

THE WOODS AT ANDERSON PARK CONDOMINIUM ASSOCIATION, INC.
RULES & REGULATIONS

Revised October 2025

I. INTRODUCTION

The Woods is a quiet, residential community. The majority of the residents are owners. The following is a summary of the existing Association Rules and Regulations, which are intended to keep The Woods a pleasant place to live. This list of rules is not exhaustive and there may be additional covenants, conditions, or restrictions set forth in the Declaration of Condominium or other condominium documents that are not set forth in these Rules and Regulations. The failure to list any such covenant, condition, or restriction in these rules shall not prevent the enforcement of same. For additional information, your Association strongly recommends that you consult the condominium documents. Documents are transferred by the SELLER prior to closing or may be obtained from the property management company, or our website: www.woodsatandersonpark.com where you can find a multitude of our COA community information.

II. OBLIGATIONS AND RIGHTS OF OWNERS

- 1. No unit shall be used for any purpose other than as a single-family dwelling. No two-bedroom unit shall be permanently occupied at any time by more than four individuals. No two-bedroom unit with a den shall be permanently occupied at any time by more than five individuals.**
- 2. No unit may be rented for less than three months. Each unit may be leased or rented twice in a twelve-month period. A unit must be owned for two years before it may be rented. If a guest(s) eighteen years or older are planning to be long term guests (thirty days), such guest must go through the screening process and be approved by the Board of Directors**
- 3. No owner shall commit or permit any nuisance, immoral or illegal act in the unit or on the common elements.**
- 4. Time-share and interval ownership estates, such as but not limited to Airbnb, Vrbo, etc., is not permitted.**
- 5. The unit owner is responsible for unit maintenance and all equipment therein, including but not limited to all appliances, the entire air conditioning system and inside platform, the electrical system, water lines, fixtures, windows, all screens (on windows and lanai) and doors. The unit owner is responsible for the repair and/or replacement of the garage door. Any changes visible from the outside require written Board approval.**

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Initial _____

6. No owner or occupant shall permit any conditions to exist or permit anything to be done or kept in the unit which constitutes a safety hazard to the building or occupants. The use of propane gas, charcoal, or electrical barbecue grills, inside units or porch enclosures, or within ten feet of any unit, is strictly prohibited.
7. Soliciting on condominium property is forbidden.
8. Only unit owners may be Board of Directors members.
9. Open carry of firearms is not permitted on condominium common property.

III. RULES - PET OWNERSHIP

1. Unit owner or occupant is allowed two pets only with prior written approval of the COA Board.
2. No pet shall be allowed to create a nuisance.
3. All animals must be kept on a leash when not confined within the owners' unit.
4. All persons walking pets MUST IMMEDIATELY clean up and properly dispose of pet waste. Pet waste bags must be tied before placing in the dumpster.
5. Birds, such as Canaries, Parakeets, Parrots, and Fish, such as goldfish and tropical varieties, are allowed without written approval. Exotic pets of any kind such as but not limited to Snakes, Iguanas or wild animals of any kind are NOT permitted, additionally animals are not permitted to be kept outdoors in cages or on a leash.
6. Unit owners, renters, lessees, guests, or any occupants walking pets on unit sidewalks other than your own, close to other units, lanais or windows other than your own is strictly prohibited.

IV. MAINTENANCE AND APPEARANCE OF UNITS AND COMMON ELEMENTS

1. Unit owners, or lessees shall in no way deface or mar, or make any alterations, repairs or replacements, or changes in or to the common elements, and shall be liable for damages. Alterations and repairs to the outside of the buildings are the responsibility of the Board of Directors.
2. Outside decorations affixed to a unit may be no larger than 2'x2' and no more than three in quantity.
3. Additionally, no more than five reasonably sized yard ornaments. Yard ornaments must not impede our lawn maintenance people from performing their duties. Anything beyond five-yard ornaments must have Board approval.
4. Holiday decorations may not be put up any earlier than four weeks before any given holiday and must be removed no later than four weeks after said holiday and must not impede our lawn maintenance people from performing their duties.

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Initial____

- 5. Common areas may not be used as storage areas, either on a temporary or permanent basis.**
- 6. No unit owner may make any change to the exterior of the unit, including but not limited to painting, installation of electric wires, front doors, storm/screen doors (bronze/black/white), shutters, blinds, solar tubes, skylights, driveway expansion, or any other alteration to the exterior of the unit, unless given written approval by the Board of Directors of the Condominium Association.**
- 7. TV antennas and satellite dishes are not allowed except as required to be permitted by law.**
- 8. All modifications and approved changes made by a unit owner, such as but not limited to solar tubes, skylights, special plantings, and driveway expansion, and windows are the responsibility of the owner and will not be maintained by the Association. Such responsibility must be disclosed to the purchaser at the time of the sale of the unit, and as such, becomes the responsibility of the buyers.**
- 9. Plants must be confined to areas adjacent to units and/or rear boundary lines of the property. Permission to place trees and shrubs,(no fruit trees),on the common elements must be secured in writing from the Board of Directors. Each condo owner is responsible for the proper care and maintenance of any plants and shrubbery that are planted by an owner (former or present) on the condo property. If not properly maintained, the Board may remove plants and shrubbery.**
- 10. No clothing, bedding, towels, or similar items shall be air dried in the front of your unit.**
- 11. Trash and garbage must be bagged and tied before placing in the dumpster. Garbage may not be stored outside the unit at any time. Dumpsters are for household garbage only. All boxes must be flattened. Furniture, mattresses, appliances, hazardous waste, construction material or and any other large items are forbidden in the dumpsters. Residents, renters etc. must advise Contractors to dispose of their trash off of the Condominiums property. Residents to assure contractors are aware of this and include it in their job proposals.**

V. NOISE

- 1. The purpose of noise restrictions is to preserve for all residents a quiet enjoyment of our community free of excessively loud and disruptive noise.**
- 2. No one shall make or permit any noise from whatever source, including but not limited to, people, animals, instruments, TV, stereo's, tools, amplifiers, machinery, appliances, toys, and vehicles, that unreasonably disturbs or interferes with the rights, comfort or convenience of condo residents.**
- 3. Between the quiet hours of 11:00 PM to 8:00 AM, no one shall make or cause or permit to be made any noise that can be clearly heard inside another unit when that unit's doors and windows are closed. This includes workers doing work at your unit.**

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Initial _____

4. Owners are responsible for ensuring that their family members, tenants, guests, and other invitees comply with these noise restrictions.

VI VEHICLE and PARKING RESTRICTIONS

1. NO parking on streets or on grass.
2. Vehicles parked on the street will be subject to being towed at owner's expense without notice.
3. Vehicles parked on the grass will be subject to being towed without notice at owner's expense.
4. Vehicle owners will be responsible for damage to sprinklers, utilities, and landscape as well.
5. No motor vehicle other than regular passenger automobiles, pickups, light van style trucks and sports utility vehicles shall be permitted to park on condominium property, other than for time needed for pickup and delivery.
6. Large recreational vehicles, boats and/or boat trailers may not be parked on the condominium property.
7. Vans displaying commercial notations and any other vehicle displaying commercial signs are not allowed except if doing delivery or work at a unit
8. Each unit has two parking spaces, garage and driveway. Garage-less units have two designated parking spots.
9. There are *additional temporary parking spaces in each court primarily for visitor/ guest parking.
** Please do not abuse the privilege !!!*
10. No major repair of vehicles, other than emergency repairs, shall be permitted.

VII PROVISIONS REGARDING SELLING OR LEASING OF UNITS

1. A unit owner intending to sell or lease a unit shall provide written notice to the Board of Directors or the property management company. Written notice must include the intent to sell or lease, together with the listing agent/real estate company's name, address and phone number. No sale, transfer, lease or other conveyance of the unit shall be valid without the approval of the Board of Directors. Owners should make sure they are aware of this policy.
2. Unit owners, renters, lessees, guests, or any occupants, must comply with all the requirements of the condominium documents and the community, including the requirement of approval by the Board of Directors. New unit owners, lessees or other occupants cannot move into the unit until the Board has given approval.

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Initial____

- 3. No signs, advertisement or notice, such as but not limited to For Rent or For Sale may be shown, inside or outside any unit, or affixed to any of the common elements. Index card-sized For Sale or Rent may be posted on the Clubhouse Bulletin Board and Court Bulletin Boards. Open House signs must be removed by sunset of the day shown.**
- 4. New owners, lessees, or additional residents, that are 18 years or older must be pre-approved and interviewed. As part of the process of the written approval a background check must be performed. The applicant or the leasing agent is required to pay a processing fee determined by the Board of Directors.**
- 5. It is the owner's responsibility to transfer rear gate card keys (two per Unit), mail box key and box number, and Clubhouse fob at time of closing. Lost card keys may be replaced at a cost determined by the Board of Directors, In addition, The Board must receive written permission from the unit owner with payment for extra gate cards for lessee (s) . Each unit is given 1 fob to the clubhouse. Unit owners must contact Sentry Management if requesting extra fobs.**

I have read and understand the Rules and Regulations of The Woods at Anderson Park Condo Association and agree to abide by them.

Signed _____ **Date** _____

Approved By _____ **Position** _____ **Date** _____