

Willow Run Homeowners' Association - Rules and Regulations

Updated 10-11-2025

1. No unauthorized trade or offensive activities are permitted. When in doubt, consult the current board members.
2. No temporary structures including a trailer, mobile home, or tent will exist on the property as a residence.
3. The property is restricted to residential purposes. One non-attached out-building can exist as long as it is in compliance with the design and color scheme of the primary dwelling. When in doubt the homeowner should consult with the Architectural Committee of Willow Run HOA.
4. The Willow Run Covenants state: "No sign of any kind shall be displayed to the public view on this property except one sign of not more than eight (8) square feet advertising the property for sale, or signs used by a builder, developer, realtor, or owner to advertise the property during construction and when for sale. Provided that this shall not prohibit a sign at the entranceway(s) reflecting the subdivision name."

The Board provides the following additional information.

- a. Signs are interpreted as items displayed on the property where the primary purpose is to convey information or opinion.
- b. These items are specifically prohibited:
 - i. political signs, except for those allowed by state law during the period 45 days before an election and 7 days afterward;
 - ii. religious signs displayed year-round;
 - iii. and commercial signs displayed by a contractor (the business vehicle onsite is advertising enough).
- c. These items are allowed:
 - i. decorative items, such as small garden flags, which are friendly in nature;
 - ii. seasonal decorations during the period of holiday celebration;
 - iii. temporary decorations (for no more than 30 days) celebrating an achievement, such as "Happy Birthday!" or "Graduation!";
 - iv. small security warnings, such as "premises protected by video surveillance";

- v. signs posted by the HOA, such as those giving rules for use of the park and common areas;
 - vi. and the U.S. flag as allowed by law.
- 5. No animal breeding is permitted. No more than two dogs are permitted. Dogs are to be on leashes when outside of fenced areas on the property.
- 6. No business or commercial enterprise is allowed.
- 7. No tractor trailers (18 wheelers) will be regularly stored or parked in the neighborhood.
- 8. No mini-bikes, motorbikes, ATVs, or similar vehicles will be use on lawns, unpaved streets, or undeveloped areas.
- 9. No boats, trailers, recreational vehicles, vehicles covered with tarps, vehicles in significant disrepair, or stored vehicles (a vehicle that has not been driven for more than seven days) shall be parked on a lot or the streets of the development other than in a garage, carport, or in the backyard not prominently visible from the front of the house.
- 10. No clothesline will be permitted except those that are not prominently visible from the front of the house.
- 11. Except for trash pickup days, garbage cans will be stored discretely in a garage, carport, or backyard such that they are not prominently visible from the front of the house.
- 12. Homeowners are required to keep their lawns clear of weeds, rubbish, trash, debris, and other matter. Additionally, they should be mowed regularly and maintained in a neat manner.
- 13. Homeowners are required to keep vinyl siding clear of excessive dirt, mold, or mildew and to replace siding that is noticeably damaged or faded.
- 14. Homeowners are required to keep shrubs and bushes reasonably trimmed and neat.
- 15. No satellite reception dish of greater than 24 inches in diameter shall be erected placed or allowed to remain on a lot. Television antennas that are longer/higher than ten feet in height are not allowed. Satellite dishes and antennas will be kept out of view from the street in front of the dwelling.
- 16. Buildings, fences, walls, storm doors, screen doors, or other structures will not be commenced or erected until the plans have been approved by the board or the architectural committee in writing.

17. No air conditioning units shall be permanently installed in windows that are prominently visible from the front of the house. Temporary units are allowed up to 30 days awaiting repair of the central A.C. or longer with Board approval.

Homeowners will consult the board for clarification of the Board's interpretation of the Covenants or Rules and Regulations and request permission in writing before actions are taken that may violate this document.