

WESTVIEW VILLAS HOA – NANTON GUIDELINES FOR OWNER DEVELOPMENT

General:

1. Westview Villas were constructed as an adult oriented community. It is important that owners respect their neighbours' right to a quiet, peaceful environment.
2. If it is necessary to rent out your unit on a temporary basis, it is important that renters are made aware of all rules and regulations and are provided with copies of the Bylaws and Guidelines. It is the owner's responsibility to ensure all requirements are adhered to.
3. The addition of structures, hedges, trees, other than what was provided by the developer (Four Craftsmen) requires the approval of the Board of Directors, before such additions take place.

Landscaping:

1. Patios built at ground level are to have blocks embedded so as not to hinder mowing and trimming.
2. No fences between properties.
3. Flower beds developed around trees must allow the free flow of mowers.
4. Flower beds are to be developed against the house, adjacent to decks and front entries but shall not impede overland drainage.
5. Avoid developing beds against sidewalks and driveways to facilitate snow removal.
6. Any trees or hedges originally provided by the developer must be replaced, if they die, with a similar tree or a Board-approved replacement if different from the original.

Structures (unless approved by the Board of Directors):

1. **NO** items of any description on drainage swales.
2. **NO** free-standing structures such as garden sheds, privacy or wind panels, arbors may be added without the Board of Directors' approval.
3. Any deck enclosure must match the existing materials and colours used on the original home.
4. If glass is used on a deck enclosure it is to be clear, lightly tinted or unfrosted.
5. Roofs or awning over decks or enclosures can be retractable.
6. Colours used for roof extensions, awnings, siding, or trim should match the existing home.
7. If original garage doors, deck flooring or railings provided by the builder require replacing, every attempt should be made to match the original specifications.
8. Hot tubs are allowed but must have a proper drainage into the property owner's drain system. Also, there must be a 'privacy screen' of some kind. The hot tub must be placed on a deck next to the house.

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Structures (cont'd):

9. If perimeter fencing should need replacement or maintenance, it is the responsibility of the HOA.

Pets:

1. Cats will be allowed (no more than two).
2. With regard to a pet dog, it will be allowed if the weight of the dog is 25 lbs. or less.
3. **If** a dog run is required, It should be no more than 8' x 8', and 3' in height. It would be a chain link style fence.