided they are a solid white blind. Anything other than this will be subject to a violation, including but not limited to the following:
 - a. Bed sheets, blankets or comforters;
 - b. Newspaper or magazines;
 - c. Foils or plastics.

Wyndham Rules, Regulations and Restrictions 2017

3. To have no window covering is acceptable on a temporary basis during move in, move out or during interior renovations provided that unsightly items such as boxes and cumulative storage of random items are not visible from the street or to neighboring homeowners / residents.
4. All window coverings must conform to the size of the window.
5. All window coverings facing the street must appear a solid white or off-white. Natural wood blinds are also acceptable. Window coverings that do not naturally appear this way must be backed with a white or off-white lining.

Window Air Conditioners and Heaters

1. Air-conditioners or heaters that are installed in any window of any town home or through any exterior wall of the town home are not permitted. Installed window fans are not permitted.

Exterior Lighting

1. No colored lights shall be used on any portion of a lot, including landscape lighting, without prior approval by the ACC with the following exceptions:
 - a. Lighting and decorations during the Christmas holiday season beginning the weekend of Thanksgiving through to the 7^h of January of the following year;
 - b. Halloween decorations are permitted two weeks prior to the 31st of October;
 - c. Illumination of an area other than the front or side yard of the town home, providing it does not create a nuisance for the neighboring homes.
 - d. A formal request for lighting and decorations must be made to the BOD for other holiday periods not listed above.

X FINING PROCEDURES

The BOD has adopted these rules and regulations to further clarify the covenants of this community. Included is a fining procedure which is authorized by the Declaration of Covenants, Easements and Restrictions and will be used when any of the rules, regulations and restrictions is violated.

1. **First Notice:** a courtesy warning detailing the violation is given with 10 days to rectify the violation.
2. **Second Notice:** a letter detailing the violation and potential fines is given with another 10 days to rectify the violation.
3. **Third Notice:** a letter detailing the violation and assessment of fines. Violations not remedied within 20 days from the first notice will be assessed a fine of \$25 per day, per violation. The fines levied will be the personal responsibility of the homeowner and shall constitute a statutory lien against the town home. The fines will continue to accrue until such time as the violation(s) is remedied. The homeowner may within 10 days from the date of the second notice request a hearing by sending written notice to the provided address on the letter. If the homeowner fails to request a hearing within those 10 days, all rights to have the fines reconsidered are waived. Letters of this nature will be sent to the owner by both regular and certified mail.
4. The BOD has the opportunity to perform self-abatement with written notice at the cost of the homeowner.

Wyndham Rules, Regulations and Restrictions 2017

5. All fines remaining unpaid will constitute the homeowner's account being in arrears and normal procedures will be followed until fines, interest and late charges are paid in full.

APPENDIX I – Pre-Selected Paint Colors

Number	Street #	Siding Color Code
3299	Regatta Grove	Splendor Gold SW2198
3300	Regatta Grove	Dormer Brown SW7521
3301	Regatta Grove	Dormer Brown SW7521
3302	Regatta Grove	Passive SW7064
3303	Regatta Grove	Passive SW7064
3304	Regatta Grove	Splendor Gold SW2198
3305	Regatta Grove	Stamped Concrete SW7655
3306	Regatta Grove	Stucco SW7569
3307	Regatta Grove	Passive SW7064
3308	Regatta Grove	Dormer Brown SW7521
3309	Regatta Grove	Dormer Brown SW7521
3310	Regatta Grove	Splendor Gold SW2198
3311	Regatta Grove	Splendor Gold SW2198
3312	Regatta Grove	Stamped Concrete SW7655
3313	Regatta Grove	Stamped Concrete SW7655
3314	Regatta Grove	Dormer Brown SW7521
3315	Regatta Grove	Dormer Brown SW7521
3316	Seaward View	Stamped Concrete SW7655
3317	Seaward View	Stucco SW7569
3318	Seaward View	Stucco SW7569
3319	Seaward View	Dormer Brown SW7521
3320	Seaward View	Dormer Brown SW7521
3321	Seaward View	Stamped Concrete SW7655
3322	Seaward View	Splendor Gold SW2198
3323	Seaward View	Stucco SW7569
3324	Seaward View	Dormer Brown SW7521
3325	Seaward View	Dormer Brown SW7521
3326	Seaward View	Stucco SW7569
3327	Seaward View	Stamped Concrete SW7655
3328	Seaward View	Dormer Brown SW7521
3329	Seaward View	Splendor Gold SW2198
3330	Seaward View	Splendor Gold SW2198
3331	Seaward View	Stucco SW7569
3332	Seaward View	Stucco SW7569

Wyndham Rules, Regulations and Restrictions 2017

3333	Seaward View	Dormer Brown SW7521
3334	Galley Walk	Stucco SW7569
3336	Galley Walk	Dormer Brown SW7521
3338	Galley Walk	Splendor Gold SW2198
3340	Galley Walk	Stucco SW7569
3342	Galley Walk	Stamped Concrete SW7655
3344	Galley Walk	Dormer Brown SW7521
3346	Galley Walk	Splendor Gold SW2198
3348	Galley Walk	Stucco SW7569
Number	Street #	Siding Color Code
3350	Galley Walk	Stamped Concrete SW7655
3354	Galleon Drive	Stucco SW7569
3356	Galleon Drive	Passive SW7064
3358	Galleon Drive	Stucco SW7569
3360	Galleon Drive	Splendor Gold SW2198
3362	Galleon Drive	Stucco SW7569
3364	Galleon Drive	Splendor Gold SW2198
3365	Galleon Drive	Passive SW7064
3366	Galleon Drive	Stucco SW7569
3367	Galleon Drive	Dormer Brown SW7521
3368	Galleon Drive	Stucco SW7569
3369	Galleon Drive	Stamped Concrete SW7655
3370	Galleon Drive	Splendor Gold SW2198
3371	Galleon Drive	Stucco SW7569
3372	Galleon Drive	Passive SW7064
3373	Galleon Drive	Dormer Brown SW7521
3374	Galleon Drive	Stucco SW7569
3375	Galleon Drive	Passive SW7064
3376	Galleon Drive	Stucco SW7569
3377	Galleon Drive	Splendor Gold SW2198
3378	Galleon Drive	Dormer Brown SW7521
3379	Galleon Drive	Stucco SW7569
3380	Galleon Drive	Passive SW7064
3381	Galleon Drive	Dormer Brown SW7521
3382	Galleon Drive	Stucco SW7569
3383	Galleon Drive	Passive SW7064
3384	Galleon Drive	Stucco SW7569
3385	Galleon Drive	Dormer Brown SW7521
3386	Galleon Drive	Passive SW7064
3387	Galleon Drive	Splendor Gold SW2198
3388	Galleon Drive	Stucco SW7569
3389	Galleon Drive	Stucco SW7569
3390	Galleon Drive	Splendor Gold SW2198
3391	Galleon Drive	Dormer Brown SW7521
3392	Galleon Drive	Dormer Brown SW7521
3393	Galleon Drive	Splendor Gold SW2198

Wyndham Rules, Regulations and Restrictions 2017

3394	Galleon Drive	Passive SW7064
3395	Galleon Drive	Dormer Brown SW7521
3396	Galleon Drive	Stucco SW7569
3397	Galleon Drive	Stucco SW7569
3427	Latitude Cove	Stucco SW7569
3431	Latitude Cove	Dormer Brown SW7521
3435	Latitude Cove	Splendor Gold SW2198
3439	Latitude Cove	Stamped Concrete SW7655
3443	Latitude Cove	Splendor Gold SW2198
Number	Street #	Siding Color Code
3447	Latitude Cove	Stucco SW7569
3459	Latitude Cove	Splendor Gold SW2198
3463	Latitude Cove	Stamped Concrete SW7655
3467	Latitude Cove	Splendor Gold SW2198
3471	Latitude Cove	Dormer Brown SW7521
3475	Latitude Cove	Splendor Gold SW2198
3487	Latitude Cove	Stamped Concrete SW7655
3491	Latitude Cove	Stucco SW7569
3495	Latitude Cove	Splendor Gold SW2198
3499	Latitude Cove	Stamped Concrete SW7655
13871	Portside Cove	Splendor Gold SW2198
13873	Portside Cove	Stamped Concrete SW7655
13875	Portside Cove	Splendor Gold SW2198
13877	Portside Cove	Dormer Brown SW7521
13878	Portside Cove	Stucco SW7569
13879	Portside Cove	Splendor Gold SW2198
13880	Portside Cove	Splendor Gold SW2198
13881	Portside Cove	Dormer Brown SW7521
13882	Portside Cove	Dormer Brown SW7521
13883	Portside Cove	Splendor Gold SW2198
13884	Portside Cove	Stucco SW7569
13885	Portside Cove	Dormer Brown SW7521
13886	Portside Cove	Splendor Gold SW2198
13887	Portside Cove	Splendor Gold SW2198
13888	Portside Cove	Stamped Concrete SW7655
13889	Portside Cove	Stamped Concrete SW7655
13890	Portside Cove	Splendor Gold SW2198
13891	Portside Cove	Stucco SW7569
13892	Portside Cove	Stucco SW7569
13893	Portside Cove	Splendor Gold SW2198
13894	Portside Cove	Dormer Brown SW7521
13895	Portside Cove	Dormer Brown SW7521
13896	Portside Cove	Stucco SW7569
13898	Portside Cove	Passive SW7064
13900	Portside Cove	Splendor Gold SW2198
13902	Portside Cove	Stucco SW7569

Wyndham Rules, Regulations and Restrictions 2017

13904	Portside Cove	Splendor Gold SW2198
13906	Portside Cove	Stamped Concrete SW7655
13908	Portside Cove	Splendor Gold SW2198
13910	Portside Cove	Dormer Brown SW7521
13912	Sunfish Bend	Splendor Gold SW2198
13914	Sunfish Bend	Stamped Concrete SW7655
13916	Sunfish Bend	Dormer Brown SW7521
13918	Sunfish Bend	Passive SW7064
13920	Sunfish Bend	Dormer Brown SW7521
Number	Street #	Siding Color Code
13923	Sunfish Bend	Stucco SW7569
13924	Sunfish Bend	Stamped Concrete SW7655
13925	Sunfish Bend	Splendor Gold SW2198
13926	Sunfish Bend	Passive SW7064
13927	Sunfish Bend	Dormer Brown SW7521
13928	Sunfish Bend	Splendor Gold SW2198
13929	Sunfish Bend	Stamped Concrete SW7655
13930	Sunfish Bend	Passive SW7064
13931	Sunfish Bend	Splendor Gold SW2198
13932	Sunfish Bend	Stucco SW7569
13933	Sunfish Bend	Stucco SW7569
13934	Sunfish Bend	Splendor Gold SW2198
13935	Sunfish Bend	Stamped Concrete SW7655
13936	Sunfish Bend	Dormer Brown SW7521
13937	Sunfish Bend	Stucco SW7569
13938	Sunfish Bend	Stamped Concrete SW7655
13939	Sunfish Bend	Splendor Gold SW2198
13940	Sunfish Bend	Splendor Gold SW2198
13941	Sunfish Bend	Dormer Brown SW7521
13942	Sunfish Bend	Passive SW7064
13943	Sunfish Bend	Splendor Gold SW2198
13944	Sunfish Bend	Stucco SW7569
13945	Sunfish Bend	Stamped Concrete SW7655
13946	Sunfish Bend	Stamped Concrete SW7655
13950	Sunfish Bend	Stucco SW7569
13952	Sunfish Bend	Dormer Brown SW7521
13954	Sunfish Bend	Splendor Gold SW2198
13956	Sunfish Bend	Dormer Brown SW7521
13958	Sunfish Bend	Stucco SW7569
13960	Sunfish Bend	Stamped Concrete SW7655
13961	Sunfish Bend	Stucco SW7569
13962	Sunfish Bend	Passive SW7064
13963	Sunfish Bend	Dormer Brown SW7521
13964	Sunfish Bend	Stucco SW7569
13965	Sunfish Bend	Stucco SW7569
13966	Sunfish Bend	Dormer Brown SW7521

Wyndham Rules, Regulations and Restrictions 2017

13967	Sunfish Bend	Splendor Gold SW2198
13968	Sunfish Bend	Splendor Gold SW2198
13969	Sunfish Bend	Stucco SW7569
13970	Sunfish Bend	Stamped Concrete SW7655
13971	Sunfish Bend	Dormer Brown SW7521
13972	Sunfish Bend	Stucco SW7569
13973	Sunfish Bend	Stucco SW7569
13974	Sunfish Bend	Dormer Brown SW7521
13975	Sunfish Bend	Dormer Brown SW7521
Number	Street #	Siding Color Code
13976	Sunfish Bend	Splendor Gold SW2198
13977	Sunfish Bend	Stucco SW7569
13978	Sunfish Bend	Stucco SW7569
13979	Sunfish Bend	Stamped Concrete SW7655
13980	Sunfish Bend	Stamped Concrete SW7655
13981	Sunfish Bend	Splendor Gold SW2198
13982	Sunfish Bend	Dormer Brown SW7521
13983	Sunfish Bend	Stucco SW7569
13984	Sunfish Bend	Stamped Concrete SW7655
13985	Sunfish Bend	Passive SW7064
13986	Sunfish Bend	Splendor Gold SW2198
13988	Sunfish Bend	Stamped Concrete SW7655
13990	Sunfish Bend	Splendor Gold SW2198
13992	Sunfish Bend	Dormer Brown SW7521
13997	Galleon Trail	Dormer Brown SW7521
14000	Portside Bend	Stucco SW7569
14001	Galleon Trail	Stamped Concrete SW7655
14003	Portside Bend	Stucco SW7569
14004	Portside Bend	Stamped Concrete SW7655
14005	Galleon Trail	Splendor Gold SW2198
14007	Portside Bend	Dormer Brown SW7521
14008	Portside Bend	Splendor Gold SW2198
14009	Galleon Trail	Stucco SW7569
14011	Portside Bend	Splendor Gold SW2198
14012	Portside Bend	Dormer Brown SW7521
14013	Galleon Trail	Splendor Gold SW2198
14015	Portside Bend	Passive SW7064
14016	Portside Bend	Passive SW7064
14017	Galleon Trail	Stamped Concrete SW7655
14019	Portside Bend	Splendor Gold SW2198
14020	Portside Bend	Stucco SW7569
14021	Galleon Trail	Splendor Gold SW2198
14023	Portside Bend	Stamped Concrete SW7655
14024	Portside Bend	Splendor Gold SW2198
14025	Galleon Trail	Dormer Brown SW7521
14027	Portside Bend	Passive SW7064

Wyndham Rules, Regulations and Restrictions 2017

14028	Portside Bend	Stucco SW7569
14031	Portside Bend	Stucco SW7569
14070	Voyage Trail	Stucco SW7569
14072	Voyage Trail	Splendor Gold SW2198
14074	Voyage Trail	Dormer Brown SW7521
14076	Voyage Trail	Splendor Gold SW2198
14078	Voyage Trail	Passive SW7064
14080	Voyage Trail	Stucco SW7569
14082	Voyage Trail	Splendor Gold SW2198
Number	Street #	Siding Color Code
14084	Voyage Trail	Dormer Brown SW7521
14086	Voyage Trail	Splendor Gold SW2198
14087	Voyage Trail	Stucco SW7569
14088	Voyage Trail	Stucco SW7569
14089	Voyage Trail	Dormer Brown SW7521
14090	Voyage Trail	Splendor Gold SW2198
14091	Voyage Trail	Splendor Gold SW2198
14092	Voyage Trail	Dormer Brown SW7521
14093	Voyage Trail	Stamped Concrete SW7655
14094	Voyage Trail	Stucco SW7569
14096	Voyage Trail	Splendor Gold SW2198
14097	Voyage Trail	Dormer Brown SW7521
14098	Voyage Trail	Stucco SW7569
14099	Voyage Trail	Splendor Gold SW2198
14100	Voyage Trail	Splendor Gold SW2198
14101	Yacht Terrace	Stamped Concrete SW7655
14101	Voyage Trail	Stamped Concrete SW7655
14102	Voyage Trail	Dormer Brown SW7521
14103	Yacht Terrace	Dormer Brown SW7521
14103	Voyage Trail	Stucco SW7569
14104	Voyage Trail	Splendor Gold SW2198
14105	Yacht Terrace	Stucco SW7569
14107	Yacht Terrace	Splendor Gold SW2198
14109	Yacht Terrace	Dormer Brown SW7521
14111	Yacht Terrace	Stucco SW7569
14113	Yacht Terrace	Stamped Concrete SW7655
14115	Yacht Terrace	Dormer Brown SW7521
14117	Yacht Terrace	Splendor Gold SW2198
14119	Yacht Terrace	Dormer Brown SW7521
14121	Yacht Terrace	Stucco SW7569
14123	Yacht Terrace	Stamped Concrete SW7655
14125	Yacht Terrace	Splendor Gold SW2198
14127	Yacht Terrace	Stucco SW7569
14129	Yacht Terrace	Dormer Brown SW7521
14131	Yacht Terrace	Splendor Gold SW2198
14133	Yacht Terrace	Stucco SW7569

Wyndham Rules, Regulations and Restrictions 2017

14135	Yacht Terrace	Stamped Concrete SW7655
14137	Yacht Terrace	Dormer Brown SW7521
14139	Yacht Terrace	Stucco SW7569
14141	Yacht Terrace	Dormer Brown SW7521
14143	Yacht Terrace	Stamped Concrete SW7655
14145	Yacht Terrace	Splendor Gold SW2198
14147	Yacht Terrace	Stamped Concrete SW7655
14149	Yacht Terrace	Splendor Gold SW2198
14151	Yacht Terrace	Dormer Brown SW7521
Number	Street #	Siding Color Code
14153	Yacht Terrace	Stucco SW7569
14155	Yacht Terrace	Splendor Gold SW2198
14157	Yacht Terrace	Dormer Brown SW7521
14159	Yacht Terrace	Splendor Gold SW2198
14161	Yacht Terrace	Stamped Concrete SW7655
14165	Yacht Terrace	Dormer Brown SW7521
14167	Yacht Terrace	Splendor Gold SW2198
14169	Yacht Terrace	Stamped Concrete SW7655
14171	Yacht Terrace	Stucco SW7569
14173	Yacht Terrace	Stamped Concrete SW7655
14175	Yacht Terrace	Splendor Gold SW2198
14177	Yacht Terrace	Stucco SW7569
14179	Yacht Terrace	Dormer Brown SW7521
14183	Yacht Terrace	Splendor Gold SW2198
14185	Yacht Terrace	Dormer Brown SW7521
14187	Yacht Terrace	Stucco SW7569
14189	Yacht Terrace	Stamped Concrete SW7655
14191	Yacht Terrace	Stucco SW7569
14193	Yacht Terrace	Passive SW7064
14195	Yacht Terrace	Splendor Gold SW2198

Notes:

1. Trim Color Must Be:
Twinkle SW 7135

2. Accent Colors, i.e. Door & Shutters can be any ONE of the following colors listed below:

Red Boy - SW 6321
Cobble Brown - SW 6082
Gauntlet Gray - SW 7019
Denim – SW 6523
Inkwell – SW 6992

Approved Fence Color Stains-

Sherwin Williams - Tavern Oak SW 3573
Riverwood - SW 3507

Wyndham Rules, Regulations and Restrictions 2017

Transparent Taupe - MWDS28

The Association has an account number with the local Sherwin Williams store which will allow you to purchase paint at discounted prices. The Wyndham Sherwin Williams account number is 3100-4733-7