

WILLOW WOOD VILLAGE HOMEOWNERS ASSOCIATION INC.

A CORPORATION NOT FOR PROFIT

RULES AND REGULATIONS

February 20, 2024

Rules and Regulations for Willow Wood Village Homeowners' Association Inc. are amended from time to time by the Board of Directors for the peaceful enjoyment and safety of all residents.

Pursuant to the authority within the Association's governing documents and Florida Statutes Section 720, the Board of Directors hereby adopts the following Rules and Regulations which shall be in effect for Willow Wood Village:

1. ADVERTISING / SIGNS

- 1.1. Two types of signs are allowed on the premises: a nameplate in addition to one (1) For Sale or one (1) For Rent sign.
- 1.2. No advertising material or leaflets of any kind may be shown or distributed with the exception of information used for the purposes of advertising the premises for sale or rent. This information may be placed in a cylinder or other container attached to the for sale or for rent sign. Advertising for any business, peddling or solicitation is prohibited.

2. AVAILABILITY OF FORMS

- 2.1. Homeowner forms, including but not limited to Homeowner Information Forms, Architectural Review Committee Request Forms, Payment of Assessment Forms and Lease Application Forms are available from the Property Manager.

3. CONDUCT

- 3.1. All members and/or occupants of the Association, their family, friends, guests and visitors while on the common areas of the Association, must refrain from disorderly conduct including: abusive/foul language, noisy disturbance, excessive volume of radio, television, phones and speakers, intoxication, willful damage or destruction of Association property. Anyone who conducts themselves in a disorderly manner will be warned to comply or have to vacate the common area(s). Non-compliance with an order to vacate the common area(s) will result in law enforcement being notified.
- 3.2. All members must comply with the Code of Conduct for Homeowners / HOA Members and all Board Members must comply with both the Code of Conduct for Board Members and the Code of Conduct for Homeowners / HOA Members.
- 3.3. All members must conduct themselves in a manner that supports the health, comfort, safety and welfare of other residents. They must refrain from unacceptable behavior as outlined in the Code of Conduct, including but not limited to:
 - 3.3.1. Intimidating, harassing, abusive, discriminatory, derogatory or demeaning conduct
 - 3.3.2. The use of indecent, abusive or insulting words or expressions toward any other homeowner, board member, contractor or member of the public
 - 3.3.3. Harassment including offensive verbal comments related to a person's race, religion, gender, color, national origin, age sexual orientation, marital status or disability as well as any form of intimidation

- 3.4. A unit owner or resident shall not attempt to direct or in any manner assert any control over a vendor's employees, unless they have been expressly authorized to do so by the Board of Directors or the Property Manager.

4. ELECTRIC VEHICLES AND EV CHARGING STATIONS

- 4.1. Electric Vehicles - EVs must use electricity exclusively from the owner's unit. A charging station may be added directly in front of the unit's designated parking place.
- 4.2. The installation cost of any charging station is the sole responsibility of the unit owner.
- 4.3. The unit owner is responsible to ensure that the installation of any EV charging station is carried out by a licensed, fully insured contractor with experience in EV charging infrastructure.
- 4.4. Under no circumstances shall a power cord be placed over any sidewalk or grassy area.
- 4.5. If the unit owner or his or her successor determines there is no longer a need for the electric vehicle charging station, such person is responsible for the cost of removal of such charging station.
- 4.6. The unit owner installing, maintaining, or removing the electric vehicle charging station is responsible for complying with all federal, state, and local laws, regulations, permits and inspections applicable to such installation, maintenance, or removal.

5. EVENTS

- 5.1. Permission must be obtained from the Association for the sole reservation use of the cabana area for a planned event. A security deposit of \$50 is required in advance of the event. The deposit will be returned in full provided the area is in the same condition it was prior to the event. All rules of conduct, as stated herein, must be followed by the guests of the person(s) who reserved the cabana. This provision will not restrict others from using the pool, courts and restrooms during the event.

6. FIRES

- 6.1. Fires are prohibited within the boundaries of the community in common areas. Outdoor fires at individual units in appropriate equipment such as a fireplace, fire pit, chimney, etc. are permitted as allowed by law, under the direct supervision of the homeowner or legitimate occupant and at their own risk.

7. GARBAGE / DEBRIS

- 7.1. All garbage and other refuse shall be placed in covered containers as provided by the City of Dunedin. Any yard waste will be placed in bags or your own can. Loose items must be neatly arranged at your place of trash pickup. Additional garbage or other debris can be placed out for collection no more than one 1 day (24 hrs.) prior to the scheduled garbage pickup. All empty garbage containers will be brought back to the residence within 24 hours after the garbage was picked up by the city.
- 7.2. Garbage containers in all areas must be stored out of sight and not be visible from the street.
- 7.3. Disposal of any debris or yard waste into the drainage ditch, retention pond or creek is strictly prohibited.

8. LEASING & RENTING OF HOMEOWNER MEMBER'S UNIT

- 8.1. All leases/rentals are for a term of not less than one (1) year.
- 8.2. All property owners leasing out their property must comply with all relevant governing documents pertaining to Leasing, including Article VIII of the Declaration of Covenants, Conditions and Restrictions for Willow Wood Village, Obligations of Owners, Subparagraph H entitled Leasing as well as with the Board Resolution Regarding Lease Approval and Leasing Cap Waitlist Criteria.
- 8.3. All owners will inform and supply their tenants with a copy of the Rules and Regulations of Willow Wood Village Homeowners' Association, Inc.

- 8.4. Each tenant of a Homeowner Member enjoys the same rights as the homeowner member, with the exception of voting rights.

9. NOISE

- 9.1. Radios, televisions, musical instruments and other similar noise makers will be operated at a noise level that is not audible to nearby residents or shall be turned down at the request of other residents.
- 9.2. No vehicle, including automobiles, motorcycles, golf carts or any other motorized vehicle shall be operated at a noise level that interferes with other owners' quiet enjoyment of their property.

10. PETS

- 10.1. A maximum of three (3) household pets; dogs, cats or other small household pets may be kept in a residence. No fowl or livestock is allowed. No animal(s) can be kept in the residence for any commercial purpose, including breeding.
- 10.2. Every owner/caretaker of a dog or cat will supply the Board of Directors with proof that each pet is current on rabies vaccinations and licenses.
- 10.3. No pet is allowed to run at large. However occasionally a pet escapes - please be neighborly and help your neighbor corral their pet.
- 10.4. Pets are to be kept on a leash not to exceed six (6) feet while being walked. However, this does not apply to the designation pet area; leashes may be extended in that area.
- 10.5. Pet waste is to be picked up upon defecation. Pet owners are to carry waste bags with them when walking their pet. All pet waste must be disposed of in the owner's waste receptacle.
- 10.6. Service or Assistance Animals are the only animals permitted in Common Association Facility Areas.

11. PROPERTY INSPECTIONS BY MANAGEMENT

- 11.1. Property Inspections are carried out by Management at least once every six (6) weeks to ensure compliance with Florida Statutes Section 720 and the Association's governing documents, including the Declaration of Covenants, Conditions and Restrictions, the Bylaws, Rules and Regulations and Guidelines. The list of items for Property Inspections shall include but shall not be limited to:
- Exterior of houses, garages and villas, including doors, trim, lanais and fences, free of any wear or damage to the paint and be free of mold, algae, rot and rust
 - Wood or vinyl siding in good condition and properly attached
 - Light fixtures, house numbers and flags kept in good repair – not broken or rusty
 - Windows, including lanai screens in good repair – no broken windows, no torn or missing screens
 - Trees and other vegetation are kept trimmed and not overgrown
 - Yard free of fallen branches and limbs, palm fronds, excessive leaves, dead plants/foliage
 - Sidewalks free of overgrown plants
 - Gutters and roofs free of weeds, trees or other plant material
 - HOA fences free of shrubs or trees growing on or through them
 - Garbage bins not visible from the parcel's frontage
 - Holiday decorations taken down within 10 days of each holiday
 - No storage of items such as trash, broken lawn furniture, appliances, light fixtures, etc. that are visible from a parcel's frontage or an adjacent parcel
 - No offensive or vulgar signs inside windows that are visible from the parcel's frontage
 - No signs present other than For Sale or Rent
 - Vehicles parked in accordance with the governing documents

12. RECREATIONAL AREAS

- 12.1. The recreational area, consisting of the cabana, pool and tennis/pickleball courts, is accessible from dawn to dusk.
- 12.2. Anyone under 14 years of age must be accompanied by a person 18 years or older.
- 12.3. Each household may receive one (1) key fob upon filling out the required form and satisfying the conditions as may be amended from time to time by the Board of Directors.
- 12.4. Persons using the recreational area may be required to show identification. A member shall not give a key / fob to anyone who does not live on the premises or who is not their guest.
- 12.5. No bicycles, skateboards, roller blades/skates etc. are allowed to be used inside the recreation area.
- 12.6. The courts are to be used exclusively for playing tennis, racket, pickleball or paddle ball.
- 12.7. Glass items are not allowed in the pool area, on the pool deck or in the cabana area. Beverages must be contained in plastic, metal or containers other than glass.
- 12.8. Grills are allowed in the pool area in the designated grilling area located on the pavement by the shower. Grills must be brought in by the person using them and kept away from the fence and cabana by at least 6 feet. Under no circumstances will a grill be left unoccupied by an adult. All coals must be extinguished and properly disposed of after use. Use of a grill is at the user's own risk.
- 12.9. In order to access the recreation area, owners are required to sign a form issued by the Board of Directors stating they have received a fob for the recreational areas.

13. SECURITY / SAFETY

- 13.1. In order to ensure the mutual safety, security, and neighborly atmosphere of the community, members, their guests, visitors and tenants shall follow the Rules and Regulations set forth herein and as amended from time to time by the Board of Directors.

14. STREETS / PARKING

- 14.1. Speed limit for all interior streets is 15 MPH.
- 14.2. All vehicles, including bicycles will keep to the right side of the road and follow the rules of the road.
- 14.3. All vehicles are required to have a valid registration and able to be moved under their own power. Storage of vehicles on Association property is strictly prohibited.
- 14.4. Parking is permitted on some Willow Wood Village streets under very temporary conditions as follows:
 - 14.4.1. There is no overnight parking on any Willow Wood Village Street including cul-de-sacs.
 - 14.4.2. Daytime parking, for very short periods of time, is allowed on the west side only of the non-circular portions of Darby, Thistle, Devon and Chelsea Courts.
 - 14.4.3. Daytime parking, for very short periods of time, is allowed on the north side of Willowood Lane for very short periods of time. Mailbox blockage by a vehicle is strictly prohibited as it may prevent the delivery of mail.
 - 14.4.4. Parking is prohibited on the south side of Willowood Lane at all times.
- 14.5. Parking, not to exceed 48 hours, is permitted at the recreational area for residents and guests only.
- 14.6. Parking is restricted to designated parking spaces & driveways and is prohibited on or over any common sidewalk or on any grassy area.
- 14.7. Unit owners must notify the Property Manager of any short-term guests who may be parked on Association property for over three (3) days, and provide the names of guests, phone number, property address where the guest is staying, anticipated length of stay along with the vehicle description.
- 14.8. There is one assigned parking space per villa in Somerset Circle North and South. Guest spaces are available on a first come, first served basis.

- 14.9 Any owner who has a vehicle parked in Somerset while not currently residing/visiting their home must park in their designated parking space and not in a designated guest spot. No parking is allowed around the center islands of Somerset.
- 14.10 Long term parking or storage – in excess of three (3) days - of boats, trailers, recreational vehicles, campers or similar vehicles other than in a resident's own garage is prohibited.
- 14.11 Vehicles are not allowed to be parked in the pool/cabana parking area for a period exceeding 48 hours without prior authorization by the Property Manager.
- 14.12 No parking is permitted in the driveway, roadway approaching the association or where it may pose a danger to other traffic.
- 14.13 A violation of parking rules may result in a fine.

15. UNIT ADDITIONS / IMPROVEMENTS

- 15.1. Members shall make no alterations, change color or paint, decorate, or place any screens, blinds, shutters or other enclosures on any portion of their residence nor shall any fences, walls or other structures be installed or constructed without the prior approval of the Architectural Committee / Board of Directors.
- 15.2. All unit additions and improvements shall also comply with all relevant City of Dunedin, State of Florida and Federal requirements.
- 15.3. One small storage shed per lot, up to 36 sq. ft., made of resin or plastic and placed towards the back of the lot whenever possible, may be allowed with the prior approval of the Architectural Committee / Board of Directors.
- 15.4. Patios with a concrete slab base as well as concrete slab sidewalks are considered structures and as such require the prior approval of the Architectural Committee / Board of Directors.
- 15.5. All fences require the prior approval of the Architectural Committee / Board of Directors.
- 15.6. Solar panels may be installed only on the roof of single-family houses and require prior approval of the Architectural Committee / Board of Directors.
- 15.7. Any unit's owner that has any portion of the Association's fence adjacent to their yard will keep all vegetation off the fence. In addition, nothing is allowed to be installed on or attached to association fences.
- 15.8. Nothing is to be added, planted or secured which would limit an owner from having less than 3 feet of access between their house and the next-door neighbor's house.

16. WATER SPRINKLERS

- 16.1. The irrigation company is responsible for maintaining homeowners' sprinkler heads. The flow rate on the nozzle could be different if homeowners change out their own heads, which is problematic. Homeowners are therefore not to replace their own sprinkler heads.

17. PICKLEBALL AND TENNIS COURTS

- 17.1. For the purpose of these Rules and Regulations, the following Definitions apply:
 - HOA resident:** a person who owns a property within Willow Wood Village or who is an approved renter of a property within Willow Wood Village
 - Visitor:** a person from outside Willow Wood Village staying with an HOA resident for a short period of time
 - Guest:** a person who has been invited to the courts by an HOA resident and who resides elsewhere
- 17.2. The Pickleball and Tennis Courts are available to all HOA residents and their visitors/guests seven (7) days a week.
- 17.3. Two (2) Pickleball courts OR One (1) Tennis court are available for use at any one time.
- 17.4. Hours of Play are 8:00 AM to dusk. The courts are not lighted.
- 17.5. All players must ensure the gate closes securely when entering or leaving. The gate may not be propped open at any time.

- 17.6. Court reservations are encouraged and can be made by HOA residents using the **TeamReach** app. HOA Residents must contact Lois Marotta, Board Member responsible for the Recreational Area - willowwoodlois@gmail.com to request access to the **TeamReach** app to book courts.
- 17.7. Courts may be reserved by HOA Residents only for a maximum of 3 hours per reservation for either singles or doubles play.
- 17.8. An HOA Resident representing a group may reserve a maximum of one court for the group.
- 17.9. Court reservations can be made up to 30 days in advance using the **TeamReach** app.
- 17.10. Visitors/guests must be accompanied by an HOA **resident player** while they are on the tennis/pickle ball courts. HOA residents are accountable for their guests and visitors.
- 17.11. If courts are not reserved, play is on a first-come, first-served basis. A one-hour maximum playing time is allowed if the court is not reserved and others are waiting.
- 17.12. Guests must park at the recreational area, in designated guests spots in Somerset or at the entrance to Brae Trail (across Scottsdale St) at the end of Chelsea Court. No parking on Willow Wood Village streets.
- 17.13. Appropriate court attire must be worn at all times: T-shirts, golf shirts, tennis shirts, shorts, skirts, warm-up suits and non-scuffing athletic shoes.
- 17.14. Equipment and personal items must be stored off court to ensure the safety of players.
- 17.15. To ensure the longevity of the nets, if you have finished your game and no one is waiting to use the pickleball court, please:
- On Court 1 (furthest from the street), disassemble the net, roll it up, place it in the carrying case and put it back in the cabana
 - On Court 2 (closest to the street), store the net back against the tennis net.

18. ENFORCEMENT OF RULES AND REGULATIONS

- 18.1. These Rules and Regulations shall be enforced and fines may be levied for violations in accordance with the Florida Statutes and as set forth in the Declaration of Covenants, Conditions and Restrictions (CC & R's), the Articles of Incorporation, the Bylaws, the Rules and Regulations, Board Resolutions and the Willow Wood Homeowners' Association Violation Policy approved by the Willow Wood Board of Directors on October 2, 2023.

These Rules and Regulations supersede any previous Rules and Regulations both past and present.

Approved by the Board of Directors on this 20th day of February, 2024.

Signed:  Title: President, Willow Wood Village HOA

Print Name: Patricia Belcher