

PRAIRIE DUNES

New Homeowner

Check List

Property Located at: _____

Congratulations on your purchase in one of Winston Trails Premier Communities. This form is just to give you an understanding of what is expected of you and what you can expect from your Community. Your initials are required next to each item found below.

1. Prairie Dunes Village is an association which pays quarterly dues in the amount of _____. You are required to pay those dues on time. Coupons will be provided to you shortly after you close on your property. If you do not receive those coupons, contact Campbell Property Management. If you do not pay your dues on time a late fee will be assessed. Each association has a strict collection policy that includes filing a claim of lien against a property if the account becomes seriously past due.

Buyer's Initials: _____

2. You are required to keep the outside of your home clean and manicured, if you choose to make a landscape change, building color or driveway change, you must submit a modification request to the Board. **Any** exterior modification to your property requires an application be submitted, reviewed and approved by your Neighborhood Association and Winston Trails PRIOR to making the change. This rule pertains to the front and back of the home.

Buyer's Initials: _____

3. You are required to address any courtesy reminders or violation letters you receive from the Association. Violations are to be addressed within the time-frame outlined in the notice. If they are not addressed, the Association will implement the fine process. Fines may be assessed against your property up to \$1,000 depending on the violation.

Buyer's Initials: _____

4. Vehicles: Due to the high number of children in our development, the speed in most Neighborhood Associations is 15 MPH. Residents seen exceeding that speed will be given a warning. Failure to comply will result in assessment of fines.

Buyer's Initials: _____

5. Vehicle Parking: There is no overnight parking on the street in any subdivision in Winston Trails. You will receive a warning and then the second time it occurs your vehicle can and will be towed at your expense. If for any reason you may have to park in the street overnight, you must contact the Management office at 561-433-9050 in advance.

Buyer's Initials: _____

6. Pets: Two (2) pets are permitted in our community. Laws that are governed by the State hold true here in our community. Dogs must be under the direct command and control of the handler at all times or the pets must be on a leash when outside your home. It is the pet owners' responsibility to pick up after their pets. Animals should not be left out in the yard for any period of time unattended. Inoculations must be kept up to date.

Buyer's Initials: _____

7. Pet owners are responsible to keep their pets from excessive barking. Should a resident have a dog that continues to annoy other residents, the Association will provide the resident with a request to rectify the matter.

Buyer's Initials: _____

8. If you plan to have more than 10 guests at your home for an event you must register the event on gateaccess.net with the list of the guests. You must be certain your guests do not park blocking driveways, mailboxes, or emergency vehicle access.

Buyer's Initials: _____

9. Buyer(s) has/have received the rules and regulations of both the Prairie Dunes Village and Winston Trails Foundation. Buyer(s) agree to abide by both the Rules and Regulations of Winston Trails Foundation and the Neighborhood Association. **This includes all the documents, amendments and Community Standards posted on the website (www.winstontrailshoa.com) for both associations. There are specific Rental Restrictions for both associations.**

Buyer's Initials: _____

10. Garbage and trash must be placed outside your home at curbside **NO** earlier than 6:00PM the night before a scheduled pickup. Your garbage must be placed in the container supplied by Solid Waste Authority. **Collection days are: Tuesday & Friday for garbage. Recycling is collected on Friday. Yard waste, vegetation and bulk items are collected on Tuesdays only.** No landscape debris may be placed curbside before 6PM on Monday. You are responsible to make certain your landscape contractor abides by this rule. **Some neighborhood associations will not provide a written warning prior to implementing the fine procedure for this violation.**

Buyer's Initials: _____

11. Lakefront properties are responsible for lawn maintenance to the highest water line point not entering down into the actual lake body. Residents cannot pull out or remove any vegetation from the lake area, nor place any type of chemicals in the lake. No swimming or boating is permitted in the lake. There is an earth tube installed along most of the shoreline in the lake. You may not remove or damage this tube.

Buyer's Initials: _____

It is not the intent of the Board of Directors to fine homeowners but it is their obligation to enforce the Rules and Regulations. This is not a complete list but it is designed to assist you when moving into Winston Trails. You may contact any member of your Board of Directors or the Campbell Property Management staff if you have any additional questions. Thank you and Welcome to Winston Trails.

Welcome Committee Signature:

Chair Signature: _____ Date: _____

Buyer(s) has/have read and initialed all of the above 1-11, and understands the rules and regulations governing the community.

Buyer(s) Signature: _____ Date: _____

Signature: _____ Date: _____