

**Meadows of Aurora**  
(Winslow Estates Condominium Owners Association)  
**Rules and Regulations**  
2024

**A. Purpose**

The use and occupancy of the Condominium Property, Common Areas and Facilities, Limited Common Areas and Facilities, and Units, at all times shall be subject to the restrictions herein set forth, and no Unit Owner or occupant shall cause or permit to exist a violation of such restrictions by himself or herself or any employee, agent, guest, licensee or invitee.

(Declaration V-A)

**B. Restrictions**

1. Prohibited Activities: No business, trade or occupational activity of any kind, commercial, educational, religious, or otherwise designed for profit, altruism or otherwise, shall be conducted, maintained or permitted on the Condominium Property or any part of the Condominium Property. (Declaration V-B-1)
2. Unauthorized Obstruction: There shall be no obstruction of the Common Areas nor shall anything be stored in the Common Areas and Facilities (including vehicles) without the prior written consent of the Association Board. (Declaration V-B -2)  
Tools, lumber and firewood must be stored indoors and may not be placed in the common areas. Any and all items left on common areas may be removed by the Association.  
(Board Adopted Rule)
3. Hazardous Uses: Nothing shall be done or kept within or upon any Unit or the Common Areas and Facilities or Limited Common Areas and Facilities which may or will increase the rate of insurance on the Condominium Property, or any contents thereof, without the prior written consent of the Board. No Unit Owner shall permit anything to be done or kept in or on the Owner's Unit or in the Common Areas and Facilities or Limited Common Areas and Facilities which could result in the cancellation of insurance on the Condominium Property, or the contents thereof, or which would be in violation of any law, statute, ordinance, rule, regulation or order of any governmental authority, the Association of the Board. (Declaration V-B-3)  
Pouring or spilling any oil, solvent or other volatile or flammable material into the drainage system, driveways or on the common area is not permitted. (Board Adopted Rule)
4. Nuisances: No activity of a noxious or offensive nature shall be permitted or carried on in or upon any Unit or the Common Areas and Facilities or Limited Common Areas and Facilities, nor shall anything be done therein or thereon, either willfully or negligently, which may be or become any annoyance or nuisance to other Unit Owners or occupants.  
(Declaration V-B-4)

5. Alteration of Common Areas: Nothing shall be altered, constructed or installed in or on the Common Areas and Facilities or the Limited Common Areas and Facilities except with the prior written consent of the Board. (Declaration V-B-5)  
Landscaping currently in place may not be changed without written approval of the Board. Any dead trees, shrubs and plants within this limited common area are to be replaced or removed by the Unit Owners. (Flowers, rose bushes and other landscaping may be added provided that they are consistent in height and size with the existing landscaping.) Painting, installation or replacement of doors, storm doors, windows, trim, shutters, etc. shall be subject to prior approval by the Board of Managers. (Board Adopted Rule)
6. Vehicle Storage: The following vehicles may not be parked for more than 48 hours in any Common or Limited Common Areas (including Limited Common Element driveways): Boats, trailers, buses, motor homes, travel trailers, motorcycles, inoperable or unsightly vehicles, vehicles not currently licensed and registered, any vehicles with commercial advertising, and any vehicle that is incapable of fitting entirely within the Unit Owner's garage with the garage door closed. There shall be no parking or driving of any motor vehicles, bicycles or mopeds on any of the lawn areas. There shall be no overnight parking of any vehicles that are licensed, painted, signed, or equipped for commercial purpose on the Condominium Property, Common Areas or Limited Common Areas. (Board Adopted Rule)  
No trucks, cars or other motorized vehicles, boats, camper trailers, house trailers or other trailers shall be parked, stored, kept or maintained in any driveway, roadway or other common area or facility for a period of more than 48 hours without the prior written approval of the Board. (Declaration V-B-6)
7. Animals and Pets: No animals, livestock or fowl of any kind shall be raised, bred or kept in or on any Unit, or in the Common Area and Facilities or in the Limited Common Areas and Facilities, except dogs, cats or other household pets which may be kept in Units, subject to rules and regulations adopted by the Board, and provided that the same are not kept, bred or maintained for any commercial purpose; and provided further, that any such pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Condominium Property upon written notice from the Board. (Declaration V-B-7)  
When the pet is outside the unit, it must be under the "control and discipline" of the owner. It is recommended that pets be kept on a leash when on Common Areas and Facilities. The pet owner is responsible for picking up any droppings from their pets. (Board Adopted Rule)
8. Structural Integrity: Nothing shall be done in any Unit, or in, on or to any Unit, or in or on the related Limited Common Areas and Facilities of any Unit which may or will impair the structural integrity of the Unit or the Condominium Property, or which would structurally change the Unit or the Condominium Property. (Declaration V-B-8)
9. Exterior Surfaces: Nothing shall be caused or permitted to be hung or displayed on the outside of any unit, except seasonal decorations, and unless and until the consent in writing of the Board first is obtained, no Unit Owner shall install or cause to be placed upon the exterior walls or roof of a Unit any awning, canopy, shutter or radio or television antenna, unless allowed by law. (Declaration V-B-9)

Seasonal decorations must be removed within 30 days after the commonly accepted time period of the season end, weather permitting. (Board Adopted Rule)

10. Exterior Areas: Except for temporary "For Sale" or "For Rent" signs, no signs shall be permitted on the Condominium Property, the Common Areas and Facilities, the Limited Common Areas and Facilities or any Unit, and no clothes, sheets, blankets, or other articles of any kind shall be hung or exposed on any part of the Condominium Property, the Common Areas and Facilities or the Limited Common Areas and Facilities, and all Units, the Common and Limited Common Areas and Facilities shall be kept free and clear of rubbish, trash, debris and other unsightly materials. (Declaration V-B-10)  
Furniture or appliances may not be stored in the common area. Patio furniture, however, may be left on the decks if the decks are kept in a neat and orderly manner. One security protection sign not exceeding the height of two feet, width of one foot and length of one foot may be displayed in a front shrub bed. Toys, sports equipment and other recreational items must be stored inside the Unit at night. (Board Adopted Rule)

11. Sale, Rental or Alienation of Units:

- a. Units freely may be transferred by Unit Owners by sale, gift or devise, provided however, that prior to any such transfer the Board shall be notified of the name and address of the transferee, and the Unit Owner shall submit to the transferee a written statement indicating the maintenance responsibilities of the unit and Limited Common Areas and Facilities with respect to such Unit along with copies of the Declaration, By-Laws and Rules and Regulations, as the same may be amended from time to time. (Declaration V-B-11 a)
- b. Units shall not be rented or leased for any transient purpose, which shall be defined as a period of less than ninety (90) days. Other than foregoing, Unit Owners shall have the right to lease their Units provided that such lease is expressly made subject to the covenants and restrictions of the Declaration, the By-Laws and the Rules and Regulations of the Association and the Board, and that a copy of the lease and the names of all occupants under the lease is submitted to the Board prior to its effective date. (Declaration V-B-11 b)
- c. Limitations shall be placed on rented or leased Units to maintain property values by keeping rental Units below 15% of the total completed Units in the development. If that percentage has been reached a waiting list to rent or lease will be invoked by the Board. (Board Adopted Rule)
- d. Sexual predators are prohibited from being residents of the Community. (Board Adopted Rule)

**C. Units**

1. Units shall be restricted to residential use, and all will be compatible in architectural style, quality of construction and principal materials used in construction. (Declaration VI-A-2)  
The unit is the owner's responsibility to maintain and repair. This repair and maintenance responsibility shall include repair and maintenance of all siding, roofing, windows, screens, shutters and doors (including the frames, sashes, jambs and hardware). In the event a unit owner shall fail to make any such repair or perform such maintenance, the cost of such maintenance and repair shall constitute a Special Individual Unit Assessment on the

- unit owned by such unit owner. The determination that such maintenance or repair is necessary shall be made by the Board. Should any action be taken by the Board, written notice will be served upon the unit owner specifying a description of the alleged property damage or rule violation, a reasonable date by which the owner must cure the alleged violation to avoid the proposed enforcement assessment, the amount of the proposed enforcement assessment and a statement that the unit owner has a right to, and the procedure to request, a hearing before the Board to contest the rule violation and proposed enforcement assessment. (Board Adopted Rule)
2. The location of each Unit is shown on the documents filed with the County, and each Unit shall consist of the Unit's entire exterior and interior residential structure, including all fixtures and all plumbing, electric, heating, cooling installations and other service installations for the Unit, and all decks, patios, fencing or walls which are part of the original construction or are made part of the Unit after having been approved by the Board. (Declaration VI-A-3)
  3. Each Unit Owner shall obtain and maintain in force and effect, at the Unit Owner's cost and expense, insurance coverage for his or her Unit and its contents and the Unit Owner's personal property and personal liability, including any improvements to his or her Unit in which the Unit owner may have an insurable interest. (Declaration VIII-B)

#### **D. Common Areas and Facilities**

1. The Common Areas and Facilities shall consist of all parts of the Condominium Property except the Units, including roadways, driveways, trees, shrubs and landscaping, but excluding plantings in Limited Common Areas by Unit Owners or occupants. A portion of the Common Areas and Facilities shall constitute Limited Common Areas and Facilities. (Declaration VI-B-1)
2. The Common Area bounded by and within the Winslow Circle Roadway shall be reserved and maintained perpetually for recreational purposes for the use and benefit of Unit Owners and occupants. (Declaration VI-B-2)
3. The Common Areas and Facilities shall be owned by the Unit Owners as tenants in common, each Unit Owner having an identical and equivalent interest in the Common Areas and Facilities, and such ownership shall remain undivided. No action for partition of any part of the Common Areas and Facilities shall be maintainable except as may specifically be provided by the Condominium Act, nor may any Unit Owner otherwise waive or release any rights or interest in the Common Areas and Facilities, provided however, that if any Unit is owned by two or more persons, including, but not limited to, Units owned by partners, tenants in common, joint tenants, or tenants by the entireties, nothing herein contained shall be deemed to prohibit a voluntary or judicial partition of such Unit ownership as between such persons. (Declaration VI-B-3)
4. The undivided interest in the Common Areas and Facilities shall not be separately encumbered, conveyed or otherwise divided from the Unit to which it appertains, and each such undivided interest in the Common Areas and Facilities shall be deemed conveyed

and encumbered with its Unit even though such interest is not expressly mentioned or described in the deed, mortgage, lease or other instrument, conveyance or encumbrance. (Declaration VI-B-4)

5. Any item needing repair or maintenance in any Common Area should be promptly reported to any Board member in writing (Letter, e-mail).

#### **E. Limited Common Areas and Facilities**

1. The Limited Common Areas and Facilities are those areas of land which are part of the Common Areas and Facilities immediately contiguous to each Unit structure extending six (6) feet from each point on the front and on both sides of each Unit structure and twenty (20) feet from each point on the rear of each Unit structure. Each Unit Owner shall have an exclusive and irrevocable license to use and occupy the Limited Common Area and Facilities for his or her Unit subject to any and all restrictions governing use set forth in the Declaration, the By-Laws or Rules and Regulations of the Association and the Board. (Declaration VI-C-1)
2. Unit Owners shall be permitted to plant, install, locate and maintain within the rear Limited Common Area of each Unit: flower gardens, vegetable gardens, concrete or brick patios, barbeque grills, lawn furniture, bird houses or feeders, portable play equipment, wooden decks, wooden swing-sets and wooden fences, provided, however that any wood structure or fence must be approved by the Board prior to installation and be constructed and installed in conformity with Board approved Rules and Regulations. (Declaration VI-C-2)
3. Each Unit Owner shall be obligated to maintain and keep in good order and repair the Limited Common Areas and Facilities appurtenant to his or her Unit, and to comply with all provisions of the Declaration, the By-Laws, and Rules and Regulations applicable to Limited Common Areas and Facilities adopted by the Association or the Board. (Declaration VI-C-3)