

WFCA CCRs: Ponds & Common Areas

WFCA CAN ONLY EXPEND FUNDS FOR COMMON AREAS WITHIN WFCA.

1.7. Community Maintenance Area. "Community Maintenance Area" means the Entrance Signage, the ponds and pumping equipment; and the pedestrian walkways to Winslow Woods Park located within Winslow Farm.

1.8. Community Expenses. "Community Expenses" means the expenses of administration of the Community Association, expenses for the upkeep, maintenance, repair, utilities, pesticide treatment and replacement of the Community Area and all other costs and expenses incurred by the Community Association for the common benefit of all Owners.

THE PONDS ARE DEFINED AS COMMON EXPENSE FOR WFCA AND WFCA IS CHARGED WITH KEEPING THE WATERSCAPES IN A FIRST-CLASS CONDITION*.

8.2. Ponds and Pumping Equipment. The ponds and pumping equipment located within Winslow Farm are Community Areas. The Community Association shall insure, maintain, repair and replace the ponds and pumping equipment to keep the waterscapes in a first-class condition. The Community Association will apply pesticides to the ponds if necessary to eradicate undesirable insects and weeds using commercially accepted treatments. All costs incurred by the Community Association in discharging its duties under this Section will be a Community Expense.

*It should be noted that CCRs for Moss Creek and Moss Creek Village also have listed "ponds" as a common area. This has led to some confusion and conflict with regards to details of responsibility.