

MEMORANDUM

WINCREST CC&Rs, AMENDMENTS AND BYLAW REMINDERS

TO: ALL Wincrest Residents

FROM: Board of Directors

DATE: May 4, 2024

RE: Wincrest HOA Inc.'s Covenants, Conditions and Restrictions, Amendment and Bylaw Reminders

Hello Neighbors. We have a GREAT neighborhood and community. Our neighborhood remains coveted, property values continue to increase, and homes sell quickly, even with high interest rates, because we care for it. We need to continue to do so.

The purpose of this summary is a reminder as to certain rules applicable to your home ownership in Wincrest. We are emphasizing key areas of concern and this memorandum does not cover all issues which may arise under our CC&R's. As a member, you are obligated to abide by predetermined Rules and Regulations as found in the Association's Governing Documents. Each Lot in Wincrest is subject to the CC&R's, which are recorded in the Union County Register of Deeds Office, Deed Book, 1379, Page 54. When you purchased your home in Wincrest, you agreed to comply with the CC&R's. This applies even if your real estate agent or attorney failed to discuss the CC&Rs with you. You can review the documents on our website wincresthoa.com and click on the CC&R's & Bylaws & Amendments link. The neighborhood Violation Policy is also located under that link.

1. Maintaining Your Property - It's Spring Cleaning time

The Board has received complaints about residents not maintaining their property including mildew on homes, overgrown bushes, unkempt flower beds and yards not being maintained. It's Spring Cleaning time.

Maintaining your property is in our Bylaws:

Article VIII: Powers and Duties of the Board of Directors

Section 2: Duties: It shall be the duty of the Board of Directors to:
Letter (h) cause individual Lots to be maintained... Review the complete Section on our website wincresthoa.com.

Additionally, maintaining your property is an Indian Trail Ordinance. Go to <https://www.indiantrail.org/196/Common-Code-Violations> to review Indian Trail Code Violations. Rodney Cobb is the Code Enforcement Officer for Indian Trail and can be reached at 704-821-5401 ext. 209. Rodney periodically drives through the neighborhood and writes citations.

HOA Violation letters, in addition to Indian Trail Citations, will be mailed to residents who fail to maintain their property.

2. As our neighborhood ages, residents install new roofs, build additions, patios, sheds, install fences and concrete driveway additions, etc. Architectural changes must be approved by the Board, including color changes:

CC&R's Architectural Control: Article VI:

Section 1. Extent of Control: No building, fence, wall, sidewalk, hedge, obstruction, driveway or other structure shall be commenced, erected or maintained upon any Lot nor shall any exterior addition, change or alteration thereto (including change of color) be made without prior written approval of the Board of Directors... Review the complete Section on our website wincresthoa.com.

Section 2. Procedure: Any party requiring approval of any proposed improvements to any Lot shall be submitted to the Board of Directors plans and specifications showing in such detail and manner as the Board of Directors shall require the nature, shape, height, materials, and locations of such improvement... Review the complete Section on our website wincresthoa.com.

Architectural requests should be emailed to the Board at wincresthoa@wincresthoa.com.

Compliance with the Wincrest CC&R's and Bylaws is required to avoid up to and including removal or change of unapproved additions or changes and/or monetary penalties of \$100 per day.

3. Parking:

There was a question at our annual meeting about vehicles blocking sidewalks that are part of a homeowner's driveway. The Board was asked about this previously and addressed it those times and again now. Indian Trail changed their sidewalk parking ordinance several years ago to allow for parking over the sidewalk if it is part of your driveway. It is still illegal to park on a sidewalk that is

not part of the driveway. We ask residents to, as a courtesy, whenever possible, please pull cars far enough into the driveway to not block the sidewalk.

Overnight on street parking is a violation of the neighborhood CC&R's.

Did you know that Emergency Vehicles have the right of way should an emergency occur. Blocking vehicles could be subject to damage by emergency vehicles and potentially be required to provide car insurance information for damage done to emergency vehicles. That happened in Meriwhether in July 2023 when fire trucks responded to a house fire on Kansas City Drive. It is not an HOA requirement, it is the law.

- a. Union County Sheriffs' Department has informed the Board that they will be ticketing cars parked on our streets per Indian Trail ordinance #O190218-306. Go to this website for details from Indian Trail.

indiantrail.org/DocumentCenter/View/770/Parking-Regulations?bidId=

Indian Trail Ordinance #O190218-306:

This Ordinance seeks to improve safety on residential streets throughout Indian Trail and provide sheriff's deputies with more ability to ticket drivers who do not adhere to the on-street parking regulations. Drivers will not be allowed to park in residential areas where the street width is 24 feet or less, and any on-street parking must allow at least 16 feet of clear, unobstructed roadway for vehicles to safely pass.

- b. Review Article VII: Use Restrictions in our CC&R's
Section 23: Parking of Vehicles Amendment - No Owner or tenant of any Owner shall leave a motor vehicle parked on the street, in front of any Lot or Common Area, overnight. Review the complete Section and Amendment on our website wincresthoa.com.

4. Board Positions:

We are once again asking you, our neighbors, as we previously asked at Annual Meetings, to consider joining the Board. We receive thanks, compliments and appreciation often for the roles that we manage everyday. We truly appreciate the appreciation. Additional volunteers are needed. Kyle and Alaina have been on the Board since 2017 and Jennifer since 2019. Our continued participation was voted on and approved at the last 2 annual meetings. We remain committed to our neighborhood to keep costs low so as to not have to bring into a Community Management Company. To make Board participation easier and

more efficient for all of us, we created Standard Operating Procedures, a google drive for electronic storage of history and current documents, sex offender notifications to the HOA email, a website, communication procedures, accountant guidelines, Board Role responsibilities and so much more. We welcome volunteers. We are willing to remain in position to train and provide the vast history of our neighborhood. We also would be available as advisors for continued advice for new Board members.

Please consider being a bigger part of our wonderful neighborhood and help the existing Board members.

Inquiries should be emailed to the Board at wincresthoa@wincresthoa.com.

As stated previously, this summary is a reminder as to certain rules applicable to your home ownership in Wincrest. We hope it will be helpful to you to understand the importance of our neighborhood governing documents and maintain property values in our community.

Sincerely,

Wincrest HOA Board