

# **WYNDEMERE ASSOCIATION.**

## **POLICIES AND PROCEDURES**

**June 5<sup>th</sup>, 2025**

# Wyndemere Association

## Policies and Procedures

- 1. Wyndemere Association Governance**
- 2. Wyndemere Association Policies and Procedures**
  - 2.1 Property Upkeep.
  - 2.2 Tree Removal and Trimming on Common Property.
  - 2.3 Clotheslines.
  - 2.4 Trash or Refuse storage.
  - 2.5 Outside Storage – composting and firewood.
  - 2.6 Signs.
  - 2.7 Outside fires.
  - 2.8 Architectural Committee Process for Property Development.
  - 2.9 Building Height.
  - 2.10 Satellite Dishes.
  - 2.11 Mailboxes and Address Monuments.
  - 2.12 Recreational Vehicle Parking.
  - 2.13 Solar Panels.

# Wyndemere Association Policies and Procedures

## 1. WYNDEMERE ASSOCIATION GOVERNANCE

The Wyndemere subdivision (Wyndemere) was developed with relatively large lots and home spacings and left wooded with many common areas including a large park. These are fundamental characteristics of Wyndemere that afford all homeowners privacy and quiet enjoyment of their property.

The mission of the Board of the Wyndemere Association (Association) is to retain these characteristics for Wyndemere homeowners so as to enhance and protect value, desirability and attractiveness (CC&R Recitals). The role of the Board is to ensure compliance with our governing documents (Covenants, Conditions, and Restrictions (CC&Rs), Bylaws, Policies and Procedures) and manage the upkeep of infrastructure and common property. The Board of the Association (Board) appoints committees for oversight of property development and upkeep within Wyndemere. Per Section 6.2 of CC&R Article VI all development or alteration of privately owned lots must be approved in advance by the Architectural Committee (ARC).

**It is the responsibility of each homeowner to comply with the Association's governing documents and ensure that any lessee or renter also complies with the Association's CC&Rs, Bylaws, Policies and Procedures. The Board also publishes architectural guidelines that serve to inform homeowners of past ARC decisions on property development and act as a guide to permitted structural and landscape development. In the event of a conflict between the provisions of the Association's aforementioned governing documents and the architectural guidelines, the provisions of the Association's governing documents shall control.**

The latest electronic version of these guidelines is available on the Association's website and the online portal of its Property Management Company.

**The following policies are not a complete list of activities governed by the Association. For a complete list, homeowners should refer to the Association's CC&Rs and Bylaws.**

## **2. Association Policies**

The Board and its agent oversee all policies and procedures other than those related to the development of privately owned properties which are the purview of the ARC.

### **2.1 Property Upkeep. Ref: CC&R 5.3**

All home sites shall be maintained to present a neat and pleasing appearance to all off-property vantage points, to minimize fire danger in Wyndemere, mitigate wind-blown dust and ensure the attractiveness of Wyndemere.

### **2.2 Tree Removal/Trimming. – Common Areas. Ref: CC&R 5.2**

No homeowner may remove or trim trees on common areas without permission from the Board. Any homeowner with a request for tree removal or trimming on common areas shall provide a written proposal to the Association's property management company for review and approval by the Board.

The Board may approve or deny any request in whole, or, if more than one tree is in question, in part at the Board's sole discretion, The Association's property management company will notify the requesting homeowner of the Board's decision.

### **2.3 Clotheslines. Ref: CC&R 5.5**

Clotheslines must not be visible from neighboring properties or streets. Any screen must be approved by the ARC.

### **2.4 Trash or Refuse Storage. Ref: CC&R 5.9**

Trash receptacles must only be visible from neighboring properties or streets after 9 pm on the eve of collection and on the day of collection. Any screen must be approved by the ARC.

No cuttings or other debris shall be allowed to remain in view of residential or common areas. Any screen must be approved by the ARC.

## **2.5 Outside Storage. Ref: CC&R 5.9**

Compost piles should contain only organic materials and be obscured from view of neighboring properties and streets. Any screen must be approved by the ARC.

Domestic wood piles shall be neatly stacked and placed in an inconspicuous location or obscured from view of neighboring properties and streets. Any screen must be approved by the ARC.

## **2.6 Signs. Ref: CC&R 5.4**

Small residential identification signs are permitted. Permanent residential signs shall be of natural or stained wood. The letters may be painted. Signs and their proposed locations must be reviewed and approved by the Board.

Only one “for sale” sign may be displayed per home site. The sign will have a maximum size not to exceed 18” x 24”. During construction, the homeowner’s builder may have only one sign not to exceed 20” x 30”.

Political signs may be posted on Homeowner property for a period of 30 days prior to an election and 7 days following an election.

## **2.7 Outside Fires. Ref: CC&R 5.10**

Outside open fires are prohibited. All wood burning movable firepits and stoves are prohibited. Propane and natural gas movable firepits and stoves are permitted outside and manufacturer’s operating and safety instructions must be followed.

## **2.8 ARC Process for Property Development Ref: CC&R 5.20**

Homeowners must follow the ARC application process as detailed in the architectural guidelines.

## **2.9 Building Height**

The ARC may impose height limit restrictions in addition to City of Bend codes.

## **2.10 Satellite dishes Ref: CC&R 5.12**

One satellite dish may be installed per home site. Dish specifications and location must be approved by the ARC.

### **2.11 Mailboxes and Address Monuments Ref: CC&R 5.15**

Individual mailboxes are not permitted. A central location is provided with mail service. Every home site shall have a brick address pedestal that conforms to the style and location prevailing throughout Wyndemere.

### **2.12 Recreational Vehicle Parking Ref: CC&R 5.8**

Camping trailers, trucks, campers, boats, boat trailers and snowmobiles are prohibited on individual lots unless screened from view in a manner previously approved by the ARC.

Temporary parking of a homeowner owned or rented motor home or fifth wheel recreational vehicle is permitted for a maximum of 72 hours for the purposes of loading, unloading and cleaning.

### **2.13 Solar Panels**

No solar panel retrofit may be installed without advance approval of the ARC