

Wild Wind Homeowners Association
Board of Directors
P.O. Box 835
Stockbridge, GA 30281

2023 Community-Wide Standards

LAWNS

- Lawns should be mowed on a regular basis, including front yards, side yards, and backyards.
- Grass clippings/leaves should be blown or swept off sidewalks, driveways, and curbs. **Clippings/leaves should not be blown into storm drains, gutters, or the street.**
- Grass areas should be edged on a regular basis
- Weed control should be always maintained.
- Leaves should be frequently raked in the fall and disposed of properly.

ISLANDS/FLOWER BEDS

- Weed control should be always maintained. If landscaping fabric or plastic is used for weeding control, it should be completely covered.
- Weeds killed with a weed killer product should be promptly removed.
- Islands/flower beds should be covered with mulch, landscape rocks, or perennial ground cover. Cover should be replenished as needed to maintain an attractive appearance.
- Islands/flower beds should be kept free of debris and leaves.

TREES AND SHRUBS

- All trees and shrubs should be properly pruned and maintained.
- Any dead trees should be removed completely and stumps ground. (REMINDER: Live trees more than four inches in diameter at three feet above the ground level require Board approval prior to removal. If the tree(s) are approved to be cut, the stump must be ground.

TRASH & RECYCLE CANS

- Wild Wind Trash pickup is on Tuesday, the trash can is not to be put out on the sidewalk before 5 pm on Monday evening and put back up by 7 pm Tuesday evening.
- Wild Wind Recycle pickup is every two weeks, the recycle can is not to be put out on the sidewalk before 5 pm on Monday evening and put back up by 7 pm Tuesday evening.

NATURAL AREAS

- All natural areas should be kept free of debris and allow for proper drainage.
- Any area originally designed by the builder at time of purchase as an island, flower bed, or pine-straw landscaping shall be maintained in that state and not allowed to go natural without prior Board approval.

RETENTION PONDS

- Properties with retention ponds must be properly maintained by the homeowner to include weed/brush control, grass cutting, erosion repair, fence repair, and all other maintenance required to keep the pond functional and esthetic.

HOUSE EXTERIORS

- House exteriors should be always maintained. All siding shall be adequately cleaned or painted if needed. **(REMINDER: Article 9.1 of the Declaration of Covenants, Conditions and Restrictions for Wild Wind requires approval of the Architectural Committee before repainting a structure's exterior in a color scheme different than the originally approved scheme).**
- Algae growth is a problem on the northern facing roofs and should be treated and controlled.
- Pressure washing and other means of controlling algae, mold and mildew on a structure's exterior should be routinely practiced. This includes our mailboxes.
- Trash and storage items should not be visible from the street.

PARKING

- Homeowners/Residents/Tenants that continually park on the street instead of their driveway will be reported to the City of Stockbridge Police Department. Each entrance has signs posted with the City Ordinance of No Parking On The Street
- Visitors that are bot staying over 24 hours are allowed to park on the street. They must park on the left-hand side, not block driveways, or fire hydrants. We ask that you let your neighbors know when you will be having an event that will have multiple people parking in around group of homes.
- If you are having guest that will park on the street for over 24 hours you must get with the City of Stockbridge and purchase a permit, which will let the association, property inspector and city police department know. They will still need to park on the left hand side of the street and not block driveways or fire hydrants.

Maximum Assessment and Liens

After the maximum amount of the fine and/or assessments has accumulated, a Lien will be placed on the Lot.

Grace Periods

With the institution of this policy there will be a one-time grace period for residents to correct existing violations without fines being assessed. For a resident to be eligible for the grace period, the resident must self-declare a known violation (including uncorrected violations received via the WWHOA Secretary) in a letter.

The letter/email must be sent to the WWHOA Secretary providing:

- Resident/home information,
- Known violation description and
- Proposed date of correction.
- This letter/email must be received by the WWHOA Secretary no later than 10 days after the first noncompliance letter with a proposed date of correction.

Enforcement Procedures for Covenant/Bylaw FAQ's (Frequently Asked Questions)

1. How were the items on the fine schedule determined?

The WWHOA Board, along with input from the ARC and other similar communities, listed the more frequent Covenant and Bylaws violations.

2. Why are we initiating a fine schedule?

In order to enforce the Covenants/Bylaws consistently and fairly throughout the neighborhood, we must have a documented process. The objective is to ensure that the Wild Wind neighborhood maintains a consistent high level of quality.

3. How do I get a copy of the Covenants and Standards?

A copy of the WWHOA Covenants, By Laws and Fine Schedule should have been provided to you at closing. You can review and download a copy of the documents on the WWHOA Web Site (www.wildwind-hoa.com).

4. I am aware that my property currently has one or more violations, what do I do?

Realizing that time is needed to receive bids, secure contractors, etc.; the WWHOA Board has provided for a specific time (grace) period to correct the violation. The following steps are to be followed: 1) the resident/home information, 2) the known violation description and 3) the proposed date of correction. This letter/email must be received by the FWCA Secretary no later than 10 days after the first noncompliance letter with a proposed date of correction

5. I bought a resale home and think that there may be one or more violations, what do I do?

The resident would follow the same steps as outlined in question #4

6. What happens if a resident's fine is not paid?

After the tier of unpaid fines has accumulated for a residence, the WWHOA attorney will be requested to place a lien on the property. **Fees will continue to accrue until the violation has been corrected.**

7. What do I do if I see that my neighbor has a violation?

Report to the HOA via email and it is the WWHOA responsibility to receive violation complaints, verify the violation and write a letter/email to the homeowner if in fact there is a violation.

WILD WIND HOMEOWNERS ASSOCIATION
P.O. BOX 835
STOCKBRIDGE, GA 30281

wildwindpropertyinspector@gmail.com

Article VI:

SECTION 1: General	Informational
SECTION 2: Residential Use	\$1,195.00 per incident
SECTION 3: Architectural Standards	\$1,195.00 per unauthorized change
SECTION 4: Signs	\$45.00 per violation
SECTION 5: Vehicles Park on Property / Consecutively Parked In Street	
• Cars, Passenger Trucks / SUV's	\$75.00 - First Offense \$90.00 – Second Offense \$110.00 – Third Offense
• Commercial Vehicles / Trucks	\$375.00
SECTION 6: Leasing– Failure to provide Tenant Statement	\$175.00
Leasing – Failure to provide Tenant Information	\$125.00
Leasing – Tenant rents out rooms	\$1,195.00
SECTION 7: Occupants Bound	Informational
SECTION 8: Animals – Any Farm Animals – Including Chickens	\$175.00
Pets – Not cleaning up after	\$200.00
SECTION 9: Nuisance	
• Failure to Cut Grass, Edge Curb, Walkway, Driveway, & Sidewalk associated with Property	\$65.00
• Grass clippings left on Sidewalk or Street	\$85.00
• Grass growing between Sidewalk/Driveway Joints	\$95.00
• Mulch/Pine Straw missing from beds	\$75.00
• Mulch/Pine Straw needing to be refreshed	\$50.00
• Grills on Front Porch/Driveway	\$85.00
SECTION 10: Unsightly & Unkempt	
• Garage Repair/Replacement	\$65.00
• Garage Door Header Paint	\$45.00
• Gingerbread/Scalloped Trim Clean/Paint	\$65.00
• Pressure Wash Vinyl Siding	\$125.00
• Pressure Wash Porch, Walkway, Driveway	

And ALL Sidewalk associated with property	\$275.00
• Pressure Wash Driveway	\$75.00
• Pressure Wash ALL Sidewalk	\$75.00
• Shrubs removed from beds	\$125.00
SECTION 11: Antennas/Dish	\$75.00
SECTION 12: Tree Removal	\$150.00
SECTION 13: Drainage	\$250.00
SECTION 14: Sight Distance	\$75.00
SECTION 15: Garbage Cans	
• Brought out early	\$65.00
• Left out after Tuesday pick up	\$75.00
• Bulk Trash not called in	\$125.00
SECTION 16: Subdivision of Lot	COS Code Enforcement
SECTION 17: Guns	COS Code Enforcement
SECTION 18: Fence	
• Chain Link	\$500.00
• Repair/Replace	\$750.00
• Paint/Stain	\$250.00
SECTION 19: Utility Lines	COS Code Enforcement
SECTION 20: Window A/C Units	\$275.00
SECTION 21: Lighting	
• Not working	\$250.00
• Missing	\$1,195.00
• Missing Parts	\$125.00
SECTION 22: Artificial Vegetation / Sculpture	
• Excessive	\$150.00
• Broken	\$75.00
SECTION 23: Energy Conservation Equipment	
• Solar Panels	\$1,195.00
• Windmills	\$1,195.00
SECTION 24: Swimming Pools	
• Above Ground	\$1,195.00
• Children's Pools	\$125.00
SECTION 25: Gardens / Play Equipment	
• Container Gardening on Front Porch	\$150.00

• Broken Basketball Goals	\$95.00
• Trampolines – No Fence	\$275.00
SECTION 26: Mailboxes	\$125.00
SECTION 27: Exterior	
• Vinyl Siding mismatched	\$1,195.00
• Vinyl Siding missing	\$1,195.00
• Vinyl Siding damaged	\$1,195.00
SECTION 28: Clotheslines	\$75.00
SECTION 29: Exterior Security Devices	
SECTION 30: Entry Features	
• Screen Mesh Garage Doors/Front Doors	\$85.00
Section 31: Window Treatments	
• Any color but white showing	\$110.00
• Broken Blinds	\$120.00
SECTION 32: Fuel/Water Tanks	\$95.00
SECTION 33: Outbuildings	\$1,195.00
SECTION 34: Erosion Control	
• Retaining Wall Failing	\$1,195.00
• 57 Stone used	\$325.00

**WWHOA enacted to bring property up to covenant Standards
\$650 plus cost of all subcontractors used**