

THE WOODS AT ANDERSON PARK CONDOMINIUM ASSOCIATION, INC.
RULES & REGULATIONS
Revised April 2024

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.

**UNDERSTANDING COMMON AREAS OR COMMON ELEMENTS & LIMITED
COMMON AREAS OR LIMITED COMMON ELEMENTS**

A common area or common element is defined as: All portions of the property except the interior of each unit (i.e. Clubhouse, lawns, garbage collection areas).

A limited common area or limited common elements is defined as: Anything in the common area, connected to the unit, intended for that units use exclusive use (i.e. driveway, walkway to your front door, screened and unscreened porch).

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 (4) individuals. No two-bedroom unit with a den shall be permanently occupied at any time by more than five (5) in individuals.

2. No unit may be rented for less than three months. Each unit may be leased or rented twice in a twelve (12) month period. A unit must be owned for two (2) years before it may be rented. If any guest occupies a unit for more than 30 consecutive days, such guest must be approved by the association. (See Article XIII Restriction recorded 12/01/2005).

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 in the condominium are expressly forbidden.
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.
6. No owner or occupant shall permit anything to be done or kept in the unit which constitutes a safety hazard to the building or other occupants. The use of propane gas, charcoal, or electrical barbecue grills, inside units or porch enclosures, or within ten (10) feet of any unit, is strictly prohibited.
7. Soliciting on condominium property is forbidden.
8. Only unit owners may be Board of Directors members.

III. RULES - PET OWNERSHIP

1. Unit owner or occupant is allowed two pets only with prior written approval of the COA Board.
2. Unit owner or occupant may not have a pit bull. 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 droppings.
5. Birds, such as canaries and parakeets, and fish, such as goldfish and tropical varieties, are allowed without written approval.

IV. MAINTENANCE AND APPEARANCE OF UNITS AND COMMON ELEMENTS

1. Unit owners, occupants, their families, guests or leases 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.
 - a. Outside decorations affixed to a unit may be no larger than 2'x2' and no more than two (2) in quantity.

b. Additionally, no more than five (5) reasonably sized yard ornaments. Yard ornaments must not impede our lawn maintenance people from performing their duties. Anything beyond five (5) yard ornaments must have Board approval.

c. Holiday decorations may not be put up any earlier than four (4) weeks before a given holiday and must be removed no later than four (4) weeks after said holiday and must not impede our lawn maintenance people from performing their duties.

2. Common areas are for the use of all unit owners and may not be used as storage areas, either on a temporary or permanent basis by owners or occupants.

a. Two (2) removable outdoor chairs are permitted at each unit in that unit's limited common area.

3. 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.

4. TV antennas and satellite dishes are not allowed except as required to be permitted by law.

5. All modifications and any approved changes made by a unit owner, such as solar tubes, skylights, special plantings, and driveway expansion, 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.

6. 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.

7. No clothing, bedding or similar items shall be dried or aired in any outdoor area. 8. Trash and garbage must be bagged in plastic 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.

9. No musical instrument, TV, radio or stereo system may be played in any unit between 11 PM and 9 AM in a manner which will disturb occupants in other units. Nor shall such instrument or equipment be played at unreasonable levels of volume during other hours. Additionally, contracted work may not begin before 8 AM and must end by 6 PM. Please be courteous to neighbors and alert them to scheduled contract work.

V VEHICLES

- 1. No motor vehicle other than regular passenger automobiles, pickups, light van style trucks & sports utility vehicles may be permitted to park on condominium property, other than for time needed for pickup & delivery. Large recreational vehicles, boats and/or boat trailers may not be parked on the condominium property. Vehicles displaying commercial notations are not allowed.**
- 2. No major repair of vehicles, other than emergency repairs, shall be permitted on condominium property.**

VI PARKING

- 1. Each unit has two (2) parking spaces, garage & driveway. Garage-less units have two (2) designated parking spots.**
- 2. There are six (6) allotted parking spaces per court for overflow parking. Three (3) of those six (6) spaces are designated for visitor only parking and are marked as such. The remaining three (3) spaces are for resident overflow parking to be used on a temporary basis for times when your own designated spaces are not accessible (i.e. driveway being repaired, a contractor needed to utilize your driveway to unload equipment). At the moment your own designated space becomes available, please move your car from the overflow lot back on to your own parking space.**
- 3 Residents parked in designated visitor parking spaces will be towed.**
- 4. Residents using overflow parking on a continual basis will be towed at owner's expense once three (3) warnings have been issued.**
- 5. No street parking as per the amendment to the Declaration of Condominium of December 6, 2012. Any vehicle parked on the street will be towed at owner's expense.**

6. Vehicles may not be parked on the grass. Violators are liable for towing and may be assessed the cost of sod, irrigation pipes & sprinkler head replacement, as well as all labor cost required to repair any damages.

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 & phone number. No sale, transfer, lease or conveyance of the unit shall be valid without the approval of the Board of Directors.

2. Tenants must comply with all the requirements of the condominium documents and the community, including the requirement of approval by the Board of Directors. 3. No signs, advertisement or notice, such as 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 and/or leases of the unit will be interviewed as part of the process of written approval. A background check will be performed. Applicant will pay a processing fee to be determined by the Board of Directors from time to time.

5. It is the owner's responsibility to transfer rear gate card keys (a minimum of two per Unit), mail box key and box number, and Clubhouse device at time of closing. Lost card keys may be replaced at a cost to be determined by the Board of Directors from time to time.

VIII CLUBHOUSE RULES

1. A complete copy of the Clubhouse Rules may be obtained from the Recreation Board of the Woods.

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

Signed _____ Approved _____

Accepted: DATE _____