

# The 3-Minute Guide to the Deed Restrictions

Westridge's deed restrictions apply to property use and the maintenance and repair of common areas, roads, and open space. They date to 1989 and were amended in 2013. *This guide does not replace or supersede the deed restrictions in any manner.*



## Westridge Maintenance Corporation

All homeowners are automatically members of the nonprofit Westridge Maintenance Corporation. As members, they are responsible for abiding by the deed restrictions and paying annual dues (and any special assessments).

The corporation exists to supervise property use and maintain the common areas, roads, and open space. It is managed by an elected board of directors, who use the dues to pay for maintenance projects such as mowing, landscaping, and snow removal, and to provide for reserve funds.

## Homeowners' responsibilities

- To preserve and enhance every homeowner's property value, all homeowners must keep their property in good repair and condition.
- Homeowners cannot alter any building, fence, wall, or other structure, or build any new ones, without prior approval by the architectural control committee; nor can homeowners significantly alter the facades of their homes, the grade of their land, or the drainage systems on their land without prior approval. Alterations must not change the exterior appearance of homes as they were originally built, nor be out of "architectural harmony" with them as they were originally built.
- Homeowners must supply the committee complete plans and specifications for any alterations. The committee has up to 30 days to review the plans before accepting or rejecting them. Approved alterations must be completed within 60 days of their start.
- All properties are for single-family residential use. Breeding of animals, livestock, and poultry is prohibited.
- Garbage must not be allowed to remain on any property, nor disposed in the open space.
- Pet owners must take reasonable steps to properly dispose of pet waste and ensure it does not affect other homeowners' enjoyment or their properties or the open space. Domestic pets must be leashed when outdoors and not on their owners property.

- The following must not be parked outdoors: utility trailers, travel trailers, boat trailers, mobile homes, commercial trucks, commercial vans, boats, aircraft, mowers, rototillers, tractors, buses, and immobilized vehicles.
- Laundry poles, tents, shacks, sheds, and garages must not be erected outdoors. Also prohibited are above-ground swimming pools. Play equipment, such as swing sets, playhouses, jungle gyms, and trampolines do not require approval, but must be limited to two, placed in the rear of the home, and maintained in a neat and presentable condition. Basketball backboards do not require approval, but must be placed alongside the driveway of any lot.
- All homeowners' motor vehicles must be parked overnight in their driveways. Visitors may park on streets only temporarily.
- Homeowners must maintain their lawns and shrubs in a neat and presentable condition.
- In-ground swimming pools, solar panels, signal towers and satellite dishes must be approved by the architectural control committee before installation. Fences must be no higher than four feet and only constructed with the approval of the architectural control committee.
- Hedges and landscaping screens must not be planted forward of the homeowner's building setback line without prior approval by the architectural control committee.
- Holiday lights are permitted but may only be displayed from 30 days prior to the holiday to 30 days after. Wreathes and flags are permitted at any time.
- Hose reels are permitted, but must be attached to the rear of the house. Window boxes may be attached to the house. Storm doors may be installed, but must be consistent with the house in material and style. Storm doors on the front of the house must be full-length glass. Statues, bird feeders, bird houses, fountains and other lawn decorations are only allowed in rear yards, and must be restricted to three.
- Homeowners must permit the directors of the corporation, and the corporation's various contractors, convenient entry onto their lots for purposes of maintaining open space.
- Homeowners who lease their properties must provide the corporation a copy of the lease. Tenants have the same responsibility to adhere to the deed restrictions as homeowners.
- If any portion of a home is damaged or destroyed by fire or other casualty, the homeowner must rebuild, repair, or reconstruct it in a manner substantially restoring the structure to its original appearance and condition immediately before the incident. Reconstruction should begin within four months of the incident.